

The acreage of all pastureland in farms increased more than 5 million acres since 1959. All of this increase occurred in the West as there were small decreases in the acreage in the North and South. Within the various classifications of pasture, cropland used only for pasture decreased 8 million acres, woodland pasture decreased 10 million, and other pasture (not cropland and not woodland) increased 24 million acres. Part of the increase in other pasture resulted from the inclusion of additional grazing lands as land in farms and from the reporting of cropland or woodland pasture (as classified in 1959) as other pasture in 1964. About 8 million acres of the increase was in the South and 12 million acres was in the West.

The acreage of improved pasture increased 12.8 million acres or 55 percent from 1959 to 1964. In all but three States, there were significant increases in acreages of other improved pasture. In the West and Southwest, increases resulted largely from brush control and reseeding.

Changes in the value per farm—The total value of farm land and buildings in 1964 was about \$160 billion, or an average of \$50,646 per farm. The total value in 1964 was double the total value in 1950 and almost 10 times the total value in 1900. On a per-farm basis, the average value of land and buildings in 1964 was two and one-half times that of 1954 and nine times that of 1940.

The total value of farm land and buildings has increased significantly in each census since 1940. The total value also increased at a rapid rate in the period from 1850 to 1920. The total values declined from a high of \$66 billion in 1920 to \$33 billion in 1935. It was not until 1950 that the total value exceeded that for 1920. The decline in value between 1920 and 1935 was largely the result of falling prices. The increase in total value of farm land and buildings in the 50 years between 1850 and 1900 was due mainly to the increasing acreage of land in farms as settlement pushed westward and the lengthening of the railway network brought new land areas within the reach of farm product markets.

The change 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 changes in price level from census to census. The following table indicates the approximate level of the value of farm land and buildings at 1964 prices for the period 1850 to 1964. The value at 1964 prices has been calculated by dividing the value of farm land and buildings for each census year by the index of wholesale prices for that year (1964 base equals 100).

The computed value of land and buildings at constant 1964 prices indicates more accurately the growth and change in the value

TABLE 9. **Value of Land and Buildings at 1964 Prices and as Reported by the Census for the United States: 1850 to 1964**

Census year	Index of wholesale prices 1964=100	Value at 1964 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)
1964	100.0	159,932	50,646	143.81	159,932	50,646	143.81
1959 ¹	100.1	128,876	34,791	114.97	129,005	34,826	115.08
1954 ²	92.4	105,609	22,083	91.18	97,583	20,405	84.25
1950	86.4	87,340	16,209	75.20	75,462	14,005	64.97
1945 ³	57.6	80,536	13,745	70.54	46,389	7,917	40.63
1940	42.8	78,874	12,925	74.04	33,758	5,532	31.69
1935 ³	43.6	75,365	11,062	71.47	32,859	4,823	31.16
1930	47.1	101,898	16,187	102.91	47,994	7,624	48.47
1925 ³	56.3	87,865	13,790	95.06	49,468	7,764	53.52
1920	84.1	79,008	12,241	82.41	66,446	10,295	69.31
1910	38.4	90,846	14,271	103.07	34,885	5,480	39.58
1900 ³	30.5	54,672	9,525	64.98	16,675	2,905	19.82
1890 ³	30.5	43,538	9,538	69.87	13,279	2,909	21.31
1880 ³	35.4	28,805	7,186	53.73	10,197	2,544	19.02
1870 ³	47.2	15,771	5,930	38.69	7,444	2,799	18.26
1860 ³	33.1	20,076	9,822	49.31	6,645	3,251	16.32
1850 ³	33.9	9,652	6,661	32.86	3,272	2,258	11.14

¹ Data for Hawaii not included.
² Data for Alaska and Hawaii not included.
³ Data for Alaska not included.