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CAUSES AFFECTING FARM VALUES.

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INCREASES OF LAST FIVE YEARS.

A PROSPEROUS PERIOD.

Farm real estate in the United States has gained in value in such a degree since the census of 1900 that an examination of the causes of this gain may be not only interesting, but instructive, to the economic student as well as to the practical agriculturist.

Inquiries addressed to 45,000 State, county, and township crop correspondents in the autumn of 1905 secured reports which, when properly tabulated, establish the conclusion that at this time, about five years after the census, the real estate of farms, medium in quality and equipment of buildings and improvements, has increased in value 33.5 per cent.

RATES OF INCREASE HIGHER SOUTH AND WEST.

The highest percentage of increase, 40.3 per cent, was found in the South Central group of States, and close after that 40.2 per cent in the Western group. Third in order is the South Atlantic group, with 36 per cent, while a close fourth place is held by the North Central States with an increase of 35.3 per cent. The lowest increase of the five groups of States into which the country is divided in the census reports occurred in the North Atlantic States, where it is 13.5 per cent.

COTTON FARMS LEAD.—The grouping of farms according to principal sources of income adopted by the census was followed as nearly as possible in this investigation, and the computation of increase in value of medium farms per acre has been made for each group.

The rate of increase for cotton farms is highest—48.2 per cent. Second in order are the hay and grain farms, with an increase of 35 per cent; the live-stock farms increased in value per acre 34.3 per cent, and the farms devoted principally to sugar are found to have increased 33.2 per cent. Rice farming follows with an increase of 32.2 per cent in value per acre, while close to this is 32.1 per cent for tobacco farms. The farms having no special sources of income have an increase in value per acre amounting to 30.1 per cent, below which are the fruit farms with an increase of 27.9 per cent, the vegetable farms with 26.7 per cent, and, lowest of all, the dairy farms with an increase of 25.8 per cent.

YEARLY RATE OF GAIN.

The foregoing percentages of increase appear extraordinarily large when compared with the percentage of the increase of the average value per acre of all farms from 1890 to 1900, which was 25 per cent, an average of 2.5 per cent a year as compared with an average of 6.7 per cent per year as ascertained by the Department.

ABSOLUTE GAIN.

Although the inquiries of the Department were confined to medium farms, there are reasons for believing that the averages derived from the reports are applicable to the various totals of the farms of the census, including farms below and above medium, classified according to principal sources of income; and, with the understanding that the application is subject to qualifications, the increases in value of all farms during the five years have been computed.

INCREASE IN VALUE FOR TEN CLASSES OF FARMS.—For rice farms the increased value of the farm real estate during the five years is \$3,000,000, after which are the sugar farms, with an increase of \$20,000,000. The tobacco farms increased \$57,000,000, the fruit farms \$94,000,000, and the vegetable farms \$113,000,000. The dairy-farm increase of \$369,000,000 is exceeded by the increase of \$460,000,000 for cotton farms, and considerably more by the increase for farms devoted to general purposes, including a small element of farms with minor specialties, which was \$768,000,000. The grand aggregate of increase for all classes of farms is \$6,131,000,000, more than two-thirds of which is contributed by the increase for hay and grain farms, \$1,983,000,000, and \$2,263,000,000 for live-stock farms.

INCREASE IN VALUE FOR FIVE GEOGRAPHIC DIVISIONS.—Nearly four-fifths of the National aggregate increase in value of farm real estate during the five years is found in two groups of States—the North Central States, with more than half of the total increase, or \$3,572,000,000, and the South Central States, with one-fifth of that increase, or \$1,201,000,000. The South Atlantic and Western groups of States have nearly the same increases—\$514,000,000 and \$500,000,000, respectively. The smallest increase is left to the North Atlantic States, where a net gain of \$344,000,000 remains after deducting some reported decreases in value.

EXPLANATIONS OF INCREASES.

From every agricultural neighborhood in the United States explanations have been received of the increases and decreases in the real-estate value per acre of medium farms during the last five years. Subject to some qualifications, the general principle is that the farm

land itself has become more highly capitalized by a larger amount of net profit per acre. Only the main features of the analysis can be given in this article.

PRICE AND NET PROFIT.

In the general matter of price of farm products farming had long been performed under disadvantages that were often discouraging until a few years ago. With now and then a year of exception in favor of this or the other crop it has been a general fact that prices of farm products, long previous to these recent years, have fallen too near the full economic cost of production, which is considerably larger than the immediate cost of production and includes many items generally overlooked by farmers. Indeed, it is quite certain that the price has at times fallen below the full economic cost of production, of which the most conspicuous illustration was afforded seven years ago, when the price of cotton fell to $4\frac{1}{2}$ cents per pound, or even lower, at the plantation.

LAND MORE HIGHLY CAPITALIZED.—In 1905, at the end of the five-year period covered by this investigation, the prices of farm products have risen out of the depths to which various causes had previously sunk them, so that the farmer is at last getting a fair net return for his labor and farming operations in most products. This is naturally reflected in the higher capitalization of agricultural land. This conclusion is not advanced theoretically, but is amply sustained by the reports of many thousands of correspondents in all parts of the country and for all classes of farms for which there has been a considerable increase in price of products.

EFFECT OF CHEAP PUBLIC LAND.

One can well realize how directly the availability of cheap public land suitable for farming has depressed the value of old agricultural land and kept from rising to its otherwise natural level the value of the newer land taken into cultivation, upon reading the statements of many correspondents, particularly in the agricultural margin near the land recently acquired from nation, State, or railroad. The National land that can be utilized agriculturally is now reduced to about 300,000,000 acres, but nearly all of this is suitable only for grazing, since it can not be used in dry farming nor under irrigation.

Much cultivable land, however, especially in the Southwest, has passed into private ownership during the five years under review, and there is striking testimony from many correspondents that until it passed into private ownership it held down the value of the acquired farms in near-by regions. This effect has extended backward upon the farms farther and farther away, even to the Atlantic coast, where the direct cause has not been as apparent as in the neighborhood where its effect is closely associated with it.

EFFECT OF IMMIGRATION.

While the public land suitable for farming has been reaching exhaustion the flow of immigration from foreign countries and from the older parts of this country has been continuing in its direction, and where no farming land could be obtained from nation, State, or railroad the influx of agricultural people was halted in regions where farms had been established in more recent years, and the consequent pressure of new demand upon a fixed area increased the value per acre during the five years often as much as 50 to 100 per cent.

LOWER RATES OF INTEREST AS A FACTOR.

Along with the general causes that have elevated the price of farm land during the last five years should be mentioned the diminishing rate of interest. So great in the aggregate have been the savings of the farmers and persons in other occupations in the North Central States and in other sections that a large amount of these savings has sought investment in farms, even to the extent of raising farm values and diminishing the rate of interest, so that an advance of the price has followed often with no increased net profit per acre.

PASSING OF THE COTTON-CROP LIEN.

In the cotton belt the abolition of the crop lien in consequence of profitable prices of cotton has worked a greater economic revolution than has taken place in any other part of the country or for any crop other than cotton. When the cotton planter ceased to pay an extremely high rate of interest for an advancement of supplies—estimated at 40 per cent fifteen years ago—and became able to sustain his plantation with his own capital, as he did three years ago, and was often able to retain a large portion of his cotton for sale at a time when most to his own advantage, his land was at once converted into an economic stronghold and appreciated in value in a greater degree than the land devoted to any other large crop.

CITY DEMAND FOR COUNTRY HOMES.

In the North Atlantic States, and in a less degree in other groups, there has been some back pressure upon the land from the cities, and in this reversion of the tide of population from country to city the old farm lands have not been lost to agriculture, although, in so far as they have become the diversion of wealthy men, they may have become unprofitable. In some regions the old abandoned farms are becoming the country homes of city families, and are passing back into some sort of cultivation and production.

EFFECT OF BETTER FARMING.

It would by no means be fair in the explanation of increase of farm values during the last five years to confine it to increases in price of products and to pressure of demand upon area. Very large effects have been derived from better cultural methods; from the substitution of profitable for unprofitable crops; by the adoption of more intensive culture and crop; by better applied labor; by larger and cheaper facilities for reaching markets; and by some improvements in the business features of marketing products. Each one of these causes is of large account and all together combine to make the net return per acre larger than it was five years ago by an amount sufficient to raise the capitalization of farm lands in a considerable degree.

IMPROVEMENTS.

The values embraced in this investigation include improved and new buildings and all improvements upon farms. In many cases correspondents have reported a large percentage of increase in farm values per acre where the increase was almost entirely due to added improvements in the way of better dwellings, new barns, improvements in old barns, new granaries, and new buildings for the protection of live stock in winter.

Throughout extensive areas there have been great additions to land values as the result of draining by tile and open ditches, and the latter are sometimes so large as to be called canals. Increases have resulted from the removal of the stumps of forest trees and the construction of new or better boundary fences. Better and more durable roads on the farm and between the farm and its market town or railroad station have had a distinct effect upon the farm values.

Along with numerous improvements, not all of which can be mentioned here, stands forth the improvement of the soil itself. There is a materially increased production of live stock, with the resultant increased acreage of forage and grain crops which in rotation produce farm manures, humus, and rest; enrich the soil, as with nitrogen brought by legumes; and improve the mechanical condition of the soil for all crops. In regions needing commercial fertilizers, nitrogen, phosphorus, potash, and lime have been used more abundantly and more intelligently, and on crops bringing better prices.

FARMERS' NEW ECONOMIC INDEPENDENCE.

A matter of great importance in its bearing upon the increased value of farm lands is the new economic independence of farmers, fundamentally growing out of their improved financial condition. Farmers now occupy a strong economic position, founded upon the tendency of the consumption of some important products to increase faster than

population does, and upon the tendency of the desires for these products to increase faster than the production does, so that with respect to these products consumption is close upon the heels of production.

POULTRY.—It may seem a matter of small consequence to mention poultry and eggs as an instance, but it should be remembered that the values of these products now reach an annual figure of half a billion dollars or more, or an amount about equal to the value of the wheat crop. The price of eggs has been high and growing higher for several years, because consumers have wanted more eggs than have been produced. The exports are not worth mentioning. Apparently there is no limit to the consumption of fresh eggs at a moderate price.

FRUIT is in the same category. There is not enough fruit of any kind raised in this country at the present time which is actually placed upon the market in the grade of first quality, or better, that is produced in sufficient quantity to meet the wants of consumers at a moderate price. The city family that has bought first-grade apples in almost any recent year has paid a luxury price. This is true also of pears, plums, peaches, and oranges, and it is true of the small fruits, such as cherries and grapes. The assertion may easily be extended to most, if not all, of the commercial berries—strawberries, currants, blackberries, and raspberries.

BUTTER is another product that tends to underrun consumption. We have no larger butter exports from this country because the price of first-grade butter is often lower in London than in New York. The highest priced butter in the world in its home markets, taking first and fancy grades and ignoring specialties in other countries too small for notice, is found in this country. With regard to milk and cheese also the economic position has become stronger.

The annual products of dairying, of fruit and vegetable raising, and of poultry keeping aggregated nearly \$2,000,000,000 in farmers' hands in 1905, or three-tenths of the gross value of all farm products; and these particular products belong to the class of those for which there is a tendency of demand to be greater than supply. In the case of none of these products is there a desired quantity satisfactory in quality obtainable by consumers at moderate prices. The public is underfed in the higher grades of these luxuries of the farm.

MEAT ANIMALS, too, are establishing themselves in a stronger position in favor of the farmer, because of the tendency of population increase to outfoot the increase of these animals; but this statement, although true under natural conditions, may become subverted in its application to this country by the prohibitive legislation of importing countries.

IN WHEAT PRODUCTION also the farmers of this country are in a position that is at least moderately strong. Canada and Argentina

may stand in the way of a more advantageous position for a dozen years or so, but in the meantime the increasing demand of the world for wheat promises to the wheat grower that he shall not again suffer from the consequences of overproduction.

LINES CONVERGING UPON HIGHER VALUES.—The foregoing lines of evidence converge upon the conclusion, which is now apparent in all parts of the United States, that in his new economic independence the farmer is now more than ever before free to choose his crop, and this is a matter of tremendous importance. This removes obstacles to the rotation of crops and to intensifying culture and methods. It gives the farmer ability to raise leguminous crops, with their important benefits to the soil. It enables him to multiply his domestic animals, with further consequences upon tillage and land fertility. It enables him to adapt himself to his best markets with the best crops.

The agricultural situation just indicated is very appreciably reflected by increased land and improvement values.

MINOR DECREASES IN VALUE.

While the net result of changes in the average acre-values of farms in the last five years has been a marked increase for the whole country, decreases have been found within small areas, and these should not be lost to view in the grandeur of the counter movement.

FARM TO CITY.

The migration of farmers' sons to town and city, to industry, trade, and transportation—a common fact especially apparent in the North Atlantic and North Central States—is throwing farms upon the market for sale, and this occurs sometimes in neighborhoods where there is no immigration and little, if any, local demand for farm lands. The unavoidable result is that in such neighborhoods farms have decreased and are still decreasing in value.

SCARCITY OF FARM LABOR.

Probably no cause of depreciation of farm values is so frequently mentioned in nearly all parts of the country as the scarcity and deterioration of farm labor. The reports on which this statement is based generally refer to wage labor, but the scarcity is found, though less prevalently, in the supply of tenant labor also, particularly that of a trustworthy sort.

FARMERS "IN A RUT."

A cause of depression in farm values in many places in the North Atlantic States is the continuance of crop production which meets the

competition of the prairie farms. There is a considerable fraction of farmers who are "in a rut" and seem lacking in adaptability to new conditions of competition, and more particularly to new market conditions which have grown up around them and which are guaranteeing a profit to the producers of such crops as can be supplied directly by them to near-by consumers, or perhaps with small intervention by middlemen.

TEMPORARILY ADVERSE WEATHER.

Another cause of decrease in farm values, but one that alternates with causes of increase, is unfavorable weather—too much or too little rain, devastating freshets, parching droughts, excessive or deficient sun heat, frosts that are too late in the spring or too early in the autumn, or severe winter freezes in a latitude not accustomed to them. Such unfavorable weather conditions depress the value of farm real estate, even though they have continued for no longer than one year; and when they have continued for two or three years the depression in values is extreme. In such cases there is an eventual recovery, sometimes promptly within a year and sometimes within a few years.

A FEW PRICE DEPRESSIONS.

Some depressions in price have been in evidence during the five years under review. The tobacco crop in some of its varieties has suffered in this respect for several years and this in the face of stationary if not diminishing production. The owners of tobacco farms in some counties assert that the value of their lands has decreased within five years because the offers to buy tobacco have come solely or mostly from one buyer, who would take the crop only at his own price.

In the case of the extraordinarily large rice crop of 1904 also there was a diminished price which at once made itself felt in diminished land values as compared with those of the preceding year, although during the five-year period there was some increase.

The marked drop in the price of cotton in December, 1904, from which there was no full recovery until half a year after, diminished the aggregate value of cotton plantations and farms by many millions of dollars while the lower price continued. So it happens that farmland values are as sensitive to lower and low prices of products as they are to higher and high prices.

DECREASES LOCALIZED AND RESTRICTED.

In preceding paragraphs are given the more frequently mentioned causes of depression in farm values during the last five years, but these causes are not generally prevalent and are often highly localized and specifically restricted.

ITEMIZED INFLUENCES UPON VALUE.

In passing from a general survey of the subject to particulars, an itemized account of definite causes of increase and decrease in farm real-estate values has been prepared from the statements of correspondents. No attempt is made to give due weight to any of these items; some are very common and others rare, and any attempt at weighting them or estimating their prevalence or importance would be impossible with any degree of success.

CAUSES OF INCREASE.

- Improvement in cultural methods.
- Immigration from Eastern States into the North Central and Western divisions.
- Substitution of crop rotation for one-crop farming.
- Changing from grain farming to dairy farming.
- Introduction of seeding to grass into cultural method where it did not exist before.
- Increase of improvements.
- New buildings, buildings kept in better repair, better fences.
- Tile draining for land that was too wet or too wet in wet seasons.
- Acquirement of irrigation rights.
- Use of hand cream separators, by reason of which market for cream has been acquired at creameries or in cities.
- New or expanding manufacturing industries in near-by markets.
- Increase of adjacent urban populations.
- Raising sugar beets for sugar factories.
- New or improved facilities for transportation.
- Railroad extensions to isolated places.
- Intensive agriculture in numerous directions.
- Raising vegetables for neighboring canneries.
- Improvement in fertility and productiveness of the land.
- Improved economic conditions; general prosperity.
- Increasing timber values.
- Constructing levees against freshets.
- Introduction of alfalfa as a live-stock feed and soil improver.
- Employment of implements and machines not before in use.
- Movement of city families to acquire country homes.
- Increase of local loan capital, causing a decrease in the rate of interest.
- Farms diminishing in size and increasing in average value per acre because of better attention and improvements and more intensive methods.
- Immigration of Hebrews or Poles or people of some other race or nationality in such numbers as to set up a special local demand.
- Higher price of wheat.
- In Eastern States a diminution of Western competition.
- Improved facilities for marketing the crops.
- Increasing demand for milk in cities.
- Abandonment of "resting" land in favor of seeding to grass in rotation.
- Immigration from foreign countries.
- Higher prices for products.
- The construction of good roads.
- New railroad towns, affording new local markets.
- Substitution of truck farming for extensive agriculture.
- Demand for farm lands created and stimulated by extensive advertising.

- Substitution of wheat for grazing and stock raising.
- Relief from the depressing influence of sales of near-by Government land.
- More profitable marketing of products because of cooperative shipping.
- More real money in circulation.
- Large farms cut up and sold to various purchasers at advanced prices.
- In Eastern States a substitution of products with good local markets for former local products subject to Western competition.
- Farm land now sought as investments by farmers and other possessors of surplus for investment, not only in near-by regions, but in other States.
- Immigration of Scandinavians, "everlasting workers and very economical."
- Substitution of fruit farming for extensive agriculture.
- Increasing demand for corn land.
- Through the efforts of industrial agents of railroad companies in securing immigrants from other parts of the United States and from foreign countries.
- Change from grain to fruit or vegetables.
- New or increased markets because of near-by lumbering operations.
- Increased or more intelligent use of fertilizers.
- Increase in business of keeping summer boarders.
- Better markets.
- New or better facilities for traveling between city and country regions, whereby the buying and maintenance of country homes is becoming more feasible.
- Rural telephones.
- Rural electric railways connecting with town and city.
- Rural free delivery of mail.
- Immigration into Southern States from North Atlantic and North Central divisions.
- Irrigation applied to new rice fields in Texas and Louisiana.
- Cancellation of burdensome debt (little or no value received therefor) incurred by various counties to promote railroad building.
- Maturing of fruit trees.
- Abundance of deposits in local banks, causing a decline in the rate of interest paid by them, whereby farmers have preferred to invest in agricultural land.
- Dredging ditches; bringing unimproved land into cultivation.
- State officials inducing immigration from other States and from foreign countries.
- Extension of wheat area by raising durum, or macaroni, wheat.
- Supply of water obtained from artesian wells in arid and semiarid regions.
- Clearing and reclaiming swamp lands (in southeastern Missouri).
- Removing stumps; clearing land of trees and bushes; erecting barns, dwellings, and granaries; building fences, etc., in a poor agricultural region.
- A series of good crop years.
- Townspeople buying farms for investment.
- The doubling back of immigration; the stream of immigrants had gone beyond into an unprofitable farming region and returned to the nearest profitable one.
- Technical knowledge of agriculture supplied by bulletins, periodicals, books, lectures, schools, and demonstration farms.

CAUSES OF DECREASE.

- Devastations of the codling moth.
- Partial collapse of an unreasonable "boom" in land prices.
- Several successive wet seasons.
- Cotton boll weevil.
- More frequent floods in lowlands than in former years.
- In some parts of the East, western and southern competition.
- High and increasing wages of farm labor.
- No material increase in prices of certain products.

- Disastrous effects of smelter smoke and coke smoke.
- Devastations of the San Jose scale.
- Crop failure, in some places for only one year.
- Emigration from North Central States farther west, or to Canada, or to the South.
- Scarcity of tenants and inability or indisposition of owners to cultivate.
- Inefficient and scarce farm labor.
- Unproductive land remaining without prospect of improvement.
- Emigration from a cold climate to the warmer South.
- Excessive advance in agricultural land prices, followed by emigration to cheaper lands in other States.
- Succession of severe winters.
- Deterioration of farms owing to tenancy.
- Drifting of farmers' sons from farms to towns and cities and eventual abandonment of such farms by parents to tenants; sometimes, and in comparatively small areas, followed by abandonment of tenancy and of cultivation.
- Diminution of supply of farm labor because of cotton mills.
- Scarcity of farm labor owing to numerous causes, among which are better wages paid in town and city and in manufacturing, trade, and transportation.
- Because of a new "stock law" compelling farmers to fence in.
- Poor markets or entire absence of any market at all.
- Lower prices of cattle and various products at various times.
- Freight charges too high, especially as discriminating against complaining farmers and in favor of competitors in other regions.
- Habitual neglect, poor cultural methods, waste, laziness, ignorance.
- Pollution of water of streams by sulphur water pumped from mines.
- Subsidence or drainage of land surface on account of excavations in coal mines.
- The West Indian hurricane of September, 1900, from the effects of which several Texas counties have not yet recovered.
- Depressed tobacco prices.
- The large rice crop of 1904.
- Neglect to replenish the soil, washing of fertility into streams from unprotected land; gullies made by rains; encroachment by shrubs, sprouts, bushes, and briars.
- The clearing of timber from farm woodland, leaving the land less valuable.
- Exhausting the fertility of the land.
- Remoteness from a railroad and depletion of population by enticements of more exciting or remunerative places.
- The hopelessness of improvements because of the absence or insufficiency of water, as in arid or semiarid regions.

ILLUSTRATIVE LOCAL CONDITIONS.

PANORAMIC VIEW OF PROMINENT FEATURES.

A panoramic view, although brief, of local conditions as affecting farm acre-values may be derived from the abundant material supplied by correspondents, and will be instructive. The statements apply to medium farms unless otherwise stated, and cover five years.

NORTH ATLANTIC STATES.

NEW ENGLAND.—In Sagadahoc County, Me., the "inquiry for farms as country homes or for improved potato culture has raised values 25 per cent in three years." The demand for farms "has increased more than the price" in Belknap County, N. H.; yet there are still many back farms with good buildings, good soil, stone walls,

plenty of wood and water, and with good roads and markets, for sale at \$8 to \$12 per acre. Land is "at a premium" in some parts of Cheshire County where farms are sought for country homes. The business of keeping summer boarders has become large in more than half of New Hampshire, with new profit to the farmers.

Investors are buying some abandoned farms in Vermont, and in Rutland County capital has been looking toward farm mortgages for investment. More profitable dairying in Orleans County has much increased the number of cows and raised the price of farm lands. In Berkshire County, Mass., the increased farm acre-value is due to better-known methods of cultivation, better farm machinery, better methods of utilizing crops when grown, and better ways of getting to market, with much help derived from silos and good roads. Trolley railways in Hampden County have given an upward tendency to the value of all land along their lines.

NEW YORK.—Farms in Cortland county, with medium buildings, can be bought for \$8 per acre which a few years ago were worth \$40 per acre. The demand for farms in Dutchess County by wealthy families in New York City has considerably raised their price. Factories in Genesee County have robbed the farms of the better grade of help, and farming is suffering for want of labor. Many farms have been sold in Queens and Nassau counties recently at prices ranging from \$700 to \$4,000 per acre, some being for development and others for large estates. The hop farms of Oneida County have risen from \$25 per acre in 1890 to \$60 in 1905.

The substitution of sugar beets, potatoes, cabbages, fruits, and milk for hay and grain in Ontario County has made farms more salable and of higher value. Improved fruit farms in Orleans County with apple orchards of 500 to 1,000 trees have doubled in value since 1900, and the same increase is true for pear and small-fruit farms.

Swamp lands in Steuben County that have been reclaimed for celery or lettuce growing have risen from \$8 per acre to \$80 and \$125. Several very prosperous years in the cauliflower and potato section of Suffolk County, on Long Island, have stimulated the demand for farms and the price of land. In some parts of Ulster County land has advanced over 100 per cent in five years because "the Hebrews are buying almost everything they can get and establishing boarding houses; some places which sold for \$3,000 in 1900 are now selling for \$10,000." A Yates County correspondent writes that "no investment pays as safe and high a rate of interest to-day as a good farm in western New York."

PENNSYLVANIA.—"Dollar wheat and good prices for hay, eggs, butter, milk, poultry, and even sweet corn in Adams County have helped to raise farm prices, and sales of farms are more readily made than five years ago." The farmers of Butler County are discontented because the oil wells and steel mills are attracting labor away from the farms, with consequent depression in farm values. The fear that farms will be drained dry through underlying coal mines in Cambria County is decreasing their value. Farms in Chester County are gaining in value on account of the growth of improvements.

Higher tobacco and wheat prices are raising the value of farms in Lancaster County, and in one district at least lower rates of interest are more highly capitalizing land values. Farms in Montgomery County not accessible from electric railways and macadamized roads are having a dull sale with low prices.

SOUTH ATLANTIC STATES.

MARYLAND.—Fruit land in Anne Arundel County has decreased in value on account of the San Jose scale. People from the North and Middle West are coming to Charles County to buy farms, and land formerly abandoned is now profitably producing corn, vegetables, and wheat. "Owing to extensive advertising by the State board of immigration farm lands have risen in price from 20 to 30 per cent" in Dorchester County; "since 1900 many parts of this county have been improved rapidly with

large farm dwellings, barns, and other buildings; miles of wire fencing have been put up, and much land cleared and improved; the growing of melons, cantaloupes, tomatoes, and small fruits is increasing every year, and farmers are prosperous." The abundance of capital seeking investment in Talbot County is reported to be a large cause of increased farm values, and the investments are sustained by packing and canning factories.

VIRGINIA.—Cooperative marketing has much increased the profits of raising sweet potatoes and other farm products in Accomac County and caused a great rise in farm values. Low tobacco prices have diminished the value of many tobacco farms in the tobacco belt in the southern tier of counties. Farm values in Augusta County are rising on account of new cement works and owing to better farm fences, buildings, and roads. Farm values are affected in Bedford County by better local markets, by rural free delivery of mail, by better railroad conveniences, and by immigration from the North Atlantic and North Central States.

Apples and tomatoes are raising the price of farms in Botetourt County. The increase in the value of all farms in a section of Dinwiddie County is due largely to higher prices of timber. Dairy farming, new and better buildings, trolley roads, and an increased market in Washington, D. C., have raised values in Fairfax County. The more liberal use of fertilizers has advanced values in King and Queen and other counties.

NORTH CAROLINA.—In Alamance County "the people are seeking small farms so as to be able to do their own work, since the young men are finding work off the farm and labor is so unreliable, especially among the young people." A correspondent in Catawba County, who has been writing deeds for thirty years, reports that he has "never seen such a rush in land matters at any period as there is now." A Chatham County correspondent writes that "land in the new bright-tobacco belt is worth almost anything asked."

In Currituck County "lands that will produce sweet and Irish potatoes are bringing fabulous prices." In Forsyth County "the farmer is not looked upon as he was years ago," and farm land has much increased in value. Road improvement and cotton factories have increased farm-land value in Gaston County. Such farmers in Lenoir County as have begun to "raise their own meat and bread," as have ditched their farms and built new houses for tenants, and as have increased the use of fertilizers have profited notably.

SOUTH CAROLINA.—Truck farming is "increasing in value every day" in Beaufort County; "a few years ago lands on this island were 'butchered,' but in the last few years a few planters have come in, and lands that have been a drug on the market readily sell at \$10 per acre, and there are some plantations that can hardly be bought at any price."

In Cherokee County "the white renters are getting tired of paying rent and are becoming owners; besides this the employees of cotton mills who have saved money enough to buy land have become so tired of millwork that they are getting out into the country again." Owing to the increase in the price of cotton, cotton lands in Lexington County have been fertilized better and improved to a higher state of productiveness, while buildings have been remodeled and rebuilt, with the result that acre values have increased 100 per cent during the last five years.

The introduction of tobacco culture into Marion County "has worked wonders in the financial condition of the farmers, and lands that were worth \$10 per acre in 1900 are now readily selling for \$50 to \$75." The thousands of peach trees recently planted in Oconee County have largely raised land values.

GEORGIA.—From Appling County the report is that "the increase in the value of farm lands is because more interest is taken in farming, better machinery is used for cultivating and harvesting, and home seekers are coming South." "The business

men of Macon, in Bibb County, are buying all the farming land that is for sale as an investment, and much of such land is lying idle."

There is an active demand for land for fruit and general farming in Floyd County, and many thousands of fruit trees have been planted within a few years; "the advance in the price of cotton, horses, and mules has been the main cause of the advance in the price of farming land."

The lands of Houston County are bought for peach growing and consequently are going higher in value every year. The increase in the value of farm lands in Morgan County "has been remarkable for several reasons—educational advantages, increase in the value of cotton, the partitioning of large landed estates into small farms bought and settled upon by thrifty white people."

FLORIDA.—"Generally speaking," writes a De Soto County correspondent, "land values have about doubled in the last five years owing to hard winters in the northern counties of the State, which made De Soto the banner orange county of the State. Vegetables are more extensively planted than formerly and are becoming more remunerative." The largely increased farm values in Duval County are due to increased production per acre and improved methods of culture.

NORTH CENTRAL STATES.

OHIO.—Farm land has increased \$10 per acre since 1900 in Ashland County; "farms are kept in very good repair, and the soil is looked after more carefully than formerly by the use of barnyard manure and other fertilizers." From Carroll County comes the complaint that "one of the greatest factors in lowering the value of farm lands is the extreme scarcity of help and the high wages demanded for very unsatisfactory labor."

Tobacco has been selling for good prices in Darke County, and "this has been the principal cause of the boom in land prices." Land suitable for gardening has increased more than any other kind in the neighborhood of Columbus, in Franklin County. A new milk-condensing factory in Fulton County is said to be the chief cause of the rise in land, and in Geauga County farms so situated as to be able to sell milk for city consumption have been the ones to increase most in value. The higher price of white oak has raised the value of farms in Trumbull County, and in Wyandotte and other counties the making of good roads has added value to the farms served by them.

INDIANA.—A large part of the increased value of farms in Adams County is due to new improvements, tile draining, and the construction of many miles of durable roads. A Jennings County correspondent believes that "the two principal causes of the advance in prices are improved highways and better methods of soil management." Marsh land in Kosciusko County has been enhanced in value fourfold by drainage and by growing onions, celery, and potatoes. Farm values are increasing in Ripley County because farmers are coming from the higher priced land in the northern part of the State to buy the cheaper land in this county. Farms have doubled in value in Lake County, 45 miles from Chicago, on account of market facilities.

ILLINOIS.—"Farms have been selling above their real value" in Bureau County because money was plentiful and could not readily be loaned at interest; "farms are not paying more than $3\frac{1}{2}$ to 4 per cent on the investment after deducting taxes and cost of keeping up the improvements." Crawford County has large commercial orchards just coming to maturity, which have much increased acre values. There has been a migration of farmers from the high-priced land of the northern part of the State into Edwards County, with consequent rise in land prices.

The bottom lands of Fayette County have increased in value threefold by draining and levee building. "All farm lands have increased 50 per cent in value in the past five years in Henry County on account of the high prices of corn, cattle, and hogs, because of the safe investment for money in land and farm mortgages, and the

abundance of money at 5 and 5½ per cent." The extinguishment of an enormous county debt by Macoupin County has removed a long-standing depression from farm values in that county. "A change from the old methods of farming to the more modern practice of handling soil and live stock is raising the price of land" in Massac County.

MICHIGAN.—Fruit lands on the shore of Lake Michigan are three or four times more valuable now than they were four years ago. "There is now a steady flow of people from the city to the farms, with a steady rise in the value of farm lands" in Calhoun County. Farms containing some timber are the ones that have increased in value in Grand Traverse County. The establishment of "several beet-sugar factories within reach of the farmers of this [Griatiot] county has done more to enhance the value of farms than any other cause within the last five years."

Farming in Huron County is entirely different from what it was five years ago, and values have increased for several reasons—better highways, chicory growing, the bean crop taking the place of wheat and rye, better buildings, more intelligent utilization of land, improved breeds of horses and other live stock, higher prices for swine, and better contact with outside markets. Grape raising has increased rapidly in Kalamazoo County, and "choice locations for this fruit have doubled in value."

Lands in Muskegon County, as in other counties bordering on Lake Michigan, have risen in value rapidly during the last five years on account of the summer-resort business. A large influx of settlers into Osceola County a few years ago mostly accounts for the advance in land values. Raising cucumbers for pickles has combined with sugar beets to make higher land values in Ottawa County.

WISCONSIN.—Dairying and potatoes have rapidly enhanced the values of farm lands in Adams County. The wild lands of Jackson County are being bought in large tracts for stock farms; marshes are turned into cranberry bogs; and the "cut-over lands" are rapidly settled upon—all causing largely increased values. Old log buildings have been taken down in Oconto County and their places taken by modern buildings. Better buildings and a better state of cultivation have raised farm-land values in Outagamie County; and dairying, hogs, and sheep have had their due effects in Pierce County.

Tobacco lands have increased in value more than any other in Vernon County on account of high prices for that crop. "Formerly we had to haul potatoes 18 miles," writes a Waukesha County correspondent, "but three years ago a railroad was built 6 miles from here, and that will explain much of the rise in farm values; a creamery in the center of the town raised values to some extent."

MINNESOTA.—Heavy rains and too much wet weather since 1902 have depressed the value of farm lands in Benton and several other counties. Reasons for higher farm values in Lesueur County are thus stated: "Sugar-beet raising is booming here; Bohemians are the principal people, and they do not mind the drudgery of farming and have large families; dairying is largely increasing, and half the people have hand separators and sell or ship their cream." Illinois men have been coming to Martin County, with a consequent sharp advance in the price of farms.

Emigration from Meeker County to the cheaper lands of northern Minnesota and of Canada has prevented large advances in farm lands. The immigration of farmers from Iowa and Illinois into Murray County raised farm prices so high three years ago that there has been a subsequent fall of perhaps \$10 per acre. "Overspeculation and gambling by land agents in poor and worthless land" in some parts of the Red River Valley several years ago have been followed by a fall in the price of lands to their sound value.

IOWA.—Lands have not recently been as salable in Blackhawk County as some time ago, because many of the tenant farmers have gone westward or northward in quest of cheaper lands. The low rate of interest paid by banks on deposits in Clinton County is regarded as causing investors to buy farm lands, whereupon the sellers

have moved to cheaper land in the West. Many improvements are reported from Greene County, where the farmers have been building better houses and barns and tile-draining their land.

The general estimation of the desirability of farm ownership as an investment is indicated by the statement of a Polk County correspondent, who believes that "farm land is just as good as a gold bond with diamonds in the corners."

MISSOURI.—Fruit growing in Barry County has greatly increased the value of land. The increase in the value of Boone County farms is because of the great number of farmers in Illinois, Iowa, and Indiana who have sold their high-priced farms and come to this county to buy larger ones with the same or less capital. The rapid growth of St. Joseph, with its stock yards and meat-packing industries, has influenced the price of farms favorably situated in Buchanan County.

The price of land in Christian County did not change from 1900 to 1904 for the reason that many farms were for sale, the owners being about to leave for new regions and take up Government land which was open for settlement, as in Texas, Oklahoma, and openings farther north. The Ozark region in southwest Missouri was so advertised at the Louisiana Purchase Exposition in 1904 that immigration ensued, with consequent rise of land values. The increase of land values in Howard County is due in part to the better financial condition of the county, which has become free from a bonded debt of \$600,000 for two railroads, one of which was not built.

The prosperous condition of the farmers of Lincoln County is such that many of them with large bank accounts, being unable to place their deposits at interest, have invested in farm land. Land has gradually advanced in price in the last few years in Mississippi County, especially wet land which has been drained by dredge boat, ditches, and canals. The stationary values of land in a portion of Ozark County are explained by a correspondent who writes that "we are 40 miles from a railroad, so the home seekers who have means are a little slow in locating among us." The lead mines of St. Francois County have brought in immigrants and advanced the market price of farm products.

SOUTH DAKOTA.—The rise in price of land in Edmunds County is said to be mostly due to the artesian wells, which are now guaranteed to be flowing for \$300 to \$500. From Meade County the explanation is that "as long as there is Government land to be homesteaded east of us, we can not expect any fancy prices for our land." Unirrigated farm lands have not advanced in price in Butte County, but irrigated lands have advanced fully 50 per cent in five years.

NEBRASKA.—Creameries have given an increased value to farm land in Brown County. The demand for land in Clay County comes considerably from those well-to-do farmers who desire to establish their sons near them and from those coming into the State; and in Otoe County the many German farmers are especially prosperous, and all their surplus money is invested in land. A Richardson County correspondent believes that "a dangerous condition confronts the young farmer, as he is unable to buy at these large prices and capitalists are buying whatever they can get." Alfalfa land in Valley and Webster counties, as everywhere else, is somewhat higher priced than neighboring land that will not raise it.

KANSAS.—Barber County was nearly depopulated in 1900 because of the Oklahoma movement, and consequently lands have more than quadrupled in value under resettlement. Prior to 1900 Comanche County was devoted entirely to grass, but since that time land has been bought in small tracts, and under proper cultivation has been found to be very productive for wheat and corn, with consequent remarkable increase in price. The dairy-farm lands of Ford County have the highest values on account of being in the alfalfa district. The land of Johnson County has about doubled in value since 1900, being favorably situated near Kansas City and in demand for farm homes.

Immigration to western Kansas has raised the value of all kinds of land, and Meade County, among others, is being rapidly developed for wheat production as well as cattle raising, and, in addition to the foregoing, alfalfa has greatly increased the value of land. The large wheat and corn crops of Ottawa County and many other counties in the State are attracting many eastern farmers, who are bidding up the price of land.

SOUTH CENTRAL STATES.

KENTUCKY.—Several millionaires have established stock farms in Lexington, in Bourbon County, in the past five years, and the demand for stock lands has caused the price to advance rapidly. Bracken is a tobacco county, and land for raising this crop is becoming scarce and the demand is greater than the supply. The advance in the price of timber has increased the value of farms to some extent in Clinton County. There has been a marked advance in the character of farming in Hickman County; "a younger and more skilled class of farmers are acquiring possession of the lands and devoting more attention to raising hogs and cattle." The advance in the price of farm lands in Lee County "would probably have been more marked if it were not that they have been badly cared for; hillside lands have been worked and washed in many instances until ruined, while bottom lands have been continued in one crop until they are worn out."

Farming interests have revived in Muhlenburg County in consequence of the reduction of a debt of more than \$1,000,000 to a small figure. The desire of capitalists, merchants, and others to retire upon a good bluegrass farm in Shelby County is raising prices of farms to a fancy figure. There has been a large migration of tobacco-raising people from the mountain country into Spencer County, whereupon the prices of tobacco lands have much increased.

TENNESSEE.—A correspondent in Bradley County accounts for advanced farm prices by writing that "more and better farming is done than ever before; lands of all kinds are being improved and better homes built; millions of fruit trees are being set out and a spirit of improvement seems to be prevalent." In addition to this there is considerable immigration from the North.

One of the reasons for the increased value of land in Lawrence County is the raising of cantaloupes and tomatoes, which are sent to Chicago and other far-away places. From Madison County the report is that "we have gravel roads leading out 5 miles from Jackson, and land on these roads can not be bought at a reasonable price at all."

The introduction of alfalfa has had a wonderful effect on hay and grain lands in Montgomery County, and the farmers are quitting tobacco and resorting to hay, fruits, vegetables, live stock, etc.

ALABAMA.—Possibly farms would increase in value, in the opinion of a Coosa County correspondent, if it were not for the uncertainty of labor, which rises from three causes: "The best of our citizens are going West; secondly, the flocking of all our able-bodied laborers to the public works; thirdly, the tendency of labor to farm without intelligent direction and its general demoralization." Lands devoted to apples and pears in Dale County have probably decreased in value, owing to blight, while peach and other crops have greatly increased the land values. Owing to the better price of cotton during the last three years and "plenty of money" in Macon County, it is rare that a planter can be induced to fix a selling price on his farm.

MISSISSIPPI.—Lands of all kinds have advanced very much in the past five years in Alcorn County, "since people from other States are seeing the advantages in this part of our Southland and are coming here in great numbers." In Bolivar County increased values are due to the protection of land from the usual overflow of the Mississippi River by improved levees and to the many investments of northern men in delta lands. "There is a new railroad in this part of Green County," writes a correspondent, "and almost everyone is wanting to buy farm lands, and I can not find anyone who wants to sell out at any price."

Lands in Hinds County which in 1900 were devoted to corn and cotton are now for the most part used for fruit and vegetable growing and dairy products for consumption in Jackson, and the prices of these lands have about doubled. Strawberry growing has developed considerably in Holmes County and much raised the price of land used for the purpose.

LOUISIANA.—Irrigating canals along the Gulf coast have raised the value of rice land. Draining ditches and levees are much increasing the land values in Ascension Parish. In De Soto Parish truck farming and cooperative marketing are increasing farmers' profits; vegetable lands along the railroads are much in demand in East Feliciana Parish and all Government lands have been taken up by farmers from the North Central and Eastern States. The higher price of cotton and increased immigration from the Northern States have much advanced farm-land values in Lafayette Parish.

Rice lands unprotected by a levee in the southern portion of Saint Tammany Parish are down in price, but protected lands are sold at fancy prices. Early vegetables and berries in Tangipahoa Parish grown for the Northern markets overshadow all other farm products and land prices have much increased. Land in Union Parish in 1900 "was a drug on the market at \$1.50 per acre; but since railroads have been built here it sells now for \$3 to \$15, and is going higher."

TEXAS.—The cotton-boll weevil has held cotton land at a stationary price or diminished it in a considerable number of counties. "A flood of immigrants from eastern Texas and other States" has much increased the value of land in Baylor County. Cameron County is fast changing from a cattle range to a farming country and values of land have doubled in three years. White potatoes and fruit orchards combined with immigration have increased land values in Camp County one-third above those of 1900. The land in Chambers County that was used for stock raising in 1900 is now used for rice growing and has increased 300 per cent without regard to buildings. The price of land near railroads in Cherokee County for fruit and vegetable raising "has gone out of sight," and some of it is selling at \$100 per acre. Tomatoes, cantaloupes, and cabbages bring a gross return of \$50 to \$300 per acre.

The Panhandle was entirely a stock range a few years ago, but its value for agricultural purposes is now thoroughly established; cotton, wheat, and corn, among other crops, are raised, and the price of lands has advanced in five years one-third in some counties. Irrigation began within the five years under review and has enormously increased the value of the land in various counties in western Texas and also in rice counties along the Gulf.

ARKANSAS.—New railroads and the development of fruit growing are enhancing land values in many counties, and higher prices for cotton and timber and the development of vegetable and berry growing are greatly aiding. Cheap lands are attracting large numbers of immigrants, with a consequent rise in land values. New levees have much increased land values in Mississippi County, but the Red River bottom lands in Miller County are of lower value because of overflows. Land values have been kept down in Montgomery County because of cheap public lands elsewhere to which residents could migrate, but this depression is now relieved.

WESTERN GEOGRAPHIC DIVISION.

ROCKY MOUNTAIN STATES AND TERRITORIES.—In Beaverhead County, Mont., land near a railroad that has been subjected to irrigation and will raise alfalfa and oats has increased enormously in value. Sugar-beet growing in Colorado has been a prominent cause of great increases in land values and in a large degree the same may be said of fruit and vegetable farms. Everywhere farms on which alfalfa can enter into rotation with other crops are greatly gaining in value. Of course, by far the largest rates of gain in value have gone to farms with good water rights. The foregoing

observations upon Colorado apply to this entire mountain group of States and Territories.

The remarkable increase in the price of lands in eastern Colorado is, in the opinion of a correspondent, partly due to the fact that it has been found that farming can be carried on successfully under the "Campbell system of soil culture." A strong combination to raise land values is mentioned in Larimer County, Colo.: Irrigation, sugar beets, lambs for Chicago, rotation of crops—alfalfa followed by grain, potatoes, and sugar beets—ground well manured from the feeding of lambs, a better knowledge of the application of water, and a fine climate.

The immigrants who have come to San Miguel County, N. Mex., and taken up substantially all land that has a living water supply have materially increased the price of land. Grain is rapidly taking the place of cattle and hay in Boise County, Idaho, and land values are consequently gaining. Higher farm-land values in Idaho County have followed railroad building, nearer markets, higher prices of wheat, new mining camps, and the advertising of county attractions to induce immigration.

WASHINGTON.—Hop growing has multiplied the value of hop land in Clark County; prune orchards grow to be worth \$500 per acre or more. Douglas County values have gained much because of recent improvements, higher prices of grain, better facilities for handling it, and the entry of all Government land.

In King County, containing Seattle, land values have been largely increased by dairying and the growing of vegetables and berries, with the aid of better railroad service and new electric railways. To this should be added much higher prices of hops, hay, and other farm products wanted in Seattle. During the last five years Washington land values have felt the effects of immigration more than those of the Pacific coast southward.

OREGON.—Hop yards in Polk County have advanced in value more than other lands. Fruit lands everywhere in the State have advanced enormously in value, particularly so in the case of the growth of orchards into bearing. Among numerous other influences upon land values are irrigation by means of wells, new dwellings and barns, better transportation facilities, larger profits of sheep raising, the benefits of alfalfa, immigration, sugar beets, and the growth of local markets.

CALIFORNIA.—Dairying, with dependence upon alfalfa, in Colusa County has doubled the value of farms. Bottom lands subject to overflow in Contra Costa County, used for dairying or growing asparagus or other vegetables, have increased in value more than other lands. Some vegetable lands are worth as much as \$500 per acre. The growth of San Francisco and suburbs and the extension of electric lines have combined with the foregoing to affect land values.

The conversion of an immense cattle ranch in Fresno County since 1900 into farms has enormously increased the land value. There is much demand for alfalfa land in Kern County on account of the development of dairying; even fruit orchards are displaced by alfalfa.

The remarkable extension of electric railways in Los Angeles County has much enhanced the value of all lands within 30 miles of the city. Dairying, alfalfa, walnut, and vegetable lands that have recently come under irrigation have increased enormously in value. Some lands with orchards, water rights, and other improvements have gone as high as \$1,500 to \$1,800 per acre, and even higher values can be found.

Wheat lands have responded to higher prices in Montgomery County. Vineyards in Napa County, worth \$150 per acre in 1900, can not now be bought for less than \$200. The introduction of celery growing into Orange County upon a large scale has raised the price of land so used from \$20 to \$1,000. Asparagus growing in Sacramento County has raised the value of land \$80 to \$100 or more.

Good alfalfa lands have advanced 75 per cent in value in San Joaquin County in five years; natural grape land has been raised by grape growing from a few dollars

to \$300 per acre within five years. The high price of wool is giving strength to land values where sheep are kept, in Sonoma County. The subdivision of large farms of Tehama County, with more intensive agriculture, has greatly enhanced values. Sugar-beet and lima-bean lands of Ventura County have more than doubled in price in five years.

THREE BROAD OBSERVATIONS.

FUTURE CONTINUANCE OF GAIN.

RATES OF ADVANCE.—The extraordinary advance in the value of farm real estate, an advancement mostly in land values, but considerably in improvement values, which has appeared during the last five years can not of course continue indefinitely at the same pace. A gain of 33.5 per cent in five years is so great as to suggest a cessation, perhaps retrogression for some parts of the country or for some years, or, more likely, on the whole, as a net result of diverse tendencies, a diminution of the rate of increase to a more steady one, which will reflect the capitalization of farm real estate that can be sustained mostly by the profits of production and by improvements.

WAVES OF DEPRESSION AND ELEVATION.—While, apart from new land taken into cultivation, there has been a general advance in the value of farm real estate from census to census (with the exception of the disturbing effect of the civil war upon the South), it is nevertheless true that within areas sometimes much restricted and at other times much enlarged the value of the farm real estate has been subject to waves of depression and elevation, continuing sometimes no longer than one year and sometimes during a period of considerable length in case of depression.

Periods of general depression have so far been retrievable, and most localizations of depressions have so far been curable. The localized depressions of the past five years have often been of small account, and from a national point of view are thoroughly lost in the great gain in values in which every State has participated for every one of the ten classes into which the farms of the country are divided in this investigation according to principal sources of income, with minute exceptions in the North Atlantic States.

LANDLORDISM FOR INVESTMENT.

THREE FORMER CLASSES OF LANDLORDISM.—A new sort of landlordism—new to this country—seems to have grown out of the great and rapid increase in farm real-estate values in recent years. The farm landlordism of many years has mostly been of three general sorts: (1) The landlordism of the cotton plantation worked mostly by tenants under a system which, while technically constituting tenancy, often has been little more than a contract for labor at contingent wages with an element of profit-sharing; (2) the landlordism of the old farmers who have moved to town and city or gone to live with children, and that

which has followed their death, with breaking up of family; (3) the landlordism of owners temporarily holding farm titles until tenants shall have become able to buy, or until other purchasers have appeared, embracing a large class of landlords, apart from the second class.

NEW PREFERENCES FOR FARMS.—To these three is now added a class of landlords who have become such as a consequence of seeking investment and finding it preferably in farm lands. This class of landlord investors is more especially found in the North Central States; it is hardly apparent in the North Atlantic States, but is becoming perceptible in the South.

FOUNDING "ESTATES."—There has been a marked continuance of the founding of "estates" in the North Atlantic and North Central States and Virginia, and in spots throughout the rest of the country, a movement that began over half a century ago, notably in Berkshire County, Mass.; but this movement is generally without farm landlordism, in place of which there is a hiring of farm managers and laborers for wages.

GAINS WHERE MOST NEEDED.

THROUGHOUT THE SOUTH.—Derived from the various degrees of advance in the values of farm real estate during the period under review, an observation that is particularly pleasing from the point of view of national welfare is the common tendency of regions with land of low values to overtake the regions with higher values. Such a movement has stimulated the entire South in a remarkable degree, and has accompanied a notable increase in prosperity.

SEMIARID LAND.—The new lands of the semiarid regions have acquired a value almost wholly created by means of suitable cultural methods.

IN THE DEPRESSED EAST.—The farm-acre values of the East were not low enough to win the high increases of the other parts of the country during the last five years, but the long agricultural depression, against which the farmers of that region have struggled for many years, has given way on the whole to more profitable farming operations, and the East has joined the regions that were backward in advances of value in an onward and upward movement to capitalize their land with a more profitable agriculture.

RELATION OF FARMING TO OTHER VOCATIONS.

The rapid development of manufacturing, transportation, and merchandising, of professional, personal, and domestic service, and of minor vocations, with a sustained export demand, is supporting good prices for the farm products of this country. The nonagricultural vocations have made such heavy demands for labor that farm workers are not so numerous as to cause overproduction. Since the making

of the raw products of food and clothing chiefly constitutes farm industry, and since the consumption of each of these two classes of products is subject to only a limited change per capita of the total population, high prices of lands necessarily require that there shall not be too large a percentage of total population engaged in agriculture, and the nonagricultural population must be prosperous so as to pay profitable prices for agricultural products.

The balance between country inhabitants and townspeople now seems fairly well adjusted, so that there are good wages in the non-agricultural pursuits and reasonable remuneration in farming. Good prices for farm products and the absence of an oversupply of hired labor promote the continuance of the nation's homestead plan of family-sized farms, one of the important social successes that this Republic has placed before the world.

Free popular education, secondary schools, higher institutions of learning and of research devoted to nonagricultural pursuits, along with Governmental assistance in promoting marketing at home and abroad, are building up the nonagricultural classes and thus helping to enlarge home markets and raise their purchasing power for farm products.

In still another encouraging way rural schools, agricultural colleges, experiment stations, departments of agriculture, and inventors are enlarging and strengthening the technique of farm management, enabling the farmer to produce more from the acre and more per worker, and building up a class of farmers who not only produce a living, but also substantially increase their capital and its productiveness.