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SPECIAL REPORTS

FARM TENURE

A GRAPHIC SUMMARY

Cooperative Report

VOLUME V PART 5

UNITED STATES GOVERNMENT PRINTING OFFICE 1952

**FARM TENURE • EXTENT •
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PREFACE

Part 5, "Farm Tenure—A Graphic Summary," of Volume V of the Reports of the 1950 Census of Agriculture, is one of the graphic summaries based largely on the reports of the 1950 Census. This report presents graphically some of the significant facts regarding the extent and general nature of the various forms of tenure under which farms were held and operated. It provides a graphic summary of changes in farm tenure during the last half century.

This report has been prepared cooperatively by the Bureau of the Census, United States Department of Commerce, and the Bureau of Agricultural Economics, United States Department of Agriculture.

Plans for this cooperative report were made by Ray Hurley, Chief of the Agriculture Division, of the Bureau of the Census, and Buis T. Inman, Assistant Head of the Division of Land Economics, Bureau of Agricultural Economics. The report was prepared by Walter E. Chryst, Bureau of Agricultural Economics, and Lois Hutchison, of the Bureau of the Census, with the assistance of Thomas A. Reynolds and Phyllis Smith, of the Bureau of Agricultural Economics, and Charles F. Frazier, Ralph G. Altman, and James M. Lindsey, of the Bureau of the Census. Most of the maps and charts were prepared under the supervision of Clarence E. Batschelet, Chief of Geography Division of the Bureau of the Census. Robert F. Turnure, of the Bureau of Agricultural Economics, also assisted in the preparation of maps and charts.

DECEMBER 1952.

III

UNITED STATES CENSUS OF AGRICULTURE: 1950

REPORTS

Volume I.—Counties and State Economic Areas.—Statistics for counties include number of farms, acreage, value, and farm operators; farms by size, by color and tenure of operator; facilities and equipment, farm labor, and farm expenditures; livestock and livestock products; specified crops harvested; farms and farm characteristics for commercial farms; farms classified by value of farm products sold, by type of farm, and by economic class; and value of products sold by source.

Data for State economic areas include farms and farm characteristics by size of farm, by tenure of operator, by type of farm, and by economic class.

Volume I will be published in 34 parts as follows:

Part	State or States	Part	State or States
1	New England States: Maine. New Hampshire. Vermont. Massachusetts. Rhode Island. Connecticut.	15	South Atlantic—Continued Virginia and West Virginia.
2	Middle Atlantic States: New York. New Jersey. Pennsylvania.	16	North Carolina and South Carolina.
3	East North Central: Ohio.	17	Georgia.
4	Indiana.	18	Florida.
5	Illinois.	19	East South Central: Kentucky.
6	Michigan.	20	Tennessee.
7	Wisconsin.	21	Alabama.
8	West North Central: Minnesota.	22	Mississippi.
9	Iowa.	23	West South Central: Arkansas.
10	Missouri.	24	Louisiana.
11	North Dakota and South Dakota.	25	Oklahoma.
12	Nebraska.	26	Texas.
13	Kansas.	27	Mountain: Montana.
14	South Atlantic: Delaware, Maryland, District of Columbia.	28	Idaho.
		29	Wyoming and Colorado.
		30	New Mexico and Arizona.
		31	Utah and Nevada.
		32	Pacific: Washington and Oregon.
		33	California.
		34	Territories and possessions.

Volume II.—General Report.—Statistics by Subjects, United States Census of Agriculture, 1950.—Summary data and analyses of the data for States, for Geographic Divisions, and for the United States by subjects as illustrated by the chapter titles listed below:

Chapter	Title	Chapter	Title
I	Farms and Land in Farms.	VII	Field Crops and Vegetables.
II	Age, Residence, Years on Farm, Work off Farm.	VIII	Fruits and Nuts, Horticultural Specialties, Forest Products.
III	Farm Facilities, Roads, Trading Center, Farm Equipment.	IX	Value of Farm Products.
IV	Farm Labor and Farm Expenditures.	X	Size of Farm.
V	Farm Taxes and Cash Rent.	XI	Color, Race, and Tenure of Farm Operator.
VI	Livestock and Livestock Products.	XII	Economic Class of Farm.
		XIII	Type of Farm.

Volume III.—Irrigation of Agricultural Lands.—State reports with data for counties and drainage basins and a summary for the United States, including number of enterprises, irrigation works and equipment, source of water, new capital investment since 1940, cost of irrigation water, number of farms and acreage irrigated, and quantity of water used for irrigation purposes.

The State reports will be issued as separate parts of Volume III as follows:

Part	State	Part	State
1	Arizona.	10	Nebraska.
2	Arkansas and Oklahoma.	11	Nevada.
3	California.	12	New Mexico.
4	Colorado.	13	North Dakota and South Dakota.
5	Florida.	14	Oregon.
6	Idaho.	15	Texas.
7	Kansas.	16	Utah.
8	Louisiana.	17	Washington.
9	Montana.	18	Wyoming.

Volume IV.—Drainage of Agricultural Lands.—State reports with statistics for counties and a summary for the United States. One part only. Data on land in drainage enterprises, number and types of enterprises, cost of drainage, indebtedness, assessments, and drainage works.

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INTRODUCTION

Land tenure deals with the relationship between two or more individuals with respect to their rights in the use of land. For this reason, every member of society is concerned with the tenure situation, and with tenure problems. In the present institutional setting, an individual's right to use land must be acquired from someone. This right may be acquired by the purchase of, or through the gift of, another's right for all time; or the right may be acquired by the purchase of, or through the gift of, all or part of another's right for a limited period of time; or the right may be conferred by society as a whole. Tenure problems arise, therefore, from competition of individuals for rights in land which is limited in supply for one or more attributes, for example, location, fertility, or topography.

Farm tenure problems likewise are important to society as a whole, to urban people as well as rural people, for all food and fiber are produced under some tenure arrangement. The tenure arrangement may affect the way in which the land is used, and the quantities of labor and capital used in conjunction with the land to form a production unit, that is, a farm. Some farms are more efficient than others, and the degree of efficiency in production, in many cases, is a function of the way in which the operator has access to the rights in the land which he farms. Thus, the tenure problems faced by the United States farmers affect their productive capacity and, in so doing, affect the well-being of other members of society.

Farm tenure arrangements, however, affect more directly the lives and economic well-being of the farm population than of the urban population. The various tenure arrangements under which farm land is operated affect the annual income and social status of every farm family. Some methods of holding and using land facilitate capital accumulation, enterprise expansion, ascension of the so-called agricultural ladder, and community stability. For this reason, the present land tenure situation, with its attendant or emerging problems, is important to all of the more than 5 million farm operators, to landlords who may reside on the farm but are not farm operators, and to farm laborer families who may hope in time to accumulate some rights to agricultural land.

Significant changes have occurred in the farm tenure situation since the end of World War II. In this postwar period many farm prices have reached record levels, alternative full-time or part-time nonfarm employment opportunities have remained plentiful, and the number of people engaged in agricultural production has been reduced substantially. The acreage of land in farms has increased only slightly and, with fewer people competing for farms, a reduction in the number and proportion of tenants (including croppers) and an increase in the number and proportion of farmers who own all or part of the land they operate have taken place.

Definitions and explanations.—The terminology used in this report is identical with that used in the reports for the various censuses of agriculture. In the several censuses it has been necessary to make minor adjustments in the definition of a farm and in the procedures for enumeration, but it is believed that these adjustments are not of sufficient magnitude to affect tenure trends appreciably. In the Census of 1950, a relatively slight change in the definition of a farm caused a decrease of 150,000 to 170,000 in the number of farms. Most of the places that were excluded by the 1950 definition, and that would have been counted as farms in earlier censuses, are owner-operated.

In the 1950 Census, farm operators were classified according to the tenure under which they held their land on the basis of total land owned, total land rented from others, and land managed for others.

Owners are farm operators who own some or all of the land they farm.

Full owners own all of the land they operate but do not rent land from others.

Part owners own land and rent land from others.

Managers operate land for others, and are paid a wage or salary for their services.

Tenants rent from others (or work on shares for others) all of the land they operate. In 1950, tenants were further classified on the basis of their rental arrangement as follows:

Cash tenants pay cash as rent for all of the land that they operate, such as \$10 per acre or \$1,000 for the use of the entire farm.

Share-cash tenants pay a part of the rent in cash and a part as a share of the crops or of the livestock or livestock products.

Share tenants pay a share of either the crops or of the livestock or livestock products, or a share of both. In 1950, share tenants were classified as:

Crop-share tenants if they paid a share of crops and no share of the livestock or livestock products, or as

Livestock-share tenants if they paid a share of the livestock or livestock products. They may also have paid a share of the crops.

Croppers are crop-share tenants to whom all work power is furnished. The landlords furnish either work animals or tractor power in lieu of work animals.

Other tenants include those who pay a fixed quantity of any product; those who pay taxes, keep up the land and buildings, or keep the landlord in exchange for the use of the land; those who have use of the land rent free; and all others whose rental arrangements require payment other than cash or a share of the products.

Unspecified tenants include those tenants whose rental agreement was not reported or could not be determined from the information given.

The four geographic regions used in this report are (1) The Northeast, including the 9 States in the New England and Middle Atlantic divisions; (2) The North Central, including the 12 States in the East North Central and West North Central divisions; (3) The South, including the 16 States in the South Atlantic, East South Central, and West South Central divisions; and (4) The West, including the 11 States in the Mountain and Pacific divisions.

Some of the data used herein, particularly those for commercial farms only, are based on reports for only a sample of the farms enumerated in the 1950 Census of Agriculture. In the discussions in this report, data that are based on reports for only a sample of farms are shown in *italics*. A description of the sampling technique is given in the Introduction to Volume II, "General Report," of the 1950 Census of Agriculture. Tables giving the reliability of estimates are also presented in the Introduction to Volume II.

Commercial farms are, in general, those with a value of sales of farm products amounting to \$1,200 or more. Farms with a value of sales from \$250 to \$1,199 were also classified as commercial if the farm operator worked off the farm less than 100 days and if the income which the operator and other members of his family received from nonfarm sources was less than the total value of farm products sold.

GEOGRAPHIC REGIONS

