

of farm land and buildings than the value reported in current prices in the census. For example, in the period since 1940 the census values indicate the average value per farm increasing more than 9 times; however, in constant 1964 dollars the average per farm increased less than four times. The change in the value of farm land and buildings has proceeded at different rates, in the various regions. The regional figures indicate the steady western movement, characterising the expansion of agriculture during the last 100 years. By 1870, the settlement of the West had hardly begun and the Southern States had neither recovered from the Civil War nor changed from the hand-labor system of cotton production. Hence, in 1870 four-fifths of the value of land and buildings was concentrated in the northern and eastern part of the United States. By 1920, the proportion of value in the North had dropped to 65 percent, and by 1964 the proportion had declined to less than 45 percent.

TABLE 10. **Percent Distribution of Land in Farms and Value of Land and Buildings for the North, the South, and the West: 1850 to 1964**

Census year	United States, total	Percent distribution of land in farm			Percent distribution of value of land and buildings		
		North	South	West	North	South	West
		1964	100.0	37.4	31.2	31.4	44.4
1959 ¹	100.0	37.5	31.8	30.7	47.9	30.2	21.9
1954 ²	100.0	37.5	33.4	29.1	49.2	30.3	20.5
1950	100.0	38.0	33.9	28.2	51.0	30.4	18.6
1945 ²	100.0	39.2	33.1	27.7	54.8	28.3	16.9
1940	100.0	40.8	34.8	24.4	56.0	28.8	15.2
1935 ²	100.0	41.9	35.7	22.4	57.9	26.6	15.5
1930	100.0	43.0	34.7	22.4	58.9	25.7	15.4
1925 ²	100.0	44.8	35.1	20.1	63.2	23.3	13.5
1920	100.0	45.1	36.5	18.4	65.2	22.8	12.0
1910	100.0	46.9	40.2	12.9	67.8	21.1	11.1
1900	100.0	45.5	43.0	11.5	72.5	19.7	7.8
1890 ²	100.0	51.2	41.2	7.6	72.4	19.4	8.2
1880 ²	100.0	51.3	43.8	4.9	77.8	18.4	3.8
1870 ²	100.0	49.5	46.5	4.0	80.3	17.3	2.4
1860 ²	100.0	41.5	55.4	3.1	64.0	35.0	1.1
1850 ²	100.0	40.1	58.3	1.6	67.5	32.3	0.3

¹ Data for Hawaii not included.

² Data for Alaska and Hawaii not included.

The West in 1870 accounted for less than 3 percent of the total value of land and buildings,

but by 1964, the West accounted for over one-fifth of the total value. In the West the relation of land values to total land in farms has been greatly affected by increased acreage of low value per acre Federal grazing lands since 1900. Variations in the rate of growth in the different parts of the country have been large. The extent of settlement, the type of agriculture, the scale of farming, the availability of credit, the development of irrigation, industrialization, and price fluctuations for various farm products have affected the rate of growth among regions and among States.

In 1964, almost 90 percent of the farms were reported to have a value of land and buildings of less than \$100,000. Two-thirds of the farms had values of less than \$40,000 and almost one-fourth had values of less than \$10,000. These proportions, as shown in the table below, varied significantly in the various regions.

TABLE 11. **Percent Distribution of Farms by Value of Land and Buildings**

Value of land and buildings	United States	The North	The South	The West
Total	100.0	100.0	100.0	100.0
Less than \$10,000	23.7	14.8	36.7	8.1
\$10,000 to \$19,999	20.8	19.8	23.3	14.6
\$20,000 to \$39,999	22.6	25.6	19.1	23.4
\$40,000 to \$69,999	15.2	19.6	9.6	18.9
\$70,000 to \$99,000	6.8	9.0	3.8	9.6
\$100,000 to \$149,000	5.1	6.2	3.0	8.5
\$150,000 to \$199,000	2.3	2.4	1.5	4.8
\$200,000 to \$499,000	2.9	2.3	2.2	8.4
\$500,000 or more	0.8	0.2	0.7	3.7

In the West, only 8 percent of the farms had farm values of less than \$10,000, whereas 25 percent had farm values of \$100,000 or more. It should be noted that these regional differences are directly related to the size of farm and the average value of land and buildings per acre in each of the regions. The average size of farm for the North, South, and West is 280.5, 252.2, and 1,141.9 acres respectively; and the average value per acre is \$170.77, \$150.11, and \$105.39, respectively.