

SECTION I—LAND

Quantity and Value

Method of Holding

A GRAPHIC SUMMARY

LAND IN FARMS AS A PERCENT OF TOTAL LAND AREA,
FOR THE UNITED STATES AND REGIONS:
1880-1950

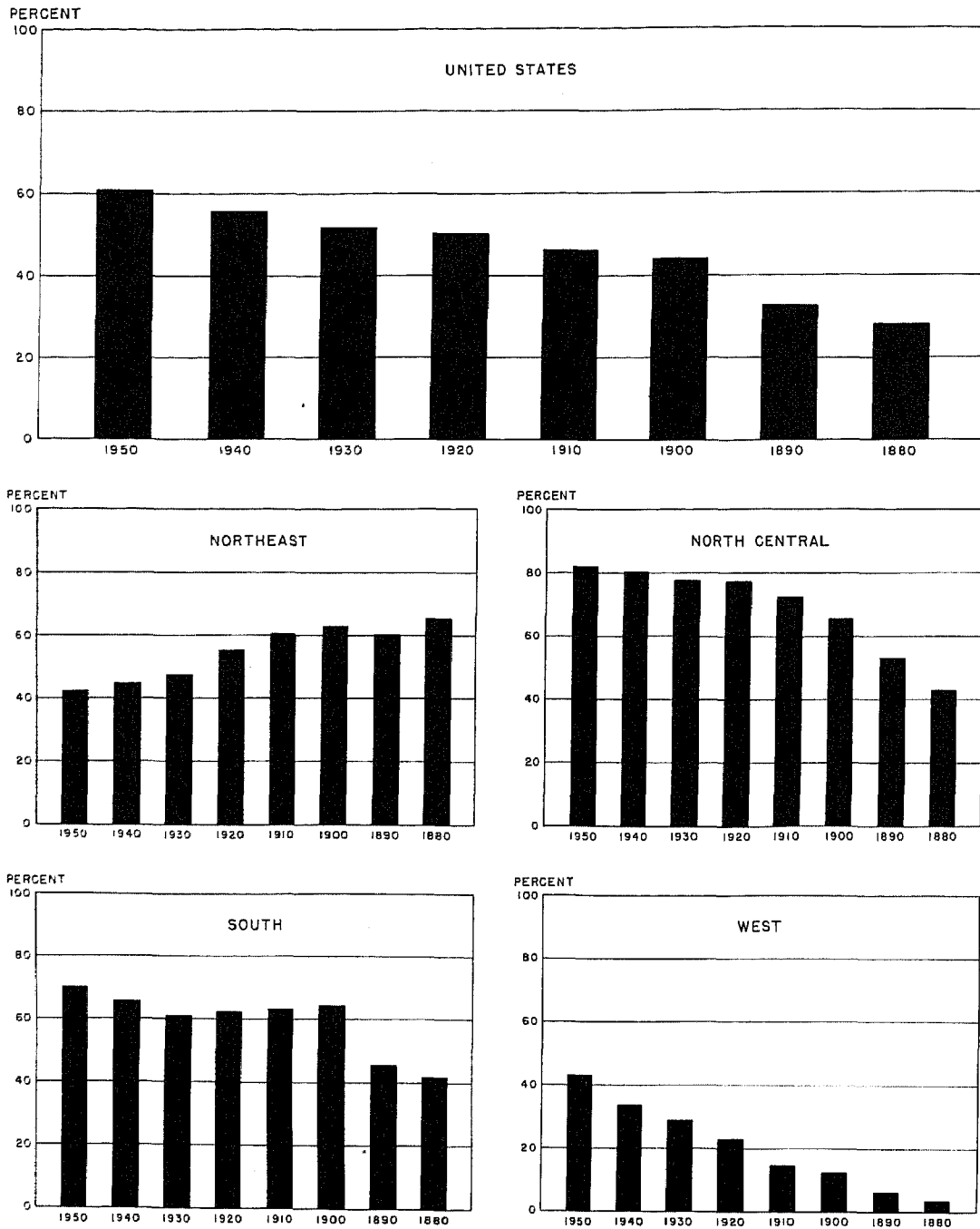


Figure 1

Table 1.—LAND IN FARMS AS A PERCENT OF TOTAL LAND AREA,
FOR THE UNITED STATES AND REGIONS: 1880-1950

Region	1950	1940	1930	1920	1910	1900	1890	1880
United States.....	60.9	55.7	51.8	50.2	46.2	44.1	32.7	28.2
Northeast.....	42.4	44.9	47.6	55.5	60.7	63.1	60.5	65.6
North Central.....	82.0	80.2	77.8	72.4	65.6	53.0	42.8	42.8
South.....	69.9	65.7	61.0	62.3	63.1	64.4	45.6	41.8
West.....	43.1	33.9	28.9	23.0	14.7	12.4	6.3	3.5

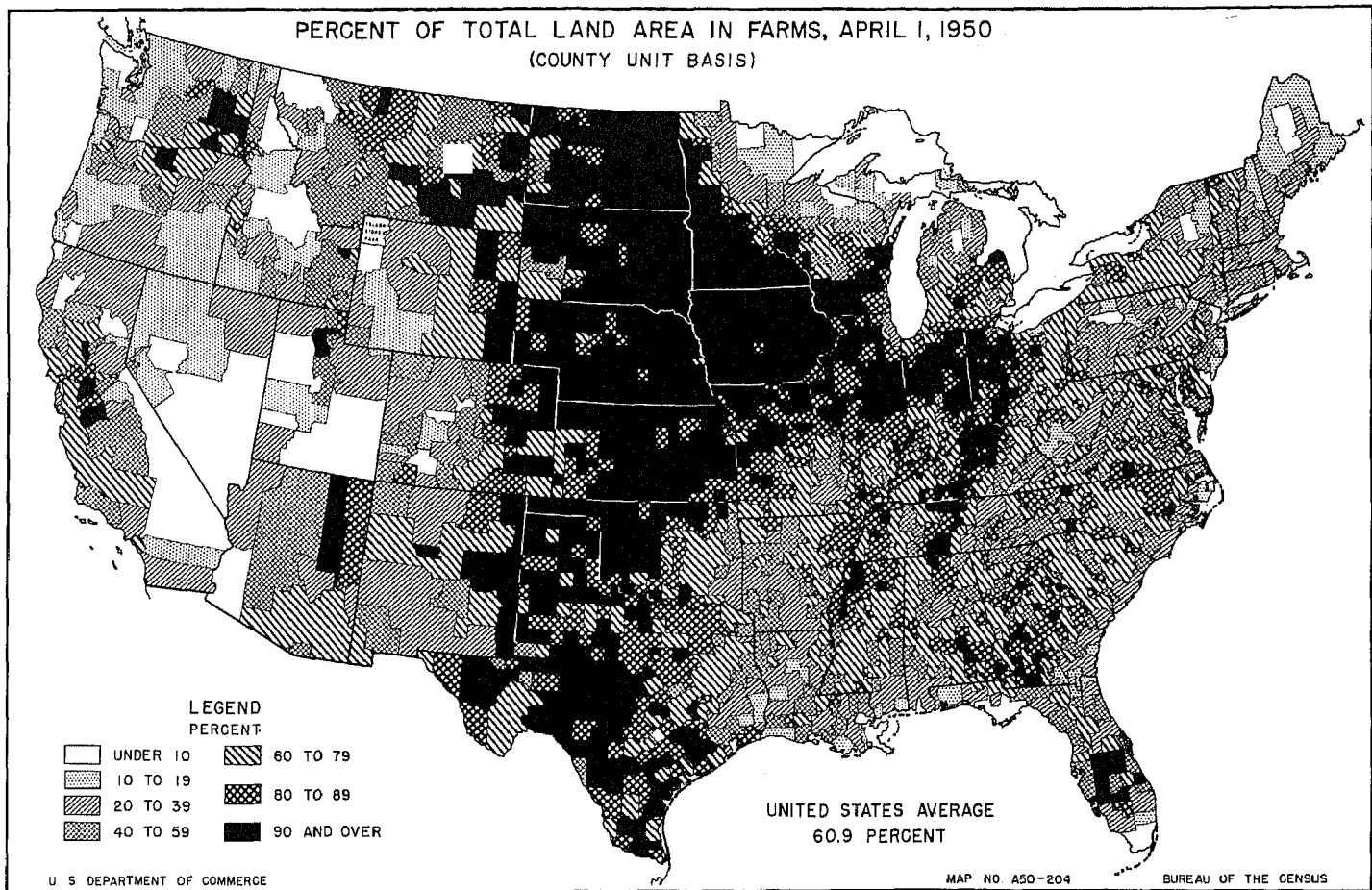


Figure 2

Land in farms.—The total land area of the United States has changed very little since 1880. Therefore, a portrayal of the percentage of the total land area that was in farms is also a good measure of the quantity of land in farms. In 1950, the total land area was 1,908,824,640 acres, of which 60.9 percent was in farms (table 1). The part of the Nation's land that is now included in farms is larger than it was at any previous date. From 1880 to 1900, the increase in the farm area was rapid. From 1900 to 1930, the upward trend was more gradual, and after 1930 the rate of increase was accelerated.

The proportion of the land in farms has shown a different trend in the various regions (fig. 1 and table 1). In the Northeast, the trend was slightly downward until 1910, when farming activities were sharply curtailed. The accelerated downward trend has tended to level off, however, during the last two decades. In the West, the trend has been nearly the opposite—land in farms has increased more than twelvefold during the 70 years. In the North Central States and in the South, the increase was quite rapid in both areas until about the turn of the century. In the South, the upward trend began to level off following 1900, while in the North Central States, the increase continued until 1920, when the leveling-off began. Significant increases during the last decade took place in the South and West, the increase in the North Central States about offsetting the decrease in the Northeast.

The fact that only 60.9 percent of the land area of the United States was in farms in 1950 does not mean that the country is using only three-fifths of its agricultural land potential or that a 40-percent reserve is ready for use should the need arise. It should be observed that in the two most naturally productive regions of the United States, the North Central region and the South, a relatively high proportion of the land was used for agriculture by 1900, and that additional land has come into farms rather slowly since that time, except perhaps during the last 10

years in the South. Of the increase of 319,974,078 acres in land in farms since 1900, more than two-thirds, or 230,725,915 acres, was in the Western States. This increase is, in large part, grazing land and land brought into agricultural use by irrigation.

The proportion of the total land area in farms in 1950 is shown on a county basis in figure 2. In most counties in many of the Great Plains and Midwestern States, the amount of land in farms is greater than 90 percent. In these areas climatic conditions are favorable for agricultural production, and the topography is suitable for the use of machines in the production of crops. East and west of these areas the climate and topography are less suited to crop production, and in many counties less than 40 percent of the land is in farms.

In the Eastern States, the climate is favorable for crop production, but a large proportion of the land is taken up by forests and streams, and in many areas the slopes are sufficiently steep to preclude sustained tillage. Despite these characteristics which are unfavorable to crop production, some counties immediately west of the Appalachians have as much as 80 percent of their land in farms, and some have as high as 90 percent. In the West, the converse situation prevails; some of the topography is well suited to farming with heavy mechanized equipment, but rainfall frequently limits crop production and grass cover for the grazing of livestock.

With a high percentage of the plains and prairie land already in use, it would appear that any extensive increase in the acreage of farm land in the country must come from the clearing of timbered areas, the clearing and draining of swamplands, flood protection, or the application of irrigation water to the arid areas of the West. Any change in the price structure that will render these courses of action economically feasible should also increase the economic productivity of the land now in farms and consequently would affect the national and regional tenure patterns.

A GRAPHIC SUMMARY

LAND IN FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES:
1950

(DATA ARE BASED ON REPORTS FOR ONLY A SAMPLE OF FARMS)

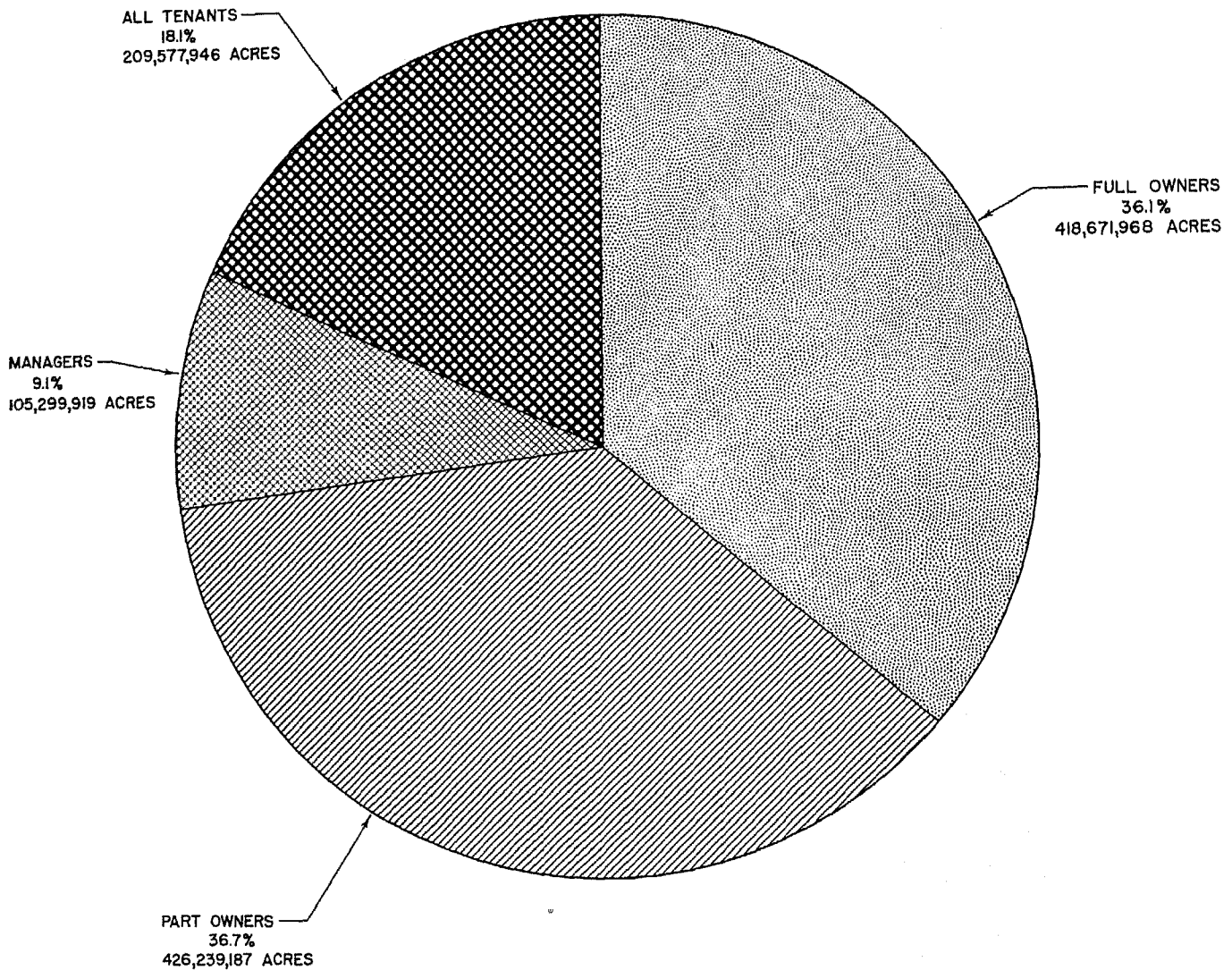


Figure 3

Tenure of land in farms.—Among the several factors that give rise to the importance of the method of holding occupancy and use rights in farm land is the way in which the land is managed. A farm may be expected to be operated more efficiently, other conditions being equal, if one person makes all decisions pertaining to the utilization of the land and to the quantities of labor, livestock, machinery, and other factors that are involved in the operation of the land. Under a leasing arrangement, in which each party separately contributes some resources while other resources are contributed jointly, the managerial problems are divided between two parties; hence, they become more complicated. This may adversely affect the efficiency with which the land and other factors of production are used.

In the case of a full-owner farm, all decisions with respect to the use of the land and all other factors of production usually reside in one party. If not pressed by indebtedness, the full owner should be free to organize resources for his best long-run economic advantage.

Part owners have the same control that arises from ownership over the owned part of their farms as full owners have over their land. In the final analysis, however, the decisions that are made in regard to the use of the owned portion of part-owner farms may be influenced by the quantity and quality of the rented land, the terms of the rental contract, and the expectations with respect to length of occupancy of the rented land.

Management of tenant farms is divided between landowners and operators in varying degrees. Management decisions may be complicated by a dissociation of individual cost and return items on the part of both parties, differences in yield expectations, personal preferences, and other factors. This divided management may lower the efficiency with which the land and other factors of production are used.

Tenancy arrangements more or less affect production on 635,817,133 acres, or 54.8 percent of all farm land in the United States.

FARM TENURE

LAND IN FARMS OPERATED BY TENANTS, BY CLASS OF TENANT, FOR THE UNITED STATES: 1950

(DATA ARE BASED ON REPORTS FOR ONLY A SAMPLE OF FARMS)

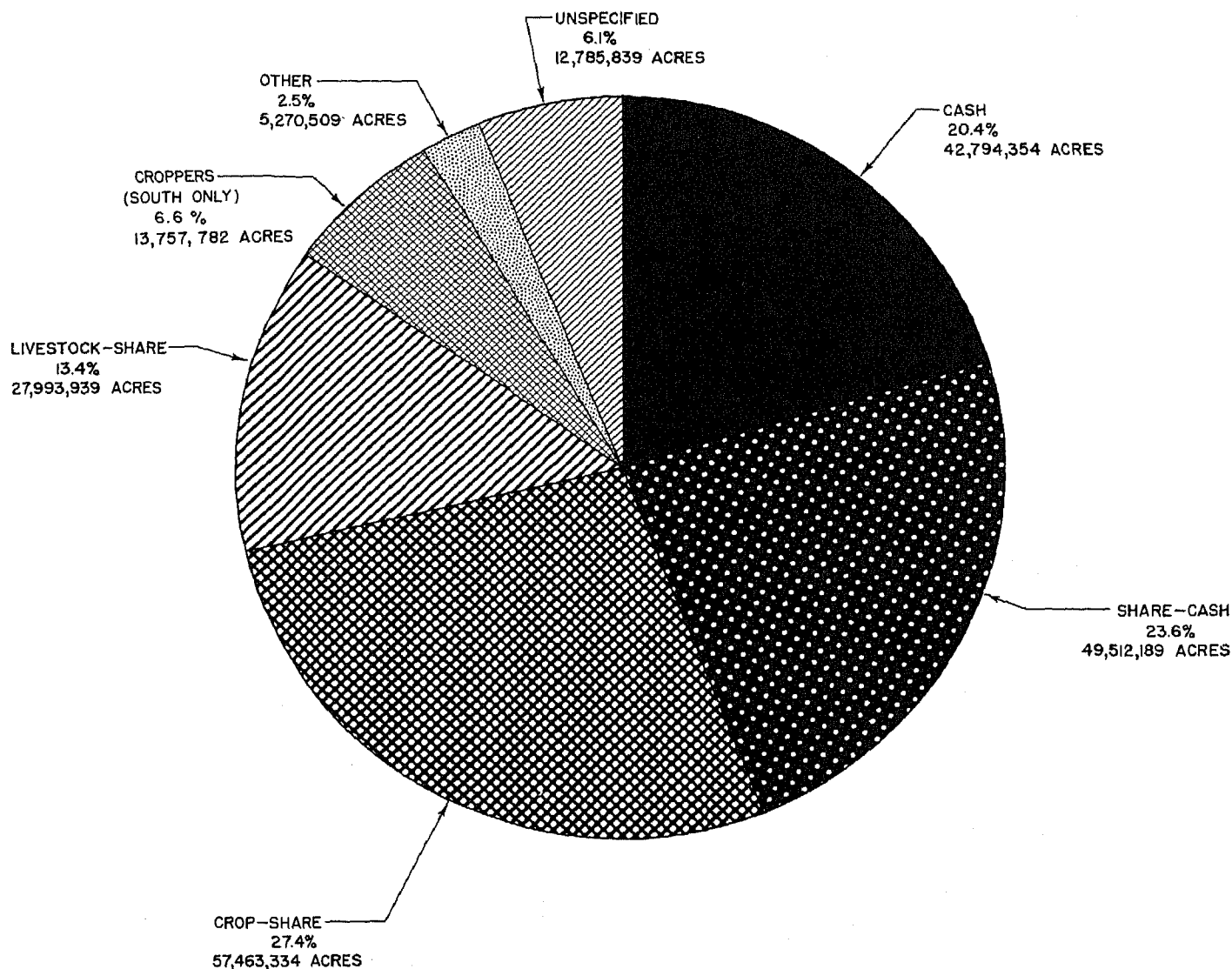


Figure 4

Land in rented farms.—Most of the land that is rented by tenant operators is leased under some form of share arrangement. Of the 209,577,946 acres operated by tenants, 148,727,244 acres, or 71.0 percent, were share rented in 1950. Share-rented land includes all land rented by share-cash tenants, crop-share tenants, livestock-share tenants, and croppers. Crop-share tenants rented 57,463,334 acres, or 27.4 percent of the total tenant-operated land. This type of renting was most prevalent in the coastal plains of North Carolina and South Carolina, the Mississippi Delta, and the northern parts of Alabama and Mississippi (fig. 21).

Ranking second to the crop-share arrangement, in terms of tenant-operated land, was the share-cash arrangement. Share-cash tenants rented 49,512,189 acres, or 23.6 percent of all tenant-operated land. Most of the share-cash tenants were in Illinois; northern Missouri; Iowa; the eastern parts of Kansas, Nebraska, and South Dakota; and southern Minnesota (fig. 21).

The livestock-share tenants operated 27,993,939 acres, or 13.4 percent of the total tenant-operated land. Most livestock-share tenants were found in Iowa, the southern parts of Minnesota and

Wisconsin, the northern parts of Illinois and Indiana, and western Ohio (fig. 21).

In the South, croppers rented 13,757,782 acres, or 6.6 percent of the total tenant-operated land in the United States. This system is most prevalent in an economic environment that involves a large labor supply, limited tenant resources, and highly productive land. These conditions are met in the Mississippi Delta and adjoining river bottoms, and to a lesser extent in the Piedmont area, particularly of North Carolina.

A considerable part of rented land is leased for cash. In 1950, cash tenants operated 42,794,354 acres, or 20.4 percent of all tenant-operated land. The cash rental plan entails considerable risk to the tenant, for he usually commits himself, in advance of the production period, for a specified cash rental payment. This plan has not proved popular in areas subject to extreme variations in rainfall, or in areas suitable only for the production of commodities subject to wide annual variability in price. Cash tenants are not numerous in the high-risk areas of the Great Plains. They are concentrated in the more fertile areas of the Corn Belt and in selected cotton areas of the South.

A GRAPHIC SUMMARY

VALUE OF LAND AND BUILDINGS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1900-1950

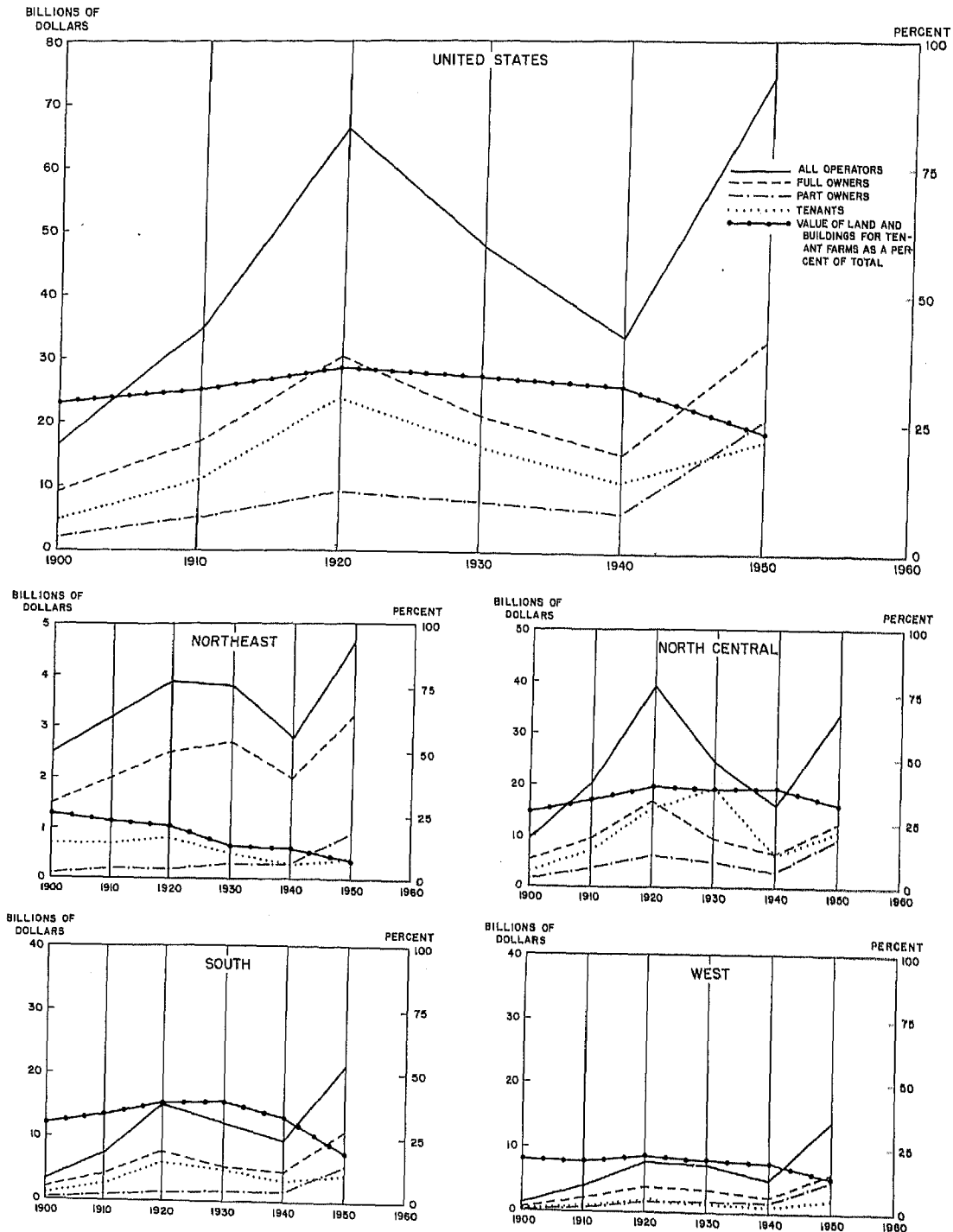


Figure 5

Value of land and buildings.—Between 1900 and 1920, the total value of farm land and buildings increased from 16.6 billion dollars to 66.3 billion dollars, while between 1920 and 1940 the value declined nearly 50 percent, falling to 33.6 billion dollars in 1940. During the next decade, the total farm real-estate value more than doubled, rising to 75.3 billion dollars in 1950.¹

The total value of farms operated by full owners and by tenants followed the same general trend until 1940, after which full-owner farms increased in value much more rapidly than tenant farms. Part-owner farms tended to follow the same gen-

eral pattern as full-owner farms, except that after 1940 the increase in value was more pronounced.

On a percentage basis, the picture is quite different, as is illustrated in figure 5 by the line showing the percentage that the value of tenant farms was of the value of all farm real estate. In 1900, the value of tenant farms amounted to 28.6 percent of the total value of all farms; in 1910, 31.5 percent; in 1920, 35.9 percent; in 1930, 34.2 percent; and in 1940, 32.1 percent. Between 1940 and 1950, a substantial reduction took place in the number of tenant farms and in the land in tenant farms. The decline in the number of tenant farms amounted to 38.8 percent and the decline in acreage, 32.0 percent. Therefore, the total value of land and buildings for tenants did not form as large a proportion of the total in 1950 as in 1940. In 1950, the value of tenant farms amounted to only 23.5 percent of the total.

¹Total values are from the Bureau of the Census. Total values for 1950 by tenure of operator were estimated by the Bureau of Agricultural Economics.

FARM TENURE

AVERAGE VALUE OF LAND AND BUILDINGS PER FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1950

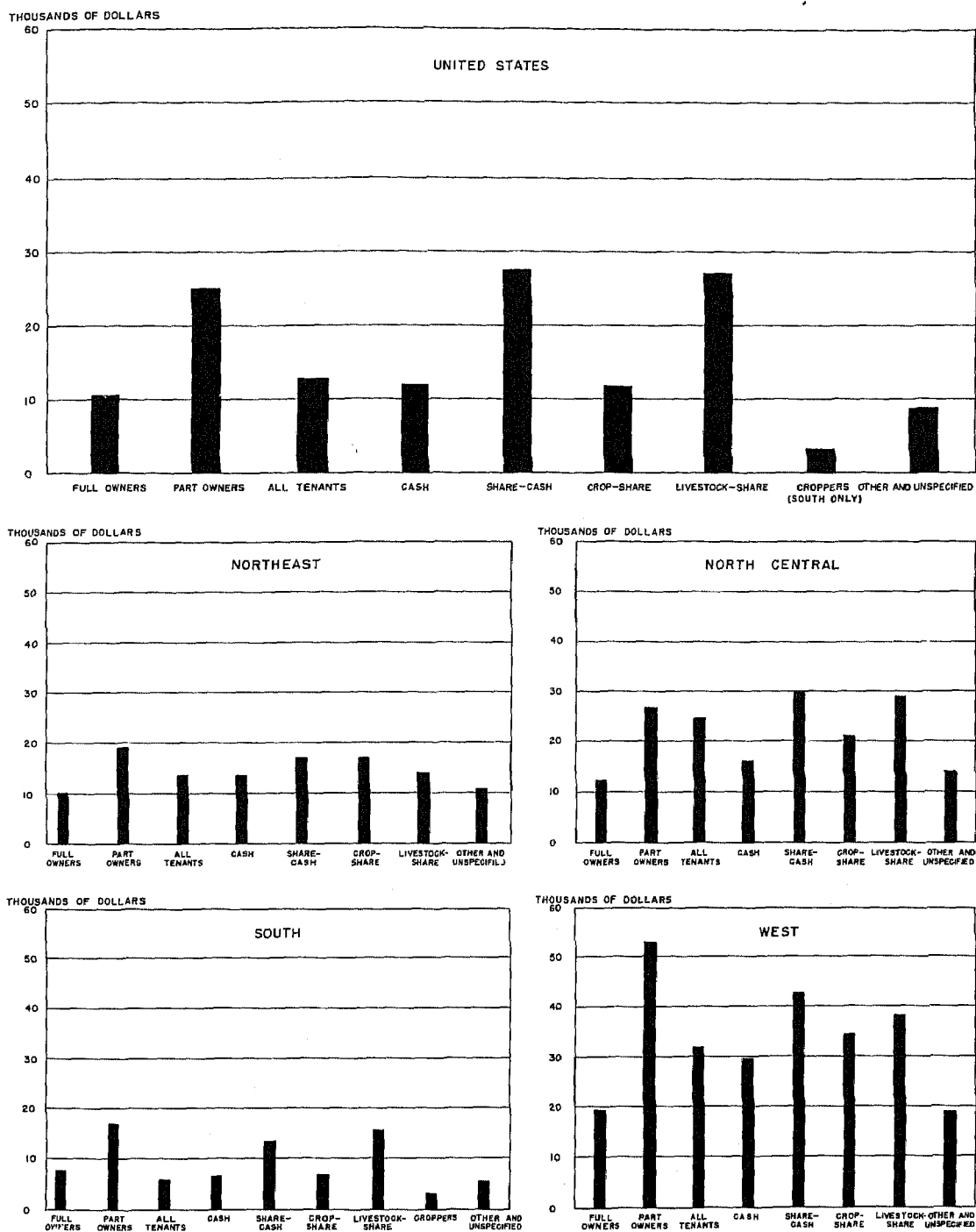


Figure 6

Average value of farm real estate per farm.—Since, for the United States as a whole, tenancy tends to be prevalent in areas where land is highly productive, and tenant farms tend to be larger than full-owner farms, the average value of tenant farms is greater than the average value of full-owner farms. In 1950, full-owner farms had an average value of \$10,700, while tenant farms had an average value of \$12,900. Only in the South, where there were numerous cropper units, was the average value of full-owner farms greater than that of tenant farms, the average being \$7,600 for full owners and \$5,800 for tenants. On the other hand, part-owner farms, with an average value of \$25,100 for the United States, had a higher value than either tenant or full-owner farms for each of the four regions.

Of the tenant farms, the share-cash and livestock-share farms had the highest average value, both for the Nation as a whole and for the four regions, except in the Northeast, where livestock-share farms had a lower value than crop-share farms. The average value of farms operated by share-cash tenants in the United States was \$27,600 in 1950.

Cropper farms had the lowest average value of farms of any tenure class. In 1950, the average value of cropper farms in the South was \$3,300. These farms were small, averaging only 40.6 acres, and did not have extensive housing or livestock-production facilities.

A GRAPHIC SUMMARY

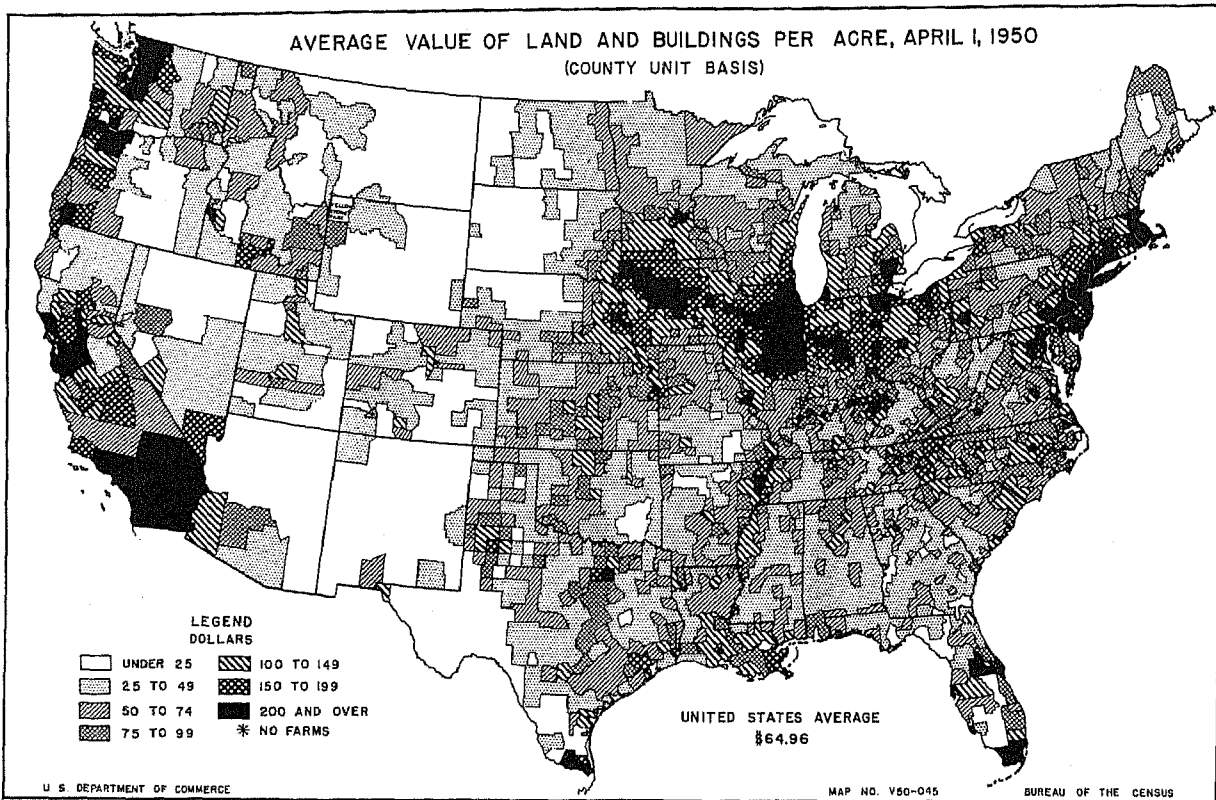


Figure 7

Value of land and buildings per acre.—Farm real-estate values per acre averaged highest around urban centers in the Northeast, in the highly productive Corn Belt, and in irrigated and specialty-

crop areas of the West. Lowest values per acre were found in the Southeast and in the range areas of the Mountain States.

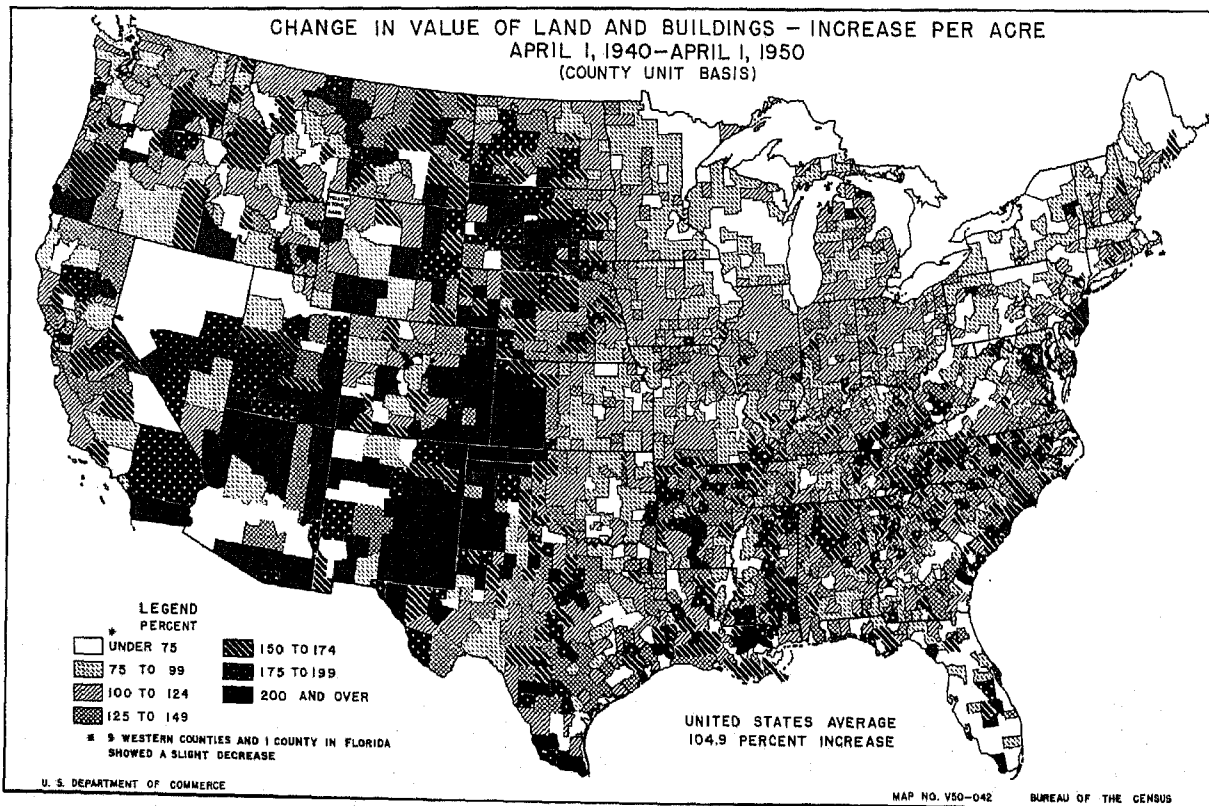
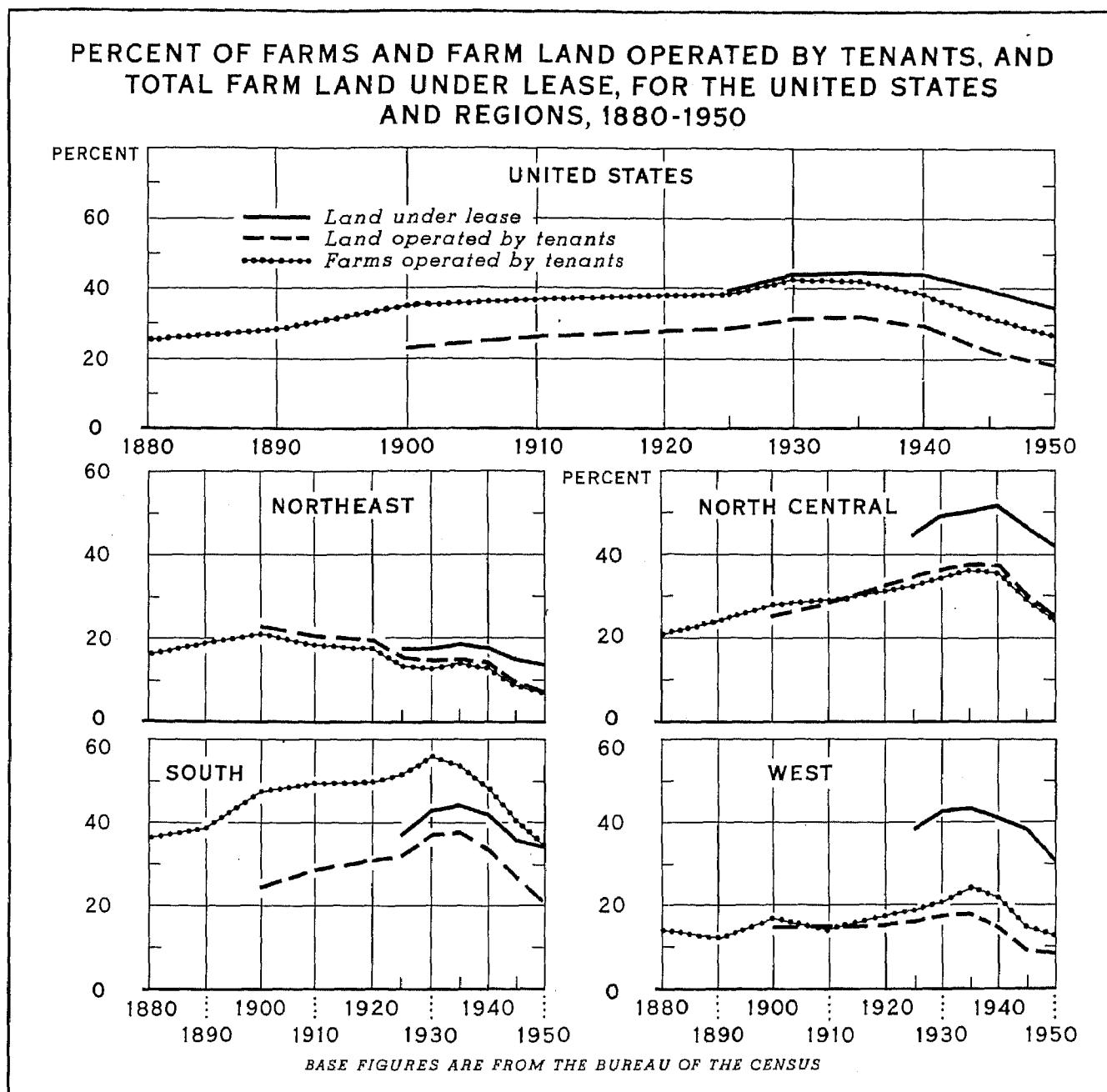


Figure 8

Increases in value of farm land and buildings.—Farm real-estate values, on the average, about doubled between 1940 and 1950, but the amount of the increase varied widely from area to area. In

general, areas with the highest values per acre increased the least on a percentage basis, while the largest increases occurred where values were lowest.



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Figure 9

Tenancy and leased land.—The percentage of the Nation's farms operated by tenants was lower in 1950 than at any other time since 1880, when data on tenure were first collected. The percentage of farms under lease increased steadily from 1880, when 25.6 percent of the farms were rented, until 1930, when 42.4 percent were rented. The percentage then decreased slightly during the later depression years, being 42.1 percent in 1935. By 1940, the figure was 38.7 percent. The greatest decline in recent years in the percentage of rented farms occurred during World War II. The proportion dropped from the 38.7 percent figure in 1940 to 31.7 percent in 1945. The downward trend continued to 1950, with leased farms constituting only 26.8 percent of all farms in that year, almost the same as the 1880 figure.

The recent decline in the number of rented farms has been accompanied by a decline in the percentage of land in farms under lease, which includes both land operated by tenants and land rented by part owners. The peak in the amount of rented land in farms for the entire country was reached in 1935, when 44.7 percent of all farm land was under lease. The proportion declined to 35.4 percent in 1950. This decrease, however, was not as large as either the decline in tenancy or the proportion of land operated by tenants.

Several causes have been responsible for the increases or the

decreases in the proportion of rented units and in the total quantity of rented land since 1880. Several decades ago, cessation of the homestead programs ended the supply of free or cheap farm land. Throughout the years, population continued to increase at a rapid rate, which has resulted in an increase in demand for agricultural products.

Before 1920, the demand for land increased, land prices rose, and an increase in tenancy followed. After 1925, the number of tenants was augmented by a large number of former landowners who found it impossible to maintain an equity in their land with the relatively low commodity prices and the credit arrangements prevailing at that time.

The marked change in economic conditions brought about by World War II enabled many farmers to improve their tenure position. The increase in land prices was not proportional to the increase in commodity prices. Military service and attractive nonagricultural employment removed many prospective land purchasers and tenants from the farm land market. Since the war, favorable employment opportunities outside of agriculture, coupled with technological developments within agriculture, have continued to reduce the number of people required to produce the Nation's food and fiber. The trend has been toward a more widespread owner operation of farms.

A GRAPHIC SUMMARY

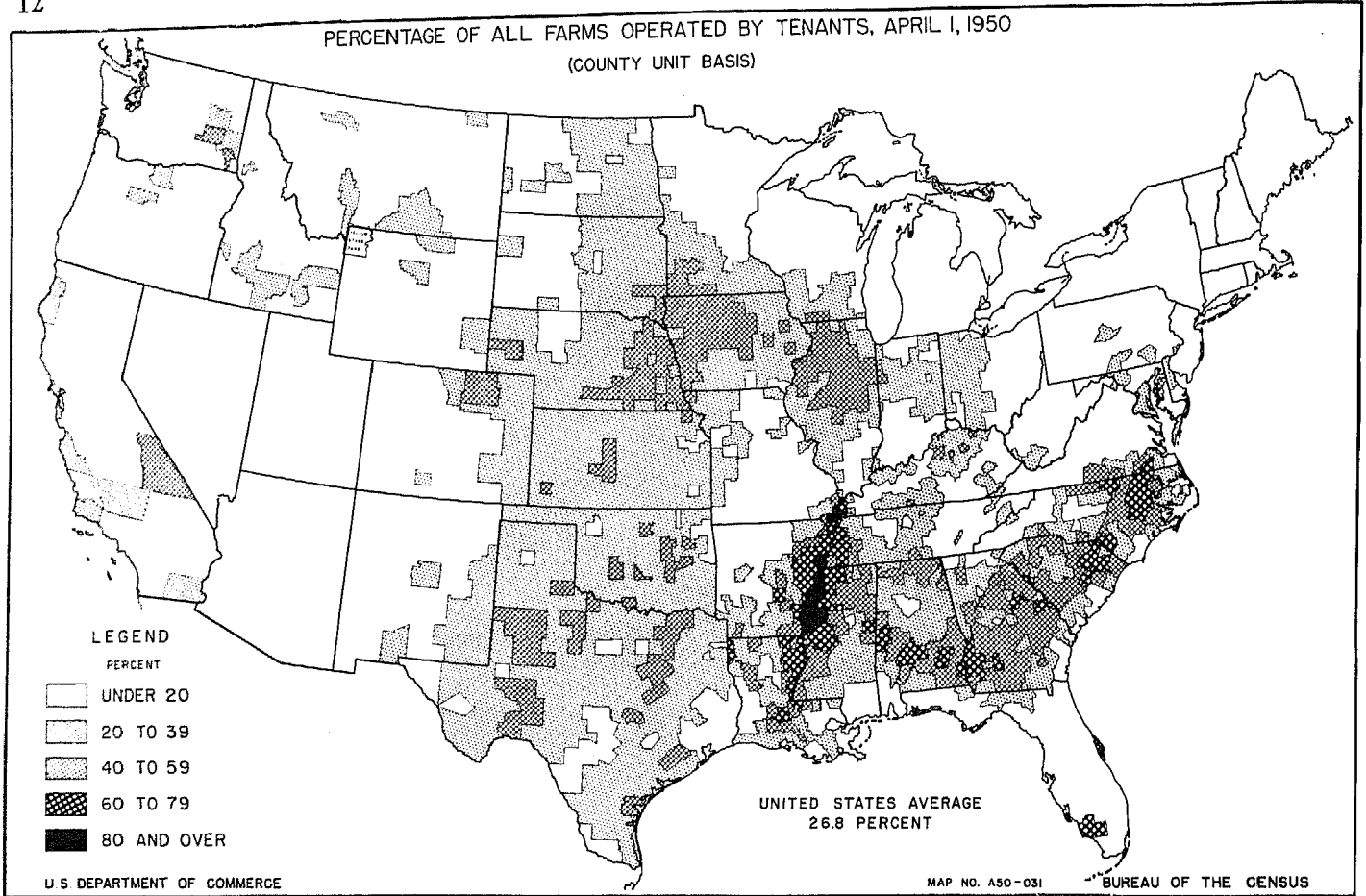


Figure 10

Percentage of tenant farms.—The percentage of farms operated by tenants offers a somewhat different picture from the percentage of land in farms under lease (compare figs. 10 and 11). For the United States 26.8 percent of the farms were rented, while 35.4 percent of the land was under lease. Two reasons for this difference in percentage are (1) the rented portion of part-owner farms is included in land under lease which would tend to make the percentage of land under lease greater than the percentage of tenancy, and (2) the average size of tenant farms for the Nation is larger than that of full-owner farms—in some geographic areas the average is significantly larger, while in other areas the average is smaller than that of full-owner farms.

In areas in which rented farms were larger than owner-operated farms, the percentage of land under lease was much greater than the percentage of farms that were rented, as was the case in many counties in the Corn and Wheat Belts. Conversely, where the average size of rented units was less than the average size of full-owner farms, the percentage of tenancy was greater than the proportion of land under lease. This was the situation in some counties in the South.

The difference between the percentage of farms under lease and the percentage of land in farms under lease is most noticeable in the West. Here, part ownership and the larger average size of tenant farms have combined to magnify the differences. Throughout most of the West, at least 20 percent of the land was under lease in 1950 (fig. 11). The counties with more than 20 percent of the farms under lease were widely scattered, and, in many cases, more than 40 percent of their land was under lease (fig. 10).

Throughout the Great Plains and the Corn Belt, the percentage of farms under lease was significantly greater than that of areas to the west. The proportion of leased farms was greater than 40 percent in eastern Nebraska, northwestern Iowa, northern

Illinois, and in several counties in Texas. The North Central counties with the lowest percentage of tenant farms were in Michigan; northern Wisconsin and Minnesota; the western part of the Dakotas; southern Missouri, Illinois, and Indiana; and eastern Ohio. The average percentage of farms under lease in the North Central was 24.2 in 1950.

In the South, 34.1 percent of all farms were operated by tenants. A high percentage of the farms in the Coastal Plains area and the Mississippi Delta were tenant operated. Throughout much of the area, more than 40 percent of the farms were reentered. In some counties of the Mississippi Delta, more than 80 percent of the farms were rented. These Delta counties had the highest percentage of tenancy in the United States.

Table 2.—PERCENT OF ALL FARMS OPERATED BY TENANTS, FOR THE UNITED STATES AND REGIONS: 1880-1950

Year	United States	The Northeast	The North Central	The South	The West
1950	26.8	6.8	24.2	34.1	12.0
1945	31.7	8.6	29.1	40.4	14.5
1940	38.7	12.6	35.4	48.2	21.3
1935	42.1	13.8	36.3	53.5	23.8
1930	42.4	12.5	34.1	55.5	20.0
1925	38.6	13.0	32.0	51.1	18.7
1920	38.1	17.2	31.1	49.6	17.7
1910	37.0	18.2	28.9	40.6	14.0
1900	35.3	20.8	27.9	47.0	16.5
1890	28.4	18.4	23.4	38.5	12.1
1880	25.6	16.0	20.5	36.2	14.0

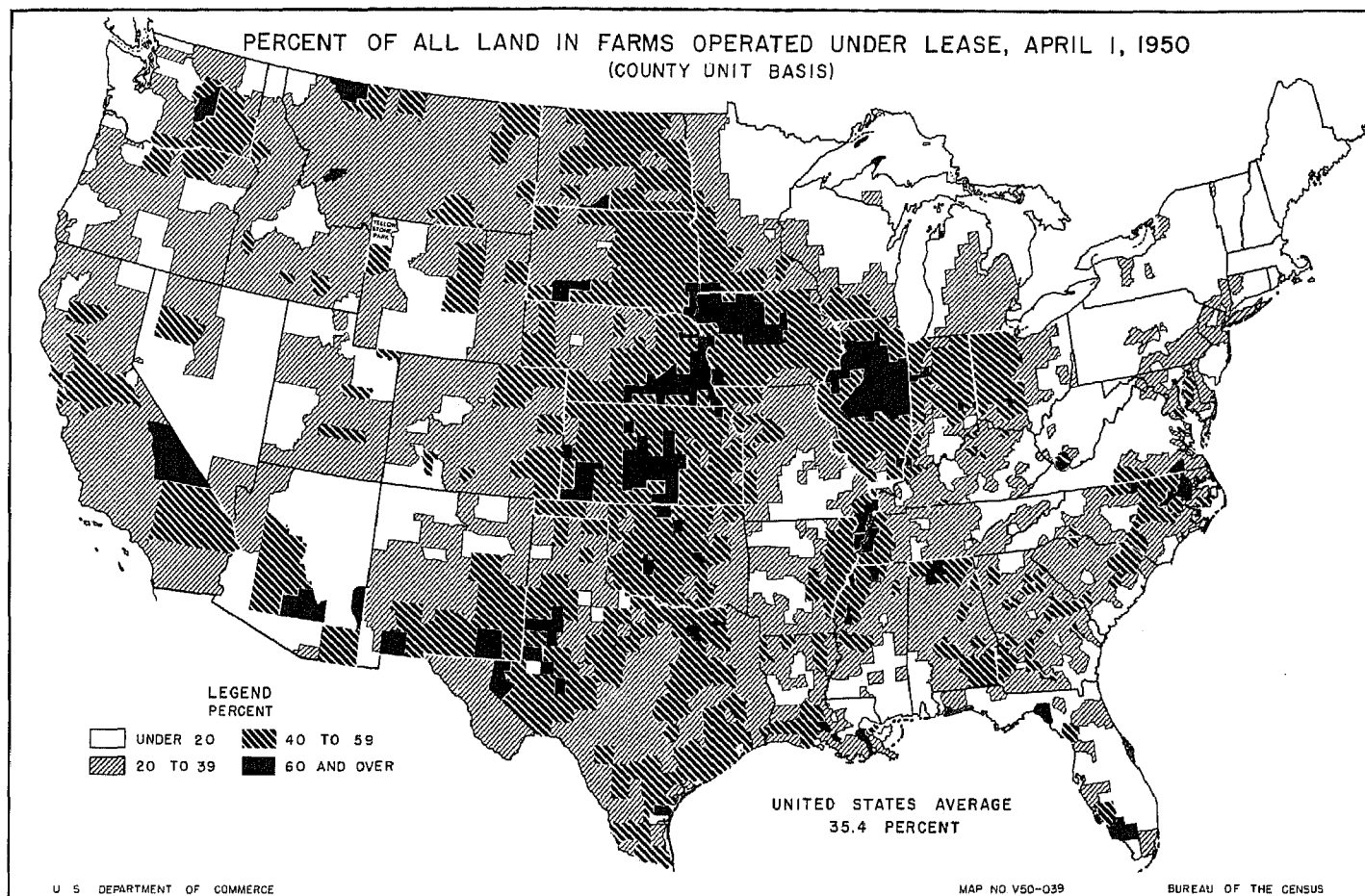


Figure 11

Percentage of rented land.—The acreage of land under lease in an area is affected by factors such as quality of the land, population density, and amount of livestock, machinery, and other resources available to those engaged in agriculture. The percentage of farm land under lease is relatively low in practically all counties of the Northeast; the Appalachians; the Ozark areas of southern Missouri and northern Arkansas; the cut-over areas of northern Minnesota, Wisconsin, and Michigan; the coastal fringe counties of the Old South; and the semiarid and desert areas of the Southwest. In the Corn Belt and the Great Plains, where the population density is moderate and the land is naturally fertile, a high percentage of the land in farms is rented. The tenancy rate is also high in the fertile Mississippi Delta where the population density is high. In the southern part of the United States, the land, in general, is not as fertile as that of the Midwest or the eastern part of the Great Plains, but the concentration of population is greater and in many counties more than 40 percent of the land is under lease. Some areas have as much as 60 percent under lease. In certain counties of the West, a relatively high proportion of the land in farms was rented. The proportion of farm land under lease was particularly large in areas where much of the cropland was irrigated.

Table 3.—PERCENT OF ALL LAND IN FARMS OPERATED UNDER LEASE, FOR THE UNITED STATES AND GEOGRAPHIC DIVISIONS, 1925-1950

Area	1950	1945	1940	1935	1930	1925
United States	35.4	37.7	44.1	44.7	43.7	39.1
The Northeast.....	13.8	14.4	17.2	18.0	17.2	17.2
The North Central.....	42.1	46.1	51.6	50.5	48.9	44.8
The South.....	34.5	35.4	41.8	43.9	42.7	36.8
The West.....	31.1	33.6	40.9	43.1	42.4	38.2
GEOGRAPHIC DIVISIONS						
New England.....	9.1	7.1	10.4	10.7	9.3	7.4
Middle Atlantic.....	15.6	17.5	20.0	21.2	20.4	21.4
East North Central.....	38.1	39.4	40.9	41.3	40.4	37.3
West North Central.....	43.8	48.9	56.0	53.7	52.4	48.2
South Atlantic.....	26.9	30.2	37.8	41.3	39.0	32.0
East South Central.....	30.2	31.6	38.1	40.1	39.2	31.4
West South Central.....	39.8	39.2	45.1	46.6	45.0	41.7
Mountain.....	30.2	33.5	41.2	44.5	43.8	39.8
Pacific.....	34.0	33.7	40.0	39.3	38.8	34.3

A GRAPHIC SUMMARY

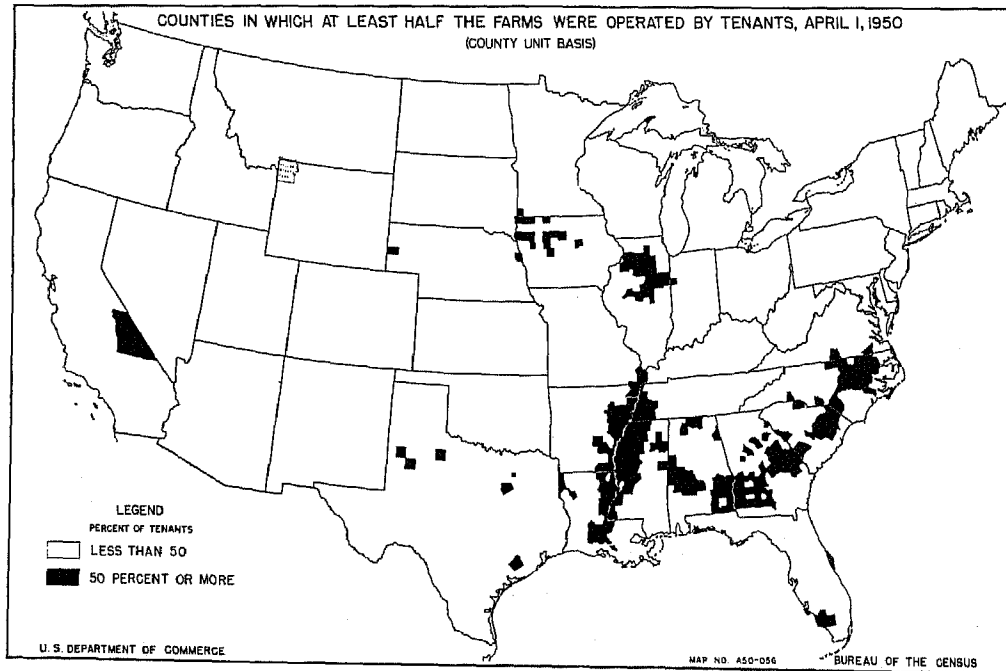
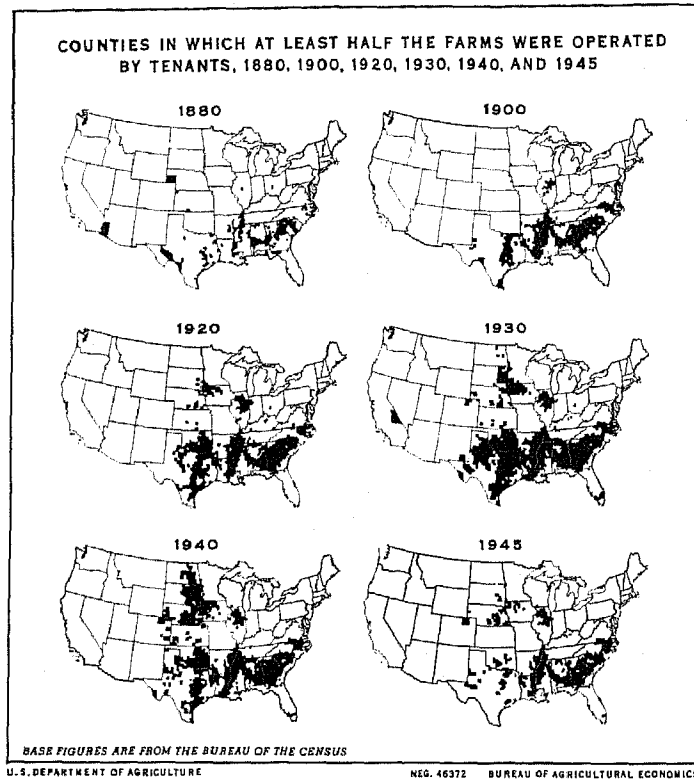


Figure 12

Concentration of tenants.—The number of counties in which at least half of the farms were operated by tenants increased steadily from 1880 to 1935 but has declined rapidly since that time. There were 180 such counties in 1880; 382 in 1900; 588 in 1920; 821 in 1930; 891 in 1935; 750 in 1940; 372 in 1945; and only 241 in 1950. In 1880 and 1900, the counties with half or more of the farms rented were concentrated in the plantation area of the South. By 1930, however, a considerable number of the Corn Belt and Great Plains counties and an increased number of Southern counties had half or more of the farms rented. Between 1930 and 1940, a considerable decrease occurred in the

number of these counties in the South, but this was offset in part by a large increase in the number of counties in the Northern Great Plains, where ownership of a large number of farms had been transferred to public and private credit agencies. The decade between 1940 and 1950 was one of substantial reduction in the number of counties with half or more of the farms rented. Some of the more productive counties remained in this category. In the six Great Plains States, only eight counties had more than half the farms rented. In the South, the number of counties remaining in this classification was much smaller in 1950; most of them being concentrated in the Mississippi Delta and the Coastal Plains areas.

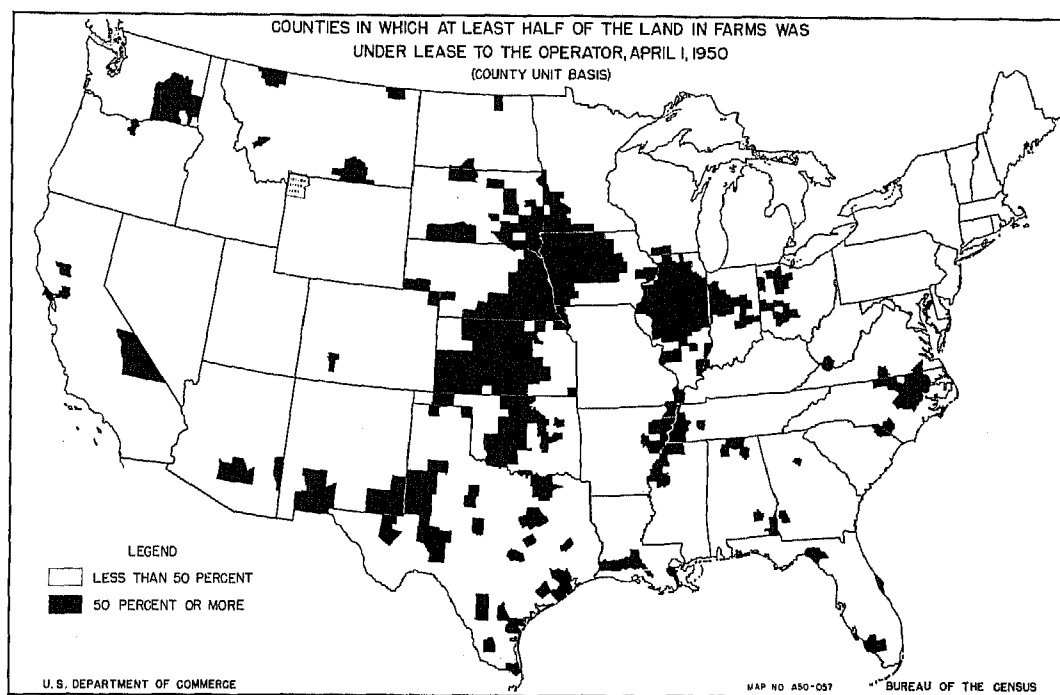
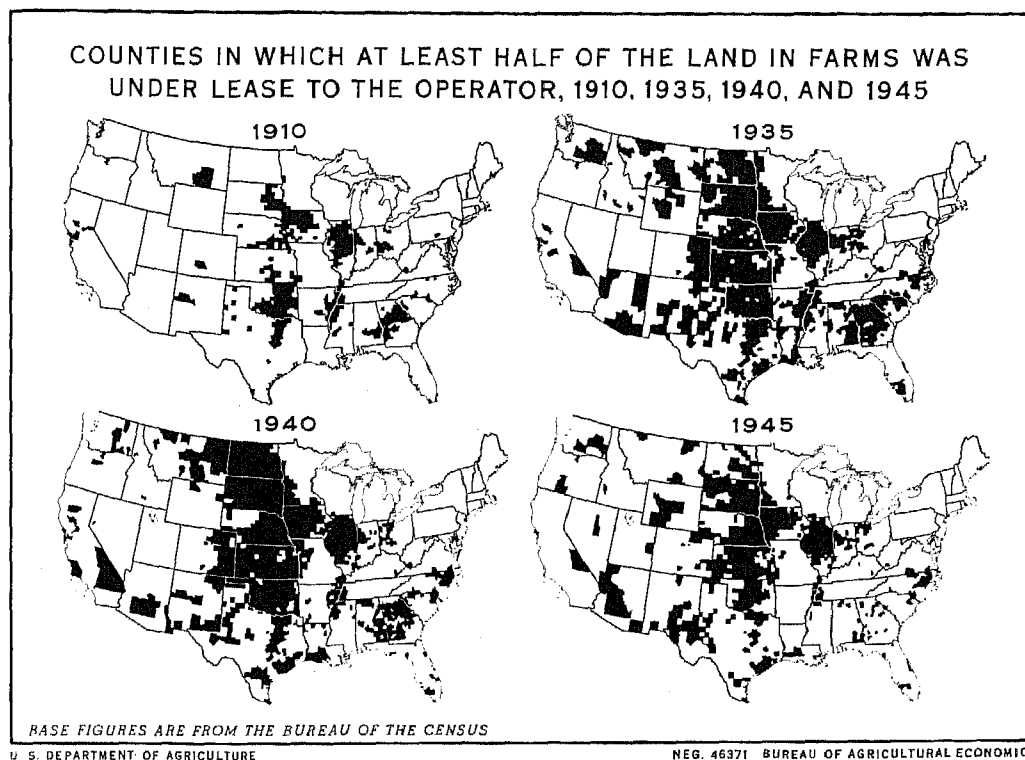


Figure 13

Concentration of leased land.—Counties with half or more of the land under lease have formed different patterns of geographic distribution in the different census periods. For 1950, land under lease includes all land rented from others by part owners, a small part of which was subrented, as well as land operated by tenants. For earlier years, land under lease included only the rented acres operated by part owners and the tenant-operated land. The difference between the figures for 1950 and for earlier years would be the relatively small amount of land subrented by part owners.

In 1910, the 403 counties in which more than half of the land area was rented were in six separate and distinct areas. In 1925, the number had increased to 772; and by 1930, to 1,020. By 1935 the number was 1,107, or more than a third of all the counties, and more than half of the land was under lease in a large number of the counties of the Great Plains, Corn Belt, and Southern cotton and tobacco areas.

From 1935 to 1940, the number of counties in this classification declined slightly, being 1,017 in the latter year. In this period an increase in the number of counties with half or more of the land under lease occurred in the Great Plains, but the number in the eastern Corn Belt area and in the South declined.

The number decreased nearly 50 percent between 1940 and 1945, being 592 in 1945. Fewer counties were in this classification in the Northern Plains, the Corn Belt, and the South. Since the end of World War II, the number of counties with at least half of the farm land under lease has changed very little as 510 were classified as such in 1950. Minor geographic shifts are noted where a small percentage change would either exclude or add a county to the list.

The occurrence of land rented is greater than these data would indicate, for the renting of land by part owners affects also the operation of their owned acres.

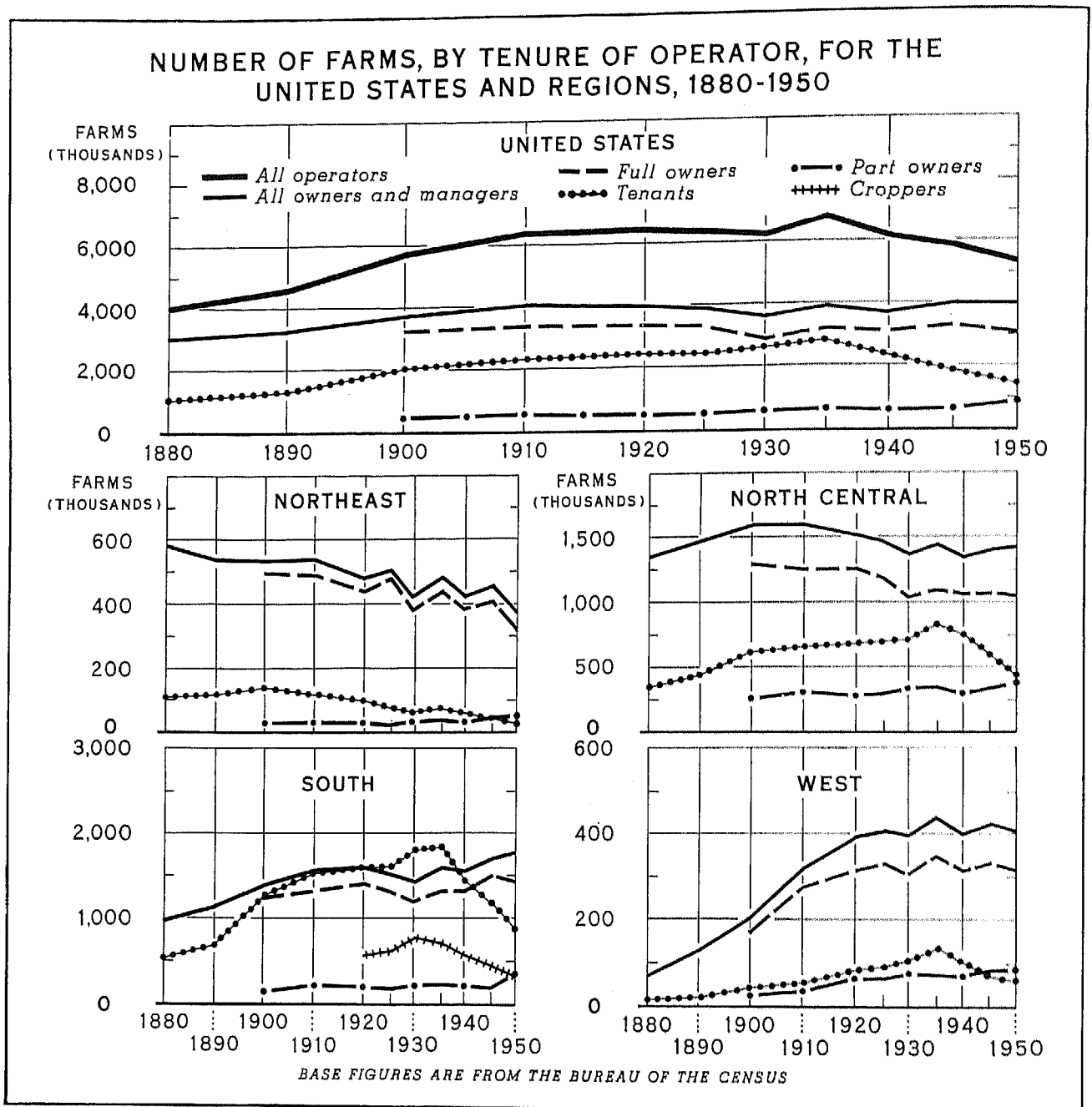


Figure 14

Tenure of farms.—The number of the Nation's farms declined significantly and rapidly in the years following 1935. However, a steady and rapid increase in the number of farm units had occurred between 1880 and 1910, the number rising from 4,008,907 to 6,361,502. The number of farms remained nearly constant until 1935, when it increased sharply to 6,812,350 units. Since that time the number of farms has decreased substantially. In 1950, there were 5,382,162 farms, the lowest figure since 1890. However, of the 477,000 decrease in the number of farms in the period from 1945 to 1950 about 150,000 to 170,000 of the decline resulted from a change in the definition of a farm. Most of this decline represented owner-operated farms.

The number of farms operated by owners (full and part) and managers increased from 1880 until 1910, when 4,006,826 farms were operated by owners and managers. During the ensuing periods the number of farms operated by owners and managers has remained near this figure, with the exception of minor decreases between 1925 and 1930, and between 1935 and 1940. The 1950 Census enumerated 3,938,033 farms of these tenures. The number of full owners has followed, in general, the same pattern. There were 3,354,897 farms operated by full owners in 1910 and 3,089,583 in 1950. The number of farms operated by part

owners increased slowly from 1900 to 1940, rising from 451,376 to 615,039. Since 1940, however, the number has risen more than a third, with 824,923 in 1950.

From 1880 to 1935, the number of tenant farms (including cropper farms) increased steadily, rising from 1,024,001 to 2,805,155. Since 1935, the number has declined continuously to 1,444,129 in 1950. Fewer tenant-operated farms were shown in 1950 than at any time since 1890.

The changes brought about in the tenure status of farmers of the United States by the economic environment of World War II and the postwar period are of especial interest. From 1940 to 1950, the number of farms decreased by 714,637 units, or by 11.7 percent. The number of tenants other than croppers decreased by 722,616, or 39.7 percent, and the number of croppers in the South decreased by 194,526, or 35.9 percent. Conversely, the number of part owners increased by 209,884, or 34.1 percent. The increase in full owners was only 5,445, or 0.2 percent. Thus, the substantial decrease in the number of tenants (including croppers) was only partly offset by the increase in the number of part owners. As farms operated by managers made up less than one percent of all farms, the changes in this group were of only minor numerical consequence.

NUMBER OF FARMS, BY COLOR AND TENURE OF OPERATOR, 1950

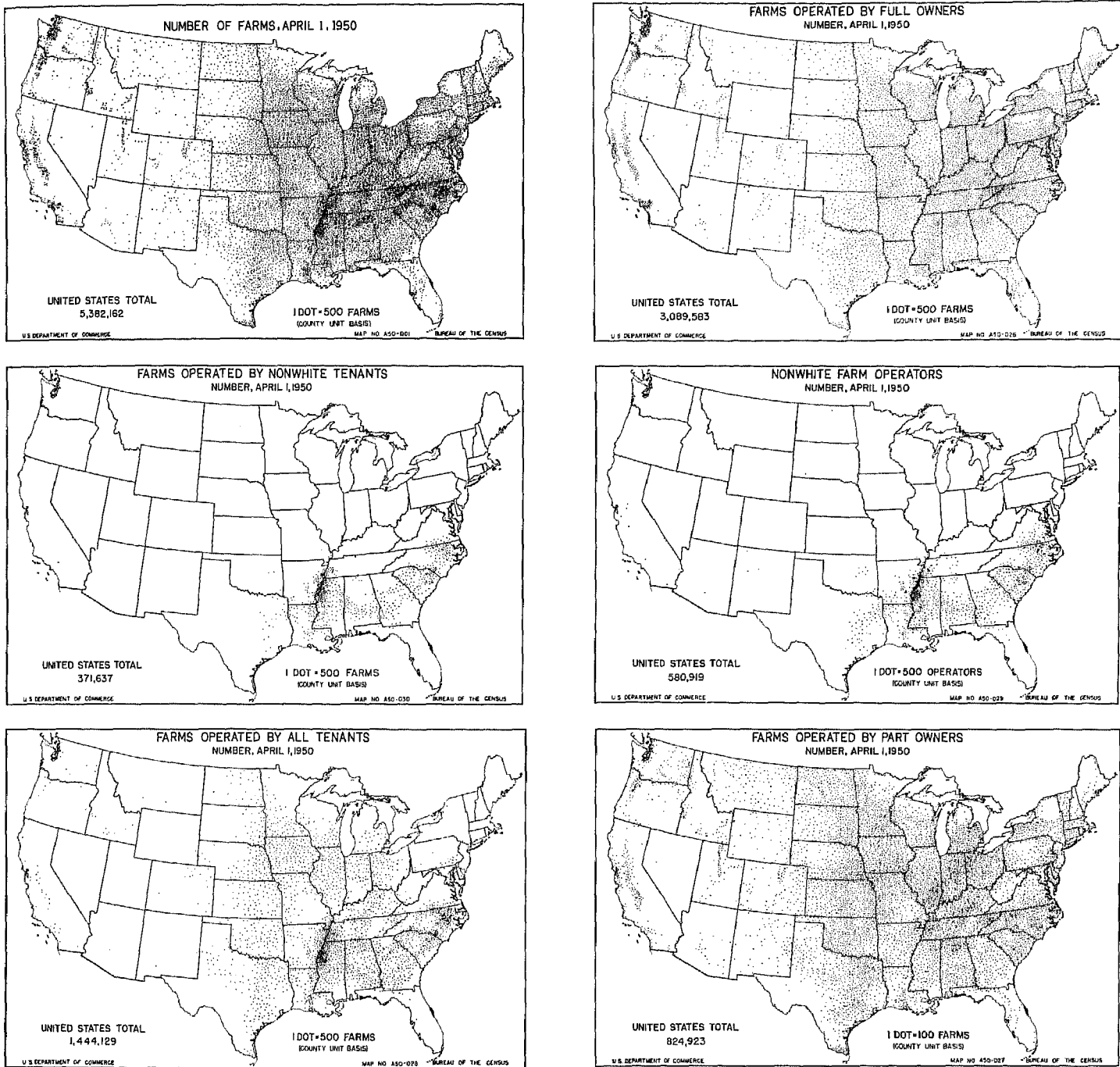


Figure 15

Geographical distribution of tenure groups.—The total number of farms in 1950 was 5,382,162, the lowest number recorded since 1890. More than 80 percent of the Nation's farms were located in the North Central and the Southern States, with 1,868,139 in the North Central States and 2,652,423 in the South. The number of farms in the Northeast was 399,927 and in the West was 461,673. Thus, most of the farms of the United States are located in areas where climate and topography are favorable for crop production, with the concentration within these areas varying by the proportion of land in farms, type of farming, population density, etc. The greatest density in the number of farms was in the Mississippi Delta, the Northeastern Coastal Plains area, and the southern Appalachians.

Full-owner farms were fairly uniformly distributed in the eastern part of the country, with some concentration in the southern Appalachians where productivity and prices of land are relatively low and in the eastern part of the North Central region. Other areas that showed a large number of farms had relatively

few full owners. In these areas, productivity of land is relatively high. Consequently, values of land are also high. Northern Illinois, northwestern Iowa, the Mississippi Delta, and the eastern part of the Great Plains are examples of such areas.

Part-owner farms, while having a fairly uniform distribution, were more prevalent in the wheat- and corn-producing areas. Substantial numbers of these farms are found throughout the Great Plains and the Corn Belt, and considerable concentrations are shown in the areas of southern Illinois, northern Indiana, southern Michigan, northwestern Ohio, and parts of the Missouri River Valley.

Tenant farms are most prevalent where land productivity is high relative to the productivity of labor. Tenant farms are concentrated in the cotton and tobacco areas of the Coastal Plains and Mississippi Delta. Tenant farms are also prevalent throughout the Corn Belt, particularly in the more fertile areas of Iowa, Illinois, Indiana, and western Ohio.

A GRAPHIC SUMMARY

CHANGES IN NUMBER OF FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES:

1940-1945 AND 1945-1950

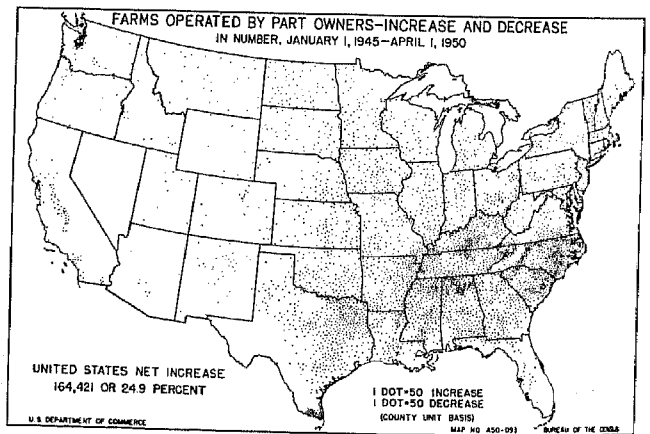
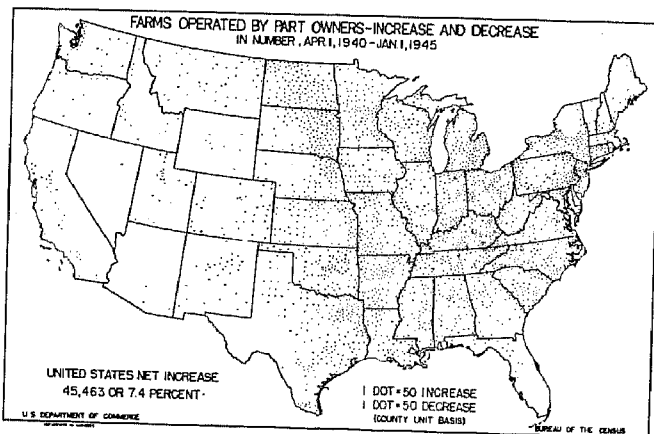
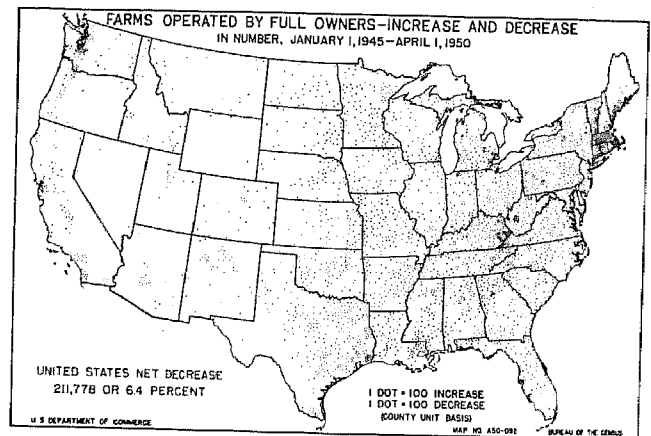
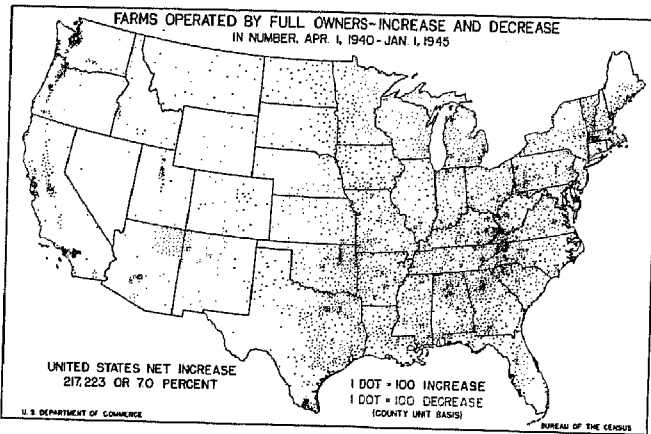
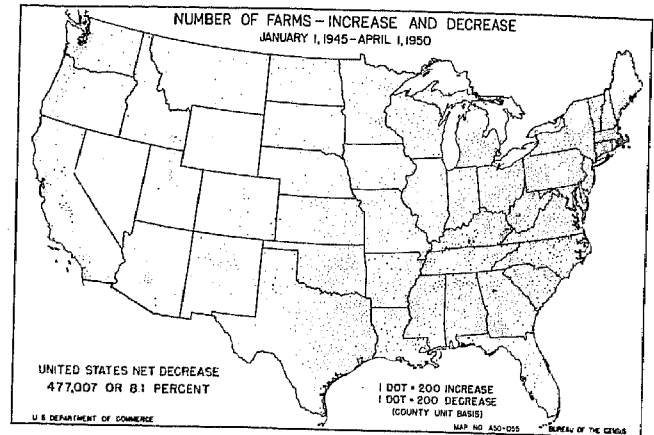
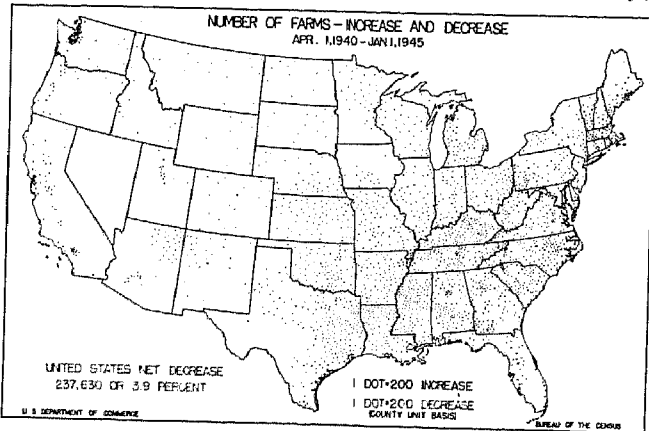


Fig. 16-№5

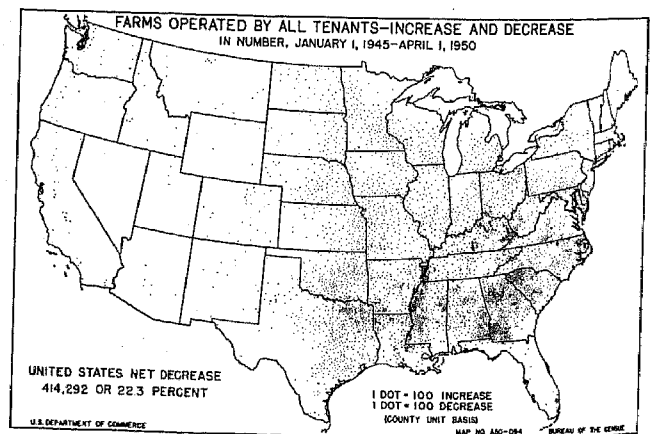
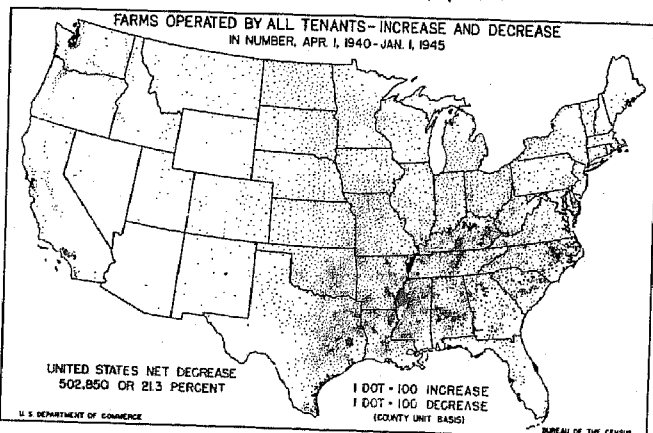
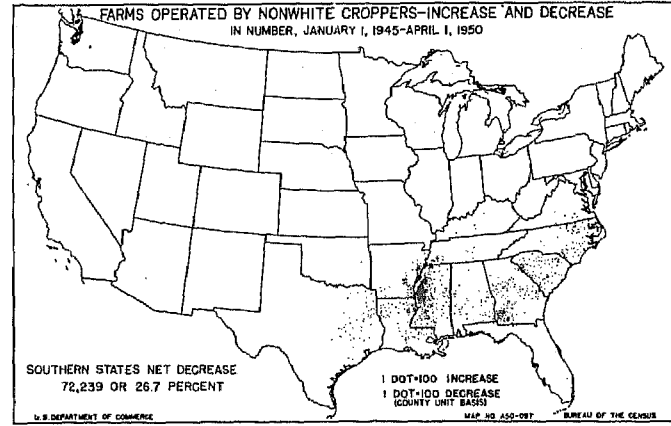
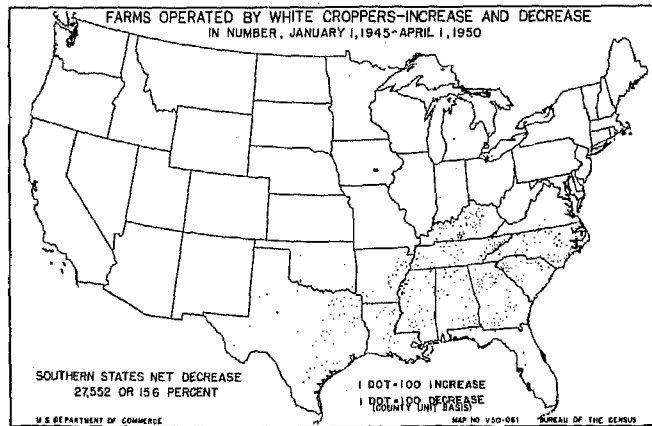
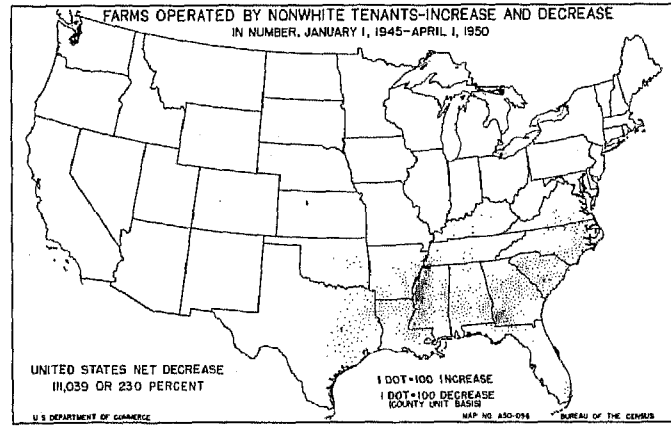
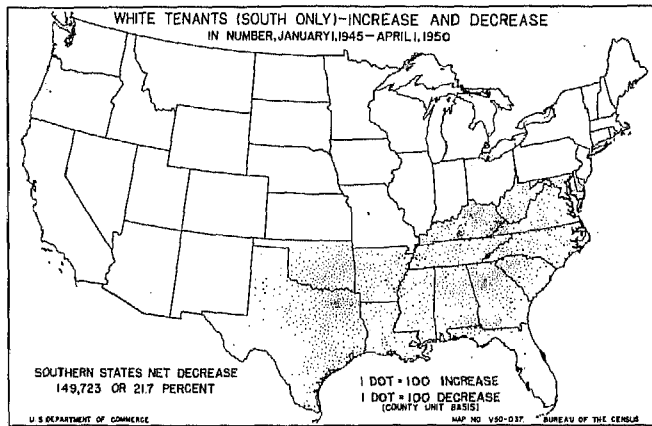
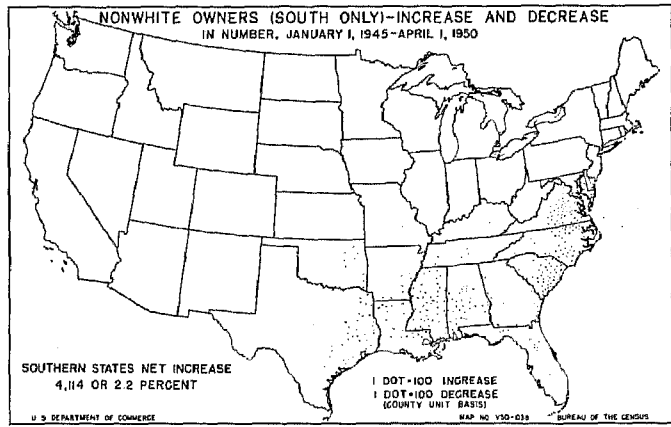
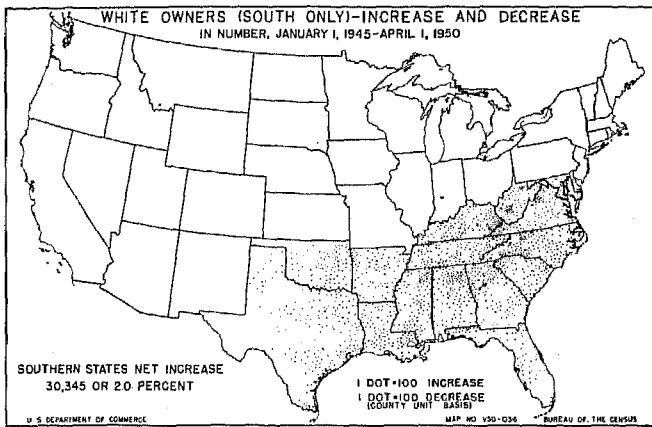
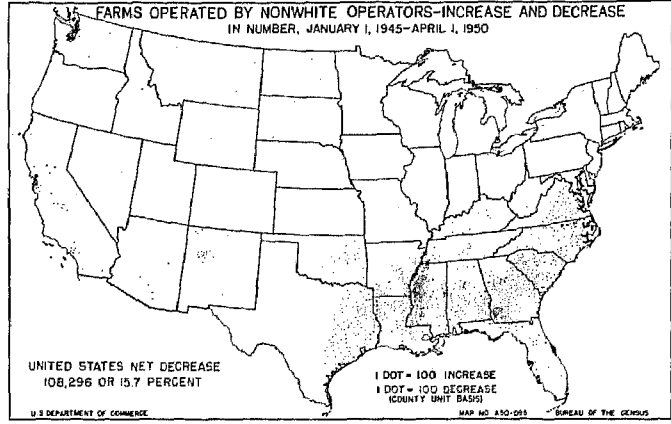
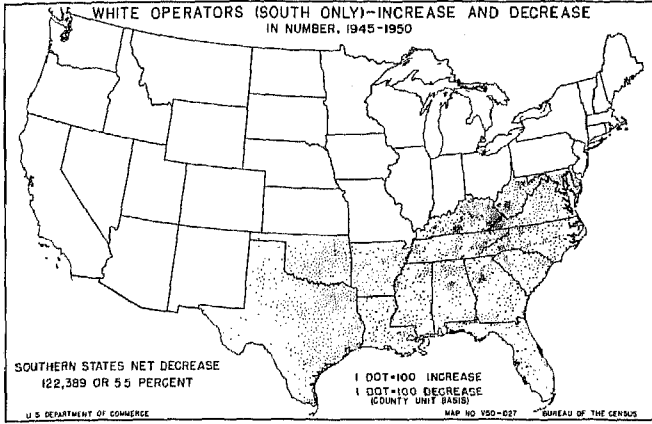


Figure 16

CHANGES IN NUMBER OF FARMS, BY COLOR AND TENURE OF OPERATOR, FOR THE SOUTH: 1945-1950



Color of farm operators.—The 1950 Census classified farm operators as "white" or "nonwhite." "Nonwhite" includes Negroes, Indians, Chinese, Japanese, and all other nonwhite races. In 1950, there were 580,919 nonwhite farm operators in the United States. Of these, 559,090, or 96.2 percent, were in the South, being concentrated in the Coastal Plains area and the Mississippi Delta. The nonwhite operators in the South were predominantly Negro, while those in the West were predominantly Indian. In 1950, 64.0 percent of the nonwhite operators were tenants.

Changes in the number of farm operators.—The total number of farms in the United States, as shown in figure 14, increased rather rapidly up to 1910, and then remained fairly constant until 1930. During the next 5 years the number of farms increased by 523,702, the largest increase since National tenure data became available in 1880. This increase resulted from the back-to-the-land movement which was taking place in most parts of the country. Many urban unemployed had returned to their former home communities where farms were being divided, abandoned land was being reoccupied, and new land was being brought into cultivation. In addition, some urban workers were establishing part-time or residential farms in the areas near their urban employment. By 1940, the farm-to-town movement of population had been resumed, and the total number of farms had declined by nearly 200,000 below the 1930 figure and more than 700,000 below the 1935 peak.

From 1940 to 1945, the decline in number of farms continued but at a slower pace, with a decrease of 3.9 percent. Heavy decreases occurred in some cotton-producing areas, where other intensive crops did not absorb the labor released from cotton production. In the grain area, where rapid mechanization permitted farm families to operate larger acreages, the number of farms declined. Also, there was a decrease in areas of low income, where farm operators shifted to industrial employment and war work. Some engaged in nonfarm activities and maintained their residence on the land, but did not carry on agricultural operations. Increases in the number of farms between 1940 and 1945 occurred in scattered areas, chiefly in the Northeast, the South, and the Pacific Coast States. These increases were related chiefly to new industrial activity and to adjustments in farming in the tobacco-growing areas.

Between 1945 and 1950, the total number of farms showed a net decrease of 477,007, or 8.1 percent. This was double the decline of 237,630, or 3.9 percent, for the earlier 5-year period. However, about 150,000 to 170,000 of the decrease between 1945 and 1950 was due to a slight change in definition of a farm for the 1950 Census. These successive declines since 1935 brought the total number of farms down to a level equal to the number between 1900 and 1910. The number of farms did not decline in all sections of the country from 1940 to 1945. Increases occurred in a few scattered areas, notably in some cotton and tobacco areas of the South and in some of the intensively cropped areas in the West. Decreases, however, occurred in most areas of the country, with marked declines in the industrial Northeast, the southern Appalachians, some cotton areas in the South, and scattered parts of the hill sections of Texas, Oklahoma, and Arkansas.

Changes in full-owner operators.—The number of full-owner farms increased significantly between 1940 and 1945, the increase amounting to 217,223 farms, or 7.0 percent notwithstanding the decline in total number of farms. Many purchases were made of land near war plants, frequently for rural residences or part-time farming, as frequently occurred around Atlanta, Birmingham, Tulsa, Fort Worth, Dallas, Los Angeles, and Seattle. Numerous full-owner farms were also added in the southern Appalachians. Many tenant operators either bought farms, thus becoming owner-operators, or left agriculture for industrial employment. If the land that had been tended by persons who left the farms for other employment were combined as leased lands with full-owner farms, such lands became the rented acres of part-owner farms.

The South accounted for about six-sevenths (181,366) of the increase in the number of full-owner farms during this period. The number of full-owner farms, however, decreased in many sections of the country, particularly in the New England States, eastern Pennsylvania, eastern New York, Ohio, southern Indiana, the three Lake States, and a few scattered areas of the West.

The marked decrease shown in full-owner farms in Arizona and New Mexico resulted largely from a change in the method of enumerating farms in Indian reservations.

Between 1945 and 1950, the trend in full-owner farms was opposite that in the period 5 years earlier. From 1945 to 1950 the number of full-owner farms decreased 211,778, or 6.4 percent. It should be remembered, however, that the total number of farms decreased 8.1 percent, so full-owner farms decreased less than tenant farms. The major decreases occurred in New England, principally Massachusetts and Connecticut; throughout the Appalachian Highlands; and in other low-producing areas in the Southern States. Significant decreases occurred also in Michigan, northern Minnesota, and in the Pacific Coast States. If there had been no change in the definition of a farm in 1950, the decrease in full-owner farms would have been not 211,778 but approximately 50,000 to 70,000. The change in the definition of a farm resulted in a decrease of 150,000 to 170,000 in the total number of farms. Most of these would have been full-owner farms.

Small increases showed up in scattered counties throughout most parts of the country; however, very few counties in the Northeast and in the Intermountain region showed increases. The marked decrease in full-owner farms between 1940 and 1950 resulted from three main factors: (1) the rapid combination of full-owner farms with other land to make larger full-owner units, or to enlarge the existing part-owner farms; (2) the decrease in farm production on many rural residential and part-time units so that they were not included in the 1950 Census as farms; and (3) the adding of rented acres to many farms, which meant that these units were then classified as part-owner farms.

Changes in part-owner farms.—Part-owner farms are most prevalent in the North Central and Great Plains States, as shown in figure 15. Although for the United States as a whole, part-owner farms decreased by 6.4 percent between 1930 and 1940, they increased by 34.1 percent during the next 10-year period. This increase was one of the most pronounced changes in tenure for United States farmers. Between 1940 and 1945 part owners increased by 7.4 percent and between 1945 and 1950, by 24.9 percent. Although data are not available to show how each new part-owner unit came into existence, it is believed that the nucleus for most of the units was a full-owner farm to which was added land that had previously been rented. Thus, the operators remained owners and the land added to their units remained rented. This does not diminish the importance of the shift, for through this process many small family farms and some subsistence and part-time farms became medium-sized or large family farms, making for more effective use of the land, labor, and capital resources.

The increase in part-owner farms between 1940 and 1945 was most prevalent in the Missouri Valley and the Northeast. Scattered increases showed up in the North Central States and in the Southern Plains area. The greatest loss in part-owner farms occurred in the South, chiefly in Kentucky, Tennessee, Arkansas, and eastern Texas, where tenancy is prevalent. Some of these farmers doubtlessly bought the land which they had previously rented or other land, thus becoming full owners. Others went into industrial employment, and thus became part-time, full-owner farmers.

A part of the decrease in the number of part owners in the South from 1940 to 1945 and a part of the increase from 1945 to 1950 may have resulted from the procedure followed in 1945 in the enumeration of farm land in multiple units. In 1945, if a farm operator who operated land as a cropper or a tenant in a multiple-unit operation also operated additional land, two reports were required, as though the land represented two separate farms. If a farm operator, who was a cropper or tenant in respect to the multiple-unit operation, owned and operated some land on his own account he would not have been classed as a part owner in 1945. On one of the two reports required for him he would have been classed as a full owner and on the other report he would have been classed as a tenant. In other census years including 1950, this operator would have been classed as a part owner and only one report would have been required for his entire operation. (If both tracts of land in 1945 had been operated on a rental basis the number of tenants would have been overstated.)

The phenomenal trend toward part-owner operations took place between 1945 and 1950. During this period the number of such operations in the United States increased by one-fourth. Most of these increases were not in the areas where increases were large during the preceding 5 years. Actually increases occurred in the Southern States where part owners had been declining during earlier years. Many farmers who had previously shifted from the part-owner group were now shifting back into that tenure status. Many of the 132,392 new part owners in the South might have come from the ranks of full owners who took on land previously operated by tenants and croppers, for much of the increase in part-owner farms occurred in areas in which tenancy was on the decline. Other part-owner units were doubtless assembled by tenants buying small units and continuing to operate some rented acres. The combining of farms into part-owner units is a part of the trend toward larger family farming units because of the rapid mechanization of farming and the increasing adoption of modern technology. This trend may well increase efficiency in production. On the other hand, it may add to problems of land use and conservation on the rented acres.

Changes in tenant operators, including croppers.—The second pronounced change in the tenure status of the Nation's farmers was the rapid decline in recent years in farm tenants, including croppers. The number of tenant farmers showed a constant and rapid increase from 1880 to 1935. Following 1935, the decline in tenancy has been constant and more rapid than the previous increase. Thus at the midcentury (1950) tenant farmers numbered 1,444,129, which was the level that prevailed between 1890 and 1900. This rapid decrease in tenancy originated in the reduction of foreclosures, in the purchase of many farms, previously foreclosed, by owner-operators, and in the credit programs designed to assist tenant farmers in becoming owners. Following World War II, the tempo was speeded up by the increase in farm prices which resulted in higher net incomes and by other factors that placed farmers in a more favorable financial position. In addition, tenants, particularly the younger ones or those less firmly established in agriculture, found it easier than either full owners or part owners to shift from farming to urban employment.

From 1940 to 1950, the number of tenant farmers, including croppers, decreased by almost a million (917,142), or 38.8 percent. The number of tenants other than croppers decreased 39.7 percent, while in the South the number of croppers declined 35.9 percent. Between 1940 and 1945, tenancy for the United States decreased 21.3 percent, with the greatest decreases showing up in the Mississippi Delta and adjoining alluvial soil areas, the Piedmont areas of Georgia and South Carolina, the Tennessee Valley of Alabama, and the Black Prairie land of Texas. Only a few counties showed an increase in tenancy during this 5-year period. These were confined to the new cotton areas in southeastern Missouri and western Tennessee, the central Blue Grass area of Kentucky, and the tobacco and peanut areas of the Coastal Plains in the Carolinas.

Between 1945 and 1950, the number of tenants in the United States decreased 414,292, or 22.3 percent. The decreases were well scattered throughout the eastern half of the country. The areas of most rapid decline centered in the cotton- and tobacco-producing areas, and in areas of low agricultural production in the southern Appalachians, the southern Ouachitas, northwestern Florida, and the upper Piedmont of Georgia and Alabama.

Changes in farm operators by color and tenure for the South.—The percentage decline in the number of farms operated by white farmers in the South between 1945 and 1950 was less than that for all farms and much less than for farms operated by nonwhites. The percentage decreases were 7.9 for all farms, 5.5 for farms of white operators, and 15.7 for farms of nonwhite operators. Small increases among white operators were noted in scattered counties throughout many parts of the South, but these increases were more than offset by substantial decreases in other counties in the number of white operators. The more significant decreases among white operators occurred in the southern Appalachians, around Atlanta and Birmingham, and in eastern Texas and Oklahoma.

Nonwhite farmers increased in number in only a few scattered counties. Major decreases were concentrated in the Mississippi Delta and in Georgia and South Carolina, where either production of cotton has been mechanized or the cotton acreage has been reduced, or both.

Changes in ownership by color for the South.—Both white and nonwhite owners increased in the South from 1945 to 1950, white owners by 2.0 percent and nonwhite owners by 2.2 percent. For white owners, the increases were widely scattered over most of the South, except in the western parts of Oklahoma and Texas, the mountain areas of Kentucky and West Virginia, and parts of Delaware, Maryland, and Virginia. The decreases among white owners were concentrated in several areas in the Appalachian Highlands and southeastern Texas and north central Oklahoma.

Small increases among nonwhite owners occurred in eastern North and South Carolina and in Mississippi. Nearly half of the decreases in nonwhite owners were concentrated in Virginia, while the other half was scattered in the other Southern States. The change in the definition of a farm for 1950, which resulted in the counting of a smaller number of owner-operated farms was responsible for many of the indicated decreases in ownership by color. Moreover, if there had been no change in definition, the increases would have been more pronounced.

Changes in tenancy by color.—Although both white and nonwhite owners increased slightly in number in the South, tenants in both color groups decreased significantly. White tenants declined 21.7 percent and nonwhite tenants, 23.0 percent.

White tenants increased in only a few scattered areas. Decreases were concentrated largely in northern and eastern Kentucky, northern Georgia, and in eastern Texas and Oklahoma. Many of these decreases occurred in areas where farm labor yielded relatively low returns. Increases among nonwhite tenant operators were very few, being concentrated in northeastern North Carolina. Decreases among nonwhite tenant farmers were concentrated in the Mississippi Delta and southwestern Georgia. Significant decreases also occurred in South Carolina and Louisiana.

Changes in croppers by color.—The number of nonwhite croppers decreased to a greater extent than white croppers in the 5-year period from 1945 to 1950. The percentages were 26.7 and 15.6, respectively. Increases in white croppers occurred in a few scattered counties, while decreases were scattered throughout most of the South, except Florida. Increases among nonwhite croppers, likewise, were shown in only a few scattered counties, while decreases were pronounced in the Mississippi Delta and along the eastern Coastal Plains.

Summary.—The highlights in recent changes in the tenure status of farm operators may be summarized briefly as follows:

- (1) Between 1940 and 1945, the total number of farm operators decreased 3.9 percent. During the following 5-year period, there was a decrease of 8.1 percent, making a total decrease of 11.7 percent of farm operators for the 10-year period.
- (2) Full owners increased by 7.0 percent during the first 5 years of the last decade, and then decreased by 6.4 percent during the last 5 years, showing a net change of 0.2 percent. A part of the recent decrease is attributed to the change in the definition of a farm in the 1950 Census.
- (3) One of the most outstanding tenure changes during the last decade was the increase in part owners—7.4 percent between 1940 and 1945, and the phenomenal increase of 24.9 percent during the next 5 years, a total of 34.1 percent for the decade.
- (4) Another dramatic change in the tenure status of farmers in the United States was the decline in tenants, other than croppers, of 39.7 percent during the decade.
- (5) The shift away from share cropping, amounting to 35.9 percent during the 10 years, was also of interest.
- (6) The tenure position of nonwhite farmers as a group improved markedly, even more than that of white farmers as a group in the period 1945 to 1950 in the South. Nonwhite owners increased 2.2 percent, comparing favorably with the 2.0 percent increase for white owners during this period. The decrease in tenancy among nonwhite tenants was 23.0 percent as compared with 21.7 percent for white tenants. The number of nonwhite croppers decreased 26.7 percent, while the number of white croppers declined only 15.6 percent.

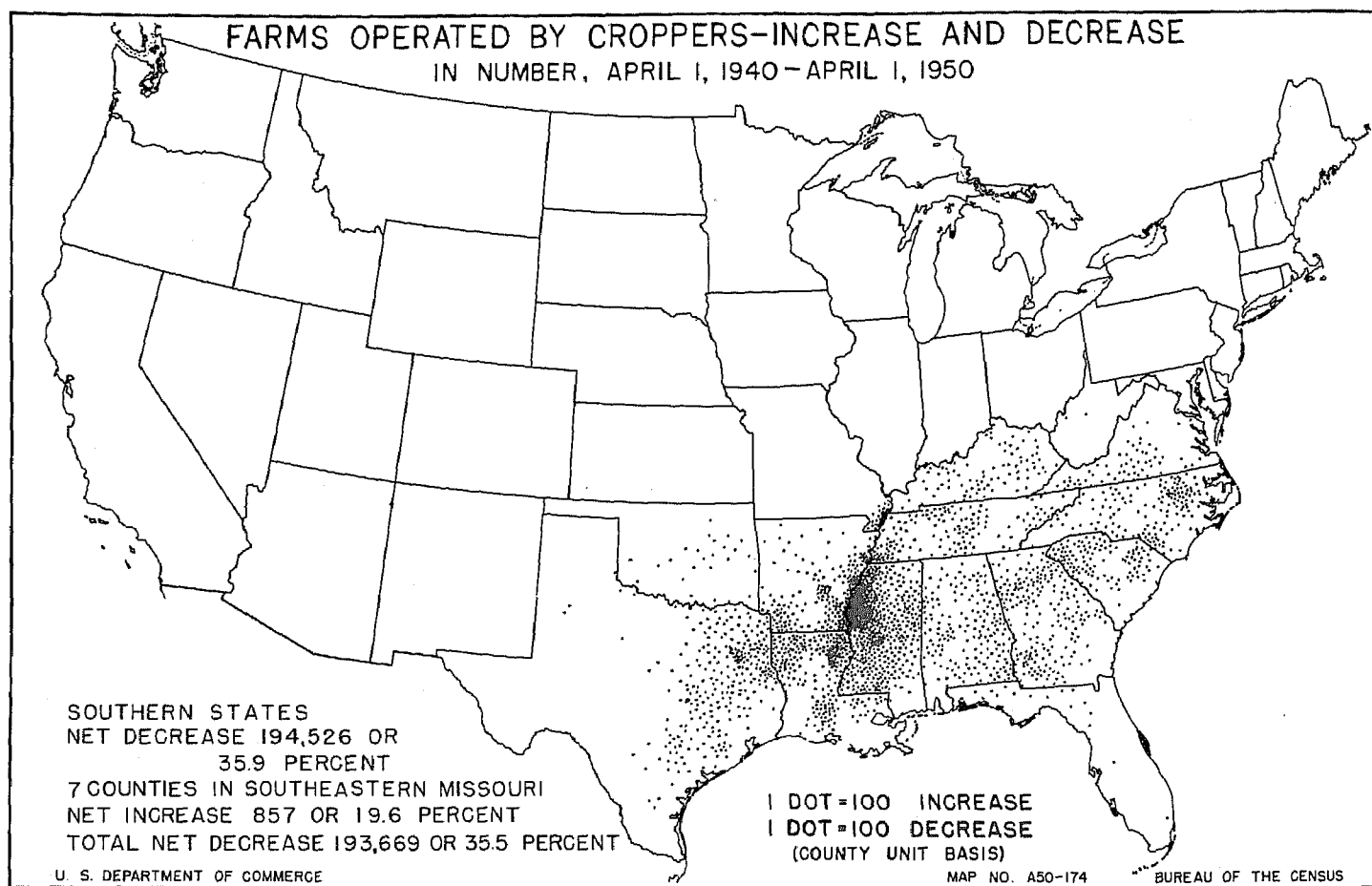


Figure 18

FARMS OPERATED BY CROPPERS—INCREASE AND DECREASE MAP NO. A50-174

Changes in cropper farms.—The proportion of all farms in the South that were operated by croppers increased from 17.5 percent in 1920 to 24.1 percent in 1930, when the number of croppers reached the highest point, 776,278. Following 1930, the proportion of croppers decreased steadily until 1950 when the percentage was 13.1. The number for 1950 was 346,765.

Between 1940 and 1950, croppers in the South decreased by 194,526, or 35.9 percent. The major part of this decrease took place in the Mississippi Delta, and in scattered areas throughout the South. Considerable increases among croppers were reported in the intensive farming areas of northeastern North Carolina. Increases also occurred in the Coastal Plains of South Carolina.

Significant increases took place in the seven cotton counties of southeastern Missouri, where the number of croppers increased 19.6 percent from 1940 to 1950. The increase in croppers in these counties accompanied the increase in cotton acreage in Missouri from 390,047 acres in 1939 to 590,149 acres in 1949.

Changes for the two color groups of croppers.—Changes in white and nonwhite croppers between 1940 and 1950 followed a somewhat similar pattern. For the South as a whole, the proportion of white farm operators in the cropper group increased to 16.4 percent in 1930, and then gradually decreased to 7.1 percent in 1950. The peak proportion of nonwhite farm operators who were croppers was not reached until 1935, when 45.2 percent of nonwhite Southern farm operators were croppers. Since 1935, there has been a gradual decline. In 1950, the proportion of nonwhite operators who were croppers was 35.4 percent.

The proportion of nonwhite operators who were croppers varied somewhat among the three geographic divisions that make up the South. The largest proportion was found in the East South Central States, with 40.1 percent. In the West South Central

States, only 27.9 percent of the nonwhite farmers were croppers and the proportion in the South Atlantic States was 35.3 percent. Less regional variation among the white croppers was observed except in the West South Central division, where only 4.0 percent of the white operators were croppers; in each of the other two divisions the proportion was 8.5 percent.

The rapid decline in croppers is one of the pronounced changes in tenure of farmers in the United States. The magnitude of the decrease is further emphasized because croppers are on the lowest rung of the agricultural ladder. Some former croppers moved up the ladder into a higher class of tenant or into an owner category, and some left farming for urban employment, while others became wage hands. The mechanization of Southern farms became significant only during the last decade. Other modern technological advances have expedited these changes.

Table 4.—FARMS OPERATED BY CROPPERS AS A PERCENT OF ALL FARMS, FOR THE SOUTH: 1920-1950

Geographic Division	1950	1945	1940	1935	1930	1925	1920
The South, total	13.1	15.5	18.0	20.9	24.1	19.9	17.5
White.....	7.1	8.0	10.4	13.1	16.4	12.1	10.0
Nonwhite.....	35.4	40.6	44.0	46.2	44.6	41.4	36.2
South Atlantic, total	14.8	17.0	17.4	19.3	23.1	19.0	17.5
White.....	8.5	9.4	11.6	13.1	15.9	11.6	9.8
Nonwhite.....	35.3	39.1	37.1	38.1	41.6	36.7	32.9
East South Central, total	15.8	18.8	22.7	25.4	26.5	21.7	19.2
White.....	8.5	9.5	12.6	15.7	17.6	12.4	10.9
Nonwhite.....	40.1	46.1	51.4	52.2	46.8	45.6	39.3
West South Central, total	7.9	10.2	13.7	18.1	22.7	19.1	15.7
White.....	4.0	4.8	7.1	11.4	15.7	12.3	9.1
Nonwhite.....	27.9	34.8	41.8	44.5	45.2	42.9	37.4

PERCENT OF RENTED FARMS, BY CLASS OF TENANT, FOR THE UNITED STATES AND REGIONS: 1950

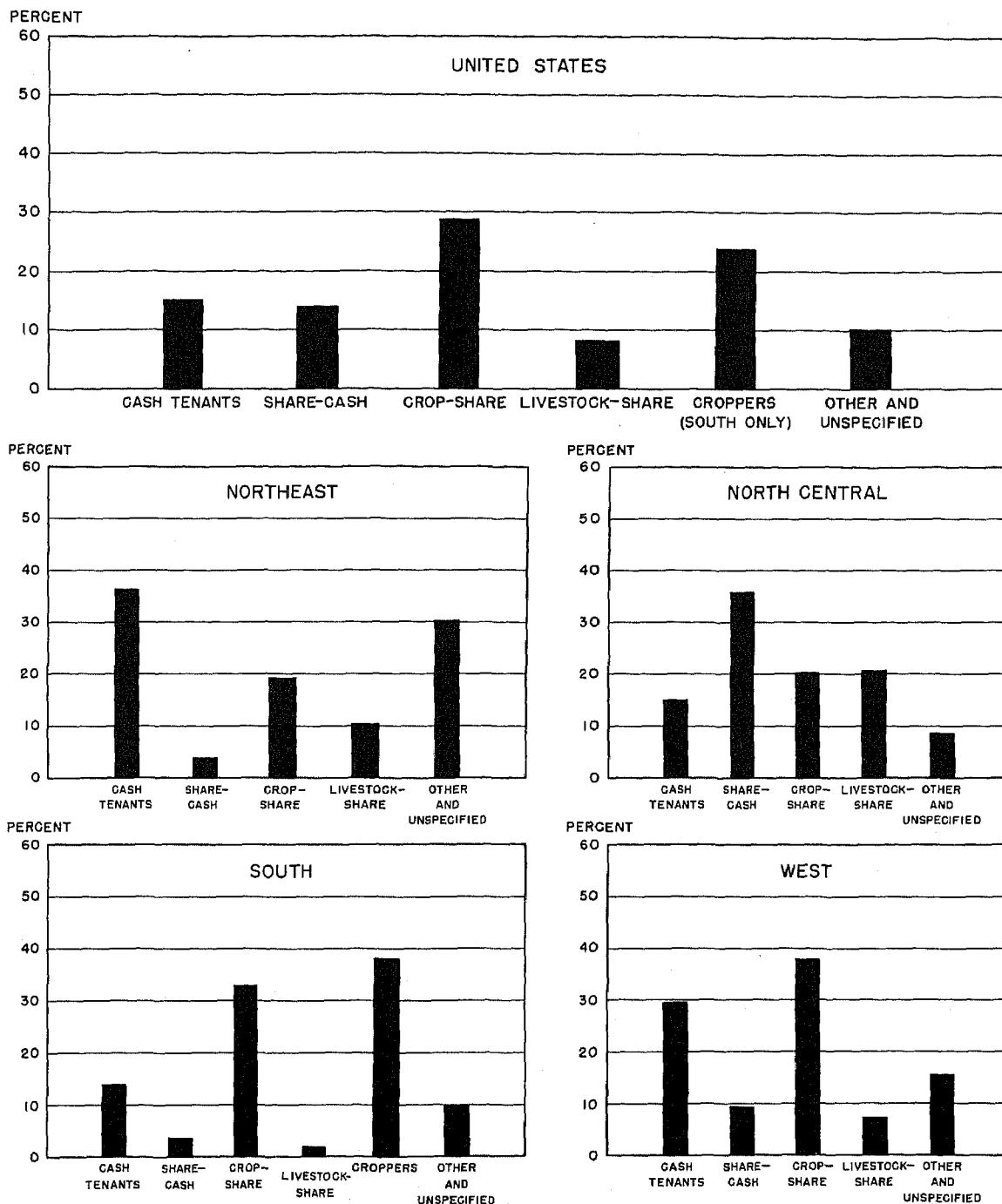


Figure 19

Classes of tenants.—The percentage of all farms that were operated by tenants increased rather steadily from 1880 to 1935 and then decreased rapidly to 1950, when approximately the 1880 percentage was reached (fig. 9).

In 1950, the total number of tenant farmers was 1,444,129. Of these, the most numerous were crop-share tenants representing 28.8 percent of all tenant farmers. The next most numerous class was croppers, that is, tenants whose landlords furnish all the work animals or work power. Croppers were counted separately only in the South and in 7 counties in southeastern Missouri. The number in the South made up 38.3 percent of all tenants in that region and 24.0 percent of all tenants in the United States. Following croppers in numerical frequency were cash tenants, who represented 15.2 percent of all tenants; share-cash tenants, 13.9

percent; and livestock-share tenants, 8.1 percent. The remaining 10.2 percent of the tenants were either miscellaneous types or their tenure could not be determined from the information obtained by the enumerator.

These various classes of tenants were not distributed evenly throughout the United States. Cash tenants were most common in the Northeast, share-cash tenants in the North Central region, croppers in the South, and crop-share tenants in the West.

More than half of all tenant farmers were in the South, where there was a total of 890,226 in 1950. Of these, 38.0 percent were croppers producing chiefly cotton or tobacco. Crop-share tenants were also quite numerous, comprising 32.9 percent of all tenants. Cash tenants accounted for 13.8 percent of all tenants; share-cash, 3.5 percent; and livestock-share, 1.8 percent.

A GRAPHIC SUMMARY

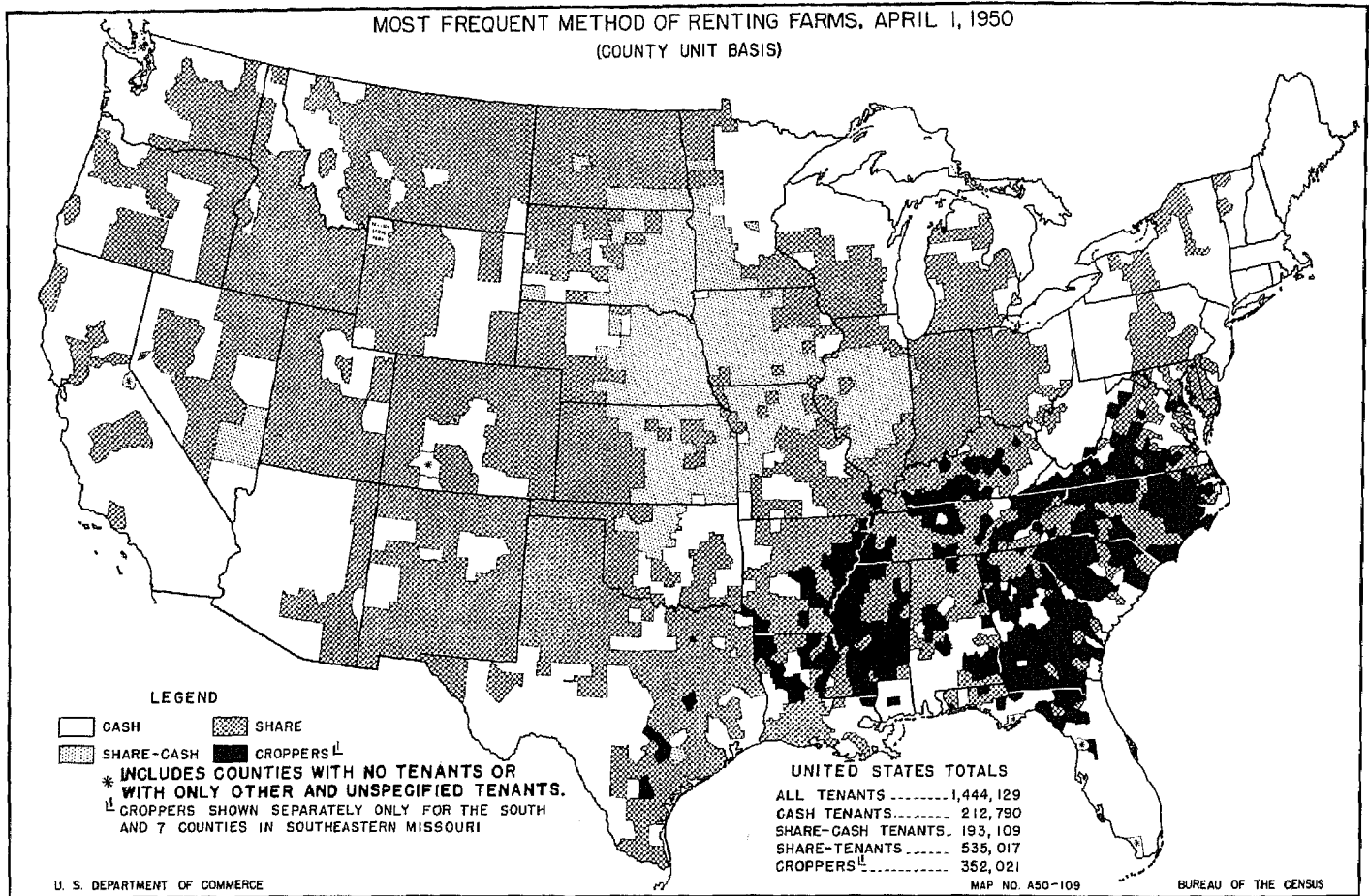


Figure 20

Most frequent method of renting.—Tenant farmers rented land under a variety of conditions, paying several kinds of rent. Most of the tenants, however, paid either cash rent or a share of the crops, livestock, or livestock products, or a combination of these types of rental payments. Other types of rental payment were so uncommon that it appeared advisable not to classify them separately.

The most frequent method of renting involved paying a share of the products. Cash renting predominated in only a minority of the counties scattered throughout all major regions. Only about one tenant in seven paid only cash as rent.

The number of counties in which each kind of rental payment is the most frequent is shown in the following table:

Table 5.—NUMBER OF COUNTIES IN WHICH EACH KIND OF RENTAL PAYMENT IS MOST FREQUENT, 1950

Geographic region	Cash	Share-cash	Share ¹	Croppers
United States.....	883	381	1,380	421
Northeast.....	175	—	—	42
North Central.....	190	369	496	3
South.....	353	11	604	418
West.....	165	1	238	—

¹ Excluding croppers but including other crop-share and livestock-share.

Cash renting was the predominant form of leasing in the relatively less productive areas and in areas near industrial and mining centers. The cash lease is the most frequent method of renting in most of the New England counties, where topography is frequently not well suited to crop production; in eastern New York and Pennsylvania; New Jersey; in the mountainous or rough terrain areas of western Pennsylvania, West Virginia, and eastern Ohio; in the Gulf Coast areas from Florida to Louisiana; in the timbered or cut-over areas of northern Wisconsin and Minnesota; in the semiarid areas of Arizona and Nevada; and in much of California. Other areas in which cash rentals were dominant are the counties in northeastern Oklahoma, the rough

areas of southern Missouri, central Colorado, eastern Wyoming, and southwestern Texas.

The share-cash arrangement was predominant in areas of high fertility. The counties in which the share-cash plan was the most frequent method of renting were in the fertile Corn Belt—central Illinois, Iowa, northwestern Missouri, and the eastern parts of South Dakota, Nebraska, and Kansas. The share-cash plan was not the modal type in any counties of the northeastern States; in the South, it predominated in a few counties in northern Oklahoma and in one county in Texas. In the West, only one county in Nevada fell into this category.

The share arrangement was the most frequent method of renting farms in areas in which staple crops such as grains, cotton, and tobacco are grown. Share renting was the most prevalent form in some counties in the northeastern States; the eastern Corn Belt States of Michigan, Indiana, and Ohio; throughout much of the central South; the western part of the Great Plains States; and throughout the West.

The cropper system prevails in areas where the soil, climate, market conditions, and labor supply are favorable to the production of cash crops with relatively large labor requirements. The cropper system is the predominant form of rental in many counties in the southeastern States, particularly in the tobacco-producing areas of North Carolina, Kentucky, Tennessee, South Carolina, and Georgia, and in the cotton-producing areas of the Coastal Plains and of the Mississippi Delta and adjacent areas.

The type of lease in use by landlords and tenants in a locality is influenced by such factors as type of farming, resources at the disposal of each party, variability of weather, variability of prices of farm products, expectations with respect to price-cost relationships, and the customs of the community.

Cash tenants are located in a fairly wide area extending from east central Texas northward through Oklahoma, eastern Kansas, western Missouri, most of Iowa, and into southern Minnesota. Another concentration of cash tenants exists in the Coastal Plains areas of South Carolina and Georgia, in Alabama, and in the Mississippi Delta. Few cash tenants were found in the high-risk areas of North and South Dakota, western Nebraska and Kansas, eastern Colorado, Wyoming, Montana, and the Intermountain States.

NUMBER OF FARMS, BY KIND OF RENT PAID, FOR THE UNITED STATES: 1950

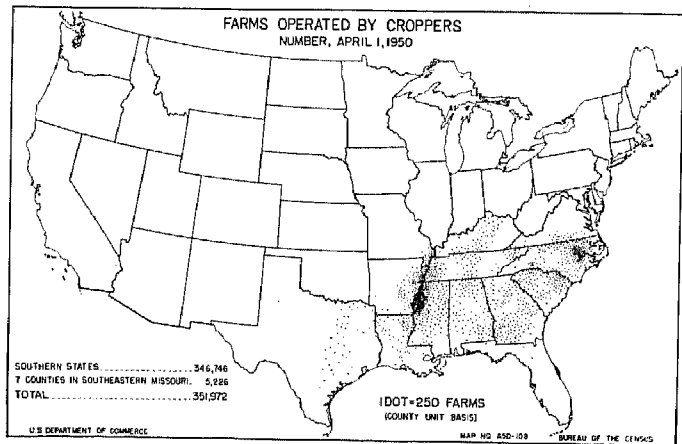
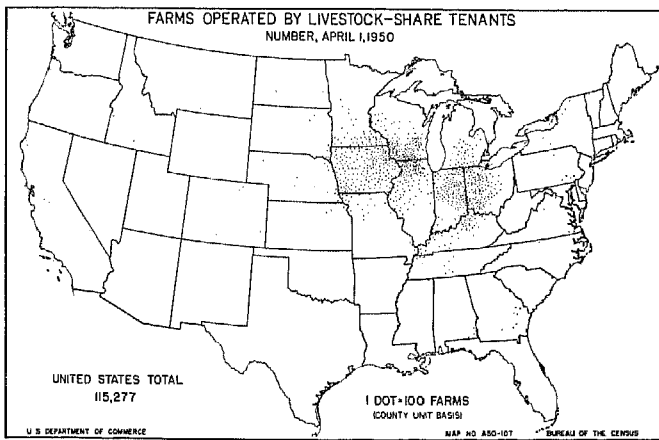
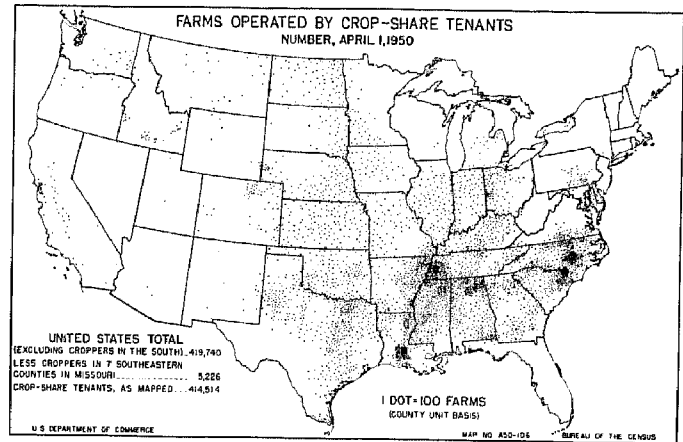
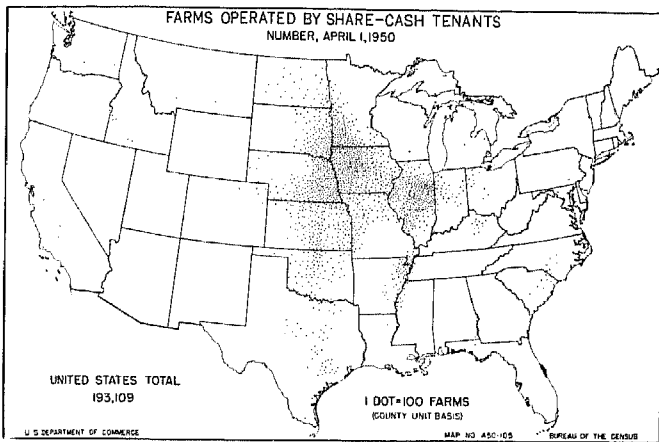
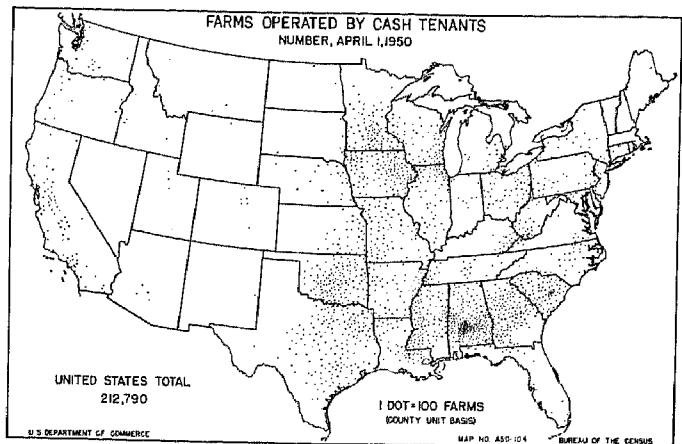
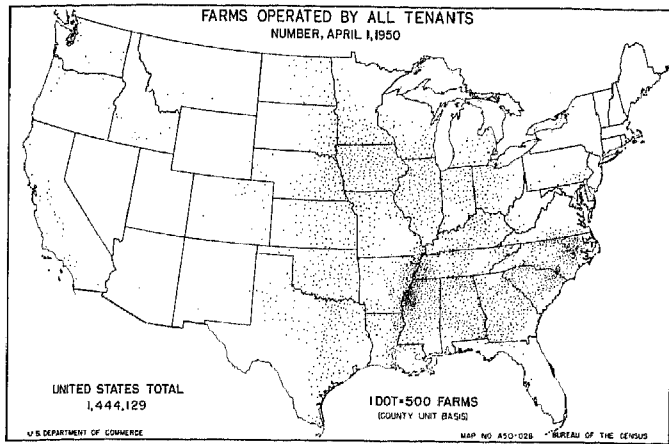


Figure 21

Share-cash tenants were chiefly in areas in which farming risks are somewhat higher than in many areas in which cash rent is the usual method of renting. The tenants are protected by the share aspect of the rental agreement, their fixed commitments being limited to the amount of the cash rent. From the landlord's point of view, the share-renting plan frequently yields a higher rent than the cash plan, as cash rents tend to lag behind increasing farm prices. With the exception of the Coastal Plains area, share-cash tenants were generally in many of the same areas in which large numbers of cash tenants were found. As the share-cash lease usually offers a higher return to the landlord than the cash lease, heavy concentrations are found in the naturally fertile areas of central Illinois and western Iowa. As the share feature affords some risk protection to the tenant, this lease type is also found in the high-risk areas of central Oklahoma, central Kansas, eastern Nebraska, and eastern South Dakota and North Dakota.

The crop-share system, which affords the tenant still more protection than the share-cash plan, is prevalent throughout much of the Great Plains area. This type of lease predominates in parts of Texas, in Oklahoma, Kansas, Nebraska, North

Dakota, the eastern Corn Belt, and is also found in New Mexico, eastern Colorado, Montana, Idaho, and Washington. Crop-share leasing is frequently found in the South, particularly on the more fertile farm land, such as the cotton- and tobacco-producing area of North Carolina and the fertile cotton-producing area of the Mississippi Delta.

Livestock-share leasing has developed in areas in which land is generally productive and particularly of livestock for the production of feed grains and the production of livestock and livestock products. This type of lease is found in large numbers in Iowa, northern Illinois, southern Wisconsin, in the southern parts of Minnesota and Michigan, and in the more productive areas of Indiana and Ohio.

The cropper system exists where a great deal of labor is available, land is highly productive relative to labor productivity, and resources provided by tenants are meager. Cropper-operated units are concentrated in the cotton-producing areas of the Mississippi Delta and the Coastal Plains. They are also prevalent in the tobacco-producing areas of North Carolina, Kentucky, and Tennessee.