



**AgEcon** SEARCH

RESEARCH IN AGRICULTURAL & APPLIED ECONOMICS

*The World's Largest Open Access Agricultural & Applied Economics Digital Library*

**This document is discoverable and free to researchers across the globe due to the work of AgEcon Search.**

**Help ensure our sustainability.**

Give to AgEcon Search

AgEcon Search

<http://ageconsearch.umn.edu>

[aesearch@umn.edu](mailto:aesearch@umn.edu)

*Papers downloaded from **AgEcon Search** may be used for non-commercial purposes and personal study only. No other use, including posting to another Internet site, is permitted without permission from the copyright owner (not AgEcon Search), or as allowed under the provisions of Fair Use, U.S. Copyright Act, Title 17 U.S.C.*

*No endorsement of AgEcon Search or its fundraising activities by the author(s) of the following work or their employer(s) is intended or implied.*

## Historic, archived document

Do not assume content reflects current scientific knowledge, policies, or practices.



# Farm Land Ownership

*in the* UNITED STATES

---

by BUIS T. INMAN

*and*

WILLIAM H. FIPPIN

*Agricultural Economists*



Miscellaneous Publication No. 699

United States Department of Agriculture  
*Bureau of Agricultural Economics*

WASHINGTON, D. C.

DECEMBER 1949



# FARM LAND OWNERSHIP IN THE UNITED STATES

BY BUIS T. INMAN AND WILLIAM H. FIPPIN<sup>1</sup>

*Agricultural economists, Bureau of Agricultural Economics*

## CONTENTS

	Page		Page
Introduction.....	1	Methods of acquisition of farm land.....	33
Land in farms by major types of owners.....	5	Acquisition by sex.....	36
Types of owners.....	5	Acquisition by occupation.....	37
Number of owners.....	7	Acquisition by tenure.....	38
Personal characteristics and extent of holdings of individuals.....	8	Age at which men first became owners.....	40
Ownership by sex.....	8	Gratuities other than land.....	40
Ownership by age.....	9	Total gratuities in land ownership.....	42
Ownership by occupation.....	12	Disposition of farm land.....	42
Ownership by residence.....	15	Landlords' dependence upon rented land.....	43
Ownership by experience.....	17	Landlord-tenant kinship.....	44
Size of holdings.....	19	Planned descent of farm land.....	45
Operating tenure of individual owners.....	20	What the findings mean.....	46
Ownership by tenure.....	21	Major types of owners.....	47
Ownership by tenure and sex.....	23	Acquiring land.....	47
Ownership by tenure and age.....	25	Method of ownership.....	49
Ownership by tenure and occupation.....	26	Absenteeism.....	50
Ownership by tenure and residence.....	27	Concentration of ownership.....	50
Methods of owning farm land.....	27	Appendix.....	51
Pattern of ownership.....	29	Tables.....	51
Method of ownership by tenure and sex.....	30	Methods used in study.....	70
Method of ownership by age.....	31	Questions asked in mail questionnaire.....	72
Method of ownership by occupation and sex.....	32	Selected bibliography.....	76

## INTRODUCTION

Two divergent objectives, frequently in conflict, have been basic in our national land policy ever since colonial days. One objective is that agricultural land should be held in family-sized units by those who till the soil. The other is that individuals should be free to acquire as much or as little land as their resources and abilities may permit. In promoting the first objective, land policy consistently has made easy the acquisition of family farms from the public domain

<sup>1</sup> John F. Timmons, formerly agricultural economist, Bureau of Agricultural Economics, planned this study and directed it through the collection of the field data. Earl Houseman and Norman Strand, agricultural statisticians, devised the method of sampling and adjusting the data.

and has facilitated their transfer from one party to another. At the same time, to meet the second objective, the landholder could dispose of his land with almost complete freedom, even to the extent of the parcellation of family farms into small uneconomic units or combination of farms into large-scale units.

Among the Federal programs to give effect to the owner-operated family-farm ideal were the Preemption and Homestead Acts, the 160-acre limitation of the Reclamation Act, the Farm Credit and Farm Tenant Acts, and the foreclosure moratorium and debt-adjustment declarations. The States have supplemented these programs with homestead tax exemptions and preferential tax programs, special credit for farm purchasers, limitations on corporate ownership of farm land, limitations on the period during which foreclosed land could be held by lending agencies, and emergency foreclosure moratoria.

In spite of these family-farm programs, data available from the various censuses of agriculture and localized ownership studies indicate that the owner-operated family-farm objective has been only partially realized in the United States. There is much tenancy and considerable land concentration, and there are many undersized farm units.

The Census of 1880,<sup>2</sup> the first to enumerate the number of farms by tenure status of their operators, showed that more than one-fourth of our farms were operated by tenants. This situation caused much surprise, in view of the considerable acreage of free land in the public domain that was still available for homesteading. The proportion of farms operated by tenants increased to a high of 42 percent in 1930, but has since declined almost to the 1880 level, according to latest unpublished data.

Full owners operated 56 percent of the farms in 1900<sup>3</sup> (the first time this tenure class was enumerated). Although the number declined to 46 percent in 1930, it increased to 56 percent again in 1945. Part owners operated only 8 percent of the farms in 1900, and this proportion increased to 11 percent in 1945. Owing to the steady increase of part-owner operation, the proportion of farm land operated under lease has remained more constant than the trends in the number of farms operated by tenants, and tends to obscure the significance of the recent decline in farm tenancy. The proportion of land operated under lease was approximately the same in 1945 as it was in 1925—39.4 percent and 39.1 percent, respectively—with the high point of 44.7 percent in 1935.

Since 1920, very large farms have become more numerous, and the number and proportion of very small farms has increased significantly. During the same period, farms of intermediate size declined in number. Accompanying these trends, the average size of farms increased from 148 acres in 1920 to 195 acres in 1945. Farms operated by full owners decreased in acreage, while the average size of part-owner and tenant-operated farms increased sharply.

<sup>2</sup> UNITED STATES CENSUS OFFICE. 10TH CENSUS, 1880. [CENSUS REPORTS] TENTH CENSUS, JUNE 1, 1880. V. 3, Productions of Agriculture. Washington, D. C., 1883.

<sup>3</sup> UNITED STATES CENSUS OFFICE. 12TH CENSUS, 1900. CENSUS REPORTS . . . V. V-VI, AGRICULTURE. Washington, D. C., 1901-02.

These data, however, are only suggestive of the changes in the farm-land ownership situation in the United States, for they deal with operating units and not with ownership units. They do not show, for example, the extent to which large ownership units are divided into many farms, as in the plantation areas, or the extent to which small ownership units are consolidated into large ranches, as in the grazing country. Current information on the size of ownership units, the characteristics of farm-land owners, and the method by which they acquired their land, has not been available. Such data are needed in developing agricultural programs, and in reducing obstacles to the effective carrying out of these programs.

The first information on farm-land ownership for the Nation was published in the 1900 Census of Agriculture, but it provided data only on a few items applying to owners of rented lands. Later, a similar study based upon data from the 1920 Census and mailed questionnaires was made of 184 selected counties.<sup>4</sup> During the last decade or so, occasional local studies of farm ownership have been made in scattered areas.<sup>5</sup> The information supplied by these studies is either out of date or is very fragmentary. More comprehensive up-to-date data are necessary to meet current demands and to point toward emerging land-ownership problems.

The study reported in this publication was designed to fulfill in part that need. It is concerned chiefly with the ownership of farm land in the United States by individuals, although it also provides some estimates on the farm land that is held by corporations, public agencies, and other types of owners. Detailed information on the following major questions was assembled for individuals:

1. What are the characteristics of individuals who own farm land, in terms of sex, age, occupation, residence, and experience, and how much land do they own in terms of acres and value?

2. Under what kinds of operating tenure is the land held—part-owner operator, owner operator, owner-operator-landlord, and landlord?

3. To what extent is land held under various methods of ownership—full ownership, purchase contract, undivided interest, and life estate?

4. How did the various kinds of owners acquire ownership of their present holdings?

5. What plans do present owners have for transfer of ownership, particularly to the next generation?

To determine the proportion of total farm land held by different kinds of owners, and to build up a mailing list of individuals to whom questionnaires could be sent, a random sample of approximately 1 in 39 owners of farm land was selected by special agent employees of the Bureau of the Census from the summary schedules prepared for the 1945 Census of Agriculture.<sup>6</sup> In accordance with an arrangement with the Bureau of Agricultural Economics, lists of farm-land own-

<sup>4</sup> TURNER, H. A., OWNERSHIP OF TENANT FARMS IN THE UNITED STATES. U. S. Dept. Agr. Bul. 1432, 48 pp., illus., 1926.

<sup>5</sup> See Appendix page 76 for bibliography.

<sup>6</sup> See p. 70 for a more detailed discussion of the methods used in the study.



ers were prepared by special agent employees of the Bureau of the Census. These owners were then classified as to whether public, Indian, corporate, or individual. Public and corporate holdings represented a significant part of the total farm land in the Mountain States. Therefore, a special tabulation for this area was made of all owners who were enumerated in the 1945 Census of Agriculture. From these two sets of data, the proportion of the 1.142 million acres of land reported in farms in 1945 was determined for each major kind of owner.

Information for the study of individual owners was obtained from responses to questionnaires mailed to the 150,081 individuals in the random sample of all owners. Of this number, 47,197 questionnaires were returned by respondents. These were edited carefully, and the data were transcribed to IBM punch cards for mechanical tabulation. After adjustments for bias and sampling rates were made, 38,008 cards remained.<sup>7</sup> These cards provided the basis for machine tabulations on which the tables in this report are based. The basic unit of observation in the study was the total acreage owned by an individual (respondent) and is called an ownership unit or holding. The value of an ownership unit covers both land and improvements. The questionnaire data were tested to learn: (1) the uniformity and accuracy of interpretation of questions by respondents, (2) the nature and degree of variation between respondent and nonrespondent owners, and (3) the effect of adjusting for bias in the original sample. Only data from questions meeting these tests for reliability were summarized.

The report is divided into six major sections, according to a topical classification. The first section shows the proportion of the total farm-land area that was held by major kinds of owners. The second deals with the question as to who were the individual owners of farm land, classified by selected characteristics, and shows the proportion of the land held by owners with various characteristics. The third describes the ownership of farm land in relation to the operating tenure of the owner. The fourth indicates the methods of owning farm land. The fifth indicates the processes by which various types of farm-land owners acquired their holdings. The sixth section is concerned with the plans of owners for the disposition of their land. An appendix presents, in some detail, pertinent statistical data not found in the body of the publication, and describes the methods used in the study.

Within each section the data are presented for the United States as a whole, and for four major geographic regions. These regions comprise the nine divisions commonly used in the censuses of agriculture. They are: (1) The Northeast, including the New England and Middle Atlantic States; (2) the North Central, including the East North Central and West North Central States; (3) the South, including the South Atlantic, the East South Central and West South Central States; and (4) the West, including the Mountain and Pacific States. Some data are provided by States in Appendix tables.

<sup>7</sup> See footnote 6, p. 3.

## LAND IN FARMS, BY MAJOR TYPES OF OWNERS

The family-farm policy that dominated the alienation of the public domain, together with the freedom with which the landowner could acquire and dispose of land, have resulted in a very complex and heterogeneous pattern of farm-land ownership and occupancy. As a consequence, the farm land of the country is held by both public agencies and private parties. If publicly held, the agency may represent Federal, State, or local governmental units. If privately held, the owner may be a corporation, partnership, or an individual. The proportion of the land held by different types of owners varies widely from time to time. For example, the Federal Government originally held vast acreages of what is now privately owned farm land. Then, during and immediately following the depression of the 1930's, lending corporations held much agricultural land in some of the best farming areas of the country, most of which has since been transferred to individual ownership.

## TYPES OF OWNERS

All owners of farm land in the sample were grouped into four major types: public, Indian, corporate, and individual. The public land in farms was held and administered by agencies representing various levels of government. Most of the Indian farm lands were held in trust by the Indian Service, in the Department of the Interior, for the Indian tribes. The corporate farm land was held by different kinds of corporations engaged in such activities as farming or ranching, finance or investment, transportation, manufacturing, mining, lumbering, education, and religion. The owners of a small proportion could not be placed in any of these four groups. Most of these owners held their land in partnerships; a few were indicated as estates on the census schedules.<sup>8</sup> These partnerships appeared to be relatively formal in nature, and in general were more similar to corporations than to individuals.

## PUBLIC

Publicly owned farm lands included 6 percent of the land in farms (fig. 1).<sup>9</sup> These lands were located almost entirely west of the 98th meridian, where rainfall is limited and nonirrigated farm land is used principally for grazing. These publicly owned lands were mostly unappropriated Federal lands, and school and tax-reverted State and county lands. Twelve percent of the farm land in the West was in public ownership, with the greatest concentration in the Mountain States. In the North Central region, 3 percent of the farm land was in public ownership, which was almost entirely Federal-, State-, and county-owned lands in Nebraska, North Dakota, and South Dakota. The 2 percent of publicly owned farm land in the South was almost

<sup>8</sup> Owners indicated as estates on the census schedules, when later classified, on the basis of the mail questionnaires, as to methods of owning farm land, generally proved to be undivided interests and life estates.

<sup>9</sup> Federal lands grazed under permit rather than lease were not included by the Census of Agriculture in the farm acreage.

wholly State-owned land in Texas, and Federal- and State-owned lands in Oklahoma. Practically no publicly owned farm lands were located in the Northeast.

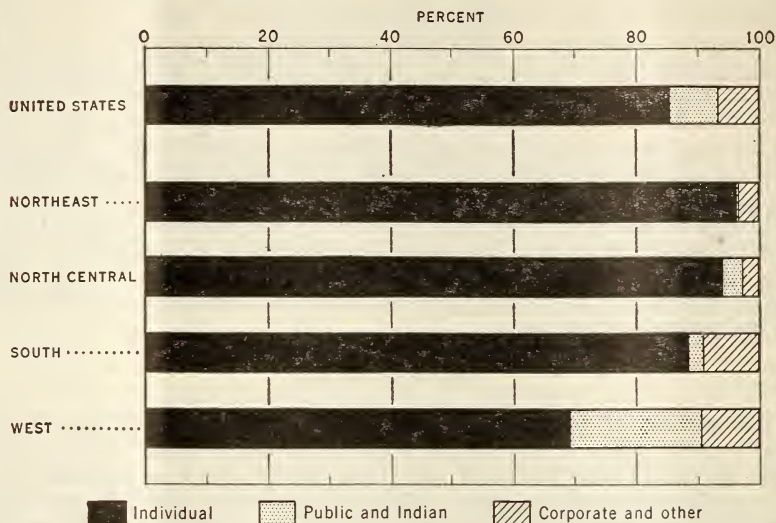


FIGURE 1.—PERCENTAGE OF LAND IN FARMS BY MAIN TYPES OF OWNERS. UNITED STATES AND REGIONS, 1945. (SEE TABLE 35 (P. 51) FOR BASIC DATA.)

BAE 47176

#### INDIAN

Farm lands of Indians were largely in the West, the Dakotas, and Oklahoma. Most of these lands were in tribal ownership held in trust by the Federal Government. Under the census instructions lands allotted to individual Indians were considered in individual ownership whether the allotment was in fee, in trust, or a certain acreage designated as the place of residence or agricultural activity of the operator.<sup>10</sup> Indian-owned farm lands represented 10 percent of the farm land in the West and 3 percent for the entire country. These lands were used primarily for grazing, although dry and irrigated farming was practiced on small acreages. Much of the Indian land was leased to non-Indian operators.<sup>11</sup>

#### CORPORATE

Corporate holdings, which represented 6 percent of the farm land of the Nation, were most prevalent in the West, especially in Nevada, Arizona, and Wyoming, and in parts of the South, particularly Texas and Florida. These large acreages in the West and South were held mainly by farming, ranching, railway, and industrial corporations. Financial institutions also owned some land in the West, and they held a relatively larger proportion of corporate-owned farm lands

<sup>10</sup> UNITED STATES BUREAU OF THE CENSUS. UNITED STATES CENSUS OF AGRICULTURE, 1945. v. 2:130. Washington, 1947.

<sup>11</sup> REUSS, L. A., and McCracken, O. O. FEDERAL RURAL LANDS. 73 pp., illus. Bur. Agr. Econ. 1947.

in the other regions. Some of them acquired their lands in satisfaction for debts during the depression and have not completely liquidated their holdings. The lands held by farming corporations were usually bought for agricultural purposes, and were ordinarily operated by a manager as a unit, while tracts held by railroads, industrial corporations, and financial institutions were commonly leased to individual farm operators. Railroads acquired farm land through original grants from Federal and State Governments and have continued to hold much of their western land as an investment. Industrial corporations acquired their lands principally as sources of timber and minerals.

#### INDIVIDUAL

Individuals held 975,000,000 acres, or 85 percent of all land in farms. Almost the entire farm acreage of the Northeast and the North Central States was in individual ownership, 96 percent and 94 percent, respectively. Eighty-eight percent of the farm land in the South and 69 percent in the West was held by individuals. This study is concerned chiefly with the ownership of the 975,000,000 acres of farm land held by individuals.

#### NUMBER OF OWNERS

The publicly owned land was held mainly in large acreages by a relatively small number of Government agencies. Likewise, the corporate land was held chiefly in large units. Although the land owned by partnerships was held in much smaller units than public or corporate lands, the total number of partnership owners was also small. As a consequence, the total number of owners other than individuals was small, amounting to about 150,000.

The number of individual owners was large. It was estimated that approximately 5,025,000 individuals owned farm land in this country in 1946, which compares with 5,859,000 operators enumerated in the 1945 Census of Agriculture.

In the Northeast, where there was a high proportion of individual ownership and of owner operatorship, the number of individuals owning land was estimated at 500,000 and the number of farms enumerated in the census was 498,000.

Similarly, in the North Central region, where a relatively large proportion of all land was held by individuals and where ownership units frequently coincided with operating units, the number of individuals who owned land was 2,000,000 and the number of farms was 1,986,000.

In the South, where the plantation type of tenure is common and a relatively large percentage of the land was not held by individuals, the number of owners was only 2,000,000, while the number of farms was 2,881,000.

In the West, although a relatively large proportion of farm land was owned by corporations and public agencies, the early limitation on the size of holdings that could be homesteaded tended to result in a larger number of owners of farm land than of farm operators. The number of owners was 525,000 compared with 494,000 operators. Farmers frequently rented land from more than one owner in order to establish an operating unit of efficient size.

## PERSONAL CHARACTERISTICS AND EXTENT OF HOLDINGS OF INDIVIDUALS

The classification of individual owners by personal characteristics indicates who were the owners of our farm land, and the compilation of the total number of acres and total value of land held by each group shows the degree to which farm land was held in family-sized units by those who farmed it. For these purposes, the 5,000,000 individuals, who owned 85 percent of the farm land, were classified in terms of sex, age, occupation, residence, and experience. Data were derived to show the proportion of owners that fell into each of these classifications and the percentage of farm land, in terms of both acres and value, that was held by each type of owner.

The personal characteristics of individuals who own farm land and the extent of their holdings determine to a considerable degree how the land is managed and used. For example, men were likely to own larger holdings than women, and to operate them rather than rent them to others. On the other hand, both men and women owners tended to rent in more land when they were young and to rent out more of their land as they grew older. Furthermore, much land around industrial centers was owned and operated by individuals who were employed in industry and who generally did part-time farming on small units. Also, the vast majority of farmers lived on farms and operated their own land, whereas less than half of the business-professional owners lived on farms and most of them rented out their holdings. Experience prior to farm-land ownership gives some clues as to the processes that have been followed in acquiring ownership and indicates the type of management and operational patterns most likely to be followed.

### OWNERSHIP BY SEX

Between men and women owners there were significant differences as to size of holdings, value per acre, whether the owner was also the operator, and the type of ownership interest that the owner held in land. The sex of the owner was ascertained by the name enumerated in the 1945 Census of Agriculture, as adjusted by the respondent in the mail questionnaire. This procedure classified the owner as a man or woman when the name was that of a male or female, even though ownership may have been what is described by law as some type of common or joint ownership. Although many rights in much of our farm land are divided between two or more parties, particularly man and wife, it was considered relatively accurate to classify the owner as a male when the name of the owner so indicated. The husband or male owner customarily controlled and managed the property when his name appeared as operator or landlord on the census schedule.

The farm land of the United States owned by individuals was held overwhelmingly by men, who numbered approximately 4,472,000 as compared with 553,000 who were women, the proportions being 89 percent and 11 percent, respectively. The proportion of owners who were men did not vary greatly among the four regions, although men owners were more prevalent in the Northeast and West than in the other areas. Nevada, with 98 percent, had the largest proportion of

men owners of any State. Illinois and Nebraska, with 17 percent, had the largest proportion of women owners (table 36, p. 52).

Of the 975,000,000 acres of farm land held by individuals, 91 percent of both acreage and value were owned by men. The proportions of farm land, on both an acreage and value basis, held by men, were largest in the West and smallest in the North Central region, while these proportions in the Northeast were about the same as in the South, both falling between the two extremes. The proportion of the value of farm real estate held by men was the same as the proportion of acreage in the Northeast and the South, although the proportion of the value held by men was 1 percent higher than for acreage in the other two regions.

For the country as a whole, the average number of acres held by men was one-third greater than that held by women, the average acres being 234 and 176 acres, respectively (table 1 and table 37, p. 53). Larger average acreages were owned by men than by women in all regions, but the differences in favor of men were much greater in the South and West than in the North Central and Northeast. The national average value of farm real estate per owner was \$11,213 for men and \$10,068 for women; the average being higher for women than for men in the North Central region only, and here the difference was very small. Although women owned fewer acres than men, the average value per acre of the land held by women was higher than that held by men, \$57 as compared with \$48. In summary, although the ownership units of men were one-third larger than those of women, the average value was only 11 percent greater, while the per acre value was 15 percent less.

TABLE 1.—Average acreage and value per owner, and average value per acre, by sex, United States and regions, 1946

Region	Men			Women		
	Acreage	Value	Value per acre	Acreage	Value	Value per acre
United States.....	<i>Acres</i> 234	<i>Dollars</i> 11, 213	<i>Dollars</i> 48	<i>Acres</i> 176	<i>Dollars</i> 10, 068	<i>Dollars</i> 57
Northeast.....	94	6, 889	73	81	6, 321	78
North Central.....	196	12, 531	64	167	12, 709	76
South.....	255	9, 738	38	188	7, 596	40
West.....	422	16, 713	40	257	14, 840	58

#### OWNERSHIP BY AGE

Age of the owner seemed to be the personal characteristic most closely related to size and value of holdings and the way the land was controlled and used. This was probably due to the consistency with which the acquisition of farm land followed a definite pattern within the life cycle of the individual.

The data indicate that very few individuals under 35 years of age owned farm land. Only 8 percent were under that age, and almost one-half were between 45 and 64 years of age, inclusive. The number 75 years of age or over was about equal to the number under 35 years old. Only one-fourth of the individuals were under 45 years old while the remaining three-fourths were 45 years of age or older (table 2). Regional variations did not seem to have significance, although owners were slightly younger in the South and West than in the other regions. These data show that ownership was attained only after the owner had passed his most physically active time of life. Factors that were responsible for other aspects of this age of acquisition are considered later, along with the methods used by present owners in acquiring farm-land ownership.

TABLE 2.—*Percentage of owners, acreage and value of land, by age, United States and regions, 1946*

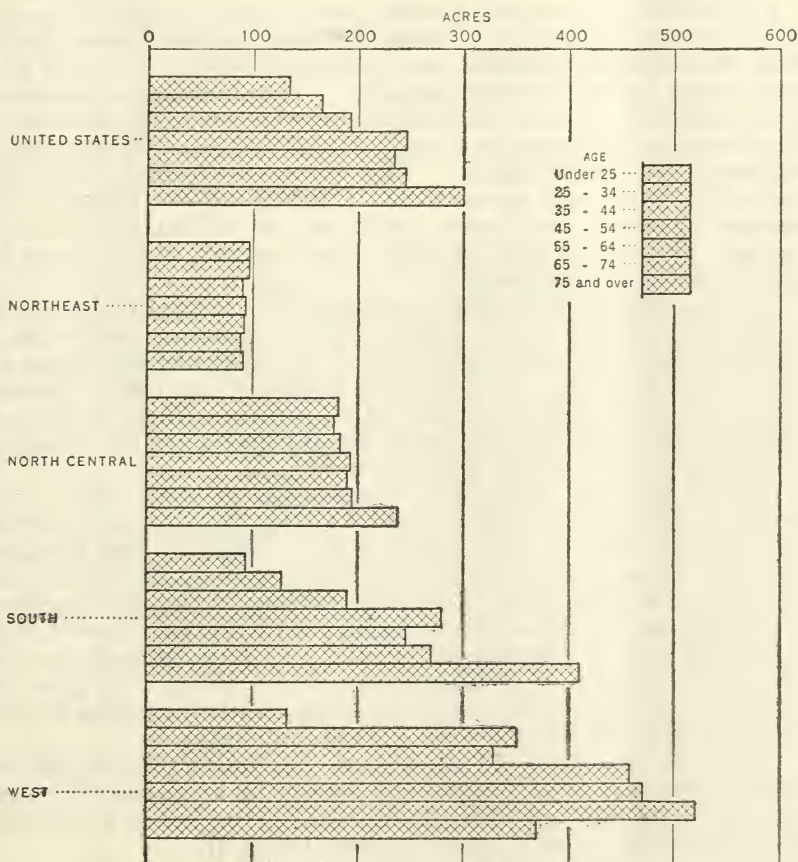
Item and region	Age (years)					
	Under 35	35-44	45-54	55-64	65-74	75 and over
<b>Owners:</b>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States.....	8	18	25	24	18	7
Northeast.....	8	17	25	25	18	7
North Central.....	8	17	24	24	19	8
South.....	9	20	24	24	17	6
West.....	9	19	25	27	15	5
<b>Acreage:</b>						
United States.....	6	16	26	25	18	9
Northeast.....	8	17	26	25	17	7
North Central.....	7	16	24	24	19	10
South.....	4	16	27	24	19	10
West.....	7	15	27	29	17	5
<b>Value:</b>						
United States.....	6	16	27	26	17	8
Northeast.....	7	18	28	24	17	6
North Central.....	6	16	26	25	18	9
South.....	6	16	27	25	18	8
West.....	7	17	27	29	15	5

The proportion of the acreage and the value of land held by the various age groups followed the same general pattern as the number of owners. Comparison of the three groups of data in table 2 indicates that the acreage and value held by the two youngest age groups was slightly less than the number of owners, for the owners under 55 years of age the percentages being 48, 49, and 51, respectively. Significant variations among regions did not appear, except perhaps for the South where the total acreage held by those under 35 years old was smaller than either the percentages of owners or the proportion of value would indicate.

The average size of holdings was related to age as it was related to sex. For the entire country, holdings by individuals increased in size until the owner passed the age of 54 (fig. 2). Except the rela-

tively few who were 75 years or older, owners over 54 years were likely to hold smaller acreages than those between 45 and 54 years old. Holdings of owners 75 years or older averaged the largest of any age group. As men held such a large proportion of the farm land, they tended to follow the same age-size relationship as did all owners. However, the average size of holdings of women continued to increase to 55-64 years of age—10 years longer than for men. The average size of holdings by the age groups varied widely among the four regions. In the South, the sizes by age followed closely the national pattern, but in the West the size increased with age until the men owners reached 65-74 years (table 38, p. 54). Average size of holdings varied little with age in the North Central region; in the Northeast the variation for men was not significant.

These data show that only a small proportion (approximately one-fourth) of the owners were under 45 years of age, and that the holdings of the owners in these younger age groups were significantly smaller than the holdings of the older age groups. These facts—



BAE47177

FIGURE 2.—AVERAGE ACREAGE PER MALE OWNER, BY AGE, UNITED STATES AND REGIONS, 1946. (SEE TABLE 38 (P. 54) FOR BASIC DATA.)



small proportion of owners and fewer acres per person among the younger age groups—and the further fact that owners over 45 years have passed their peak of physical ability to do the kind of labor demanded on the farm, mean that attainment of ownership of the family farm comes late in the life of the farm-land owner.

#### OWNERSHIP BY OCCUPATION

As farm land can be owned by practically anyone, whether farmer or not, the owners were engaged in a wide variety of occupations. To describe farm-land owners in relation to occupation, the principal occupation of owners was learned by these two questions: "What do you regard as your principal occupation?" and "Have you retired from farming by turning over most or all of the farm work and management to someone else?" Regardless of how much land the owner held, whether he lived on it, or whether he operated all or a part of it, his occupational status was determined by the answers he gave to these questions.

The owners who completed these questions satisfactorily were classified into five occupational groups: **Farmer, retired farmer, housewife, business-professional, and clerical-laborer.** The first three groups are largely self-explanatory. The **business-professional** group included those whose occupations were primarily business, as merchants and salesmen; or a profession, as doctors, lawyers, teachers, engineers, and public officials. This group also included those who had retired from such occupations. **Clerical-laborer** included those engaged primarily in clerical work, and in skilled and unskilled trades. This group also included a few owners who did not fall into the other classifications.

Farming was the principal occupation of 65 percent of the owners of farm land in the United States, which compared closely with the census enumeration of 68 percent of the operators who are owners and part owners (table 3). An additional 8 percent were retired farmers; housewives represented 3 percent of all owners. Those in business-professional occupations accounted for 10 percent, and the remaining 14 percent were classed as clerical-laborers.

From a regional viewpoint, three-fourths of the owners in the North Central region were farmers or retired farmers. Such owners represented a slightly smaller proportion in the South and West, and in the Northeast the proportion was much smaller. Retired farmers were more prevalent in the North Central than in the other regions—more than one-half of the retired farmers of the Nation who still owned farm land were in that region. In the Northeast, 24 percent of the owners were classed as clerical-laborer, which was much higher than for any other region, this being the region where part-time farming was prevalent, and many owners worked in industry.

On an acreage basis, 70 percent of the Nation's farm land was held by farmers and an additional 9 percent by retired farmers, leaving approximately one-fifth of the land in the hands of business-professional and clerical-laborer groups (table 3).

TABLE 3.—*Percentage of owners, acreage and value of land, by occupation, United States and regions, 1946*

Item and region	Occupation				
	Farmer	Retired farmer	Housewife	Business-professional	Clerical-laborer
Owners:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States.....	65	8	3	10	14
Northeast.....	58	4	3	11	24
North Central.....	65	11	3	9	12
South.....	66	7	3	11	13
West.....	65	5	3	10	17
Acreage:					
United States.....	70	9	2	14	5
Northeast.....	71	4	3	11	11
North Central.....	70	12	3	10	5
South.....	66	8	2	19	5
West.....	78	6	1	10	5
Value:					
United States.....	66	10	3	14	7
Northeast.....	63	5	3	14	15
North Central.....	66	13	4	11	6
South.....	65	8	2	17	8
West.....	73	7	1	11	8

The occupational status of farm-land owners showed marked variations from region to region. To illustrate, farmers held 78 percent of the agricultural land in the West, but only 66 percent in the South. On the other hand, one-fourth of the land in the South was held by nonfarm people, that is, those whose principal occupation was other than farming. Also, retired farmers held a larger percentage of the farm acreage in the North Central than in any other region. Business-professional people held 19 percent of the land in the South, although they owned only 10 percent of the land in the rest of the Nation. Owners classed as clerical-laborer held more land in the Northeast than in any other region—more than 11 percent of the farm land as compared with 5 percent in the other regions.

As to the value of farm real estate, farmers held about two-thirds in all the regions except in the West, where they held almost three-fourths. Another one-tenth of the value was held by individuals who had retired from farming; the remaining one-fourth was held by persons who were not identified with farming as a principal occupation. Compared with other regions, retired farmers owned the highest percentage of real estate value in the North Central, and the smallest percentage in the Northeast. Business-professional individuals held a larger percentage of the total value of real estate in the South than in the other regions. The clerical-laborer group held almost twice as large a proportion of real estate value in the Northeast as in any other region.

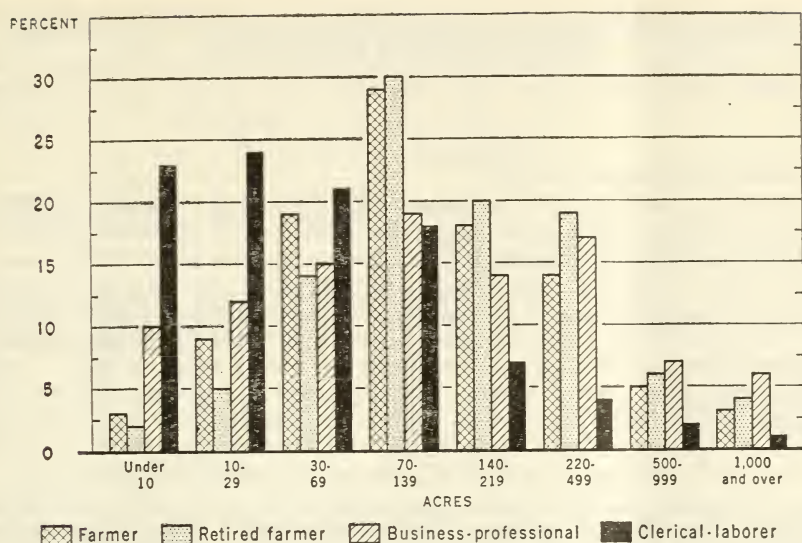
In regard to size of holding, business-professional people and retired farmers held the largest averages for acres and values of the five occupational groups, whereas the clerical-laborer group held the smallest averages for both acres and value (table 4). On a regional basis, farmers held the largest average acreage of any occupational group in the Northeast and the West. In the North Central region, the largest averages of acres and value were held by retired farmers, while the holdings of business-professional groups in the South averaged the largest for both acreage and value. The clerical-laborer group held the smallest average acreage and value of any group in all regions.

TABLE 4.—Average acreage and value per owner, by occupation, United States and regions, 1946

Item and region	Occupation				
	Farmer	Retired farmer	Housewife	Business-professional	Clerical-laborer
<b>Acreage:</b>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
United States.....	244	261	153	314	88
Northeast.....	114	101	74	93	45
North Central.....	207	223	168	206	78
South.....	241	295	151	416	103
West.....	508	473	189	464	119
<b>Value:</b>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>
United States.....	11, 308	15, 142	9, 568	14, 857	5, 945
Northeast.....	7, 349	9, 284	5, 853	8, 650	4, 468
North Central.....	12, 746	16, 982	13, 747	15, 376	6, 385
South.....	9, 140	12, 030	6, 529	14, 842	5, 561
West.....	18, 639	22, 797	10, 342	19, 942	8, 035

The proportion of men owning holdings of various size varied widely among the four occupational groups (fig. 3). Of the men classified as clerical-laborer, 86 percent had holdings of less than 140 acres; in contrast, only 51 percent of the retired farmers had holdings of less than 140 acres. The distribution of farmers and retired farmers by size of holdings was similar. A larger proportion of business-professional men owned holdings of 500 acres or more than did any other occupational groups.

By way of summary, owners of farm land were classified into five major occupational groups. Farmers and retired farmers can be thought of as farm people, that is, those whose principal occupation was related to farming. Housewives, and the business-professional and clerical-laborer groups were generally those not so closely associated with farming. The first two groups held about four-fifths of the farm land of the United States. Thus, approximately one-fifth of the farm land of this country that is owned by individuals is held by groups that are mostly nonfarm.



BAE 47178

FIGURE 3.—PERCENTAGE OF MALE OWNERS BY OCCUPATION AND ACREAGE OWNED, UNITED STATES, 1946. (SEE TABLE 39 (P. 55) FOR BASIC DATA.)

#### OWNERSHIP BY RESIDENCE

Whether the farm-land owner lives on a farm or in town is generally an indicator of the closeness of his relation to the operation and management of his land and to farm life in general. The vast majority, 82 percent, of farm-land owners lived on a farm as shown by the answers to the question: "Do you live on a farm?" Most owners who reported Yes, actually lived on the land they owned, and those who answered No, were generally doing nonfarm work. The proportion of owners who lived on farms varied little from region to region.

Among the several occupational groups, on the other hand, there was considerable variation in the proportion of the owners who lived on farms. Over 94 percent of the farmers lived on a farm, as compared with only 42 percent of those in the business-professional occupation group (table 5). Of the retired farmers, 74 percent were farm residents, with the proportion varying from a high of 84 percent in the South to a low of 66 percent in the North Central region. Slightly more than one-half the owners who were housewives lived on a farm, although there was a wider variation as to residence between regions than for other occupational groups, the range being from approximately three-fourths in the Northeast to one-third in the North Central. About two-thirds of the owners reporting their principal occupation as clerical-laborer lived on a farm, the highest proportion was in the Northeast with 78 percent and lowest in the South with 63 percent.

Individual owners who lived on a farm held two-thirds of the acreage and three-fourths of the value of farm land (table 6). These proportions varied by regions, from a high of 86 percent of the acres

TABLE 5.—*Percentage of owners living on a farm, by occupation, United States and regions, 1946*

Number reporting and region	Occupation				
	Farmer	Retired farmer	Housewife	Business-professional	Clerical-laborer
Owners reporting-----	<i>Number</i> 20, 682	<i>Number</i> 2, 309	<i>Number</i> 1, 017	<i>Number</i> 3, 227	<i>Number</i> 4, 803
	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States-----	94	74	53	42	68
Northeast-----	96	83	74	58	78
North Central-----	94	66	37	34	66
South-----	94	84	61	44	63
West-----	92	72	56	46	71

and 87 percent of the value in the Northeast to a low of 59 percent of acres and 69 percent of the value in the South. The proportion of land held by farm residents in the several regions varied directly with the proportion of the owners who operated their holdings.

TABLE 6.—*Percentage of owners, acreage and value, average acreage and value per owner, and average value per acre by residence, United States and regions, 1946*

Item	United States	North-east	North Central	South	West
Owners:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Farm residence-----	82	87	81	83	83
Nonfarm residence-----	18	13	19	17	17
Acreage:					
Farm residence-----	68	86	74	59	74
Nonfarm residence-----	32	14	26	41	26
Value:					
Farm residence-----	74	87	74	69	77
Nonfarm residence-----	26	13	26	31	23
Average acreage:	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Farm residence-----	187	93	179	176	368
Nonfarm residence-----	387	95	238	541	575
Average value:	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>
Farm residence-----	9, 992	6, 831	11, 799	7, 863	15, 676
Nonfarm residence-----	16, 081	6, 352	16, 138	16, 327	22, 050
Value per acre:					
Farm residence-----	53	73	66	45	43
Nonfarm residence-----	42	67	68	30	38

For the Nation, owners who did not live on a farm had larger acreages and higher values per holding than those who did live on a farm. In the Northeast the average value was slightly higher for those who lived on a farm. In the South, the value of holdings of

nonfarm residents was more than twice the value held by owners who lived on a farm. Although the average acres and value per owner were larger for nonfarm residents, the value per acre was larger for farm residents for the Nation and for each region, except the North Central.

#### OWNERSHIP BY EXPERIENCE

Past experience was another personal characteristic used to describe farm-land owners. In analyzing experience, the owners were grouped into three categories: those with **progressive farm experience**, those with an **unpatterned experience**, and those with **no farm operator experience**. The first group included those who had had experience on the three major rungs of the "agricultural ladder." That is, they had worked either as unpaid family laborers or as hired hands, they had operated rented farms, and they had operated land they owned. The data did not indicate whether the experience had been in this order, but the assumption was made that the experience had been progressive from laborer to tenant to owner operator.

In the group with unpatterned experience each had operated a farm that he owned; but did not have experience on each of the three rungs of the ladder.

The group with no experience as farm operator had farm laborer or nonfarm experience, but had never operated a farm.

This classification was made from the replies to the question: "Since you were 14 years old how many years have you spent: (a) working on your parents' farm without wages? (b) working on farms as a hired hand? (c) working at nonfarm employment? (d) renting from others all the land you farmed? (e) operating your own land?"

For the Nation, less than one-third of the owners had had progressive farm experience, as visualized in the theory of the agricultural ladder. Less than 1 owner in 6 had followed strictly the concept of the agricultural ladder, that is, started as laborer and progressed to tenant and then attained ownership. Almost one-half of the owners with progressive farm experience had had some nonfarm experience as well (table 7). The proportion who had reached ownership by progress up the ladder varied from 37 percent in the North Central States to only 14 percent in the Northeast. Almost two-thirds of the owners had had an unpatterned farm experience. Unpatterned experience was most prevalent in the Northeast and least prevalent in the North Central region. As almost two-thirds of the owners had some nonfarm experience, it is evident that nonfarm employment is a real factor in ownership of farm land. These data indicate that the term agricultural ladder does not describe very accurately the processes by which individuals now achieve farm-land ownership. Only 3 percent of the owners had never been farm operators either as tenants or as owners.

For the country as a whole, the owners with progressive farm experience held the smallest average acreage of the three groups, while the average value was slightly higher than for those with unpatterned experience and considerably lower than for those with no farm oper-

ator experience (table 8). But these relationships did not hold true in all regions.

Of the owners who had either a progressive farm experience or an unpatterned experience, those who had farm experience only, held more acres with a higher value than those who had some nonfarm experience. Exceptions were in the South. These data indicate that owners who changed from farm to nonfarm or from nonfarm to farm

TABLE 7.—Percentage of men with progressive, unpatterned, and no farm operator experience, United States and regions, 1946<sup>1</sup>

Region	Progressive farm experience			Unpatterned experience			No farm operator experience
	Farm	Farm and non-farm	Total	Farm	Farm and non-farm	Total	
	Percent	Percent	Percent	Percent	Percent	Percent	Percent
United States.....	16	15	31	20	46	66	3
Northeast.....	6	8	14	17	67	84	2
North Central.....	20	17	37	19	40	59	4
South.....	17	15	32	21	44	65	3
West.....	10	15	25	18	54	72	3

<sup>1</sup> See table 40, p. 56, for basic computations.

TABLE 8.—Average acreage and value per owner, by types of experience, United States and regions, 1946

Item and region	Progressive farm experience			Unpatterned experience			No farm operator experience
	Farm	Farm and non-farm	All	Farm	Farm and non-farm	All	
	Acres	Acres	Acres	Acres	Acres	Acres	Acres
Acreage:							
United States.....	214	199	202	262	229	239	261
Northeast.....	120	109	114	126	89	96	107
North Central.....	221	201	212	226	162	182	226
South.....	169	158	164	232	286	268	309
West.....	496	409	445	669	392	463	338
Value:							
United States.....	12, 859	10, 940	11, 936	12, 079	10, 824	11, 196	15, 951
Northeast.....	7, 931	6, 983	7, 389	7, 984	6, 790	7, 029	9, 200
North Central.....	15, 964	13, 204	14, 714	13, 665	10, 689	11, 631	17, 285
South.....	8, 413	7, 789	8, 113	10, 133	10, 651	10, 485	14, 837
West.....	21, 544	16, 548	18, 601	18, 198	16, 357	16, 812	15, 931

occupations acquired less and lower value farm land than those who had never changed. Except for the West, an owner who had never operated a farm usually had a larger acreage with higher value than did the owners who had operated farms.

#### SIZE OF HOLDINGS

Control over large units of agricultural land implies a conflict with the ideal of owner-operatorship of family farms. Control may be exercised in several ways, the more important of which are through ownership, lease, or credit. The following analysis provides some information on the extent of control over agricultural land through ownership by individuals.

One-fourth of the individuals owning farm lands held from 70 to 139 acres for the country as a whole, while 19 percent held less than 30 acres, and 7 percent owned 500 acres or more (table 9 and table 43, p. 59). In the Northeast, 30 percent of the owners held less than 30 acres, while only 1 percent owned 500 acres or more, with the modal size group of 70 to 139 acres including 28 percent of all owners in the region. Only 10 percent of the owners in the North Central region held less than 30 acres, and nearly 6 percent owned more than 500 acres, while the modal size group included 31 percent of the owners. The South had a larger proportion of holdings under 30 acres than the North Central region but a smaller proportion than either the Northeast or the West. The proportion of holdings in the South that were 500 acres or more was larger than in either the Northeast or North Central region. In the West, the proportion of owners who held less than 30 or 500 or more acres was larger than in any of the other regions. The smaller acreages apparently reflect the irrigated lands, and the larger acreages the range lands.

TABLE 9.—Percentage of farm owners, by size of holdings, United States and regions, 1946

Item	United States	North-east	North Central	South	West
Owners reporting.....	Number 38, 008	Number 7, 632	Number 13, 092	Number 11, 132	Number 6, 152
Size of holdings (acres):	Percent	Percent	Percent	Percent	Percent
Under 10.....	8	14	4	8	16
10-29.....	11	16	6	13	18
30-69.....	19	21	15	22	14
70-139.....	26	28	31	24	13
140-219.....	16	13	22	13	10
220-499.....	13	7	16	12	12
500-999.....	4	1	4	5	8
1,000-1,499.....	1	( <sup>1</sup> )	1	1	3
1,500-2,499.....	1	( <sup>1</sup> )	1	1	3
2,500 and over.....	1	( <sup>1</sup> )	( <sup>1</sup> )	1	3

<sup>1</sup> Less than 0.5 percent.



In contrast to the percentage of owners by size groups, the bulk of the farm acreage was in the large holdings. For the Nation, more than one-half the farm land held by individuals was in holdings 500 acres or larger, whereas only 5 percent was in holdings of less than 70 acres (table 10). The extent of control over farm land is indicated by the fact that the holdings larger than 500 acres were held by 7 percent of the individuals and they owned 54 percent of the farm land held by individuals (compare tables 9 and 10). Concentration of control was most marked in the South where 3 percent of the individuals owned 46 percent of the land.

TABLE 10.—*Percentage of farm acreage owned, by size of holdings, United States and regions, 1946*

Size of holdings	United States	North-east	North Central	South	West
	Percent ( <sup>1</sup> )	Percent	Percent ( <sup>1</sup> )	Percent ( <sup>1</sup> )	Percent ( <sup>1</sup> )
Under 10 acres-----	1	1	1	1	1
10-29-----	4	3	4	5	2
30-69-----	11	11	4	9	3
70-139-----	11	30	16	10	4
140-219-----	19	23	19	16	10
220-499-----	13	22	26	13	14
500-999-----	6	5	14	5	9
1,000-1,499-----	7	1	5	8	13
1,500-2,499-----	28	1	4	33	44
2,500 and over-----		3	11		

<sup>1</sup> Less than 0.5 percent.

### OPERATING TENURE OF INDIVIDUAL OWNERS

Land tenure in its broadest meaning encompasses those relationships that arise from the respective property rights of all participants in the control and use of land. It is concerned with the division of rights, as: Among those sharing in the different types of ownership interests; between owner and occupier or tenant; between owner or occupier and creditor; and between private parties and the public. These rights can be considered from the viewpoint of use, the unit of observation being all of the land that is operated as one farm, or from the viewpoint of control, with the unit of observation being all of the land owned by an individual regardless of how it is operated.

The tenure classes used in the censuses of agriculture are concerned with rights in an operating unit; that is, a farm, regardless of whether all of the land is owned by the operator, whether part of it is owned and part rented, or whether all of it is rented. Contrariwise, the preceding section of this report was concerned entirely with the land owned by an individual, regardless of whether its use was kept by the owner or shared with another for operation. In this section farm land is considered from both viewpoints. The basic unit of observation is the land owned by an individual, but consideration is given to whether any of this land is rented out and whether the owner rents in any additional land. Since basically the family-farm ideal holds that

the operator should own all the land he farms and farm all the land he owns, the various operating tenures worked out among individuals for the control and use of land will indicate, in part, the degree to which the family-farm ideal has been achieved.

The four operating tenure classes used in this analysis to describe individual farm-land owners in terms of the land they own and/or operate are: **Part-owner operator**, who operates all of the farm land he owns and rents in additional land to farm; **owner operator**, who operates all of the farm land owned and owns all the land operated; **owner-operator-landlord**, who owns all the farm land operated but rents to others part of the land he owns; and **landlord**, who rents out all the farm land he owns. A fifth tenure class (**part-owner-operator-landlord**) was also differentiated, but this class was combined with **owner-operator-landlord**, since the number represented only 0.6 percent of all owners.

## OWNERSHIP BY TENURE

The data show that 56 percent of the farm-land owners operated **all** and 18 percent operated **none** of the land they owned. Of the remaining 26 percent, 11 percent rented in some land and 15 percent rented out part of their holdings. Thus, two-thirds of all farm-land owners operated all of the land they owned, and one-third rented out all or part of their holdings (table 11).

Regional variations were significant as to the prevalence of the various operating tenure groups. For example, part owners repre-

TABLE 11.—Percentage of owners, acreage and value of land, by tenure, United States and regions, 1946

Item and region	Tenure			
	Part-owner operator	Owner operator	Owner-operator-landlord	Landlord
Owners:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States.....	11	56	15	18
Northeast.....	7	75	9	9
North Central.....	15	46	12	27
South.....	7	59	21	13
West.....	15	58	12	15
Acreage:				
United States.....	16	33	29	22
Northeast.....	8	68	14	10
North Central.....	20	32	18	30
South.....	8	33	38	21
West.....	29	28	29	14
Value:				
United States.....	11	41	24	24
Northeast.....	10	68	11	11
North Central.....	14	37	16	33
South.....	6	40	35	19
West.....	15	47	23	15

sented 7 percent of all owners in the Northeast and South, as contrasted with 15 percent in the North Central region and West. Owner operators ranged from 75 percent of all owners in the Northeast to 46 percent in the North Central region. On the other hand, owner-operator-landlords were twice as prevalent in the South as in the Northeast, representing 21 percent and 9 percent, respectively. This regional variation reflects the plantation type of organization, with the "home farm" associated with several related units, characteristic of much of the South. In the North Central region, 27 percent of the owners were classed as landlords, that is, they rented out all of their land, while only 9 percent followed this practice in the Northeast.

The proportion of the land held by the different operating tenure groups also varied widely among the four geographic regions. Part-owner operators held 29 percent of the farm acreage in the West, but only 8 percent in the Northeast and South. Owner operators, on the other hand, held 68 percent of the farm land in the Northeast, but only 28 percent in the West (table 11 and table 42, p. 58). In the South, where sharecropping is prevalent, 38 percent of the land was held by owner-operator-landlords, while this group held only 14 percent of the land in the Northeast. Landlords held 30 percent of the land in the North Central region, and only 10 percent in the Northeast.

The proportion of the value of farm real estate owned by the various operating tenure groups depends upon the number of owners, the acres owned, and the per acre value of the land held. Thus, owner operators represented 56 percent of the owners of the Nation, but they held only 33 percent of the farm acreage and 41 percent of the value (table 11). Although owner operators held the smallest average acreage and the smallest average value of real estate of any tenure group, the average value per acre of the land they held was the highest of any group (table 12). Regional variations accentuated these differences.

TABLE 12.—Average acreage, value per owner and per acre of land, by tenure, United States and regions, 1946

Item	United States	North-east	North Central	South	West
Acreage per owner:	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Part-owner operator.....	322	106	253	262	821
Owner operator.....	135	84	133	139	194
Owner-operator-landlord.....	437	148	300	459	997
Landlord.....	280	105	216	381	382
Value per owner:	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>
Part-owner operator.....	10, 759	9, 090	11, 193	7, 423	16, 997
Owner operator.....	8, 146	6, 147	9, 699	6, 411	13, 360
Owner-operator-landlord.....	17, 757	8, 641	18, 235	16, 413	32, 457
Landlord.....	15, 409	9, 117	16, 298	14, 114	18, 055
Value per acre:					
Part-owner operator.....	33	86	44	28	21
Owner operator.....	60	73	73	46	69
Owner-operator-landlord.....	41	58	61	36	33
Landlord.....	55	87	75	36	47

The average acres held per owner operator were smallest of any operating tenure group. Owner-operator-landlords held the largest acreages for United States and all regions. Except in the Northeast, owner-operator-landlords had the highest value of real estate per owner; owner operators had the lowest value in all regions.

The relatively low value of owner-operator holdings was due to the relatively small acreages held rather than to value per acre. Conversely, the high value of owner-operator-landlord holdings was the result of large acreages.

## OWNERSHIP BY TENURE AND SEX

It has been shown that the vast majority, 89 percent, of the farm-land owners of the United States were men and that owner operators made up almost three-fifths of the land owners. When the owners were considered by both tenure and sex, it was found that 71 percent of the men, as compared with 37 percent of the women, operated all the land they owned (table 13). Conversely, approximately two-thirds of the women but less than one-third of the men rented out all or part of their holdings. Other major variations in land ownership among the various tenure-sex groups was that a much larger proportion of the women than of men rented out all of their land, 48 percent and 14 percent, respectively, and that part-owner operatorship was much more prevalent among men than women, 12 percent and 2 percent, respectively. The practice of operating part and renting out part of their holdings was equally common to both sexes.

TABLE 13.—Percentage of owners by tenure and sex, United States and regions, 1946

Region	Part-owner operator		Owner operator		Owner-operator-landlord		Landlord	
	Men	Women	Men	Women	Men	Women	Men	Women
	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent
United States.....	12	2	59	35	15	15	14	48
Northeast.....	8	3	77	55	9	12	6	30
North Central.....	17	2	50	19	12	9	21	70
South.....	8	2	61	43	20	21	11	34
West.....	16	5	60	41	12	11	12	43

Differences in land ownership by tenure and sex were accentuated when observed on a regional basis. For example, in the Northeast 85 percent of the men operated all of the land they owned, while in the North Central this proportion was only 67 percent. On the other hand, 79 percent of the women in the North Central region, compared with only 42 percent in the Northeast, rented out all or a part of their holdings. Women owners showed a stronger tendency to be landlords in the North Central than in any other region, the proportion being 70 percent compared with 43 percent in the West, the next highest region.

The average size of holdings was about one-third larger among men than among women. It is interesting that this relationship existed for all tenure groups and for all regions in the country, although the extent of the difference varied somewhat (table 14). Among the operating tenure groups, owner-operator-landlords held larger average acreages than either landlords or owner operators.

TABLE 14.—Average acreage by tenure and sex, United States and regions, 1946

Region	Owner operator <sup>1</sup>		Owner-operator-landlord		Landlord	
	Men	Women	Men	Women	Men	Women
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
United States.....	170	116	456	281	317	216
Northeast.....	87	73	155	86	107	98
North Central.....	164	98	306	194	238	187
South.....	159	118	484	269	439	246
West.....	329	209	1,055	360	407	310

<sup>1</sup> Includes part-owner operators.

The modal size of holdings was 70 to 139 acres for both sexes and for all tenure groups, the only exception being women owner operators, for whom the mode was 30 to 69 acres (table 15). The distribution of owners by tenure and sex among the various sizes of holdings substantiates the statement that women owner operators tend to have smaller size holdings than other groups.

Considerable variation among the various tenure-sex groups existed among the four regions as to distribution in the various size groups (table 43, p. 59). These variations reveal certain relationships that were hidden when the national distribution alone was considered. For example, the modal size groups in the West particularly, and in the South in a number of cases, were smaller than for the Nation. The tendency of all tenure-sex groups toward the smaller sized and the larger sized groups in the West, and to a certain extent of some tenure-sex groups in the South, indicates a type of bimodal distribution for these two regions.

In summary, two general tendencies are found. First, women tended to own a larger proportion than men of the small-sized holdings and a smaller proportion of the large-sized holdings. Second, the distribution of all tenure-sex groups is skewed toward the small-sized farms in the Northeast and tends in the same direction in the case of owner operators in the South and West. On the other hand, there is a tendency toward a bimodal distribution among owner-operator-landlords and landlords in the West and South, while the proportion for the other tenure-sex groups approaches a normal distribution.

TABLE 15.—Percentage of owners by acreage owned, tenure, and sex, United States, 1946<sup>1</sup>

Tenure and sex	Acreage owned								
	Under 10	10-29	30-69	70-139	140-219	220-499	500-999	1,000-1,499	1,500 and over
	Percent 8	Percent 11	Percent 19	Percent 26	Percent 16	Percent 13	Percent 4	Percent 1	Percent 2
All owners-----									
Owner operator: <sup>2</sup>									
Men-----	10	14	21	26	14	10	3	1	1
Women-----	19	21	22	20	9	6	2	( <sup>3</sup> )	1
Total-----	10	14	21	26	14	10	3	1	1
Owner-operator-landlord:									
Men-----	1	5	13	24	17	22	10	3	5
Women-----	2	7	16	29	16	17	9	2	2
Total-----	1	5	13	25	17	21	10	3	5
Landlord:									
Men-----	2	6	14	26	21	20	6	2	3
Women-----	3	6	16	27	24	17	5	1	1
Total-----	2	6	14	27	22	19	6	2	2

<sup>1</sup> See table 43, p. 59, for regional data.

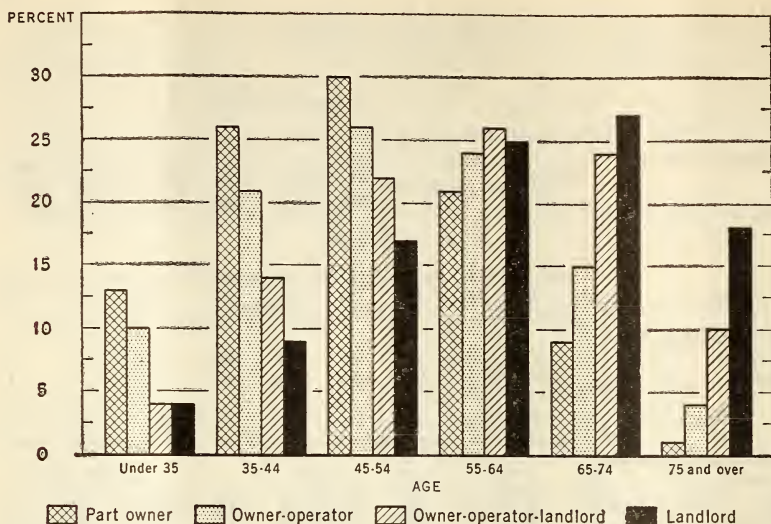
<sup>2</sup> Includes part-owner operators.

<sup>3</sup> Less than 0.5 percent.

OWNERSHIP BY TENURE AND AGE

There was a close relation between the tenure status and age of owners. For the country as a whole, part-owner operators were much the youngest and landlords the oldest of the tenure groups. Owner operators were older than part owners but younger than owner-operator-landlords (fig. 4). Thirty-nine percent of the part-owner operators were under 45 years of age; only 13 percent of landlords were that young. Of the landlords, 45 percent were over 64 years, and 18 percent were 75 years or older. In contrast, 10 percent of the part-owner operators were 65 years or older, and only 1 percent were more than 74 years old.

The distribution of owners by tenure and age followed the same general pattern in each of the four regions as for the Nation. Thus, of the part-owner operators, 13 percent for the country as a whole were under 35 years of age, compared with 12 percent in the Northeast and South, 13 percent in the West, and 14 percent in the North Central region (table 44, p. 60). The proportion of part-owner operators 75 years and over averaged 1 percent for the United States and for every



BAE 47179

FIGURE 4.—PERCENTAGE OF OWNERS BY TENURE AND AGE, UNITED STATES, 1946. (SEE TABLE 44 (P. 60) FOR BASIC DATA.)

region, except the West. For landlords, the proportion under 35 years of age ranged from 2 percent in the North Central region to 5 percent in the South and West. The proportion of the landlords 75 years and over averaged 18 percent for the Nation and ranged from 21 percent in the North Central region to 15 percent in the other three regions.

#### OWNERSHIP BY TENURE AND OCCUPATION

Owners in the occupational groups of farmer and of clerical-laborer were usually operators; owners in other occupational groups were more often landlords. Sixty-four percent of all owners in the occupational groups of farmer and of clerical-laborer were owner operators, while 56 percent of the retired farmers, 58 percent of the housewives, and 43 percent of the owners in business-professional occupations were landlords (table 16). Twice as large a proportion of part-owner operators was drawn from the occupational group of farmers as from all other groups combined.

In the Northeast, a larger proportion of owners in each of the five occupational groups operated all or part of their holdings than in the other regions. The North Central region had the largest proportion of landlords in each occupational group. For the United States as a whole, more than five-sixths of the retired farmers rented out part or all of their land. More than one-half the owner housewives were landlords and an additional 16 percent were owner-operator-landlords. Of owners in business-professional occupations, 38 percent were owner operators and 43 percent were landlords. In every region, more than half of all owners who were classed as clerical-laborer were owner operators but the farms of this group were frequently little more than rural residences.

TABLE 16.—*Percentage of owners, by occupation and tenure, United States and regions, 1946*

Occupation and tenure	United States	North-east	North Central	South	West
	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
<b>Farmer:</b>					
Part-owner operator-----	16	12	23	10	22
Owner operator-----	64	80	58	65	62
Owner-operator-landlord-----	15	6	12	21	12
Landlord-----	5	2	7	4	4
<b>Retired farmer:</b>					
Part-owner operator-----	2	5	1	2	3
Owner operator-----	14	41	6	20	16
Owner-operator-landlord-----	28	20	22	40	22
Landlord-----	56	34	71	38	59
<b>Housewife:</b>					
Part-owner operator-----	1	( <sup>1</sup> )	( <sup>1</sup> )	( <sup>1</sup> )	2
Owner operator-----	25	53	11	31	34
Owner-operator-landlord-----	16	14	7	26	13
Landlord-----	58	33	82	43	51
<b>Business-professional:</b>					
Part-owner operator-----	2	1	2	3	4
Owner operator-----	38	64	24	41	45
Owner-operator-landlord-----	17	16	10	23	15
Landlord-----	43	19	64	33	36
<b>Clerical-laborer:</b>					
Part-owner operator-----	3	2	4	4	4
Owner operator-----	64	80	54	63	72
Owner-operator-landlord-----	14	11	13	17	10
Landlord-----	19	7	29	16	14

<sup>1</sup> Less than 0.5 percent. See also table 45, p. 61.

#### OWNERSHIP BY TENURE AND RESIDENCE

Except for landlords, farm-land owners generally lived on farms in 1946 (table 17). Although 83 percent of all owners lived on farms (table 6, p. 16), only 44 percent of the landlords reported farm residence. In every region, the largest proportion of owners who lived on farms were part-owner operators, the next largest proportion were owner operators, followed by owner-operator-landlords and landlords. The Northeast was the only region in which as many as half the landlords lived on farms.

#### METHODS OF OWNING FARM LAND

A farm-land owner, as the term is commonly used, may hold all or a part of the rights in a tract of land, except those reserved by the public. He may have the right to sell, to bequeath, to subdivide, and to use; meanwhile the public retains the rights to tax, to condemn, and to police. The rights an owner possesses depend upon the terms under which he acquired the land, and the rights he has relinquished, either temporarily or permanently, through such measures as leasing, mortgaging, or an easement.



TABLE 17.—Percentage of owners living on a farm, by tenure, United States and regions, 1946

Region	Tenure			
	Part-owner operator	Owner operator	Owner-operator-landlord	Landlord
	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States.....	94	91	83	44
Northeast.....	97	90	81	53
North Central.....	96	93	87	43
South.....	91	90	82	46
West.....	93	90	78	41

The analysis in this section of the report is concerned with the rights that the owner acquired, and the unit of observation is the land owned by an individual. For purposes of this study, methods of owning land are treated in four categories: **full ownership, purchase contracts, undivided interests, and life estates.**

Under **full ownership**, the basic ownership rights are held by the owner. But after acquiring these rights he may have relinquished some of them to others. Information for ascertaining the extent of full ownership was obtained in response to the question: "How many farms, ranches, or plantations do you (and your wife or husband) own? (Do not include land held under purchase contracts, partnerships, undivided estates, and life interests.) Number of farms —. Number of acres —."

The **purchase contract** is a form of conditional ownership under which the legal title remains with the seller until specified conditions have been met, while possession and use rights pass to the buyer. The purchaser receives title only after he has completed specified requirements, as the payment of a stated percentage of the purchase price. The extent of ownership through purchase contracts was determined from replies to the question: "How many farms, ranches, or plantations are you (and your wife or husband) buying under purchase contract arrangements? Number of farms —. Number of acres —."

**Undivided interests**, as interpreted in this study, exist when two or more persons other than husband and wife have ownership rights in the same property.<sup>12</sup> In such instances, the individual's rights are conditioned by the rights of the group. The question: "How many farms, ranches, or plantations do you own with someone else other than your wife or husband? (Refers to land which you hold in partnership or in which you own undivided interests with other people.) Number of farms —. Number of acres —." provided information on undivided interests. As indicated earlier, partnerships were eliminated from this analysis, owing to their similarity to corporations.

<sup>12</sup> A small proportion of the land (less than 1 percent) in estates was not counted as individually owned.

An owner who has a **life estate** in land holds the use rights to the property during his lifetime. He may not sell or otherwise transfer any part of the property. The following question was asked on life estates: "In how many farms, ranches, or plantations do you (and your wife or husband) own life interests only? (Refers to land which you use and control during your lifetime, but which you cannot sell, trade, or otherwise transfer.) Number of farms ——. Number of acres —."

These four methods of owning land are analyzed as to sex, age, occupation, and tenure of the owner to ascertain the relationship between personal characteristics of the owner and the way in which the land is owned.

#### PATTERN OF OWNERSHIP

In 1946, more than four-fifths of the individuals of the Nation who owned farm land held full ownership in it (table 18). In the Northeast, where owner operatorship was most prevalent, 87 percent of the owners held full ownership in their land; in the West, only three-fourths. Only 5 percent of the owners held their land entirely by purchase contract; 4 percent held theirs in undivided interests, and 2 percent in life estates.

TABLE 18.—*Percentage of owners, by method of ownership, United States and regions, 1946*

Method of ownership	United States	North-east	North Central	South	West
Owners reporting-----	<i>Number</i> 38, 008	<i>Number</i> 7, 632	<i>Number</i> 13, 092	<i>Number</i> 11, 132	<i>Number</i> 6, 152
	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Full ownership-----	82. 0	86. 6	83. 4	81. 1	75. 8
Purchase contract-----	5. 4	5. 3	5. 8	4. 1	9. 5
Undivided interest-----	4. 4	4. 5	4. 5	4. 2	4. 3
Life estate-----	2. 5	1. 9	2. 4	3. 1	1. 1
Full ownership and purchase contract-----	1. 3	. 5	. 9	1. 4	3. 7
Full ownership and undivided interest-----	3. 4	. 9	2. 2	4. 7	4. 2
Full ownership and life estate--	. 5	. 2	. 4	. 7	. 5
Other combinations-----	. 5	. 1	. 4	. 7	. 9

Individuals held full ownership in only 78 percent of their farm land, although 82 percent of the individual owners held all of their land that way (table 19). Thus, owners who held full ownership in all their land owned smaller average acreages than those who owned land in other ways. The proportion of the total acreage in which the owners had full ownership was largest in the Northeast and smallest in the West. Fourteen percent of the farm acreage was held as undivided interests, while only 8 percent of the owners held land wholly or in part in that manner. The proportion of the land in undivided interests was much greater for the South and West than for

the Northeast and North Central regions. For each region, the percentages of the total acres held under purchase contracts and in life estates were very similar to the percentages of the owners holding land by each of these methods. The average acres per owner in undivided interests and in life estates were much larger than the average held under full ownership or purchase contract.

TABLE 19.—*Percentage of acreage, by method of ownership, United States and regions, 1946*

Region	Acreage reported	Method of ownership			
		Full ownership	Purchase contract	Undivided interest	Life estate
	<i>Acres</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States.....	8, 714, 017	78	5	14	3
Northeast.....	706, 372	83	6	9	2
North Central.....	2, 525, 285	82	6	9	3
South.....	2, 948, 880	76	4	16	4
West.....	2, 533, 480	75	9	15	1

#### METHOD OF OWNERSHIP BY TENURE AND SEX

A larger proportion of the men owners held their land under full ownership or purchase contract than did women, 89 and 78 percent, respectively (table 20). Although only 11 percent of the land owners were women, they held 22 percent of all undivided interests and 39 percent of all life estates. This was largely the result of differences in the way men and women acquired their land. A much larger proportion of women got their land through inheritance than was true among the men (table 26, p. 37).

There was little difference among the various tenure groups in the proportion of owners holding land under full ownership. However, more than twice as large a percentage of the part-owner operators and owner operators than of owner-operator-landlords and landlords held their land under purchase contract. Also, a much larger proportion of the men and women owners who were owner-operator-landlords held land in two or more ways than did the other tenure groups. A much larger proportion of the women than of men held land in undivided interests and life estates.

Individuals held full ownership in 70 percent of their farm land, while 17 percent was held in more than one way (table 20). This compares with 82 percent and 6 percent, respectively, of the owners who held land in those ways. Women held a much smaller proportion of their land under full ownership than men in each tenure group. Both men and women part-owner operators and owner operators held a larger proportion of their land under purchase contracts than either owner-operator-landlords or landlords. Women owner operators, owner-operator-landlords, and landlords held a much larger propor-

TABLE 20.—*Percentage of owners and acreage, by method of ownership, tenure, and sex, United States, 1946*

Tenure and sex	Method of ownership									
	Full ownership		Purchase contract		Undivided interest		Life estate		Two or more	
	Own-ers	Acre-age	Own-ers	Acre-age	Own-ers	Acre-age	Own-ers	Acre-age	Own-ers	Acre-age
	Per-cent	Per-cent	Per-cent	Per-cent	Per-cent	Per-cent	Per-cent	Per-cent	Per-cent	Per-cent
All owners.....	82	70	5	4	4	7	3	2	6	17
Men.....	83	70	6	4	3	6	2	2	6	18
Women.....	76	63	2	1	8	13	9	8	5	15
Part-owner opera-tor.....	82	68	7	7	4	9	1	1	6	15
Men.....	82	68	7	7	4	9	1	1	6	15
Women.....	79	61	3	3	5	6	4	1	9	29
Owner operator.....	83	75	7	6	4	7	2	1	4	11
Men.....	84	75	7	6	3	7	2	1	4	11
Women.....	79	64	3	4	6	10	8	12	4	10
Owner-operator-landlord.....	79	63	3	1	4	6	2	1	12	29
Men.....	79	63	3	1	3	5	2	1	13	30
Women.....	73	57	2	1	6	12	10	5	9	25
Landlord.....	82	73	2	1	6	7	5	6	5	13
Men.....	85	76	3	1	5	5	2	5	5	13
Women.....	75	65	2	1	9	13	10	8	4	13

tion of their land in undivided interests and life estates than part-owner operators. This difference was not apparent for men owners. Owner-operator-landlords held a larger proportion of their land in two or more ways and a smaller proportion exclusively in full ownership than any other tenure group.

#### METHOD OF OWNERSHIP BY AGE

A close relation existed between the age of owners and the method of ownership in all regions. The proportion that had full ownership or life estates increased with the age of the owner. Thus, for the Nation, 71 percent of the owners under 25 years old held full ownership and 1 percent held life estates, while 86 percent of the owners more than 65 years of age held full ownership interests and 5 percent held life estates (table 21). Conversely, the proportion of the owners who held purchase contracts or undivided interests decreased consistently as age of owner increased. The purchase contract was used most often by the younger farmers who were acquiring ownership. It was also during the earlier years of an owner's life that land was inherited from parents and held at least temporarily in undivided estates.

TABLE 21.—*Percentage of owners, by method of ownership and age groups, United States and regions, 1946*

Region and age group	Method of ownership				
	Full ownership	Purchase contract	Undivided interest	Life estate	Two or more
United States:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Under 25 years.....	71	14	9	1	5
25-34.....	73	13	6	1	7
35-44.....	77	11	5	1	6
45-54.....	82	6	4	1	7
55-64.....	85	3	4	2	6
65 and over.....	86	1	3	5	5
Northeast:					
Under 25 years.....	72	21	7	(1)	(1)
25-34.....	78	13	5	1	3
35-44.....	81	11	5	1	2
45-54.....	88	5	4	1	2
55-64.....	90	3	3	2	2
65 and over.....	90	2	4	3	1
North Central:					
Under 25 years.....	72	18	8	(1)	2
25-34.....	73	17	5	1	4
35-44.....	78	12	5	1	4
45-54.....	84	7	4	1	4
55-64.....	87	3	4	2	4
65 and over.....	87	1	3	5	4
South:					
Under 25 years.....	71	8	10	2	9
25-34.....	77	8	5	2	8
35-44.....	79	8	4	1	8
45-54.....	81	4	4	2	9
55-64.....	83	3	4	3	7
65 and over.....	84	1	3	6	6
West:					
Under 25 years.....	75	11	11	(1)	3
25-34.....	56	23	7	(1)	14
35-44.....	65	19	5	1	10
45-54.....	75	10	4	1	10
55-64.....	82	5	3	1	9
65 and over.....	86	1	4	2	7

<sup>1</sup> None reporting.

#### METHOD OF OWNERSHIP BY OCCUPATION AND SEX

The proportion of farm land held by the various occupational groups under each method of ownership varied considerably. Retired farmers held full ownership in 84 percent of their land, as compared with only 64 percent for business-professional people (table 22). Business-professional people held a much larger proportion of their land in two or more ways than any other occupational group. Of the occupational groups, active farmers and clerical-laborers held a larger percentage of their land under purchase contract than the other groups.

Considerable variation between regions also occurred in the proportion of farm land held under various methods of ownership. (See table 46, p. 62, for details.)

TABLE 22.—*Percentage of acreage, by method of ownership, occupation and sex, United States, 1946*

Occupation and sex	Method of ownership				
	Full ownership	Purchase contract	Undivided interest	Life estate	Two or more
	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Farmer.....	71	4	6	2	17
Men.....	71	5	5	2	17
Women.....	63	2	11	8	16
Retired farmer.....	84	( <sup>1</sup> )	3	3	10
Men.....	85	( <sup>1</sup> )	2	3	10
Women.....	69	( <sup>1</sup> )	11	9	11
Business-professional.....	64	2	5	1	28
Men.....	65	2	5	( <sup>1</sup> )	28
Women.....	55	1	12	6	26
Housewife.....	69	2	11	8	10
Clerical-laborer.....	72	5	5	1	17
Men.....	72	5	5	1	17
Women.....	65	3	10	7	15

<sup>1</sup> Less than 0.5 percent.

## METHODS OF ACQUISITION OF FARM LAND

Individual owners of farm land usually had used only one of several methods of acquiring their holdings. The methods used were classified as purchase, foreclosure, homesteading, gift, or inheritance, and combinations of these methods. These classes were combined into two groups for the purpose of revealing, as far as the data would permit, the extent to which some kind of family assistance was used in farm-land acquisition. Land acquired through purchase was bought either from relatives or from others. An analysis of the data, plus unpublished information from other studies, led to the conclusion that purchase from relatives did not carry a very perceptible degree of gratuity. Gifts or inheritance took two forms which are differentiated in this study: land itself and money or proceeds from property used in the purchase, improvement, or operation of farms.

In the Nation, 68 percent of the owners acquired their land entirely through purchase (fig. 5 and table 47, p. 64). This included 54 percent who acquired it by buying from owners not related to them, 10 percent who bought all their land from relatives, and 4 percent who bought their land partly from relatives and partly from others. An additional 6 percent got their land through such means as foreclosure and homesteading, and combinations of purchase, homesteading, or foreclosure. The full extent of transfers through foreclosure is not reflected in the less than 1 percent of owners who acquired land through

foreclosure. Ownership of foreclosed lands more often is acquired by financial institutions, at least temporarily, than by individuals. Homesteading was important only in the West, and in the 100th meridian States of the North Central and Southern regions.

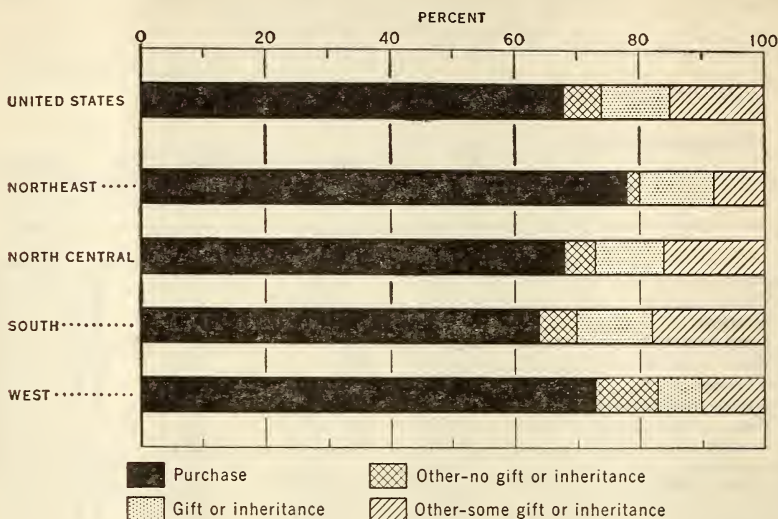


FIGURE 5.—PERCENTAGE OF OWNERS BY METHOD OF ACQUISITION, UNITED STATES AND REGIONS, 1946. (SEE TABLE 47 (P. 64) FOR BASIC DATA.)

Assistance provided individuals through gift or inheritance was influential in getting ownership of farm land. Throughout the Nation, 11 percent of the owners acquired their land entirely through gift or inheritance, and 15 percent acquired a part in that way. In addition to the 26 percent who acquired their land entirely or partly through gift or inheritance, 14 percent of the owners acquired it entirely or partly by purchase from relatives, and 2 percent homesteaded part or all of their land. All of these methods involved some degree of gratuity. The proportion of the owners who acquired their land entirely through purchase was greatest in the Northeast and West, 78 and 73 percent, respectively, and least in the South and North Central region, 64 and 68 percent, respectively. On the other hand, the greatest proportion of the owners in the South, 29 percent, and North Central region, 27 percent, acquired their land entirely or partly through gift or inheritance, and least in the Northeast and West, with 20 and 17 percent, respectively.

Individuals who received no gift or inheritance held 68 percent of the farm land. Fifty-six percent was bought from either relatives or others, 4 percent was acquired either entirely or partly through homesteading, and 8 percent was acquired by a combination of two or more methods not involving gift or inheritance.

Thirty-two percent of both acreage and value of farm land held by individuals was acquired entirely or partly through gift or inheritance, although these methods applied to only 26 percent of the owners

(table 23). Of these holdings, 8 percent of the acreage and 10 percent of the value were acquired entirely through gift or inheritance. Since gift or inheritance alone applied to 11 percent of the owners, their holdings were smaller than the average. Gift or inheritance in the acquisition of land was of greater importance in the North Central and Southern regions than in the Northeast or West.

TABLE 23.—*Percentage of acreage and value of holdings, by method of acquisition, United States and regions, 1946*

Item and region	Method of acquisition				
	No gift or inheritance			Some gift or inheritance	
	Purchase	Home- steading part or all	Other	Gift or inherit- ance	Combi- nations with some gift or inheritance
Acreage:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States.....	56	4	8	8	24
Northeast.....	72	1	2	14	11
North Central.....	58	4	5	10	23
South.....	54	1	9	9	27
West.....	50	12	15	4	19
Value:					
United States.....	62	2	4	10	22
Northeast.....	78	( <sup>1</sup> )	2	12	8
North Central.....	60	1	4	12	23
South.....	59	2	5	9	25
West.....	66	5	6	6	17

<sup>1</sup> Less than 0.5 percent.

Judging from national and regional averages throughout the country, gift or inheritance enabled the individuals to acquire more land than if no such assistance was received. For the Nation, individuals who acquired land through gift or inheritance held an average of 290 acres valued at \$14,797, while those who received no land that way held 225 acres valued at \$10,914 (table 24). Persons who acquired only a part of their land through gift or inheritance generally held more land than those who acquired all of it in this way.

The modal size of holdings was 70 to 139 acres for the two general groups—those who acquired no land through gift or inheritance and those who received some land in that way (table 25). However, a larger proportion of the owners who acquired some land through gift or inheritance had holdings in excess of 139 acres than had those who received no land in that way. Forty percent of the land acquired through purchase only was in holdings of less than 70 acres. For this size group, this was a larger percentage than for any other method of acquisition. Twelve percent of the owners who homesteaded a part or all of their land held 1,000 acres or more. The proportion was



even larger, 13 percent, for those who used a combination of several methods, none of which involved any kind of gift or inheritance. Most of these owners, however, held their lands in the semiarid regions.

TABLE 24.—Average acreage and value of holdings per owner, by method of acquisition, United States and regions, 1946

Region	No gift or inheritance		Some gift or inheritance	
	Acreage	Value	Acreage	Value
	<i>Acres</i>	<i>Dollars</i>	<i>Acres</i>	<i>Dollars</i>
United States.....	225	10, 914	290	14, 797
Northeast.....	87	6, 910	120	7, 117
North Central.....	182	11, 771	231	16, 836
South.....	250	9, 617	329	12, 732
West.....	404	15, 972	584	24, 186

TABLE 25.—Percentage of owners, by methods of acquisition and acreage owned, United States, 1946

Acreage owned	No gift or inheritance					Some gift or inheritance		
	Purchase	Foreclosure	Home-steading part or all	Combinations	Total	Gift or inheritance	Combinations	Total
	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Under 10 acres.....	9	6	6	1	8	6	1	3
10-29.....	12	8	6	5	12	11	4	7
30-69.....	19	17	13	11	18	19	13	16
70-139.....	27	35	17	16	26	29	24	27
140-219.....	16	22	19	14	16	18	19	19
220-499.....	12	10	16	25	13	12	24	18
500-999.....	3	2	11	15	4	3	9	6
1,000-1,499.....	1	( <sup>1</sup> )	5	4	1	1	2	2
1,500 and over.....	1	( <sup>1</sup> )	7	9	2	1	4	2

<sup>1</sup> None reported.

#### ACQUISITION BY SEX

For the country as a whole, and for each region, women acquired their land much more frequently through gift or inheritance than did men (table 26).<sup>13</sup> More than half of all women acquired their land either wholly or partly in this way, with the highest proportion in the

<sup>13</sup> Women acquired a large proportion of their holdings of farm land through inheritance on the death of their husbands. Wives more often survived their husbands, since the life span for white women was 70.3 years, compared with 65.1 for white men, in 1946. Also, women are usually about 2 years younger than their husbands at the time of marriage.

North Central region, and the lowest in the Northeast. With the exception of the West, at least one-third of all women owners in each region acquired all their land through gift or inheritance. For all men, less than one-fourth acquired land either entirely or partially through gift or inheritance. Twenty-six percent of the men in the South but only 14 percent in the West acquired land in this way.

TABLE 26.—*Percentage of owners, by method of acquisition and sex, United States and regions, 1946*

Region and sex	Method of acquisition					
	No gift or inheritance				Some gift or inheritance	
	Purchase	Foreclosure	Home-steading part or all	Combinations	Gift or inheritance	Combinations
United States:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Men.....	71.3	0.5	2.3	2.6	8.4	14.9
Women.....	43.0	.7	2.7	2.0	35.8	15.8
Northeast:						
Men.....	80.3	.5	.6	1.1	9.7	7.8
Women.....	58.3	.2	.2	1.3	33.2	6.8
North Central:						
Men.....	71.5	.6	1.6	2.4	8.1	15.8
Women.....	39.1	1.2	1.7	2.3	40.0	15.7
South:						
Men.....	67.6	.4	2.5	3.1	9.1	17.3
Women.....	42.5	.5	3.5	1.8	33.7	18.0
West:						
Men.....	75.4	.3	6.3	3.6	5.3	9.1
Women.....	49.5	.5	6.5	2.1	29.3	12.1

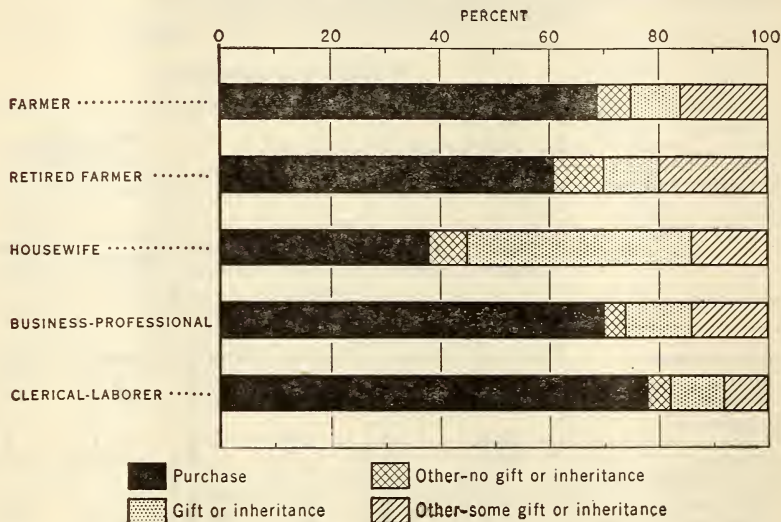
More than three-fourths of all men, compared with less than half of all women, acquired their land without any assistance in the form of gift or inheritance. Of the men, 71 percent acquired their holdings entirely through purchase. In the Northeast, 80 percent of the men acquired their land through purchase, as compared with 68 percent of the men in the South. Thirty-nine percent of the women in the North Central region contrasted with 58 percent in the Northeast bought all of their land.

The largest proportion of owners who acquired land through foreclosure was in the North Central region. Even in that region, only 0.6 percent of the men and 1.2 percent of the women acquired their entire holdings in this way.

#### ACQUISITION BY OCCUPATION

A larger proportion of owners classed as clerical-laborer bought all of their land than was true of owners in other occupations (fig. 6). This was probably due to the large number of people employed in in-

dustry who had bought land in the country in recent years primarily for rural residences but whose holdings were enumerated as farms in the agricultural census. More than 78 percent of that occupational group bought all of their holdings, compared with 38 percent of the housewives, 61 percent of the retired farmers, 69 percent of active farmers, and 70 percent of the owners in business-professional occupations.



BAE 47181

FIGURE 6.—PERCENTAGE OF OWNERS BY METHOD OF ACQUISITION AND OCCUPATION, UNITED STATES, 1946. (SEE TABLE 48 (P. 65) FOR BASIC DATA.)

A smaller proportion of owners classed as clerical-laborer acquired their land entirely or partly through gift or inheritance than of owners in other occupations (table 48, p. 65). A larger proportion of business-professional owners acquired their land entirely through gift or inheritance than any other occupational group except housewives. A large proportion of them also bought their land. Farmers and retired farmers more frequently than other occupational groups had acquired their land through combinations of gift or inheritance and other means. The 5 percent of retired farmers who had acquired their land partially or wholly through homesteading, compared with half that percentage of farmers, was undoubtedly explained by the increased age of the former group.

#### ACQUISITION BY TENURE

A larger proportion of part-owner operators and owner operators acquired their land through purchase than did owner-operator-landlords or landlords (table 27). The latter two tenure groups acquired their land more frequently through gift or inheritance than did the others. For the country as a whole, more than one-third of the owners who were landlords acquired their holdings either wholly or partly through gift or inheritance, while only one-fifth of the owners who

operated all of their land had such assistance. Similarly, almost three-fourths of the owner operators bought all the land they owned, while only 57 percent of landlords bought their holdings. This relationship held true in each region.

TABLE 27.—*Percentage of owners, by method of acquisition and tenure, United States and regions, 1946*

Region and tenure	No gift or inheritance				Some gift or inheritance	
	Purchase	Foreclosure	Homesteading part or all	Combinations	Gift or inheritance	Combinations
	Per cent	Per cent	Per cent	Per cent	Per cent	Per cent
United States:						
Part-owner operator.....	72.5	0.7	2.7	3.0	7.7	13.4
Owner operator.....	74.3	.3	2.1	2.0	9.3	12.0
Owner-operator-landlord.....	57.2	.3	2.6	4.5	10.9	24.5
Landlord.....	57.1	.9	2.7	2.6	20.5	16.2
Northeast:						
Part-owner operator.....	83.1	.7	( <sup>1</sup> )	2.5	7.2	6.5
Owner operator.....	80.8	.4	.6	.9	10.0	7.3
Owner-operator-landlord.....	73.8	.9	1.1	1.4	12.9	9.9
Landlord.....	56.7	.6	( <sup>1</sup> )	1.4	31.2	10.1
North Central:						
Part-owner operator.....	73.3	.7	1.7	2.6	7.6	14.1
Owner operator.....	76.1	.4	1.4	1.7	7.9	12.5
Owner-operator-landlord.....	56.6	.2	1.6	4.4	11.9	25.3
Landlord.....	55.7	1.2	1.8	2.4	20.8	18.1
South:						
Part-owner operator.....	69.7	.9	2.3	2.9	9.6	14.6
Owner operator.....	69.0	.3	2.5	2.5	11.1	14.6
Owner-operator-landlord.....	55.4	.4	2.3	4.5	10.9	26.5
Landlord.....	59.4	.6	3.1	2.6	19.2	15.1
West:						
Part-owner operator.....	70.1	.1	8.0	5.0	4.7	12.1
Owner operator.....	80.6	.3	4.5	2.4	5.8	6.4
Owner-operator-landlord.....	60.2	.2	9.0	7.0	5.8	17.8
Landlord.....	58.6	.5	9.5	3.4	17.3	10.7

<sup>1</sup> None reported.

Acquisition of land entirely through foreclosure was relatively rare for every tenure group. In the West, where homesteading was most important to all tenure groups, a smaller proportion of the owner operators acquired their land in this way than for the other tenure groups.

The relation between method of acquisition and tenure status appears in part to be a result of differences in age of owners in the tenure groups. Tenure status of owners was closely associated with age (fig. 4, p. 26). Part-owner operators and owner operators had had less opportunity than landlords to receive land through gift or inheritance as they were younger, so they had more often bought all

of their holdings. Similarly, landlords had had a greater opportunity to get part or all of their land through homesteading than operators as they were older and had lived through the time when land was much more readily available for homesteading.

#### AGE AT WHICH MEN FIRST BECAME OWNERS

Eighty-seven percent of all men who owned farm land first became owners before they were 45 years old (table 28). Family assistance was influential in first ownership. A significant number of owners who acquired land for the first time between the time they were 25 and 34 years old got it either by inheritance or by purchase from relatives. Many owners who reported business-professional occupations acquired all of their holdings through inheritance during that age period. The proportion of owners who acquired land for the first time was greatest during the period 25 to 34 years. Relatively few men acquired land for the first time after they were 54 years old. There was little variation among regions in the age at which men first acquired land but in the West and South men became owners at a slightly younger age than in the North Central or Northeastern regions.

TABLE 28.—*Percentage of men by age at first acquisition of land, United States and regions, 1946*

Region	Owners reporting	Age (years)						
		Under 20	20-24	25-34	35-44	45-54	55-64	65 and over
	<i>Number</i>	<i>Per cent</i>	<i>Per cent</i>	<i>Per cent</i>	<i>Per cent</i>	<i>Per cent</i>	<i>Per cent</i>	<i>Per cent</i>
United States.....	29, 992	3	17	42	25	10	3	( <sup>1</sup> )
Northeast.....	5, 957	3	14	41	28	11	3	( <sup>1</sup> )
North Central.....	10, 371	2	16	41	26	11	3	1
South.....	8, 751	4	18	42	24	9	3	( <sup>1</sup> )
West.....	4, 913	4	21	41	23	8	3	( <sup>1</sup> )

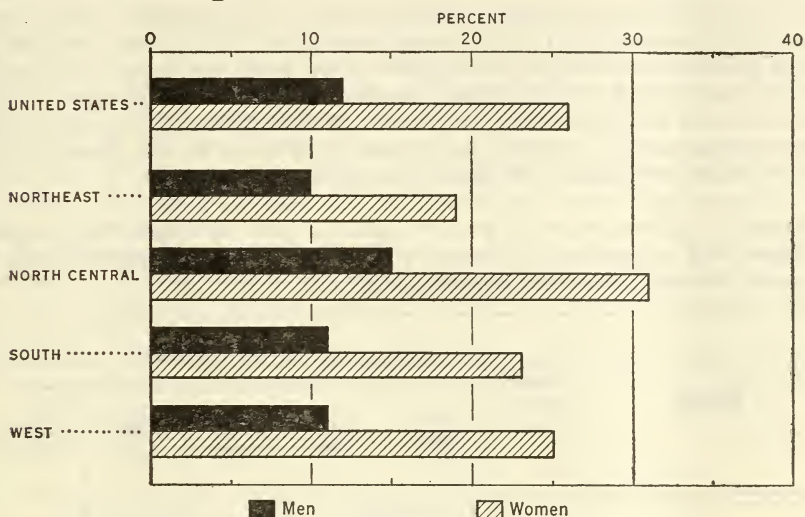
<sup>1</sup> Less than 0.5 percent.

Regardless of the age of owners, in 1946, the modal age group for first becoming owners was 25 to 34 years (table 49, p. 66). For all age groups in every region, regardless of present age, the percentage of men acquiring land for the first time became successively less as their age was greater or less than the mode.

#### GRATUITIES OTHER THAN LAND

Of the individuals who owned farm land 14 percent had used money or proceeds from property acquired through gift or inheritance to purchase, improve, or operate their land. For the United States as a whole, and for each region, women used money or proceeds from

property acquired gratuitously to purchase, improve, or operate their land more than twice as frequently as did men (fig. 7). For the Nation, more than 26 percent of the women, compared with only 12 percent of the men, used such resources in that way. These proportions were smaller in the Northeast and larger in the North Central than in the other regions.



BAE 47182

FIGURE 7.—PERCENTAGE OF OWNERS WHO USED GIFT OR INHERITANCE, OTHER THAN LAND, TO PURCHASE, IMPROVE, OR OPERATE THEIR LAND, BY SEX, UNITED STATES AND REGIONS, 1946. (SEE TABLE 50 (P. 67) FOR BASIC DATA.)

More variation in the proportion of owners who used gratuities other than land was found among occupational groups than among regions (table 29). In all regions, housewives received such gifts or

TABLE 29.—Percentage of owners using a gift or inheritance other than land to purchase, improve, or operate their holdings, by occupation, United States and regions, 1946

Region	Owners reporting	Occupation					
		All owners	Farm-er	Reti- red farm- er	House- wife	Busi- ness- pro- fes- sional	Cleri- cal- la- borer
	Num- ber	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent
United States.....	27, 953	14	13	19	28	15	8
Northeast.....	5, 441	11	12	8	20	13	8
North Central.....	9, 850	16	16	22	36	17	9
South.....	8, 159	13	12	17	22	15	8
West.....	4, 503	12	13	15	30	10	7

inheritances much more frequently than owners in other occupational groups. At the other extreme, owners called clerical-laborer were the least frequent recipients. The 15 percent of the owners in business-professional occupations who used gratuities other than land was only slightly higher than the proportion of farmers who used similar gifts or inheritances.

The use of money realized through gifts or inheritances other than land was noteworthy in achieving ownership. Of all owners using such gratuities to acquire or operate their holdings, more than one-third used from \$1,000 to \$2,999 (table 30). About 14 percent of the owners used less than \$500; 18 percent used \$5,000 or more. Smaller average amounts of money were used by owners in the South, and larger amounts in the West than in the other regions.

TABLE 30.—*Percentage of owners using a gift or inheritance other than land to purchase, improve or operate their holdings, by amount used, United States and regions, 1946*

Region	Owners reporting	Amount (dollars)				
		Less than 500	500-999	1,000-2,999	3,000-4,999	5,000 or more
	<i>Number</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States.....	3,255	14	16	39	13	18
Northeast.....	534	14	19	40	13	14
North Central.....	1,381	9	15	41	15	20
South.....	867	22	17	37	10	14
West.....	473	13	11	37	13	26

#### TOTAL GRATUITIES IN LAND OWNERSHIP

Throughout the country, gift or inheritance played an important part in attaining ownership by individuals (fig. 5, p. 34, and table 29). While many owners received gifts or inheritances of either land or other forms of gratuity, it is estimated that approximately one-third of the owners received both kinds of assistance. The highest proportion of the owners so aided was in the North Central region. The lowest was in the West.

#### DISPOSITION OF FARM LAND

Farmers often have their life savings invested in land. As they approach retirement age, they are faced with the problem of turning over all or part of the farming to others while still retaining an adequate income from their land. They also have the problem of who will become the owner of their holdings. Landlords' dependence upon rented land for income, the extent to which they rent to relatives, and the plans that owners have for transfer of their holdings, indicate the way individuals have attempted to meet these problems.

## LANDLORDS' DEPENDENCE UPON RENTED LAND

The age at which farm owners retire indicates the probable length of time during which they may need to rent out their land. The time of retirement has been deferred appreciably since the First World War. Before the depression of the 1930's, about 40 percent of the owners were 65 years or older at retirement; at least 60 percent have been that age at retirement since (table 51, p. 67). Similarly, the proportion of owners retiring between the ages of 55 to 64 decreased from 40 percent before 1925 to 27 percent by the end of the Second World War. The increase in age at retirement, in the period between the close of the two world wars, was about 6 years. But the data did not permit measurement of the effect of such influences as wars or economic fluctuations upon the age at which owner operators retire from active farming.

For the country as a whole, 45 percent of the owners who rented out land were dependent upon that land as their principal source of income (table 31). In the Northeast, only 25 percent of the landlords

TABLE 31.—Percentage of all landlords dependent upon rented lands for principal source of income, by tenure and sex, United States and regions, 1946<sup>1</sup>

Region and sex	Landlords reporting	Tenure		
		All landlords	Owner-operator-landlord	Landlord
United States:	<i>Number</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Men.....	7, 065	41	36	46
Women.....	1, 471	63	58	65
Total.....	8, 536	45	38	52
Northeast:				
Men.....	634	20	16	29
Women.....	134	41	34	46
Total.....	768	25	18	34
North Central:				
Men.....	2, 966	50	42	54
Women.....	705	70	60	71
Total.....	3, 671	54	44	59
South:				
Men.....	2, 530	36	35	38
Women.....	461	60	61	60
Total.....	2, 991	40	38	44
West:				
Men.....	935	33	25	41
Women.....	171	54	44	56
Total.....	1, 106	37	26	45



were dependent upon their land, compared with 54 percent in the North Central region, 40 percent in the South, and 37 percent in the West. Women who rented out land were dependent upon the income from that land much more frequently than men.

Considering occupation, 81 percent of the retired farmer, 62 percent of the housewife, 47 percent of the farmer, 13 percent of the business-professional, and 12 percent of the clerical-laborer owners were dependent upon rented land as their principal source of income (table 32). The farmers included here were owner-operator-landlords who apparently operated only a small proportion of their holdings, either because they had begun to reduce their farming before retirement, or they held multiple-farm units. In every region, the highest percentage of all landlords dependent upon rented land was retired farmers, while the lowest was clerical-laborer. The percentage of all landlords in each occupational group who were dependent upon rented land was highest in the North Central region and lowest in the Northeast.

TABLE 32.—*Percentage of all landlords dependent upon rented lands for principal source of income, by occupation, United States and regions, 1946*<sup>1</sup>

Region	Occupation				
	Farmer	Retired farmer	Housewife	Business-professional	Clerical-laborer
	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States.....	47	81	62	13	12
Northeast.....	27	66	39	8	6
North Central.....	54	84	67	21	17
South.....	44	77	61	8	8
West.....	37	77	53	10	8

<sup>1</sup> *All landlords* includes owner-operator-landlords and landlords.

#### LANDLORD-TENANT KINSHIP

A period of apprenticeship as a farm tenant is considered a step on the agricultural ladder to ownership. This gives the individual experience in management, and allows him to accumulate capital more rapidly than he can as a laborer. The extent to which tenants are related to their landlords indicates a step in the acquisition of land while the ownership is kept in the family.

More than one-sixth of all tenants on land owned by individuals were sons or sons-in-law of their landlords (table 33). Fifteen percent of the tenants were sons or sons-in-law of their landlords in both the South and West; 21 percent in the North Central region were so related. A larger proportion of the tenants of landlords were their sons or sons-in-law than was true of tenants of owner-operator-landlords. In the Northeast, 8 percent of the tenants of owner-operator-

landlords were their sons or sons-in-law; 21 percent of the tenants of landlords were so related.

One-fourth of all landlords in the country rented some land to sons or sons-in-law. This proportion varied from a high of 27 percent in the North Central region to 24 percent in the South, 21 percent in the West and only 18 percent in the Northeast.

TABLE 33.—*Percentage of tenants who were sons or sons-in-law of their landlords, United States and regions, 1946*

Region	Landlords reporting	Sons or sons-in-law as tenants of—		
		All landlords	Owner-operator-landlord	Landlord
	<i>Number</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
United States.....	11, 829	17	14	20
Northeast.....	1, 331	12	8	21
North Central.....	5, 065	21	15	24
South.....	3, 783	15	14	15
West.....	1, 650	15	11	18

#### PLANNED DESCENT OF FARM LAND

A considerable proportion of the individuals who owned farm land had given definite thought to the ultimate transfer of their holdings to relatives. To the question: "Have you made definite plans for any of your children or other relatives to eventually acquire ownership of your land?" replies indicated that older owners and those who had large holdings were more conscious of the problem than younger owners or those with relatively small acreages. Women more frequently than men had planned for the descent of their holdings.

Replies to the question: "Have you made out a will covering your land?" indicated that one-sixth of all individuals who owned farm land had made such wills (table 34). Wills were almost twice as prevalent among owners in the Northeast and West as in the South, where only 12 percent said they had executed a will. In every region, a much larger proportion of women than of men reported a will covering their land. For the country as a whole, 25 percent of the women and 15 percent of the men reported a will.

A close relation existed between the age of owners and the proportion who had made wills covering their land, more of the older owners than of the younger owners having made wills. Wills among owners who were less than 35 years old were relatively rare, but more than one-third of all owners who were 75 years or older said they had a will. In both the Northeast and the West, 43 percent of the owners 75 years or older had one, but only 28 percent of that age group in the South had a will.

There was also a close relation between the size of holdings and the proportion of owners who had made wills. Three times as large a

TABLE 34.—*Percentage of owners who had made a will involving their land, by sex and age, United States and regions, 1946*

Region and sex	Own-ers re- port- ing	All own- ers	Age (years)					
			Un- der 35	35-44	45-54	55-64	65-74	75 or over
United States:	<i>Num- ber</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>
Men.....	27, 232	15	5	7	12	16	24	35
Women.....	2, 890	25	14	15	18	25	28	37
Total.....	30, 122	16	5	7	13	17	24	36
Northeast:								
Men.....	5, 450	21	7	11	18	22	33	40
Women.....	493	40	( <sup>1</sup> )	26	36	42	41	55
Total.....	5, 943	22	7	12	19	24	34	43
North Central:								
Men.....	9, 273	16	4	7	13	16	25	38
Women.....	1, 057	26	18	17	19	26	24	41
Total.....	10, 330	17	5	8	13	18	25	39
South:								
Men.....	8, 026	11	3	6	9	13	18	28
Women.....	951	20	13	10	14	22	26	28
Total.....	8, 977	12	4	6	10	14	20	28
West:								
Men.....	4, 483	21	9	9	19	25	34	43
Women.....	389	30	9	20	28	23	42	47
Total.....	4, 872	21	9	9	19	24	35	43

<sup>1</sup> Less than 0.5 percent.

proportion of the owners who held 1,000 acres or more of land reported a will, than of those who held less than 70 acres (table 52, p. 68). In each age group, a greater proportion of owners who held the larger acreages had a will than of those who held smaller acreages. Of owners 75 years of age or older, only 26 percent who held less than 70 acres said they had a will, compared with twice as large a proportion of those who held at least 1,000 acres.

#### WHAT THE FINDINGS MEAN

Since colonial days our national land policy has included two rather divergent objectives: (1) That agricultural land should be held in family-sized units by those who till the soil and (2) that individuals, whether farm operators or not, should be relatively free in acquiring and disposing of land. Federal and State programs have been developed at various times to give effect to the first objective. Federal and State laws place almost no limitations on the acreage of land that an

owner can acquire, or on the arrangements under which he can dispose of it. Freedom granted under the law to acquire or dispose of land has impinged upon family-farm programs.

Although data indicate that the family-farm ideal has been realized only partially, recent trends in tenure have caused many to conclude that our tenure problems have been largely solved. This conclusion appears to be based principally on the fact that both farm-mortgage indebtedness and the percentage of tenancy have declined to relatively low levels. But, this interpretation does not take into consideration such increasingly difficult problems as those that arise out of who holds the land, or emerging or existing obstacles to acquiring ownership by farm people, or procedures for passing land on to the next generation, and problems of absentee ownership and concentration of holdings.

This study provides current information on farm-land ownership for the Nation, and focuses attention on some of the more important land-ownership problems. Data were obtained primarily through a questionnaire mailed to a sample of farm owners throughout the country in the winter of 1945-46; some data were obtained from the 1945 Census of Agriculture. The fact that almost one-third of the owners in the sample answered the questionnaires, and that many of the respondents raised questions and volunteered comments, indicates that farm people are actively interested in the problems of farm ownership.

#### MAJOR TYPES OF OWNERS

Farm land is held largely by individuals, public agencies, and corporations. Individuals owned 85 percent of the 1,142 million acres of land in farms in 1945. The 5 percent of farm lands held in public ownership were mostly grazing lands west of the 98th meridian and were almost entirely unappropriated Federal lands, and school or tax-reverted State and county lands. Corporations held 6 percent of the farm land, which was located chiefly in the western part of the country, and in parts of the South. In those areas, the lands were held predominantly by farming, ranching, railway, and industrial corporations. Financial institutions held a larger proportion of the corporate farm land in other parts of the country. Although they held more than 10 percent of the farm land in some midwestern States in the 1930's, they had disposed of most of their holdings there by 1945. The extent to which farm land, whether for crops or grazing, is held in public or corporate ownership rather than by individuals is a matter of interest that requires more attention than was possible in this study.

#### ACQUIRING LAND

Ownership of a farm ordinarily comes after the owner has passed the peak of physical ability to do farm work. This is indicated by the fact that only 1 out of 4 owners was under 45 years of age. Opportunity for acquiring ownership at an earlier age would encourage fuller use of resources, greater capital accumulation, more rapid retirement of debt, and better farm management and conservation. Thus the question arises of how prospective young farmers can acquire ownership of a family farm at an earlier age so they may have fuller advantage of it during their most productive period.

Progress up the "agricultural ladder," rung by rung, has been held a desirable method of achieving farm ownership. This concept holds that the three major rungs on the ownership ladder are (1) working either on parents' farm or as a hired hand, (2) renting the land farmed from others, and (3) owning the land. Less than one-third of the present owners had gone through these three steps, according to the study, while almost two-thirds of them had had some nonfarm experience. One of the most difficult problems of American agriculture is how to facilitate and shorten the process by which young farmers become farm owners.

One obstacle to the early ownership of a farm is the relatively late age at which farm owners retire from active farming. Contrary to the tendency in industry and the professions, the retirement age for farm owners has increased appreciably since the first World War. This can be attributed partly to a longer life span and partly to other reasons. For example, alternative investments may not yield as large returns as does farming. Thus, reasons of economic security cause many owners to continue operation of the farm later in life than formerly; the extension of social security to farm people might affect this situation favorably. Another factor contributing to late retirement is that many of our farms yield a satisfactory living to one family but are inadequate to support two families as under a father-son agreement or an unrelated tenancy. War conditions and high prices for farm products have induced some farmers to postpone retirement. The heavy dependence of landlords upon their rented land is indicated by this study which shows that 45 percent of the owners who rented out land depended upon that land for their principal source of income. Regardless of the reason for late retirement, the effect on prospective farmers is to postpone their opportunities to become owners.

One-third of the present owners were aided in the acquisition of their land through family assistance in the form of gift or inheritance. This kind of help will doubtless become much more important in the future. One reason is that the increase in size and value of farms and the additional operating equipment required, increases substantially the capital outlay necessary to buy and operate a farm. Too, as farm ownership becomes more stabilized and closely held, prospective owners will find it more difficult to buy farms or parts of farms. This situation is intensified by the fact that practically no land is left undeveloped, so that prospective owners must get their farms from present owners. For these reasons, parents will need to give more consideration in the future to the transfer of their land as productive farms to their children.

Early establishment of father-son farming agreements is one method that expedites the transfer of farms to children. The extent to which tenants are related to their landlords indicates the prevalence of arrangements whereby the prospective owner is assisted in acquiring operator experience and accumulating capital. The study shows that more than one-sixth of the tenants of individual owners were sons or sons-in-law of their landlords, and that more than one-fourth of all landlords rented some land to sons or sons-in-law. After some experience with this type of arrangement, it is possible to develop agreements within the family group for a son to take over ownership of the farm as a going concern at an early age. The establishment of effective arrangements that provide a satisfactory settlement for other

heirs without the necessity of subdividing the farm is one of the major tenure problems confronting farm people.

When transfer of property to an operating heir is not made before the death of the parent, a will can be used to make such transfer. This method of planning the transfer of property not only provides for carrying out the wishes of the owner, but materially reduces both the cost and the length of time involved in settling estates. But the study shows that only a small proportion of the owners (one-sixth) had made wills. These owners usually had relatively large holdings and were advanced in age. It is equally important that the owners of small holdings make wills that prevent splitting the farm into units of uneconomic size under State laws that regulate the descent of property and are based upon the principle of equal treatment of heirs. Such division of property has been responsible for the breaking up of many good farms into small units of uneconomic size.

Why more farm owners did not have wills was not revealed by the study. Many probably preferred to let the property be settled according to State statutes; others probably were not well informed on the importance of making a will. Current inheritance practices have resulted in a large number of nonfarm people acquiring farm land. In fact, more owners who were in business-professional occupations than actual farmers had acquired their land entirely through gift or inheritance. Owners need information to encourage and aid them in the preparation of wills and father-son agreements that provide for transfer of farms to farm operators.

#### METHOD OF OWNERSHIP

Methods by which the land is held give rise to another problem of farm ownership. This study shows that only 78 percent of the land was held under full ownership, while 5 percent was held by purchase contract, 14 percent in undivided interests, and 3 percent in life estates. These methods of owning land have definite influence on land use and stability of ownership. Thus, an owner with full ownership rights usually has more interest in good land use and conservational measures than one who holds a life estate. The owner of a life estate has no legal control over what will be done with the land after his death and so is likely to be more concerned with immediate returns than with long-time plans for improvement of buildings, drainage, and terracing. Life estates are usually held by women landlords who acquired them through wills or State laws of descent.

Many young farmers use the purchase contract as a means of getting a farm but their risk is great. While possession and use rights pass to the buyer, legal title remains with the seller until specific conditions are met. The contract purchaser usually makes only a small down payment, and the provisions in the contract afford him little protection in case he cannot meet, on schedule, the heavy annual charges for interest and principal. The advantages of this method to the young man are that it offers immediate possession without a large down payment, and may enable him to accumulate capital more rapidly than he would as a tenant.

Much of the farm land held in undivided interests, where more than one person holds the title, is used unwisely and is poorly conserved, because it is often difficult to get a decision from all the parties on

how the land should be operated. In addition, some land in undivided interests is held in large estates over long periods, which prevents the establishment of family farms.

The fact that the owners of 22 percent of our farm land do not have full ownership interests in their holdings poses the following questions: How can the widows of deceased owners be cared for adequately without tying up the land in life estates? How can the purchase contractor be protected against temporary failure to meet annual payments through no fault of his own? How can the settlement of undivided interests be expedited, and how can the land be better conserved and more fully utilized? How can adjustments be made in methods of holding land so as to speed up progress on the agricultural ladder?

#### ABSENTEEISM

Absentee ownership of agricultural land is another impediment to owner operating of family farms. Moreover, an absentee owner has less interest in such matters as maintenance, management, and operating arrangements. As measures of absenteeism, the study shows that 18 percent of the owners did not live on a farm, 35 percent were not active farmers, and 33 percent were landlords. These measures indicate that a considerable proportion of the owners did not maintain close contact with the operation of the farm.

Occupational status is another measure. Those who were neither farmers nor retired farmers, held about one-fourth of the land owned by individuals. Many of these nonfarm owners received their land originally through inheritance; others bought their land as an investment. Looking to the future, State laws of descent, as now worded, will cause an increasing proportion of the land to be held by owners in other occupations. This will be partly because the children will migrate to the city, and partly because land will be inherited by women who will not live on or farm their land.

Freedom of acquiring land, accorded any individual under our system of land tenure, has permitted the growth of absenteeism and the ownership of agricultural land by groups who are not farmers. Various public programs have endeavored to encourage the ownership of farm land by active farmers, but other forces have been operating to encourage farm-land ownership by others.

#### CONCENTRATION OF OWNERSHIP

Our system of land ownership has permitted much concentration of land in the hands of a few. That a large proportion of the farm land is owned by a relatively few owners is indicated by the fact that 3 percent of the owners held 41 percent of the farm land owned by individuals at the time this study was made. Although many of these holdings are grazing lands in the West where large tracts are necessary for an efficient operating unit, a relatively large proportion of land is also found in holdings in other parts of the country. Also, corporate lands are commonly held in large acreages. The continued increase in number of large farms, as shown by the censuses of agriculture, also indicates that concentration is increasing. This poses the question of whether concentration has gone beyond desirable national objectives, and whether more effective measures should be taken to meet the objectives of family-farm ownership.

APPENDIX

TABLES

TABLE 35.—Percentage of land in farms, by major types of owners, United States, regions and States, 1945<sup>1</sup>

Region and State	Land in farms	Type of ownership				
		Individual	Corporate	Public	Indian <sup>2</sup>	Other
		Per- cent	Per- cent	Per- cent	Per- cent	Per- cent
United States.....	1, 141, 615, 364	85. 4	5. 6	4. 9	3. 0	1. 1
	<i>Acres</i>					
Northeast.....	48, 903, 239	96. 3	2. 9	. 3		. 5
Connecticut.....	1, 593, 169	90. 2	9. 1	. 2		. 5
Maine.....	4, 613, 175	98. 4	. 5	. 8		. 3
Massachusetts.....	2, 078, 349	98. 5	1. 2	. 2		. 1
New Hampshire.....	2, 017, 049	98. 7	1. 0	( <sup>3</sup> )		. 3
New Jersey.....	1, 818, 103	95. 5	3. 0	. 8		. 7
New York.....	17, 568, 471	93. 8	5. 4	. 1		. 7
Pennsylvania.....	15, 019, 675	98. 3	1. 0	. 3		. 4
Rhode Island.....	264, 734	89. 7	6. 3	4. 0		
Vermont.....	3, 930, 514	99. 2	. 8			( <sup>3</sup> )
North Central.....	398, 811, 968	94. 0	2. 1	2. 7	. 7	. 5
Illinois.....	31, 602, 186	97. 6	1. 4	. 1		. 9
Indiana.....	20, 027, 015	98. 4	. 5	. 9		. 2
Iowa.....	34, 453, 936	96. 4	1. 9	. 2		1. 5
Kansas.....	48, 589, 418	97. 2	2. 0	. 1		. 7
Michigan.....	18, 392, 227	99. 2	. 4	. 1		. 3
Minnesota.....	33, 139, 997	96. 8	2. 0	. 7		. 5
Missouri.....	35, 278, 251	98. 0	1. 2	. 2		. 6
Nebraska.....	47, 752, 941	95. 2	2. 3	2. 2	. 1	. 2
North Dakota.....	41, 001, 158	89. 0	4. 1	5. 8	. 8	. 3
Ohio.....	21, 927, 844	98. 8	. 5	. 6		. 1
South Dakota.....	43, 031, 964	74. 7	4. 0	14. 7	6. 3	. 3
Wisconsin.....	23, 615, 031	97. 7	1. 5	. 5		. 3
South.....	377, 794, 713	88. 5	7. 4	2. 3	. 2	1. 6
Alabama.....	19, 067, 844	98. 8	. 5	. 3		. 4
Arkansas.....	17, 455, 900	97. 2	2. 0	. 3		. 5
Delaware.....	923, 350	98. 1	. 9	. 3		. 7
District of Columbia.....	1, 854	23. 4		76. 6		
Florida.....	13, 083, 501	89. 2	10. 6	. 2		( <sup>3</sup> )
Georgia.....	23, 675, 612	95. 2	3. 9	. 4		. 5
Kentucky.....	19, 724, 834	97. 7	1. 4	. 5		. 4
Louisiana.....	10, 039, 657	93. 0	6. 3	. 2		. 5
Maryland.....	4, 199, 859	96. 7	. 8	. 7		1. 8
Mississippi.....	19, 616, 533	97. 8	1. 2	. 3		. 7
North Carolina.....	18, 617, 932	98. 2	1. 0	. 1		. 7
Oklahoma.....	36, 161, 822	93. 3	. 8	3. 2	1. 9	. 8
South Carolina.....	11, 021, 623	88. 0	7. 5	3. 6		. 9
Tennessee.....	17, 788, 997	99. 2	. 4	. 1		. 3
Texas.....	141, 337, 744	76. 0	15. 9	4. 6	( <sup>3</sup> )	3. 5
Virginia.....	16, 358, 072	99. 6	. 1	. 2		. 1
West Virginia.....	8, 719, 579	96. 6	2. 6	. 5		. 3

<sup>1</sup> Acreages from 1945 Census of Agriculture. Percentages computed from a sample of 153,890 census farms, except for the Rocky Mountain States where a complete tabulation of all farms was made.

<sup>2</sup> Includes primarily lands held in trust by the Federal Government for Indian tribes.

<sup>3</sup> Less than 0.05 percent.



TABLE 35.—Percentage of land in farms, by major types of owners, United States, regions and States, 1945—Continued

Region and State	Land in farms	Type of ownership				
		Indi- vidual	Cor- porate	Pub- lic	In- dian	Other
		<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>
	<i>Acres</i>					
West.....	316, 105, 444	69. 1	8. 1	11. 7	9. 9	1. 2
Arizona.....	37, 856, 370	23. 2	13. 2	16. 0	47. 1	. 5
California.....	35, 054, 379	90. 5	5. 6	1. 9	. 4	1. 6
Colorado.....	36, 217, 808	87. 1	4. 2	5. 9	1. 8	1. 0
Idaho.....	12, 503, 332	89. 4	1. 0	5. 4	3. 6	. 6
Montana.....	58, 787, 318	75. 8	6. 9	10. 2	6. 1	1. 0
Nevada.....	6, 178, 004	50. 7	31. 0	1. 2	15. 1	2. 0
New Mexico.....	49, 608, 445	50. 6	7. 7	29. 4	11. 7	. 6
Oregon.....	19, 754, 257	89. 6	6. 9	3. 1	. 2	. 2
Utah.....	10, 309, 107	78. 0	8. 3	7. 7	3. 3	2. 7
Washington.....	16, 719, 870	87. 6	3. 8	4. 7	1. 5	2. 4
Wyoming.....	33, 116, 554	66. 4	13. 6	14. 0	3. 7	2. 3

TABLE 36.—Percentage of owners who were men, United States, regions and States, 1946

Region and State	Men owners	Region and State	Men owners
	<i>Percent</i>		<i>Percent</i>
United States.....	89	South—Continued	
Northeast.....	19	Delaware.....	96
Connecticut.....	84	Florida.....	92
Maine.....	89	Georgia.....	85
Massachusetts.....	88	Kentucky.....	91
New Hampshire.....	87	Louisiana.....	91
New Jersey.....	94	Maryland.....	92
New York.....	92	Mississippi.....	89
Pennsylvania.....	92	North Carolina.....	89
Rhode Island.....	89	Oklahoma.....	88
Vermont.....	91	South Carolina.....	84
North Central.....	88	Tennessee.....	90
Illinois.....	83	Texas.....	87
Indiana.....	88	Virginia.....	87
Iowa.....	87	West Virginia.....	89
Kansas.....	86	West.....	91
Michigan.....	90	Arizona.....	88
Minnesota.....	91	California.....	90
Missouri.....	89	Colorado.....	85
Nebraska.....	83	Idaho.....	87
North Dakota.....	90	Montana.....	92
Ohio.....	88	Nevada.....	98
South Dakota.....	89	New Mexico.....	93
Wisconsin.....	94	Oregon.....	94
South.....	88	Utah.....	92
Alabama.....	88	Washington.....	93
Arkansas.....	91	Wyoming.....	94

TABLE 37.—*Percentage of acreage owned by men, and acreage per owner, by sex, United States, regions and States, 1946*

Region and State	Percent- age of acreage owned by men	Acreage per owner	
		Men	Women
	Percent	Acres	Acres
United States.....	91	234	176
Northeast.....	92	94	81
Connecticut.....	85	64	58
Maine.....	90	92	80
Massachusetts.....	88	49	47
New Hampshire.....	90	93	73
New Jersey.....	93	47	54
New York.....	93	115	94
Pennsylvania.....	92	84	81
Rhode Island.....	93	64	41
Vermont.....	92	174	139
North Central.....	90	196	167
Illinois.....	83	137	138
Indiana.....	88	97	103
Iowa.....	88	184	165
Kansas.....	88	313	257
Michigan.....	91	90	88
Minnesota.....	90	159	174
Missouri.....	91	159	130
Nebraska.....	91	586	292
North Dakota.....	93	508	309
Ohio.....	88	97	102
South Dakota.....	94	468	237
Wisconsin.....	91	125	172
South.....	91	255	188
Alabama.....	91	181	132
Arkansas.....	94	171	108
Delaware.....	99	65	21
Florida.....	91	134	154
Georgia.....	90	218	141
Kentucky.....	90	118	122
Louisiana.....	92	105	92
Maryland.....	94	101	68
Mississippi.....	89	169	160
North Carolina.....	90	93	78
Oklahoma.....	92	400	246
South Carolina.....	88	156	113
Tennessee.....	93	112	73
Texas.....	92	648	380
Virginia.....	80	116	190
West Virginia.....	90	106	88
West.....	94	422	257
Arizona.....	94	327	163
California.....	92	169	126
Colorado.....	87	681	636
Idaho.....	94	255	158
Montana.....	96	1,067	586
Nevada.....	99	650	80
New Mexico.....	98	519	143
Oregon.....	98	362	109
Utah.....	97	401	135
Washington.....	95	178	124
Wyoming.....	98	1,539	588

TABLE 38.—Average acreage per owner, by age and sex, United States and regions, 1946

Age and sex	United States	North-east	North Central	South	West
Under 25 years:	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Men.....	133	97	181	93	132
Women.....	69	( <sup>1</sup> )	105	( <sup>1</sup> )	( <sup>1</sup> )
Total.....	129	94	175	89	128
25-34:					
Men.....	164	97	177	127	351
Women.....	105	50	119	109	88
Total.....	162	96	175	126	344
35-44:					
Men.....	192	91	182	190	328
Women.....	124	89	131	115	185
Total.....	189	91	180	186	322
45-54:					
Men.....	246	93	193	279	457
Women.....	159	82	157	147	329
Total.....	238	92	190	265	448
55-64:					
Men.....	233	92	190	245	470
Women.....	182	78	176	189	260
Total.....	227	91	188	238	449
65-74:					
Men.....	243	88	194	269	520
Women.....	176	76	162	204	218
Total.....	233	87	188	260	481
75 and over:					
Men.....	300	91	237	410	368
Women.....	194	94	193	223	184
Total.....	278	92	227	372	338
Average of all owners.....	222	91	190	237	414

<sup>1</sup> Insufficient sample.

TABLE 39.—Percentage of men owners, by acreage owned and occupation, United States and regions, 1946

Region and occupation	Acreage owned (acres)								
	Under 10	10-29	30-69	70-139	140-219	220-499	500-999	1,000-1,499	1,500 or over
United States:	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent
Farmer.....	3	9	19	29	18	14	5	1	2
Retired farmer.....	2	5	14	30	20	19	6	2	2
Business-professional.....	10	12	15	19	14	17	7	2	4
Clerical-laborer.....	23	24	21	18	7	4	2	(1)	1
Northeast:									
Farmer.....	7	10	22	34	17	9	1	(1)	(1)
Retired farmer.....	5	12	28	33	17	5	(1)	(1)	1
Business-professional.....	15	18	22	21	14	8	1	1	(1)
Clerical-laborer.....	28	27	22	18	4	1	(1)	(1)	(1)
North Central:									
Farmer.....	1	4	14	34	24	17	4	1	1
Retired farmer.....	1	3	10	32	25	22	5	1	1
Business-professional.....	7	9	13	24	19	19	6	1	2
Clerical-laborer.....	18	21	24	22	9	5	1	(1)	(1)
South:									
Farmer.....	3	10	24	27	15	13	5	1	2
Retired farmer.....	3	6	19	28	15	17	7	2	3
Business-professional.....	10	12	15	16	12	18	9	2	6
Clerical-laborer.....	22	25	21	17	6	6	2	(1)	1
West:									
Farmer.....	8	16	16	14	11	14	10	4	7
Retired farmer.....	5	10	12	18	10	19	11	7	8
Business-professional.....	21	20	11	10	10	12	7	3	6
Clerical-laborer.....	36	25	13	10	5	6	3	1	1

<sup>1</sup> Less than 0.5 percent.

TABLE 40.—Percentage of men owning farm land, by types of experience, United States and regions, 1946

Farm tenure experience	Farm tenure experience only <sup>2</sup>	Nontenure experience <sup>1</sup>							Total
		P	H	P+H	P+N	H+N	P+H+N	N	
United States:									
O-----	Pct. 0.2	Pct. 12.0	Pct. 1.2	Pct. 3.7	Pct. 17.7	Pct. 4.8	Pct. 7.4	Pct. 9.6	Pct. 56.6
R+O-----	.7	9.1	1.3	4.5	6.4	2.1	5.3	2.2	31.6
R+O+L-----	( <sup>3</sup> )	.8	.2	.4	.5	.3	.6	.2	3.0
O+L-----	( <sup>3</sup> )	1.0	.1	.5	1.5	.4	.7	.6	4.8
R+L-----	( <sup>3</sup> )	.1	( <sup>3</sup> )	( <sup>3</sup> )	.2	.1	.1	.1	.6
L-----	( <sup>4</sup> )	.2	( <sup>3</sup> )	.1	1.2	.4	.5	1.0	3.4
Total-----	.9	23.2	2.8	9.2	27.5	8.1	14.6	13.7	100.0
Northeast:									
O-----	( <sup>4</sup> )	9.3	1.9	5.1	19.2	11.2	11.8	21.1	79.6
R+O-----	.2	2.4	.8	3.1	2.7	2.1	3.4	1.8	16.5
R+O+L-----	( <sup>4</sup> )	.1	( <sup>3</sup> )	.1	.1	.1	.1	( <sup>4</sup> )	.5
O+L-----	( <sup>4</sup> )	.2	( <sup>4</sup> )	.2	.5	.2	.3	.4	1.8
R+L-----	( <sup>4</sup> )	( <sup>4</sup> )	( <sup>4</sup> )	( <sup>4</sup> )	.1	( <sup>4</sup> )	( <sup>3</sup> )	( <sup>4</sup> )	.1
L-----	( <sup>4</sup> )	( <sup>4</sup> )	( <sup>3</sup> )	( <sup>4</sup> )	.4	.2	.2	.7	1.5
Total-----	.2	12.0	2.7	8.5	23.0	13.8	15.8	24.0	100.0
North Central:									
O-----	.1	10.5	1.2	4.0	12.7	4.7	7.7	7.9	48.8
R+O-----	.4	9.7	1.6	6.1	5.3	2.5	6.4	1.9	33.9
R+O+L-----	( <sup>3</sup> )	1.1	.5	.8	.8	.5	1.0	.2	4.9
O+L-----	.1	1.4	.2	.7	1.9	.6	1.1	.8	6.8
R+L-----	( <sup>3</sup> )	.2	.1	.1	.3	.1	.3	.1	1.2
L-----	( <sup>4</sup> )	.2	.1	.1	1.2	.6	.8	1.4	4.4
Total-----	.6	23.1	3.7	11.8	22.2	9.0	17.3	12.3	100.0
South:									
O-----	.3	14.7	1.0	2.6	22.5	2.6	4.9	8.2	56.8
R+O-----	1.1	11.4	1.1	3.2	8.9	1.5	4.3	2.9	34.4
R+O+L-----	( <sup>3</sup> )	.7	.1	.2	.4	.1	.3	.2	2.0
O+L-----	( <sup>3</sup> )	.8	( <sup>3</sup> )	.2	1.4	.2	.3	.5	3.4
R+L-----	( <sup>3</sup> )	.1	( <sup>4</sup> )	( <sup>4</sup> )	.1	( <sup>3</sup> )	( <sup>3</sup> )	.1	.3
L-----	( <sup>4</sup> )	.2	( <sup>3</sup> )	.1	1.6	.2	.2	.8	3.1
Total-----	1.4	27.9	2.2	6.3	34.9	4.6	10.0	12.7	100.0
West:									
O-----	.1	8.9	1.8	5.1	16.5	7.9	12.5	10.7	63.5
R+O-----	.3	3.4	1.5	4.5	4.3	2.8	6.7	1.2	24.7
R+O+L-----	( <sup>3</sup> )	.5	.2	.3	.4	.3	.5	.3	2.5
O+L-----	.1	.9	.1	.6	1.7	.9	.8	1.0	6.1
R+L-----	( <sup>3</sup> )	( <sup>3</sup> )	( <sup>3</sup> )	( <sup>3</sup> )	.1	( <sup>4</sup> )	.1	( <sup>4</sup> )	.2
L-----	( <sup>4</sup> )	.1	.1	.1	1.0	.2	.6	.9	3.0
Total-----	.5	13.8	3.7	10.6	24.0	12.1	21.2	14.1	100.0

CODE: O=operating own land; R=renting from others all the land operated; L=renting out all land owned; P=working on parents' farm without wages; H=working on farms as hired hand; N=nonfarm employment.

<sup>1</sup> In addition to the farm-tenure experience indicated, these owners had worked on a farm either as family workers or wage laborers, or had worked off a farm, or a combination of the three.

<sup>2</sup> These owners began their farm experience as operators without having worked on a farm or off a farm.

<sup>3</sup> Less than 0.05 percent.

<sup>4</sup> None reporting.

TABLE 41.—Percentage of owners, by acreage owned, United States, regions and States, 1946

Region and State	Own-ers re- port- ing	Acreage owned (acres)							1,000 and over
		Un- der 10	10-29	30-69	70-139	140- 219	220- 499	500- 999	
	Num- ber	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent	Per- cent
United States.....	38,008	8	11	19	26	16	13	4	3
Northeast.....	7,632	14	16	21	28	13	7	1	(1)
Connecticut.....	335	24	23	24	19	6	4	(1)	(1)
Maine.....	517	12	14	24	30	13	6	1	(1)
Massachusetts.....	554	32	26	21	14	5	2	(1)	(1)
New Hampshire.....	292	15	17	21	26	12	7	2	(1)
New Jersey.....	374	27	27	19	18	6	3	(1)	(1)
New York.....	2,290	8	13	20	32	17	9	1	(1)
Pennsylvania.....	2,786	15	15	24	30	11	5	(1)	(1)
Rhode Island.....	56	25	20	25	19	7	2	2	(1)
Vermont.....	428	10	8	12	23	22	20	4	1
North Central.....	13,092	4	6	15	31	22	16	4	2
Illinois.....	1,269	6	7	16	34	22	13	2	(1)
Indiana.....	1,166	7	11	24	37	12	8	1	(1)
Iowa.....	1,297	3	3	7	31	31	21	3	1
Kansas.....	957	3	5	7	18	25	28	10	4
Michigan.....	1,173	6	10	26	41	12	5	(1)	(1)
Minnesota.....	1,379	3	4	12	32	29	18	2	(1)
Missouri.....	1,486	4	6	18	34	18	16	3	1
Nebraska.....	754	1	2	4	17	29	26	12	9
North Dakota.....	472	(1)	1	1	4	22	44	20	8
Ohio.....	1,495	9	14	23	36	12	5	1	(1)
South Dakota.....	512	(1)	1	2	8	31	36	13	9
Wisconsin.....	1,132	2	4	17	42	24	10	1	(1)
South.....	11,132	8	13	22	24	13	12	5	3
Alabama.....	777	7	9	28	26	13	11	4	2
Arkansas.....	636	6	6	28	30	15	10	3	2
Delaware.....	29	14	21	27	21	10	7	(1)	(1)
Florida.....	185	15	26	22	18	9	5	3	2
Georgia.....	627	5	10	21	29	15	12	5	3
Kentucky.....	968	9	14	24	28	12	9	3	1
Louisiana.....	463	7	21	30	23	8	7	3	1
Maryland.....	192	18	18	20	22	10	10	1	1
Mississippi.....	643	3	9	22	31	15	14	4	2
North Carolina.....	970	9	20	30	26	7	7	1	(1)
Oklahoma.....	871	3	5	10	18	26	22	9	7
South Carolina.....	449	7	16	30	20	9	12	5	1
Tennessee.....	863	13	18	25	24	10	7	2	1
Texas.....	2,163	4	8	13	20	15	20	10	10
Virginia.....	844	14	17	22	23	11	10	2	1
West Virginia.....	452	12	18	25	24	11	7	2	1
West.....	6,152	16	18	14	13	10	12	8	9
Arizona.....	177	20	22	12	9	14	11	7	5
California.....	1,478	25	28	16	10	7	6	4	4
Colorado.....	618	8	8	7	12	12	21	16	16
Idaho.....	536	5	8	20	22	16	19	7	3
Montana.....	569	4	3	5	7	9	21	24	27
Nevada.....	50	4	10	24	12	8	16	8	18
New Mexico.....	464	16	16	12	11	8	14	11	12
Oregon.....	814	15	22	18	16	11	9	4	5
Utah.....	333	14	18	20	19	10	11	5	3
Washington.....	941	22	24	17	14	9	7	4	3
Wyoming.....	172	2	2	6	12	14	19	15	30

<sup>1</sup> Less than 0.5 percent.

TABLE 42.—Percentage of acreage and average acreage per owner, by tenure, United States, regions and States, 1946

Region and State	Percentage of acreage				Acreage per owner			
	Part-owner operator	Owner operator	Owner-operator-landlord	Landlord	Part-owner operator	Owner operator	Owner-operator-landlord	Landlord
	Percent	Percent	Percent	Percent	Acres	Acres	Acres	Acres
United States.....	16	33	29	22	322	135	437	280
Northeast.....	8	68	14	10	106	84	148	105
Connecticut.....	15	61	16	8	104	51	113	86
Maine.....	5	85	4	6	125	86	134	134
Massachusetts.....	3	78	10	9	57	46	66	76
New Hampshire.....	8	78	11	3	124	87	163	46
New Jersey.....	10	67	13	10	71	43	58	68
New York.....	11	63	16	10	115	103	167	120
Pennsylvania.....	7	63	16	14	89	72	150	106
Rhode Island.....	20	64	1	15	118	56	10	63
Vermont.....	5	84	8	3	155	167	292	108
North Central.....	20	32	18	30	253	133	300	216
Illinois.....	12	29	17	42	99	108	204	167
Indiana.....	14	37	15	34	90	76	113	138
Iowa.....	8	32	18	42	130	152	267	198
Kansas.....	17	19	22	42	265	183	405	395
Michigan.....	12	61	10	17	89	86	109	98
Minnesota.....	16	44	10	30	156	137	188	203
Missouri.....	10	43	23	24	153	127	240	170
Nebraska.....	34	19	23	24	850	400	931	320
North Dakota.....	31	23	22	24	429	421	1,072	414
Ohio.....	7	47	15	31	85	80	113	134
South Dakota.....	37	19	19	25	545	351	671	328
Wisconsin.....	10	59	6	25	124	116	151	166
South.....	8	33	38	21	262	139	459	381
Alabama.....	4	58	29	9	82	170	253	140
Arkansas.....	10	60	24	6	277	140	284	109
Delaware.....	2	84	13	1	51	79	70	21
Florida.....	7	85	6	2	137	134	134	116
Georgia.....	3	55	34	8	145	173	363	155
Kentucky.....	3	40	42	15	54	80	218	170
Louisiana.....	3	45	44	8	39	74	221	94
Maryland.....	3	69	13	15	60	88	200	138
Mississippi.....	2	51	32	15	84	139	218	284
North Carolina.....	4	48	32	16	43	75	139	124
Oklahoma.....	8	18	45	29	232	195	742	395
South Carolina.....	2	63	27	8	61	146	216	134
Tennessee.....	6	47	34	13	70	81	196	159
Texas.....	11	18	43	28	819	282	908	739
Virginia.....	4	60	21	15	74	102	212	257
West Virginia.....	4	75	14	7	94	93	213	165
West.....	29	28	29	14	821	194	997	382
Arizona.....	63	20	9	8	1,450	109	263	179
California.....	16	45	27	12	307	112	388	204
Colorado.....	21	24	33	22	829	422	1,376	518
Idaho.....	25	37	17	21	402	173	356	258
Montana.....	38	24	25	13	1,397	570	2,280	792
Nevada.....	26	45	25	4	1,658	381	1,960	436
New Mexico.....	32	33	22	13	846	301	927	401
Oregon.....	32	27	31	10	914	136	1,096	344
Utah.....	40	21	33	6	753	152	1,302	121
Washington.....	14	23	46	17	215	61	642	283
Wyoming.....	30	21	37	12	2,090	899	3,049	638

TABLE 43.—Percentage of owners, by acreage owned, tenure, and sex, by regions, 1946

Region, tenure, and sex	Acreage owned								
	Under 10	10-29	30-69	70-139	140-219	220-499	500-999	1,000-1,499	1,500 and over
	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>	<i>Per- cent</i>
Northeast:									
All owners.....	14	16	21	28	13	7	1	(1)	(1)
Owner operator <sup>2</sup> .....	16	16	22	27	12	6	1	(1)	(1)
Men.....	16	16	21	27	13	6	1	(1)	(1)
Women.....	20	19	24	22	8	7	(1)	(1)	(1)
Owner-operator- landlord.....	6	14	23	30	14	9	2	1	1
Men.....	6	14	23	30	14	9	2	1	1
Women.....	13	14	22	29	17	5	(1)	(1)	(1)
Landlord.....	8	11	22	35	16	7	1	(1)	(1)
Men.....	7	12	20	35	19	7	(1)	(1)	(1)
Women.....	10	11	26	35	10	7	1	(1)	(1)
North Central:									
All owners.....	4	6	15	31	22	16	4	1	1
Owner operator <sup>2</sup> .....	6	8	17	33	20	12	3	(1)	1
Men.....	6	8	17	33	20	12	3	(1)	1
Women.....	14	13	22	28	14	7	2	(1)	(1)
Owner-operator- landlord.....	2	4	13	27	19	23	8	2	2
Men.....	1	4	13	26	19	24	8	2	3
Women.....	2	3	13	40	14	19	7	2	(1)
Landlord.....	2	3	11	29	26	22	5	1	1
Men.....	2	3	10	29	25	23	6	1	1
Women.....	2	3	13	30	28	19	4	1	(1)
South:									
All owners.....	7	13	22	24	13	13	5	1	2
Owner operator <sup>2</sup> .....	11	17	25	24	11	9	2	(1)	1
Men.....	10	16	26	24	11	9	3	(1)	1
Women.....	19	24	24	18	8	4	2	(1)	1
Owner-operator- landlord.....	1	4	13	24	17	22	11	3	5
Men.....	1	4	12	24	17	23	11	3	5
Women.....	1	7	17	27	16	18	10	2	2
Landlord.....	2	8	19	23	18	17	7	2	4
Men.....	2	8	19	22	17	17	8	2	5
Women.....	3	9	19	24	21	15	6	1	2
West:									
All owners.....	16	18	15	13	10	12	8	3	5
Owner operator <sup>2</sup> .....	20	21	15	12	9	10	7	2	4
Men.....	20	20	15	12	9	10	7	2	5
Women.....	28	25	12	12	6	8	6	1	2
Owner-operator- landlord.....	2	12	12	13	13	16	13	6	13
Men.....	1	11	12	14	12	17	13	6	14
Women.....	9	18	10	11	18	16	10	5	3
Landlord.....	6	11	15	17	12	19	11	4	5
Men.....	6	11	13	17	11	20	12	4	6
Women.....	8	11	21	15	14	16	10	2	3

<sup>1</sup> Less than 0.5 percent.<sup>2</sup> Includes part-owner operators.



TABLE 44.—*Percentage of owners, by tenure and age, United States and regions, 1946*

Region and tenure	Age of owners (years)					
	Under 35	35-44	45-54	55-64	65-74	75 or over
United States:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Part-owner operator.....	13	26	30	21	9	1
Owner operator.....	10	21	26	24	15	4
Owner-operator-landlord...	4	14	22	26	24	10
Landlord.....	4	9	17	25	27	18
Northeast:						
Part-owner operator.....	12	19	28	26	14	1
Owner operator.....	8	18	26	26	16	6
Owner-operator-landlord...	5	14	24	23	24	10
Landlord.....	3	10	21	24	27	15
North Central:						
Part-owner operator.....	14	26	32	20	7	1
Owner operator.....	10	20	27	25	15	3
Owner-operator-landlord...	3	10	20	27	27	13
Landlord.....	2	8	16	24	29	21
South:						
Part-owner operator.....	12	28	28	21	10	1
Owner operator.....	10	22	26	23	15	4
Owner-operator-landlord...	5	16	22	26	22	9
Landlord.....	5	11	19	25	25	15
West:						
Part-owner operator.....	13	23	28	26	8	2
Owner operator.....	9	22	26	26	13	4
Owner-operator-landlord...	6	12	24	30	21	7
Landlord.....	5	10	19	27	24	15

TABLE 45.—Percentage of owners, by tenure and occupation, United States and regions, 1946

Tenure and occupation	Owners reporting	United States	North-east	North Central	South	West
	Number	Percent	Percent	Percent	Percent	Percent
All owners-----	32, 038					
Farmer-----	20, 682	65	58	65	66	65
Retired farmer-----	2, 309	8	4	11	7	5
Housewife-----	1, 017	3	3	3	3	3
Business-professional-----	3, 227	10	11	9	11	10
Clerical-laborer-----	4, 803	14	24	12	13	17
Part-owner operator-----	3, 765					
Farmer-----	3, 478	92	90	95	88	92
Retired farmer-----	48	1	3	1	2	1
Housewife-----	6	1	( <sup>1</sup> )	( <sup>2</sup> )	( <sup>2</sup> )	( <sup>2</sup> )
Business-professional-----	77	2	1	1	4	3
Clerical-laborer-----	156	4	6	3	6	4
Owner operator-----	18, 609					
Farmer-----	13, 421	74	62	80	75	69
Retired farmer-----	341	2	2	1	2	1
Housewife-----	285	1	2	1	2	2
Business-professional-----	1, 318	7	9	5	7	7
Clerical-laborer-----	3, 244	16	25	13	14	21
Owner-operator-landlord-----	4, 686					
Farmer-----	2, 788	61	40	60	63	65
Retired farmer-----	612	13	9	18	12	9
Housewife-----	150	3	5	2	4	3
Business-professional-----	520	11	18	8	11	11
Clerical-laborer-----	616	12	28	12	10	12
Landlord-----	4, 978					
Farmer-----	995	20	16	20	21	22
Retired farmer-----	1, 308	26	19	30	21	24
Housewife-----	576	12	14	11	12	10
Business-professional-----	1, 312	26	29	25	29	26
Clerical-laborer-----	787	16	22	14	17	18

<sup>1</sup> None reporting.<sup>2</sup> Less than 0.5 percent.

TABLE 46.—Percentage of acreage owned, by method of ownership, occupation, and sex, regions, 1946

Region, occupation, and sex	Method of ownership				
	Full ownership	Purchase contract	Undivided interest	Life estate	2 or more
<b>Northeast:</b>					
Farmer:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Men.....	82.6	7.6	5.0	1.1	3.7
Women.....	79.2	8.9	4.3	4.3	3.3
Total.....	82.4	7.6	5.1	1.2	3.7
Retired farmer:					
Men.....	86.3	4.2	3.7	2.5	3.3
Women.....	79.9	(1)	2.1	18.0	(1)
Total.....	85.4	3.7	3.5	4.5	2.9
Business-professional:					
Men.....	86.5	1.1	5.1	1.2	6.1
Women.....	75.7	(1)	21.7	2.6	(1)
Total.....	86.0	1.1	5.9	1.2	5.8
Housewife.....	85.9	1.9	5.2	6.1	.9
Clerical-laborer:					
Men.....	82.9	6.2	4.8	1.1	5.0
Women.....	80.9	(1)	19.1	(1)	(1)
Total.....	82.9	6.0	5.2	1.1	4.8
<b>North Central:</b>					
Farmer:					
Men.....	79.3	5.7	3.7	.7	10.6
Women.....	80.4	1.6	7.1	5.8	5.1
Total.....	79.3	5.6	3.8	.9	10.4
Retired farmer:					
Men.....	81.0	.4	2.5	4.0	12.1
Women.....	73.8	(1)	12.6	11.6	2.0
Total.....	80.4	.4	3.4	4.6	11.2
Business-professional:					
Men.....	71.0	2.9	7.8	.6	17.7
Women.....	62.9	1.5	13.9	8.8	12.9
Total.....	70.2	2.7	8.5	1.5	17.1
Housewife.....	65.8	2.3	10.4	8.4	13.1
Clerical-laborer:					
Men.....	77.5	6.2	4.5	.8	11.0
Women.....	76.1	2.4	16.3	3.5	1.7
Total.....	77.4	5.9	5.6	1.0	10.1

TABLE 46.—Percentage of acreage owned, by method of ownership, occupation, and sex, 1946—Continued

Region, occupation, and sex	Method of ownership				
	Full ownership	Purchase contract	Undivided interest	Life estate	2 or more
<b>South:</b>					
Farmer:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Men.....	68.9	3.0	5.3	3.4	19.4
Women.....	51.1	1.0	15.5	11.1	21.3
Total.....	68.0	2.9	5.8	3.8	19.5
Retired farmer:					
Men.....	91.2	(2)	1.4	2.7	4.7
Women.....	59.9	(1)	9.7	7.6	22.8
Total.....	88.7	(2)	2.0	3.1	6.2
Business-professional:					
Men.....	65.8	2.3	3.2	.3	28.4
Women.....	71.1	(1)	11.2	5.0	12.7
Total.....	65.9	2.2	3.4	.4	28.1
Housewife.....	69.1	1.3	12.8	8.2	8.6
Clerical-laborer:					
Men.....	69.7	4.0	4.6	.7	21.0
Women.....	67.8	3.7	3.8	14.6	10.1
Total.....	69.6	3.9	4.5	1.5	20.5
<b>West:</b>					
Farmer:					
Men.....	60.8	5.8	8.4	.4	24.6
Women.....	68.2	2.5	5.6	1.3	22.4
Total.....	60.9	5.7	8.4	.5	24.5
Retired farmer:					
Men.....	77.5	.4	2.3	.2	19.6
Women.....	89.8	1.4	5.4	(1)	3.4
Total.....	78.1	.4	2.4	.2	18.9
Business-professional:					
Men.....	44.9	.8	5.8	(1)	48.5
Women.....	23.4	.1	6.6	.7	69.2
Total.....	42.9	.7	5.9	.1	50.4
Housewife.....	78.9	.1	9.4	1.6	10.0
Clerical-laborer:					
Men.....	63.8	6.7	6.5	.4	22.6
Women.....	33.8	1.1	7.8	(1)	57.3
Total.....	61.7	6.3	6.6	.3	25.1

<sup>1</sup> None reporting.<sup>2</sup> Less than 0.05 percent.

TABLE 47.—Percentage of owners, by method of acquisition, United States and regions, 1946

Method of acquisition	United States	North-east	North Central	South	West
Owners reporting.....	<i>Number</i> 30, 042	<i>Number</i> 5, 968	<i>Number</i> 10, 806	<i>Number</i> 8, 178	<i>Number</i> 5, 090
No gift or inheritance:	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Purchased from relatives.....	10. 3	12. 3	11. 1	9. 8	7. 5
Purchased from others.....	53. 7	62. 4	52. 7	50. 5	61. 2
Purchased from relatives and others.....	3. 9	3. 4	3. 8	4. 0	4. 3
Foreclosure.....	. 5	. 5	. 6	. 4	. 3
Homesteaded.....	1. 3	. 5	. 7	1. 8	2. 4
Homesteaded part.....	1. 1	(1)	. 9	. 7	4. 0
Other.....	3. 1	. 8	3. 0	3. 5	3. 6
Total.....	73. 9	79. 9	72. 8	70. 7	83. 3
Some gift or inheritance:					
Gift.....	2. 2	2. 0	1. 8	2. 8	1. 7
Will.....	5. 1	6. 1	5. 4	5. 1	2. 7
Estate settlement.....	3. 9	3. 7	4. 3	3. 9	2. 7
Combinations.....	14. 9	8. 3	15. 7	17. 5	9. 6
Total.....	26. 1	20. 1	27. 2	29. 3	16. 7

<sup>1</sup> None reporting.

TABLE 48.—*Percentage of owners, by method of acquisition and occupation, United States and regions, 1946*

Region and occupation	No gift or inheritance				Some gift or inheritance	
	Purchase	Foreclosure	Home-steading part or all	Combinations	Gift or inheritance	Combinations
<b>United States:</b>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
Farmer.....	68.8	0.4	2.4	2.8	9.3	16.3
Retired farmer.....	61.5	.6	4.9	3.7	9.5	19.8
Housewife.....	38.5	1.0	3.4	2.3	40.7	14.1
Business-professional.....	70.2	.7	.9	2.6	11.5	14.1
Clerical-laborer.....	78.1	.5	1.6	1.4	10.1	8.3
<b>Northeast:</b>						
Farmer.....	78.8	.4	.7	1.3	10.2	8.6
Retired farmer.....	72.8	( <sup>1</sup> )	1.6	2.5	11.3	11.8
Housewife.....	54.7	( <sup>1</sup> )	( <sup>1</sup> )	2.2	36.5	6.6
Business-professional.....	77.6	1.1	.2	.3	13.3	7.5
Clerical-laborer.....	83.4	.5	.4	.8	9.3	5.6
<b>North Central:</b>						
Farmer.....	70.2	.5	1.5	2.4	8.9	16.5
Retired farmer.....	62.7	.9	3.4	3.4	8.6	21.0
Housewife.....	30.7	1.2	1.5	3.9	49.7	13.0
Business-professional.....	66.2	1.0	.5	1.8	14.0	16.5
Clerical-laborer.....	77.4	.5	.8	1.4	10.3	9.6
<b>South:</b>						
Farmer.....	64.2	.4	2.3	3.4	10.5	19.2
Retired farmer.....	58.1	.4	5.3	4.1	11.2	20.9
Housewife.....	41.6	1.1	5.1	1.1	33.2	17.9
Business-professional.....	70.3	.4	.9	3.5	10.1	14.8
Clerical-laborer.....	74.6	.4	1.9	1.6	11.5	10.0
<b>West:</b>						
Farmer.....	72.7	.2	6.7	4.3	5.5	10.6
Retired farmer.....	61.4	.4	15.7	4.0	6.4	12.1
Housewife.....	38.7	.8	7.5	.9	43.7	8.4
Business-professional.....	76.3	.4	3.8	3.6	7.1	8.8
Clerical-laborer.....	83.5	.4	4.2	1.3	6.4	4.2

<sup>1</sup> Less than 0.05 percent.

TABLE 49.—*Percentage of men, by age at first acquisition of farm land and present age, United States and regions, 1946*

Region and age in 1946	Owners reporting	Age at first acquisition (years)				
		Under 25	25-34	35-44	45-54	55 and over
	Number	Per cent	Per cent	Per cent	Per cent	Per cent
United States.....	29,992	20	42	25	10	3
Under 35 years.....	2,648	39	61			
35-44.....	5,780	16	53	31		
45-54.....	7,610	18	34	34	14	
55 and over.....	13,954	20	37	22	14	7
Northeast.....	5,957	17	41	28	11	3
Under 35 years.....	507	38	62			
35-44.....	1,059	18	55	27		
45-54.....	1,582	15	37	36	12	
55 and over.....	2,809	14	34	28	17	7
North Central.....	10,371	18	41	26	11	4
Under 35 years.....	879	37	63			
35-44.....	1,884	11	54	35		
45-54.....	2,596	16	31	36	17	
55 and over.....	5,012	18	37	22	15	8
South.....	8,751	22	42	24	9	3
Under 35 years.....	806	38	62			
35-44.....	1,851	19	53	28		
45-54.....	2,166	20	35	33	12	
55 and over.....	3,928	22	37	21	13	7
West.....	4,913	25	41	23	8	3
Under 35 years.....	456	45	55			
35-44.....	986	19	47	34		
45-54.....	1,266	25	34	30	11	
55 and over.....	2,205	23	39	20	12	6

TABLE 50.—*Percentage of owners using a gift or inheritance other than land to buy, improve, or operate their land, by tenure and sex, United States and regions, 1946*

Tenure and sex	United States	North-east	North Central	South	West
	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
All owners:					
Men.....	12	10	15	11	11
Women.....	26	19	31	23	25
Total.....	14	11	16	13	12
Part-owner-operator:					
Men.....	12	12	14	9	11
Women.....	14	14	18	13	5
Owner operator:					
Men.....	10	10	11	9	10
Women.....	16	13	15	16	19
Owner-operator-landlord:					
Men.....	18	15	23	16	16
Women.....	31	30	37	28	37
Landlord:					
Men.....	17	16	19	14	11
Women.....	32	25	35	29	29

TABLE 51.—*Percentage of owners, by age at retirement, specified periods, United States<sup>1</sup>*

Period of retirement	Age at retirement (years)		
	Under 55	55-64	65 and over
	<i>Percent</i>	<i>Percent</i>	<i>Percent</i>
1917-20.....	22	40	38
1921-24.....	23	40	37
1925-28.....	27	32	41
1929-32.....	14	34	52
1933-36.....	7	30	63
1937-39.....	10	26	64
1940-41.....	8	28	64
1942-43.....	9	31	60
1944-45.....	12	27	61

<sup>1</sup> Data corrected for deaths by Ralph R. Botts, agricultural economist, BAE, on the basis of the 1937 Standard Annuitants Mortality Table. For copy of mortality table see KINEKE, FRANK D., a new mortality table. Transactions of Actuarial Society of America, vol. 39, pp. 8-23. 1938.



TABLE 52.—*Percentage of owners having made a will involving their land, by acreage owned and age groups, United States and regions, 1946*

Region and acreage	Owners reporting	All owners	Age (years)				
			Under 45	45-54	55-64	65-74	75 or over
United States:	<i>Number</i>	<i>Pct.</i>	<i>Pct.</i>	<i>Pct.</i>	<i>Pct.</i>	<i>Pct.</i>	<i>Pct.</i>
Under 70 acres.....	11, 683	12	5	10	14	20	26
70-139.....	7, 791	13	5	11	14	20	33
140-219.....	4, 746	18	9	14	19	26	40
220-499.....	3, 859	21	11	16	21	32	41
500-999.....	1, 268	26	9	24	28	36	47
1,000 or more.....	902	38	21	30	41	53	52
Northeast:							
Under 70 acres.....	3, 116	20	10	19	25	34	46
70-139.....	1, 630	20	9	15	22	32	41
140-219.....	789	24	11	23	25	36	35
220-499.....	418	24	13	24	21	38	50
500-999.....	37	( <sup>1</sup> )	( <sup>1</sup> )	( <sup>1</sup> )	( <sup>1</sup> )	( <sup>1</sup> )	( <sup>1</sup> )
1,000 or more.....	6	( <sup>1</sup> )	( <sup>1</sup> )	( <sup>1</sup> )	( <sup>1</sup> )	( <sup>1</sup> )	( <sup>1</sup> )
North Central:							
Under 70 acres.....	2, 467	10	7	8	10	14	22
70-139.....	3, 329	15	5	12	17	22	38
140-219.....	2, 273	19	9	16	19	29	43
220-499.....	1, 705	23	9	14	24	32	48
500-999.....	421	25	4	27	29	36	39
1,000 or more.....	182	36	10	28	40	48	65
South:							
Under 70 acres.....	3, 756	8	3	7	11	14	16
70-139.....	2, 187	9	3	7	8	14	23
140-219.....	1, 191	14	7	9	15	18	39
220-499.....	1, 139	19	13	15	18	30	32
500-999.....	418	28	13	25	26	37	58
1,000 or more.....	285	43	32	30	51	60	42
West:							
Under 70 acres.....	2, 344	20	8	19	23	37	40
70-139.....	645	20	8	19	21	31	48
140-219.....	493	21	10	15	30	29	39
220-499.....	597	22	12	20	24	30	42
500-999.....	392	21	7	19	28	32	31
1,000 or more.....	429	31	18	30	30	43	67

<sup>1</sup> Insufficient sample.

TABLE 53.—*Sampling rate, percentage returned from schedules mailed and number of cards tabulated, United States and regions*

Region	Farms 1945	Sam- pling rate	Schedules			Cards tabu- lated <sup>1</sup>
			Mailed	Re- turned	Per- centage re- turned	
	<i>Number</i>		<i>Number</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>
United States.....	5, 859, 169	1/39	150, 081	47, 197	31	38, 008
Northeast.....	497, 788	1/22	22, 946	7, 490	33	7, 632
North Central.....	1, 985, 790	1/45	44, 242	16, 177	37	13, 093
South.....	2, 881, 135	1/49	58, 373	15, 451	26	11, 132
West.....	494, 456	1/20	24, 520	8, 079	33	6, 152

<sup>1</sup> After editing, and adjustments for bias and different sampling rates.

TABLE 54.—*Characteristics of respondents and interviewed nonrespondents for 23 sample counties <sup>1</sup>*

Item	Unit	Respond- ents	Interviewed nonre- spondents
Reports.....	Number.....	364	440
Acreage per owner.....	Acres.....	218	221
Real estate value per owner.....	Dollars.....	16, 049	22, 004
Average age.....	Years.....	57	59
Percentage of men.....	Percent.....	83	84
Percentage by tenure:			
Owner operator.....	do.....	52	52
Owner-operator-landlord.....	do.....	18	13
Landlord.....	do.....	30	35
Percentage by occupation:			
Farmer.....	do.....	67	56
Retired farmer.....	do.....	3	18
Retired other.....	do.....	3	1
Housewife.....	do.....	6	11
Business-professional.....	do.....	12	6
Clerical-laborer.....	do.....	9	8
Percentage having made a will.....	do.....	25	23
Percentage residing on a farm.....	do.....	75	77
Percentage dependent on income from rented lands.	do.....	55	58
Percentage by method of acquisition of land:			
Purchase.....	do.....	64	64
Gift, will, or estate settlement.....	do.....	20	24
Inherited part, and bought rest from other heirs.	do.....	9	8
Other.....	do.....	7	4

<sup>1</sup> Includes 23 counties in Illinois, Iowa, Kansas, Ohio, South Dakota, Texas, Virginia, and Wisconsin.

## METHODS USED IN STUDY

## SOURCE OF DATA

To determine the number of owners and the proportion of farm land held by different kinds of owners, and to construct a mailing list of individuals to whom questionnaires could be mailed, a random sample of owners was obtained by special agent employees of the Bureau of the Census, from the owners listed on the 1945 Census of Agriculture schedules. The rate of sampling was determined on the basis of the number of farms per State in the 1940 Census since, at the time the sample procedure was devised for this study, summarizations of the 1945 Census data had not been made. In accordance with a plan drawn by the Bureau of Agricultural Economics, a random sample of owners was selected from each county in each State. A tabulation for this study was made of the acreage held by major kinds of owners. Because of the greater range in size of holdings in the West, the tabulation there included all owners.

The source of data on ownership of farm land by individuals was a mail questionnaire sent by special agent employees of the Bureau of the Census to the individuals whose names appeared on the list of owners from the 1945 Census of Agriculture. The sampling rate varied from State to State, ranging from a one-fifth to a one-sixtieth sample. The purpose was to get enough owners in the sample from each State so that State analyses could be made. The sampling rate for the entire country was 1 in 39. The questionnaires were mailed to owners during the winter of 1945-46. After the lapse of sufficient time for answers from the first mailing, a second mailing went to those who had not returned a schedule. In all, usable schedules were returned by 31 percent of the owners on the mailing list. (See table 53.)

Statistical procedures used in testing for reliability and preparing for analysis of the data from the returned questionnaires involved (1) discarding of selected questionnaires to correct for bias created by the influence of multiple-farm owners in the original sample, (2) discarding or duplicating of selected questionnaires to adjust for variation in sampling rate from State to State, (3) determination of the variations, if any, between respondents and nonrespondents, and (4) study and evaluation of each question on the mailed questionnaire to ascertain the usefulness of replies. These four steps in treatment of the data are discussed in some detail.

## CORRECTION FOR SAMPLE BIAS

The sampling procedure caused a bias for which corrections were made. The name of any owner who owned all or a part of only one farm appeared only once in the census enumeration but the name of an individual who owned part or all of more than one farm occurred according to the number of farms or parts of farms he owned. Every *n*th name from every *k*th book of the census enumeration was listed. As an owner's chance of being drawn in the sample was roughly proportionate to the number of farms owned, the effect was to draw into the sample too many multiple-farm owners. Corrections for this bias were made on a regional basis as follows.

**NORTH CENTRAL AND NORTHEAST.**—In these two regions, the census farm and the farm as reported by respondents were nearly the same. That is, "farms" as reported by the respondents tended to be complete operating units similar to those enumerated by the census. The primary exception was with part owners—they reported only on the land they owned. The method used for correcting this bias depended on random arrangement of the names in the census enumeration, and it was not entirely effective where the names of operators of landlord-owned farms were consecutive rather than random. This bias was adjusted as follows: No adjustments were made in single-farm owners; one-half of the schedules of two-farm owners, two-thirds of the schedules of three-farm owners, etc., were discarded. This process reduced the effect of the multiple owners on such averages as acres per owner, value of real estate per owner, number of tenants per owner, etc. Tests in several States of these two regions involving comparisons with outside data indicated that this adjustment essentially eliminated the bias.

**SOUTH.**—Adjustment in the South was based upon the characteristics of the plantation system. The census regarded each tenant as a farm operator even though he may have been a cropper. As the tenants on a large ownership unit tended to live on contiguous tracts, they were frequently listed consecutively by the enumerator in the census books. Under such a listing, the owner of a 50-tenant unit would come into the sample twice if the sampling rate in the books sampled was 1 in 25. As the ownership unit (the unit reported by the respondent) and the census unit (the land operated by the tenant or cropper) were so different in this region, the data were adjusted by discarding schedules on the basis of the number of tenants and croppers reported by the respondent rather than the number of farms reported. Tests of this correction in several Southern States indicated a marked improvement in the data.

**WEST.**—Farms and ranches in the West had a wide range in size. The large ones were usually made up of more than one ownership unit; the small farms usually had only one owner. The owners of small farms answered the questionnaire more frequently in proportion to total numbers than did the large owners. This tended to create a bias in the data in favor of small holdings that may have been as great as the bias toward multiple-farm ownership in the original sample. For these reasons, no correction for bias was made in the Western States.

**CORRECTION FOR VARIATION IN SAMPLING RATES AND RESPONSE.**—Adjustments in the sampling rates and responses in the different States were necessary in combining State data into regional and national totals. To derive regional totals with appropriate weighting for each State by machine tabulation, an adjustment was made by discarding or duplicating cards for some of the schedules. For example, the sampling rate for the North Central region averaged 1 in 135, based on the returned questionnaires; for Wisconsin it was 1 in 111. To give Wisconsin a sampling rate comparable to the rest of the region, every fifth card was discarded after arraying them on the basis of size of holding.

In combining regional totals into national totals, weighting factors were used to equalize the sampling rates of the four regions. The following regional weights were used: Northeast, 1.000; West, 1.231; North Central, 2.162; and the South, 2.963.

**THE OWNERSHIP UNIT AND THE CENSUS FARM.**—Material differences existed between ownership units as reported by respondents, and farms (or operating units) as reported by the census. Only in the North Central region and the Northeast were they essentially the same. Except in these two regions, the interchange or substitution of the term **farms for ownership units** has little validity. In this report, **the owner** and the **ownership unit** were the primary basis for analysis and discussion.

**NATURE OF BIASES ARISING FROM COMPOSITION OF QUESTIONS.**—An analysis of the returned questionnaires, supplemented by personal interviews with a limited number of respondents in Iowa, indicated the possibility of some misinterpretations and biases in the answers on the returned schedules. Findings of this analysis follow.

### QUESTIONS ASKED IN MAIL QUESTIONNAIRE

	<i>Number of farms</i>		<i>Number of acres</i>
1. How many farms, ranches, or plantations do you (and your wife or husband) <i>own</i> ? (Do not include land held under purchase contracts, partnerships, undivided estates, and life interests.) How many acres? . . . . .	-----		-----
2. How many farms, ranches, or plantations are you (and your wife or husband) buying under <i>purchase contract</i> arrangements? How many acres? . . . . .	-----		-----
3. How many farms, ranches, or plantations do you own with someone else other than your wife or husband? (Refers to land which you hold in <i>partnership</i> or in which you own <i>undivided interests</i> with other people.) How many acres? . . . . .	-----		-----
(a) How many of these acres are in an <i>estate</i> under an executor, or administrator pending final court settlement? ----- acres.	-----		-----
4. In how many farms, ranches, or plantations do you (and your wife or husband) own <i>life interests</i> only? (Refers to land which you use and control during your lifetime, but which you cannot sell, trade, or otherwise transfer.) How many acres? . . . . .	-----		-----
5. How much would you estimate your land would sell for? . . . \$-----	-----		-----
6. How many <i>acres</i> of your land did you get entirely through: <span style="float: right;"><i>Acres</i></span>	-----		-----
(a) <i>Purchase</i> from relatives? . . . . .	-----		-----
(b) <i>Purchase</i> from others? . . . . .	-----		-----
(c) <i>Foreclosure</i> ? . . . . .	-----		-----
(d) <i>Gift</i> ? . . . . .	-----		-----
(e) <i>Will</i> ? . . . . .	-----		-----
(f) <i>Estate settlement</i> other than will? . . . . .	-----		-----
(g) <i>Inherited part</i> interest and <i>purchased rest</i> from other heirs? . . . . .	-----		-----
(h) <i>Homesteading</i> ? . . . . .	-----		-----
(i) <i>Other</i> (please explain) . . . . .	-----		-----
7. Have you <i>used</i> money or proceeds from property acquired through gift, will, or estate settlement to purchase, improve, or operate any of your land? Yes ----- No ----- If yes, about how much? \$-----	-----		-----
8. How many <i>children</i> have you? ----- Have you already <i>transferred</i> ownership in any land to your children? Yes ----- No ----- If yes, how many acres? -----	-----		-----

9. Have you made definite *plans* for any of your children or other relatives to eventually acquire ownership of your land? Yes ----- No -----  
 Have you made out a *will* covering your land? Yes ----- No -----
10. At what age did you first own land? ----- What is your present age? -----  
 Since you were 14 years old how many years have you spent: Years  
 (a) Working on your parents' farm without wages? . . . . . -----  
 (b) Working on farms as a hired hand? . . . . . -----  
 (c) Working at nonfarm employment? . . . . . -----  
 (d) Renting from others all the land you farmed? . . . . . -----  
 (e) Operating your own land? . . . . . -----
11. Do you *live* on a farm? Yes ----- No ----- What do you regard as your principal occupation? -----
12. Have you retired from farming by turning over most or all of the farm work and management to someone else? Yes ----- No -----  
 (a) If yes, what year did you retire? -----  
 (b) If no, do you plan to retire within the next 5 years? -----
13. How many acres do you rent out to tenants and croppers? ----- How many *tenants* do you rent to? ----- How many *croppers*? -----  
 How many of these tenants and croppers are your *sons* or *sons-in-law*? -----
14. How many of your tenants and croppers pay you rent in the form of:  
 (a) *Cash* only? . . . . . -----  
 (b) *Share* of the *crops* only? . . . . . -----  
 (c) Part *cash* and part *share* of crops? . . . . . -----  
 (d) *Share* of the *livestock* and *crops*? . . . . . -----  
 (e) *Other* (please explain) . . . . . -----
15. Are you depending on your rented lands as your *principal* source of income? Yes ----- No -----

The problem of a respondent putting the same land in two or more cells, in questions 1-4, was negligible; but it was not possible to answer correctly the actual number of farms held if a single operating unit was composed of tracts held in more than one way. For this reason, the data on number of farms were not used in the analysis.

There was some evidence that purchase contracts caused some confusion, but the number of observations was insufficient to reach conclusions as to the extent of possible errors. It is known, however, that sometimes land held in fee simple, but mortgaged, was classed as held under purchase contract. The purchaser was not always sure whether his farm was still held under purchase contract, or whether the title had passed to him. It is probable that errors caused by this misinterpretation were compensatory with no bias resulting.

Many deeds to property are made out to both husband and wife (joint tenancy). However, even in the absence of such joint tenancy, many owners feel that wives are, in essence, coowners. The questions on ownership could be interpreted to include joint ownership, which was intended, as well as completely separate ownership of different tracts by each spouse. Replies leave room for doubt as to similarity of interpretation by all respondents. Some doubt may have arisen in the respondent's mind as to whether the ownership should be recorded under question 1 or 3, but apparently the errors were not numerous and tended to equalize each other.

A spouse may create a life estate by will; or the children may agree among themselves, either formally or informally, to give their surviving parent the use of the farm until death. Informal arrangements may be as satisfactory and real as those which are executed according to law. When respondents reported a life estate, they probably had one, regardless of how it was established.

Replies to question 5 ranged from reports on the value of land and buildings to the value of land only. When no value was given, the value shown on the corresponding census schedule, if of identical acreage, was inserted. Errors made in the level of values given seem to have been equally common to all groups of owners so the data seem reasonably accurate for the internal comparisons and analyses made in this study.

In question 6, some respondents failed to distinguish between property acquired by process of law alone, and that acquired by will. There was some lack of uniformity in reporting land acquired through **will or estate settlement, purchased from relatives, and inherited part and purchased rest from other heirs.** **Homesteading** was sometimes interpreted as **home place** or **home farm**, and so more land is shown as homesteaded than the facts would justify. Widows frequently indicated their husband's method of acquisition, and "other" was frequently used by a respondent when in doubt or confused as to the exact method of acquisition. The combining of data from 6a and b, and items 6d, e, f, and g in the analysis where it was deemed advisable, eliminated most of these errors.

Question 7 was asked to ascertain the assistance in the form of cash or other gratuities that owners used in acquiring land. Land was to be reported in question 6 unless it had been sold to buy the present place. It appears that respondents frequently failed to answer this question accurately, but the small number of cases prohibits a definite statement. Such misinterpretations as may have occurred did not appear sufficiently numerous or large to influence the results appreciably.

Question 8 concerning transfer of land by parents during their lifetime to children could have been answered only where the parent either had two or more farms or had fractionated his farm. It is believed that such transfers are not adequately represented, and for this reason these data were not used in this analysis.

Question 9 concerned the plans to transfer land to children or other relatives and whether or not a will had been made. An analysis of the replies of interviewed respondents indicated that plans really could not be expected from many owners. Many owners have no children, or the children are established on other farms or in other employment, and there is no interest in plans for transfer. That an apparently small percentage had made plans is more or less to be expected. Because of this, data were not included on plans to transfer. The latter part of the question on the making of a will was considered a clear-cut question from which usable data were obtained.

Question 10 on years spent in various kinds of employment was poorly answered; some failed to answer altogether, others answered incorrectly. Women frequently gave their husband's age at first acquisition rather than their own. No provision was made in the questionnaire for periods of unemployment. For this reason, the question on *nonfarm employment* was interpreted to mean nonfarm experience, whether employed or unemployed. Similarly, no provision was made for the time spent as a landlord or for overlapping periods of employment. No information was obtained on the sequence of experience. Careful editing, however, and limiting the analysis almost entirely to men owners, served to improve the data materially. Even though a

large proportion failed to answer this question satisfactorily and their replies were edited out, the large numbers remaining in the sample yielded usable data.

Answers to question 11 relative to the principal occupation could be based upon past or present activity, and on major source of income. Through the editing processes, these data were improved and they are believed to be reasonably accurate.

Question 12 on retirement was difficult to answer. The analysis of replies indicated that partial as well as complete retirement was included in the term "retired." An older farmer who has reduced appreciably his farming activities may have replied that he had retired. Thus, the owner was so classified even though he had only turned over most of the farm work to someone else.

The terms "**tenants**" and "**croppers**" were frequently confused and used interchangeably in replies to question 13. The two were combined in order to eliminate the possibility of error in interpretation.

Information from question 14 was not used in the analysis.

In question 15, **principal** was occasionally confused with **important** by respondents but not frequently enough to affect the data seriously.

**POSSIBLE "MAIL" BIAS.**—As 69 percent of the owners to whom schedules were mailed did not return completed schedules, tests were made to learn if there were significant differences between the respondents and nonrespondents. These tests contemplated comparisons, in cooperation with the State experiment stations, between respondents and nonrespondents in 89 counties of 32 States that were considered a representative sample of the Nation. Because of limited personnel and funds, this study was completed for only 8 States. Lack of interviews in all the sample counties causes an element of doubt as to the representativeness of the test data obtained. It is felt, however, that the comparisons for the counties where the data were obtained provide a rough comparison between respondents and nonrespondents.

Seven of the major items compared gave averages that were almost identical for respondents and nonrespondents (table 54, p. 69). These items included acres held, age, sex, wills, farm residence, dependence upon income from rented land, and method of acquisition. The three items having considerable variation between respondents and nonrespondents were value of real estate per owner, tenure, and occupation. The difference in value is due largely to the higher value per acre of the land owned by nonrespondents, particularly retired farmers and housewives. As the value of real estate was used only for internal comparisons, it is thought that this discrepancy did not affect the results seriously.

Of the three tenure groups—owner operators, owner-operator-landlords, and landlords—only the latter two showed variation. The proportion of owners who were owner operators (which represented more than one-half of all owners) was identical for respondents and nonrespondents but there was considerable difference in the proportion who were owner-operator-landlords and landlords.

A considerably larger proportion of the interviewed nonrespondents than of the respondents reported occupations of retired farmer and housewife. The reverse was true for farmer and business-professional owners. It is believed that some of the differences between



respondents and interviewed nonrespondents on such items as occupation and method of acquisition may have been caused by the interviewers, who may have influenced the answers of the nonrespondents through careful explanation and thorough inquiry. The interviewers undoubtedly caused the proportion falling into the "other" category of method of acquisition to be smaller than for respondents.

Some of the discrepancy in data from respondents and nonrespondents was eliminated in the adjustments in data to correct for bias. These adjustments were not made for the sample used in comparisons shown in table 54, however. Considering the size and distribution of the sample, and the relatively large proportion of items that gave almost identical data, it is concluded that the nonrespondents were not significantly different in important respects from respondents. With the exception of value of real estate, the greatest variations occurred when the sample was classified into several subitems, as with occupation, method of acquisition, and tenure. These variations may have been caused by sampling error in the selection of respondents and interviewed nonrespondents.

### SELECTED BIBLIOGRAPHY

- ALVORD, B. F., CROSBY, M. A., and SCHIFFMAN, E. G. FACTORS INFLUENCING ALABAMA AGRICULTURE, ITS CHARACTERISTICS AND FARMING AREAS. Ala. Agr. Expt. Sta. Bul. 250, 76 pp., illus. 1941.
- AULL, G. H. RURAL LAND HOLDINGS IN SOUTH CAROLINA. S. C. Agr. Expt. Sta. Bul. 331, 23 pp., illus. 1940.
- BARLOWE, R. PUBLIC LAND OWNERSHIP IN THE LAKE STATES. (North Central Regional Publication 12.) Mich. Agr. Expt. Sta. Special Bul. 351, 28 pp., illus. 1948.
- BONDURANT, J. H., and BINKLEY, W. C. LAND TENURE CLASSIFICATION AND AREAS IN KENTUCKY. Ky. Agr. Expt. Sta. Bul. 421, 50 pp., illus. 1942.
- CHARLTON, J. L. SOCIAL ASPECTS OF FARM OWNERSHIP AND TENANCY IN THE ARKANSAS OZARKS. Ark. Agr. Expt. Sta. Bul. 471, 80 pp., illus. 1947.
- DOWELL, A. A. CORPORATE-OWNED FARM LAND IN MINNESOTA, 1936-1940. Minn. Agr. Expt. Sta. Bul. 357, 24 pp., illus. 1942.
- GRAY, L. C., STEWART, C. L., TURNER, H. A., SANDERS, J. T., and SPILLMAN, W. J. FARM OWNERSHIP AND TENANCY. U. S. Dept. Agr. Yearbook 1923: 507-600, illus. 1924.
- GREISINGER, P. LAND OWNERSHIP IN THE ELEVEN WESTERN STATES. Bur. Agr. Econ. 26 pp. 1943. [Processed.]
- and BARR, G. W. AGRICULTURAL LAND OWNERSHIP AND OPERATING TENURES IN CASA GRANDE VALLEY. Ariz. Agr. Expt. Sta. Bul. 175, pp. 281-292, illus. 1941.
- HARRIS, M. D. THE GENESIS OF THE LAND TENURE SYSTEM OF THE UNITED STATES. Abstract Thesis (Ph. D.), University of Illinois, 19 pp. Urbana, Ill. 1945.
- HARTMAN, W. A., and WOOTEN, H. H. GEORGIA LAND USE PROBLEMS. Ga. Agr. Expt. Sta. Bul. 191, 195 pp., illus. 1935.
- HAWLEY, H. L. SMALL AGRICULTURAL HOLDINGS IN TWO INDUSTRIAL AREAS IN INDIANA. Ind. Agr. Expt. Sta. Bul. 460, 35 pp., illus. 1941.
- HAWTHORNE, H. W., and TURLINGTON, J. E. ECONOMIC STUDY OF ABSENTEE OWNERSHIP OF CITRUS PROPERTIES IN FLORIDA. Fla. Agr. Expt. Sta. Bul. 287, 32 pp., illus. 1935.
- HIBBARD, B. H., and PETERSON, G. A. HOW WISCONSIN FARMERS BECOME FARM OWNERS. Wis. Agr. Expt. Sta. Bul. 402, 35 pp., illus. 1928.
- HOGLUND, C. R. WHAT SIZE FARM OR RANCH FOR SOUTH DAKOTA. S. Dak. Agr. Expt. Sta. Bul. 387, 18 pp., illus. 1947.
- JENSEN, W. C. and RUSSEL, B. A. STUDIES OF FARM LAND PRICES AND OWNERSHIP. S. C. Agr. Expt. Sta. Bul. 247, 50 pp., illus. 1928.
- KLEMMER, R. T. OKLAHOMA LAND OWNERSHIP STUDY. PRELIMINARY REPORT. (LAND OWNERSHIP PATTERN MAP.) Okla. Agr. Expt. Sta. Mimeogr. Cir. 50. 1939.

- McMILLAN, R. T., and DUNCAN, O. D. SOCIAL FACTORS OF FARM OWNERSHIP IN OKLAHOMA. Okla. Agr. Expt. Sta. Bul. 289, 32 pp., illus. 1945.
- MASON, J. E., and BONDURANT, J. H. LAND OWNERSHIP AND USE IN KENTUCKY. Ky. Agr. Expt. Sta. Bul. 519, 32 pp., illus. 1948.
- MURRAY, W. G. CORPORATE LAND, FORECLOSURES, MORTGAGE DEBT AND LAND VALUES IN IOWA, 1939. Iowa Agr. Expt. Sta. Research Bul. 266, pp. 305-338, illus. 1939.
- NORTHERN GREAT PLAINS AGRICULTURAL ADVISORY COUNCIL. IMPROVING FARM AND RANCH TENURE IN THE NORTHERN PLAINS. Mont. Agr. Expt. Sta. Bul. 436, 32 pp., illus. 1946.
- PARSONS, K. H., and WAPLES, E. O. KEEPING THE FARM IN THE FAMILY. A STUDY OF OWNERSHIP PROCESSES IN A LOW TENANCY AREA OF EASTERN WISCONSIN. Wis. Agr. Expt. Sta. Research Bul. 157, 53 pp. 1945.
- POLL, ADON. LAND OWNERSHIP AND OPERATING TENURE IN IMPERIAL VALLEY, CALIFORNIA. 68 pp., illus. Bur. Agr. Econ. 1942. [Processed.]
- RANKIN, J. O. LANDLORDS OF NEBRASKA FARMS. Nebr. Agr. Expt. Sta. Bul. 202, 38 pp., illus. 1924.
- STEPS TO NEBRASKA FARM OWNERSHIP. Nebr. Agr. Expt. Sta. Bul. 210, 32 pp., illus. 1926.
- RENNARD, T. LAND OWNERSHIP IN WYOMING IN 1935. 25 pp. Bur. Agr. Econ. 1941. [Processed.]
- RENNE, R. R. MONTANA LAND OWNERSHIP: AN ANALYSIS OF THE OWNERSHIP PATTEEN AND ITS SIGNIFICANCE IN LAND USE PLANNING. Mont. Agr. Expt. Sta. Bul. 322, 58 pp., illus. 1936.
- REUSS, C. F., and FISHER, L. H. NEW SETTLERS IN YAKIMA VALLEY, WASHINGTON. (Migration and Settlement on the Pacific Coast, Report No. 8.) 47 pp., illus. Bur. Agr. Econ. and Wash. Agr. Expt. Sta. 1941.
- SALTER, L. A., JR. LAND TENURE IN PROCESS: A STUDY OF FARM OWNERSHIP AND TENANCY IN A LAFAYETTE COUNTY (WISCONSIN) TOWNSHIP. Wis. Agr. Expt. Sta. Research Bul. 146, 48 pp. 1943.
- SOUTH DAKOTA STATE PLANNING BOARD. OWNERSHIP OF FARM LAND IN SOUTH DAKOTA, JANUARY 1, 1938. 68 pp., illus. [Brookings.] 1938.
- SPILLMAN, W. J., and GOLDENWEISER, E. A. FARM TENANCY IN THE UNITED STATES. U. S. Dept. Agr. Yearbook. Separate No. 715, 26 pp., illus. 1916.
- TIMMONS, J. F., and BARLOWE, R. FARM OWNERSHIP IN THE MIDWEST. (North Central Regional Publication 13.) Iowa Agr. Expt. Sta. Research Bul. 361, 112 pp. 1949.
- TURNER, H. A. THE OWNERSHIP OF TENANT FARMS IN THE UNITED STATES. U. S. Dept. Agr. Bul. 1432, 48 pp., illus. 1926.
- UNITED STATES BUREAU OF THE CENSUS and BUREAU OF AGRICULTURAL ECONOMICS. GRAPHIC SUMMARY OF FARM TENURE IN THE UNITED STATES. 40 pp., illus. 1948.
- UNITED STATES GENERAL LAND OFFICE. ANNUAL REPORT OF THE COMMISSIONER . . . 1946. Statistical Appendix.
- WALKER, C. E., and HODGKINS, P. M. SURVEY OF LAND HOLDINGS IN TOWNS OF FREMONT AND BASCAWEN, N. H. N. H. Agr. Expt. Sta. Bul. 264, 19 pp., illus. 1932.
- WALLIN, L. W., and PENGRA, R. F. LAND OWNERSHIP TRENDS IN SOUTH DAKOTA, 1929-1944. 12 pp., illus. S. Dak., Agr. Expt. Sta. and Bur. Agr. Econ. 1945. [Processed.]
- and ENGELKING, R. LAND OWNERSHIP TRENDS IN NORTH DAKOTA. SELECTED YEARS, 1929-1944. N. Dak. Agr. Expt. Sta. Bul. 337, 19 pp., illus. 1945.
- WALRATH, A. J., and GIBSON, W. L., JR. FARM INHERITANCE AND SETTLEMENT OF ESTATES. Va. Agr. Expt. Sta. Bul. 413, 32 pp., illus. 1948.
- WESTBROOK, R. B. TAX DELINQUENCY AND COUNTY OWNERSHIP OF LAND IN SOUTH DAKOTA. S. Dak. Agr. Expt. Sta. Bul. 322, 63 pp., illus. 1938.
- WILNER, S., and SCHAFER, R. L. STATISTICAL ANALYSIS OF LAND OWNERSHIP IN NORTH DAKOTA IN 1935. 10 pp., illus. N. Dak. Agr. Expt. Sta., Bur. Agr. Econ., and Works Prog. Admin. Fargo, N. Dak. 1939. [Processed.]
- WILSON, E. E., and CLAWSON, M. AGRICULTURAL LAND OWNERSHIP AND OPERATION IN THE SOUTHERN SAN JOAQUIN VALLEY. 100 pp., illus. Bur. Agr. Econ. Berkeley. 1945.
- WOOTEN, E. O. THE PUBLIC DOMAIN OF NEVADA AND FACTORS AFFECTING ITS USE. U. S. Dept. Agr. Tech. Bul. 301, 52 pp., illus. 1932.

Faint, illegible text, possibly bleed-through from the reverse side of the page. The text is arranged in several paragraphs, but the characters are too light and blurry to transcribe accurately. A small, dark mark is visible on the left edge of the page.



