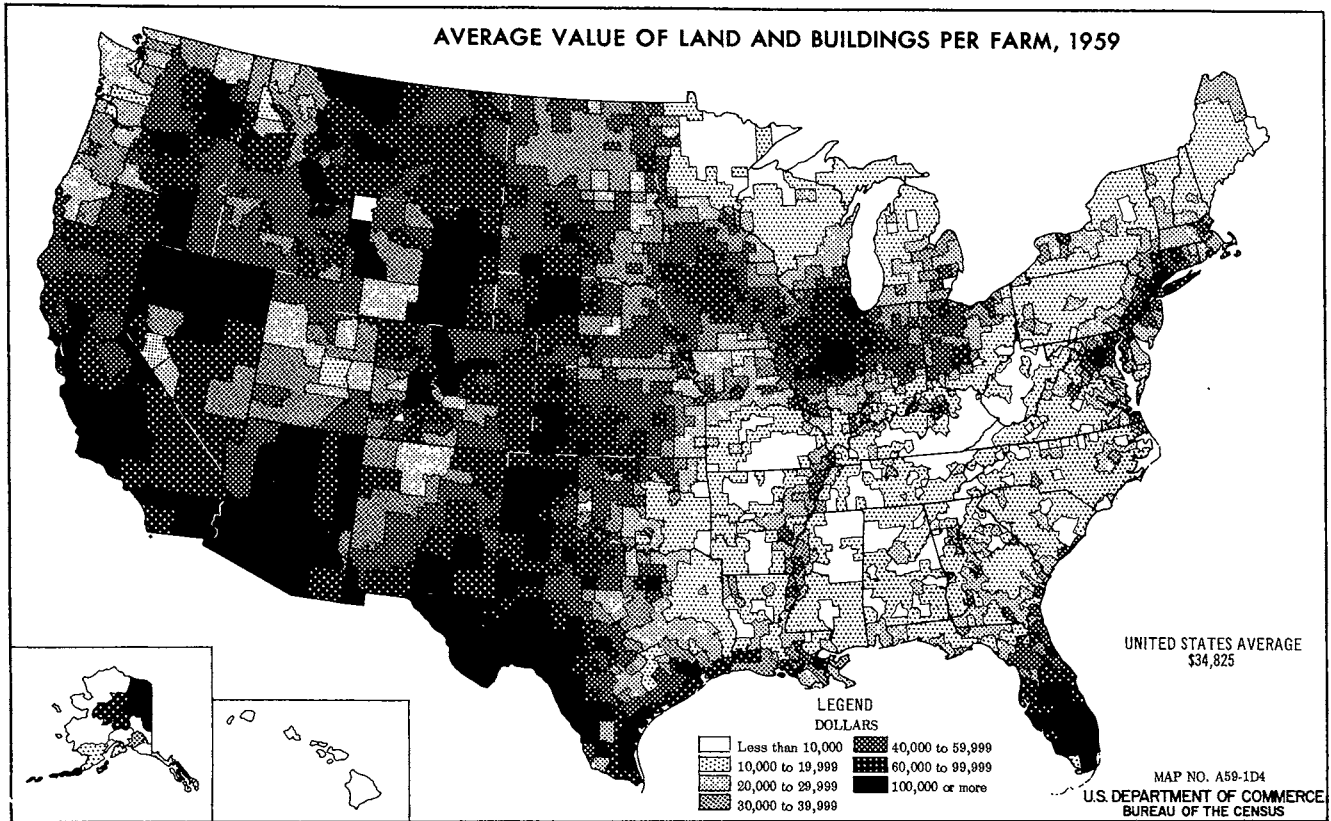**Changes in the Value of Farms.**—The total value of farm land and buildings in 1959 was almost $129 billion, or an average of $34,825 per farm. The 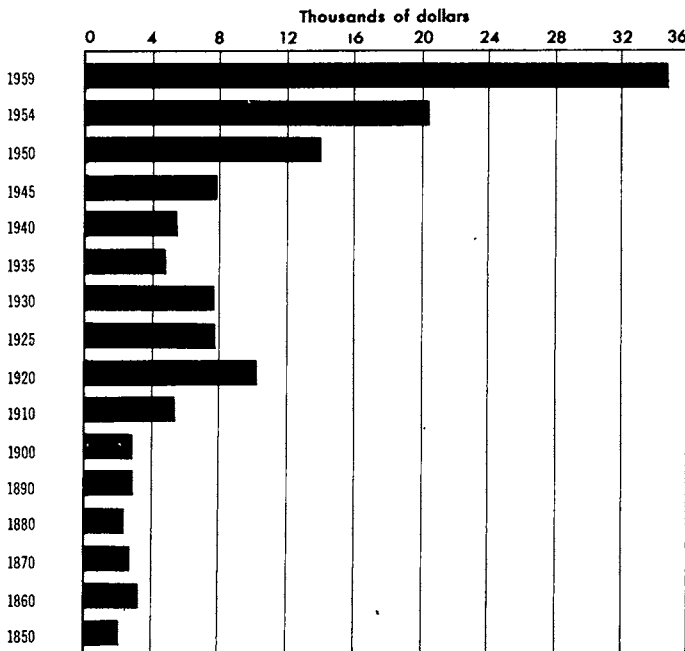total value in 1959 was three times the total value in 1940 and 8 times the total value in 1900. On a per-farm basis, the average value of land and buildings in 1959 was more than 2 times that of 1950 and 6 times that of 1940.

AVERAGE VALUE OF LAND AND BUILDINGS PER FARM, 1959

UNITED STATES AVERAGE
$34,825

LEGEND
DOLLARS

Less than 10,000   40,000 to 59,999
10,000 to 19,999   60,000 to 99,999
20,000 to 29,999   100,000 or more
30,000 to 39,999

MAP NO. A59-1D4
U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

The total value of farm land and buildings declined in the 1920's and the 1930's. These declines were largely the result of falling prices. Since 1935 the total value of farm land and buildings has risen significantly with the sharpest increases occurring after 1940.

In the 50 years after 1870, value of land and buildings increased slightly as settlement pushed westward and the lengthening railway network brought vast new land areas within the reach of farm product markets.

AVERAGE VALUE OF LAND PER FARM: 1850 TO 1954

Thousands of dollars

The changes in the total value of land and buildings and the average value per farm and per acre from census to census are affected by changes in price level as well as changes in the physical assets themselves. No fully satisfactory index is available to use for removing the entire effect of the change in price level from census to census. The following table indicates the approximate level of the value of farm land and buildings at 1959 prices for 1910 to 1959. The value at 1959 prices has been calculated by dividing the value of farm land and buildings by the index of wholesale prices (1959=100).

The computed value of land and buildings at constant (1959) prices indicates more accurately the growth and change in the value of farm land and buildings than the values reported in current prices in the census.

VALUE OF LAND AND BUILDINGS AT 1959 PRICES AND AS REPORTED BY THE CENSUS, FOR THE CONTERMINOUS UNITED STATES: 1850 TO 1959

Census year	Value at 1959 prices			Value as reported by the Census			
	Total value (millions of dollars)	Average value per farm (dollars)	Average value per acre (dollars)	Total value (millions of dollars)	Average value per farm (dollars)	Average value per acre (dollars)	Index of wholesale prices (1959=100)
1959	128,988	34,825	115.15	128,988	34,825	115.15	100
1954	106,068	22,179	91.58	97,583	20,405	84.25	92
1950	87,512	16,259	75.53	75,261	13,983	64.96	86
1945	79,981	13,650	70.05	46,389	7,917	40.63	58
1940	78,237	12,833	73.74	33,642	5,518	31.71	43
1935	74,679	10,961	70.82	32,859	4,823	31.16	44
1930	101,872	16,200	103.23	47,880	7,614	48.52	47
1925	88,335	13,864	95.57	49,468	7,764	53.52	56
1920	78,948	12,243	82.60	66,316	10,284	69.38	84
1910	89,234	14,028	101.54	34,801	5,471	39.60	39
1900	53,596	9,342	63.90	16,615	2,896	19.81	31
1890	42,836	9,384	68.74	13,279	2,909	21.31	31
1880	28,325	7,067	52.83	10,197	2,544	19.02	36
1870	15,838	5,955	38.85	7,444	2,799	18.26	47
1860	20,137	9,852	49.45	6,645	3,251	16.32	33
1850	9,622	6,641	32.76	3,272	2,258	11.14	34