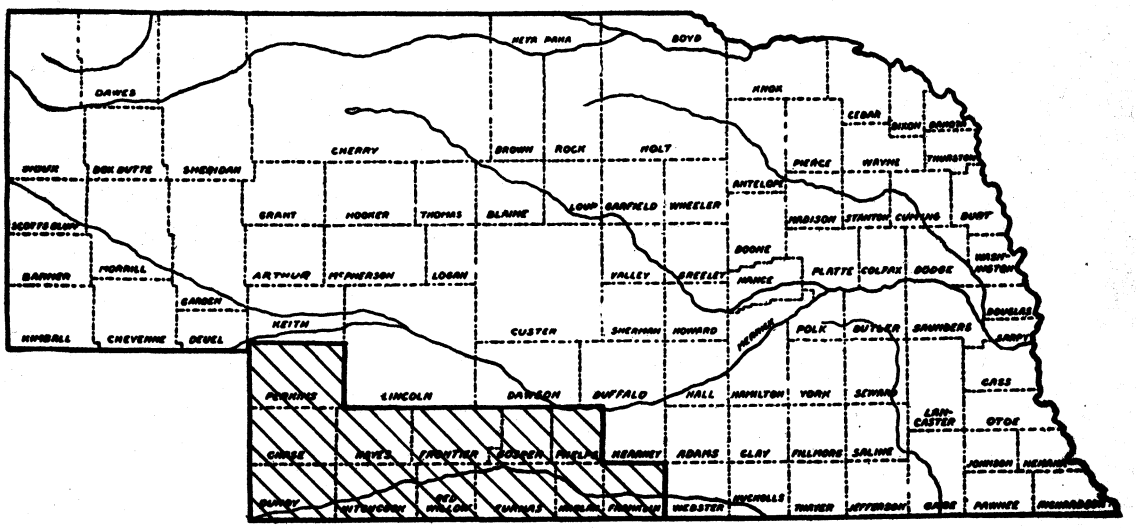
1946

Nebraska Farm Building Data for South-Central Counties taken from U.S. Census

R. M. Loper
University of Nebraska-Lincoln

Nebraska FARM BUILDING DATA for SOUTH-CENTRAL COUNTIES



taken from U.S. CENSUS

NEBRASKA

FARM BUILDINGS DATA

The Material given on the following pages was selected from United States Census data for the years indicated.

It has been arranged to permit analysis and comparison of building trends since 1900, both in the state and in individual counties. Such a study often reveals areas in which effective educational programs could be developed and indicates the phases of such programs which are needed most.

Unfortunately, complete 1945 figures are not available yet, but space has been left for them so that they may be added when released by the Census Bureau.

by
R.H. Loper
Extension Agricultural Engineer
1946

NUMBER OF FARMS

Fluctuation in the number of farms since the start of the century reflects economic trends, drouth effects and the results of increasing mechanization, - particularly since 1935.

The 1945 figures also show the influence of land taken out of production for use as air bases, ordnance plants and ammunition depots. No doubt some of this will be returned eventually to agricultural uses. Since the buildings were removed from this land during the war, some new sets probably will be constructed when individual ownership is obtained again. Such activities present excellent opportunities for developing farmsteads efficiently and attractively arranged; buildings designed to meet present day agricultural needs but still flexible enough to permit possible future changes without undue cost; and the design and construction of homes which contribute to satisfactory farm living.

It is possible that, with the increase in irrigation, some farms will become smaller rather than larger. Such farms may need buildings of a slightly different type and offer an opportunity for extension agents to provide worthwhile service for their cooperators in helping analyze building needs. Similar analysis of building requirements for dry land farms would also be of value.

	1900	1910	1920	1925	1930	1935	1940	1945
NEBRASKA	121,525	129,678	124,417	127,734	129,458	133,616	121,062	111,996
Chase	464	609	705	676	766	779	768	593
Dundy	472	749	661	734	709	736	652	584
Franklin	1,383	1,431	1,394	1,390	1,398	1,421	1,201	1,110
Frontier	1,574	1,438	1,347	1,388	1,367	1,401	1,169	1,036
Furnas	1,870	1,744	1,493	1,616	1,549	1,589	1,334	1,168
Gosper	1,013	915	882	902	846	869	767	665
Harlan	1,401	1,423	1,320	1,200	1,257	1,300	1,121	958
Hayes	567	602	605	670	646	662	561	529
Hitchcock	757	801	776	912	942	950	802	719
Perkins	335	437	585	784	1,034	958	897	766
Phelps	1,452	1,459	1,271	1,219	1,196	1,210	1,161	1,077
Red Willow	1,237	1,187	1,091	1,135	1,189	1,229	1,047	873

BUILDING VALUES

The question of how much can be invested safely in farm buildings has never been answered too satisfactorily. The general rules used in determining industrial building investments contain many factors not present in farm business. The reverse also is true and economists are attempting to develop a formula which would serve as a guide so that rural building investments may be kept within safe limits.

An analysis of past expenditures shows that, for the state, there has been rather a steady increase in the percentage of the over-all investment devoted to buildings during the last 30 years. County figures do not all show this same trend nor is the percentage as large in the ranch area as in the general-purpose farming districts.

The investment in buildings must be kept within the earning capacity of the farm. Over-building will jeopardize the entire business but under-building also contains certain hazards. Buildings designed to increase the efficiency of operations, to protect livestock and farm produce from the elements, and to reduce maintenance costs to a low figure can return greater interest on the investment than structures poorly planned, carelessly built and inconveniently located.

The farm house usually is considered as consuming approximately 50% of the total building investment. This amount may seem out of line in cases where a highly specialized type of farming requires larger than average building investment. The dwelling is an integral part of the physical plant of the farm. It cannot be considered as a separate unit but neither should it be ignored when planning the other buildings.

Houses planned to fit the needs of farm families, soundly built and equipped with modern conveniences, can increase the efficiency of the families occupying them as well as adding to the attractiveness of farm life.

In cases where the income from the land, over a period of years, is insufficient to support an adequate set of buildings, a change in farming methods, the acquisition of more land, or a change of operators would seem advisable.

While census figures need not be considered an exact guide-post for future expenditures they do offer proof that enormous sums will be spent by farm families on farm improvements. Values given in census figures are considered by economists as 50% of the replacement cost. The average life of all farm buildings, as constructed in Nebraska, is assumed to be approximately 30 years. Certain buildings will last longer but many will be useful only for a shorter period of time. The 30 year average is for all kinds and types.

By using these relationships and the building valuations as given in the 1930 and 1940 census, the following expenditures for new buildings probably would have been made if the drouth and war had not occurred:

$$\text{For 1930:} \quad \frac{446,539,222 \times 2}{30} = \$29,769,281$$

$$\text{For 1940} \quad \frac{256,753,804 \times 2}{30} = \$17,116,920$$

Average: $23,443,100

BUILDING VALUES - CONT'D

No doubt there is a tendency, on the part of both farmers and evaluators, to over-value things in time of plenty and under-value them when financial conditions are strained. The 1930 and 1940 figures offer good comparisons as they represent conditions at the beginning and end of an abnormal period.

Farm buildings in Nebraska are, for the most part, in a bad state of repair. Many are at the end of their normal life span while others have had deterioration hastened by lack of maintenance.

The $23,443,100 average of the expenditure needed for new buildings alone, probably is much lower than what will be spent annually for the next few years. Lack of maintenance for over a decade has amplified the problem to a point where it seems reasonable to expect an expenditure of over twice this amount for new buildings. An equal or even greater amount probably will be spent on remodeling and repair. The total amount for both new structures and the repair of old ones will represent the largest capital investment many Nebraska farmers will make in their lifetimes, exclusive of that made for the land itself.

Mistakes in buildings cannot be erased as easily as mistakes in some other types of purchases. Careful planning ahead of construction will pay big dividends. The present materials shortage offers an excellent opportunity for a thorough study of each farm's building needs. Extension agents can be of great assistance to local farmers by discussing with them and local materials dealers the types and sizes of buildings best suited to the needs of their farms.

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8 **
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

* No "All Buildings" figure given in 1935 census. Percentages of other years averaged and 15.53% of "Land and Buildings" taken as an estimate.

** Actual "Dwelling" values given only in 1935 data.

CHASE COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	1,175,410	189,300	16.11	94,650	50.00
1910	6,746,134	620,261	9.19	310,131	50.00
1920	22,813,701	1,632,150	7.15	816,075	50.00
1925	12,402,035	1,713,660	13.82	856,830	50.00
1930	13,468,734	1,908,755	14.17	1,011,715	53.00
1935	11,655,211				
1940	7,788,391	1,410,325	18.11	705,163	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,157,808,019	256,753,804	22.56	128,376,902	50.0
1945					

* No "All Buildings" figure given in 1935 census. Percentages of other years averaged and 15.53% of "Land and Buildings" taken as an estimate.

** Actual "Dwelling" values given only in 1935 data.

DUNDY COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	1,003,050	149,990	14.95	74,995	50.00
1910	6,702,003	728,756	10.87	364,378	50.00
1920	15,196,875	1,400,375	9.21	700,187	50.00
1925	12,062,347	1,659,165	13.75	829,583	50.00
1930	11,836,877	1,947,835	16.46	896,240	50.00
1935	10,047,390				50.00
1940	6,902,308	1,152,021	16.69	576,011	50.00
1945					50.00

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

FRANKLIN COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	5,164,590	820,210	15.88	410,105	50.00
1910	16,621,901	1,895,280	11.40	947,640	50.00
1920	26,083,075	3,095,545	11.87	1,547,773	50.00
1925	20,112,500	3,240,155	16.11	1,620,078	50.00
1930	19,820,125	3,676,275	18.55	1,913,840	52.05
1935	11,613,400				
1940	7,075,083	1,544,588	21.83	772,294	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

FRONTIER COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	3,916,100	679,680	17.36	339,840	50.00
1910	14,446,380	1,591,897	11.02	795,949	50.00
1920	25,209,805	2,743,740	10.88	1,371,870	50.00
1925	18,844,650	3,268,105	17.34	1,634,053	50.00
1930	19,777,902	3,534,575	17.87	1,847,175	52.26
1935	15,047,766				
1940	8,710,090	1,943,060	22.31	971,530	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

FURNAS COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	5,519,470	945,190	17.12	472,595	50.00
1910	18,139,770	2,271,706	12.52	1,135,853	50.00
1920	26,449,965	3,696,942	13.98	1,848,471	50.00
1925	21,972,405	3,847,320	17.51	1,923,660	50.00
1930	22,669,606	4,635,985	20.45	2,446,560	50.00
1935	16,110,383				
1940	9,124,531	2,124,004	23.28	1,062,002	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

GOSPER COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	3,432,560	614,690	17.91	307,345	50.00
1910	11,038,315	1,248,880	11.31	624,440	50.00
1920	18,517,706	2,089,935	11.29	1,044,968	50.00
1925	15,032,712	2,179,710	14.50	1,089,855	50.00
1930	13,914,085	2,266,360	16.29	1,168,450	51.56
1935	9,263,619				
1940	6,113,952	1,231,698	20.15	615,849	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

HARLAN COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	5,333,380	846,180	15.87	423,090	50.00
1910	16,669,175	1,969,985	11.82	984,993	50.00
1920	25,198,049	3,124,018	12.40	1,562,009	50.00
1925	18,908,965	3,460,115	18.30	1,730,058	50.00
1930	18,902,035	3,668,360	19.41	1,992,795	54.32
1935	14,465,664				
1940	7,732,667	1,751,163	22.65	875,582	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

HAYES COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	972,770	184,680	18.98	92,340	50.00
1910	5,588,725	628,945	11.25	314,473	50.00
1920	12,945,567	1,387,895	10.72	693,948	50.00
1925	10,183,615	1,607,111	15.78	803,556	50.00
1930	11,571,387	1,862,553	16.10	944,940	50.73
1935	10,048,390				
1940	5,830,195	1,134,195	19.45	567,098	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

HITCHCOCK COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	1,502,190	261,680	17.42	130,840	50.00
1910	8,000,382	885,885	11.07	442,943	50.00
1920	16,654,373	1,781,468	10.70	890,734	50.00
1925	14,371,056	2,070,173	14.41	1,035,087	50.00
1930	16,534,132	2,614,775	15.81	1,373,701	52.54
1935	11,185,360				
1940	7,495,284	1,365,075	18.21	682,538	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

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** Actual "Dwelling" values given only in 1935 data.

PERKINS COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	326,630	171,480	52.50	85,740	50.00
1910	5,258,045	550,550	10.47	275,275	50.00
1920	19,405,480	1,685,420	8.69	842,710	50.00
1925	14,916,665	1,902,910	12.76	951,455	50.00
1930	21,700,530	2,509,251	11.56	1,244,300	49.59
1935	14,354,417				
1940	9,705,440	1,545,421	15.92	772,711	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
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1945					

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** Actual "dwelling" values given only in 1935 data.

PHELPS COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	6,963,950	1,292,620	18.56	646,310	50.00
1910	21,495,125	2,512,574	11.69	1,256,287	50.00
1920	30,859,720	3,843,810	12.46	1,921,905	50.00
1925	24,679,865	3,556,705	14.41	1,778,353	50.00
1930	23,943,055	3,758,273	15.70	2,038,525	54.24
1935	16,906,967				
1940	13,067,534	2,397,255	18.35	1,198,628	50.00
1945					

BUILDING VALUES - DOLLARS

N E B R A S K A

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	$ 577,660,020	$ 91,054,120	15.76	$ 45,527,060	50.0
1910	1,813,346,935	198,807,622	10.95	99,403,811	50.0
1920	3,712,107,760	381,885,420	10.29	190,942,710	50.0
1925	2,524,073,626	398,281,722	15.79	199,140,861	50.0
1930	2,495,203,071	446,539,222	17.81	222,568,739	49.8**
1935	1,562,812,974	242,704,854*	15.53*	121,352,427	50.0
1940	1,137,808,019	256,753,804	22.56	128,376,902	50.0
1945					

* No "All Buildings" figure given in 1935 census. Percentages of other years averaged and 15.53% of "Land and Buildings" taken as an estimate.

** Actual "Dwelling" values given only in 1935 data.

RED WILLOW COUNTY

Year	Land & Bldgs.	All Bldgs.	%	Dwellings	%
1900	3,764,510	639,620	16.99	319,810	50.00
1910	12,967,543	1,499,505	11.56	749,753	50.00
1920	21,162,479	2,385,670	11.27	1,192,835	50.00
1925	18,057,315	2,905,935	16.09	1,452,968	50.00
1930	19,427,445	3,485,520	17.94	1,882,097	54.00
1935	14,377,544				
1940	7,938,200	1,687,900	21.26	843,950	50.00
1945					

NUMBER OF FARMS - TYPE OF OPERATOR

The trend in ownership and tenancy of Nebraska farms, since 1900 to date, is given on pages 19 to 30. Comparative figures listing this same trend for each county in the district show striking differences. No over-all explanation would seem to fit all counties concerned but the type of farming probably tends to keep ownership at a high figure in certain areas.

Counties which suffered greatly from the drouth are, for the most part, found to have slightly higher tenancy than those where the drouth was less pronounced or where irrigation is feasible.

No doubt ownership has increased in certain sections since 1940, but no state-wide figures are available. Perhaps county figures can be obtained locally.

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

CHASE COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	464	78.2	21.8
1910	609	75.2	24.8
1920	705	61.6	38.4
1925	676	58.0	42.0
1930	766	51.8	48.2
1935	779	51.9	48.1
1940	768	52.9	47.1
1945			

* "Managers" and "Part owners" are included in "owner operator" column.

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NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

DUNDY COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	472	75.6	24.4
1910	749	82.0	18.0
1920	661	64.9	35.1
1925	734	56.0	44.0
1930	709	53.6	46.4
1935	736	54.2	45.8
1940	652	54.0	46.0
1945	584		

* "Managers" and "part owners" are included in "owner operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

FRANKLIN COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	1383	66.5	33.5
1910	1431	60.4	39.6
1920	1394	56.3	43.7
1925	1390	56.2	43.8
1930	1398	55.1	44.9
1935	1421	54.6	45.4
1940	1201	48.9	51.1
1945	1110		

* "Managers" and "part owners" are included in "owner operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

FRONTIER COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	1574	65.9	34.1
1910	1438	62.9	37.1
1920	1347	57.5	42.5
1925	1388	53.5	46.5
1930	1367	52.6	47.4
1935	1401	51.0	49.0
1940	1169	48.7	51.3
1945			

* "Managers" and "part owners" are included in "owner operator" column

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

FURNAS COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	1870	62.0	38.0
1910	1744	58.2	41.8
1920	1493	54.6	45.4
1925	1616	54.2	45.8
1930	1549	54.7	45.3
1935	1589	51.0	49.0
1940	1334	49.6	50.6
1945	1168		

* "Managers" and "part owners" are included in "owner operator" column.

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

GOSPER COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	1013	63.9	36.1
1910	915	59.0	41.0
1920	882	69.2	30.8
1925	902	49.9	50.1
1930	846	46.3	53.7
1935	869	48.0	52.0
1940	767	45.2	54.8
1945	665		

* "Managers" and "part owners" are included in "owner operator" column.

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NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent	
		Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

HARLAN COUNTY

Year	Number of Farms	Operators - Per Cent	
		Owner*	Tenant
1900	1401	59.7	40.3
1910	1423	56.6	43.4
1920	1320	48.9	51.1
1925	1200	52.5	47.5
1930	1257	50.4	49.6
1935	1300	51.5	48.5
1940	1121	49.9	50.1
1945	958		

* "Managers" and "part owners" are included in "owner operator" column.

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

HAYES COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	567	76.5	23.5
1910	602	68.9	31.1
1920	605	61.8	38.2
1925	670	51.9	48.1
1930	646	57.9	42.1
1935	662	56.3	43.7
1940	561	54.2	45.8
1945	529		

* "Managers" and "part owners" are included in "owner operator" column.

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

HITCHCOCK COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	757	70.0	30.0
1910	801	67.4	32.6
1920	776	62.5	37.5
1925	912	56.0	44.0
1930	942	58.7	41.3
1935	950	58.2	41.8
1940	802	51.7	48.3
1945	719		

* "Managers" and "part owners" are included in "owner operator" column.

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

PERKINS COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	335	80.9	19.1
1910	437	68.9	31.1
1920	585	58.3	41.7
1925	784	49.9	50.1
1930	1034	55.6	44.4
1935	958	50.5	49.5
1940	897	45.6	54.4
1945	766		

* "Managers" and "part owners" are included in "owner operator" column.

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent	
		Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

PHELPS COUNTY

Year	Number of Farms	Operators - Per Cent	
		Owner*	Tenant
1900	1452	64.0	36.0
1910	1459	49.5	50.5
1920	1271	46.8	53.2
1925	1219	45.0	55.0
1930	1196	48.2	51.8
1935	1210	47.8	52.2
1940	1161	44.6	55.4
1945	1077		

* "Managers" and "part owners" are included in "owner operator" column.

NUMBER OF FARMS - TYPE OF OPERATOR

N E B R A S K A

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	121,525	63.1	36.9
1910	129,678	61.9	38.1
1920	124,417	57.1	42.9
1925	127,734	53.6	46.4
1930	129,458	52.9	47.1
1935	133,616	50.7	49.3
1940	121,062	47.2	52.8
1945			

RED WILLOW COUNTY

Year	Number of Farms	Operators - Per Cent Owner*	Tenant
1900	1237	64.4	35.6
1910	1187	60.6	39.4
1920	1091	56.9	43.1
1925	1315	50.4	49.6
1930	1189	54.1	45.9
1935	1229	55.0	45.0
1940	1047	51.6	48.4
1945	873		

* "Managers" and "part owners" are included in "owner operator" column.

OCCUPANCY OF FARM HOMES - 1940

The owner-tenant occupancy of farm homes naturally corresponds closely with the owner-tenant farm operator figures. Some farms have more than one house on them thus accounting for differences, which at first glance, may seem to be discrepancies.

High vacancies in some counties reflect the effects of the drouth period, in addition to the departure of young men to the armed services.

Unfortunately, no occupancy figures were given in the 1945 census, but vacancies probably increased due to the calling of more young men into the service of their country between 1940 and 1945.

The number of farm homes in each county is shown graphically on page 33. Owner-tenant occupancy is shown in map form on page 34 and the percentage of homes occupied is presented by counties on page 35.

OCCUPANCY OF FARM HOMES - (Counties 1940)

	Number of Dwellings	Vacant		Occupied			
		Number	%	Owner	%	Tenant	%
NEBRASKA	139,495	14,400	10.3	55,391	44.3	69,704	55.7
Chase	804	69	8.6	364	49.5	371	41.9
Dundy	848	151	17.8	309	44.3	388	37.9
Franklin	1,389	258	18.5	523	46.2	608	35.3
Frontier	1,364	249	18.1	525	47.1	590	34.8
Furnas	1,598	271	16.9	606	45.7	721	37.4
Gosper	895	162	18.1	323	44.1	410	37.8
Harlan	1,288	246	19.1	506	48.6	536	32.3
Hayes	694	91	13.1	283	46.9	320	40.0
Hitchcock	918	116	12.6	372	46.4	430	41.0
Perkins	894	71	7.8	364	44.2	459	48.0
Phelps	1,272	182	14.2	465	42.7	625	43.1
Red Willow	1,205	205	17.0	503	50.3	497	32.7

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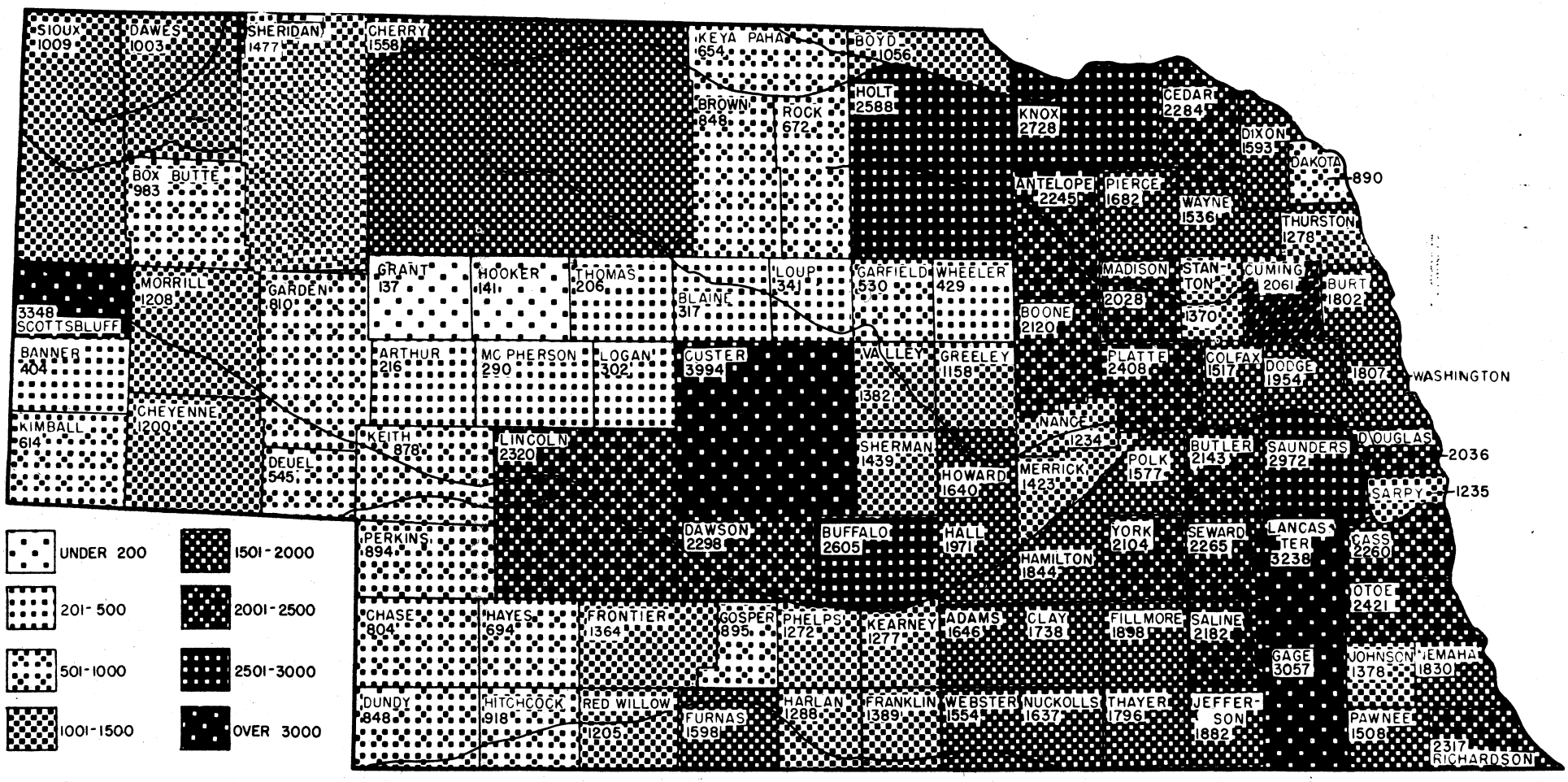
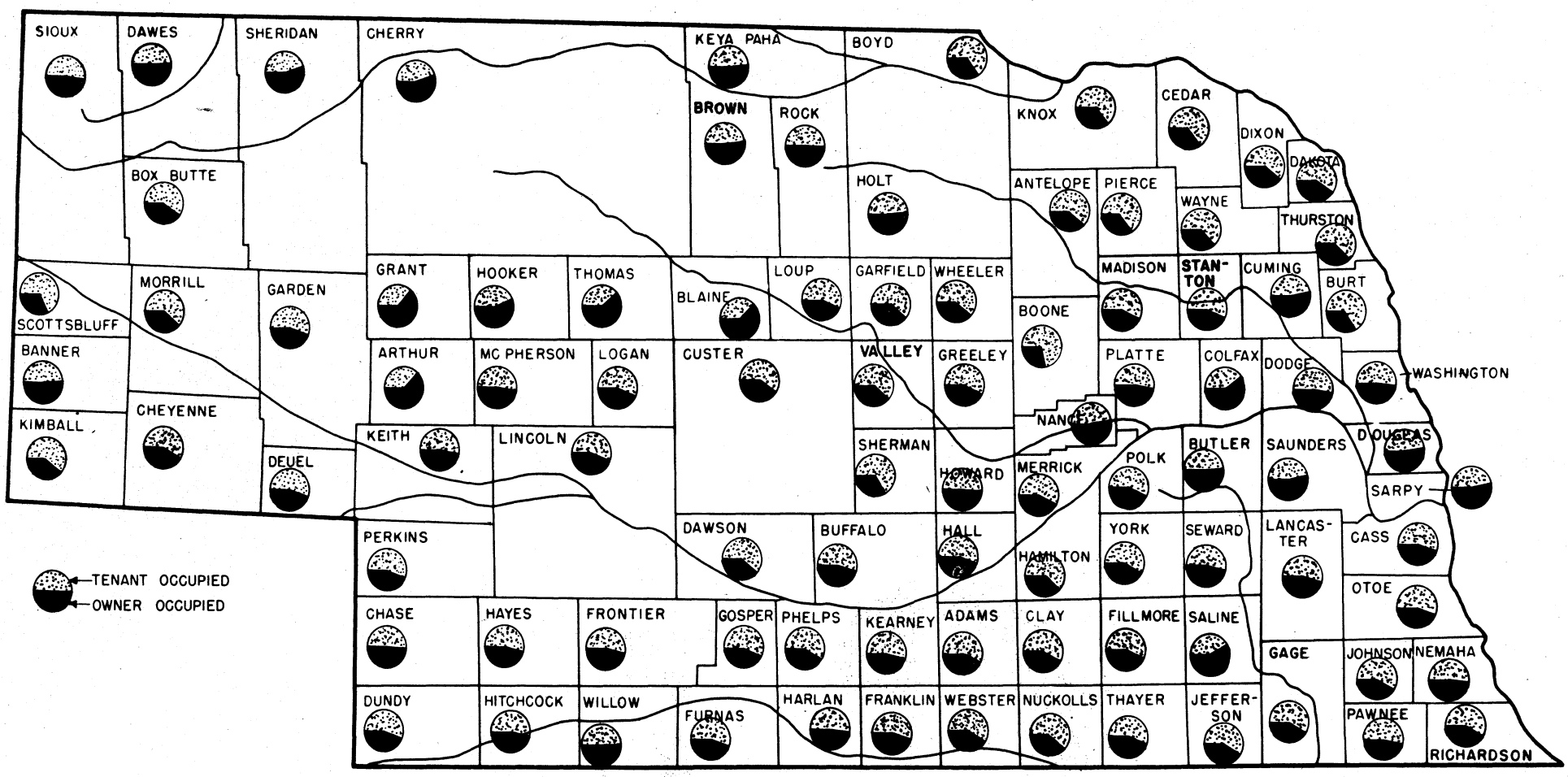
TOTAL NUMBER OF FARM HOMES IN NEBRASKA

(1940 U. S. CENSUS)



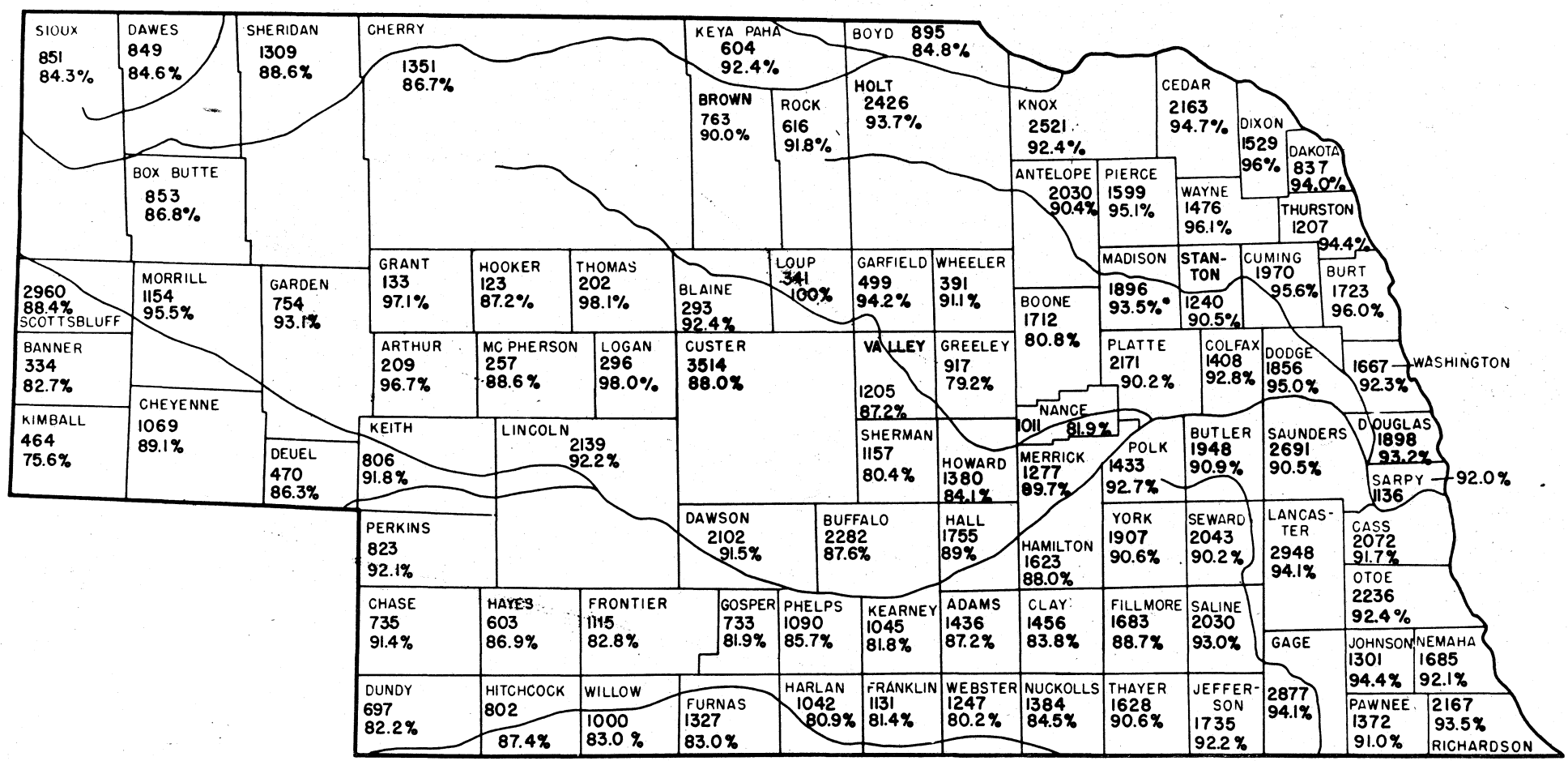
OWNER—TENANT OCCUPANCY OF NEBRASKA FARM HOMES

(1940 U. S. CENSUS)



NUMBER AND PERCENTAGE OF TOTAL FARM HOMES OCCUPIED

(1940 U. S. CENSUS)



VALUE OF OWNER OCCUPIED HOMES - 1940

Although the average value of owner occupied homes for the state was listed as $1,481, attention is called to the following break-down:

Average Value	Per Cent
$500 - $999	26.0
$1000 - $1499	22.7
$1500 - $1999	13.4
$2000 - $2499	10.4
	72.5

Some variation of percentages may exist in individual counties but for the most part the county figures correspond rather closely with the state averages.

A comparison of the valuation placed upon these homes compared with the age as shown on the following pages indicates clearly that new homes are needed on many Nebraska farms and that extensive remodeling and repair are needed on many more.

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VALUE OF OWNER OCCUPIED HOMES

1940

	Number Rptg.	Under $500	$500 $999	$1000 $1499	$1500 $1999	$2000 $2499	$2500 $2999	$3000 $3999	$4000 $4999	$5000 $7499	$7500 $9999	Ave. Value
NEBRASKA	51,044	5,821	13,296	11,581	6,818	5,330	2,595	3,144	1,299	965	121	1,481
Chase	328	42	89	90	38	23	13	14	3	5	1	1,301
Dundy	467	83	89	53	24	14	14	11	3	3	-	1,123
Franklin	467	50	187	128	50	16	12	17	6	1	-	1,123
Frontier	493	77	181	129	64	22	12	5	1	2	-	1,023
Furnas	542	69	196	123	61	39	26	22	5	1	-	1,188
Gosper	314	35	125	85	49	11	1	5	2	1	-	1,070
Harlan	424	74	143	88	45	29	16	23	5	1	2	1,157
Hayes	279	29	58	63	44	34	18	19	8	4	2	1,566
Hitchcock	365	47	97	90	51	26	18	12	9	12	2	1,543
Perkins	347	27	66	83	54	53	20	28	5	10	1	1,643
Phelps	414	18	59	129	84	49	19	31	13	11	1	1,696
Red Willow	444	70	124	121	49	30	8	21	10	8	2	1,323

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AGE OF DWELLING - CORRECTED TO 1945

As shown on the opposite page, information concerning the year built was obtained on 136,955 homes but no information was available on 2,540 others.

An analysis of the reported ages indicates the following:

Ages in Years	Per Cent of Those Reporting
26-35	22.97
36-45	24.94
46-55	18.30
56-65	11.02
Over 65	3.24
Total percent over 26 years	80.47

Certainly houses built over 35 years ago need modernization and repair even though they may have been kept in good condition. Constant maintenance was impossible financially for the most part, during the drouth and depression years. This lack of maintenance hastened deterioration and as a result major repairs are needed for a very high percentage of Nebraska farm homes.

AGE OF DWELLING - YEARS

Corrected to 1945

	5 - 10	11 - 15	16 - 20	21 - 25	26 - 35	36 - 45	46 - 55	56 - 65	Over 65
NEBRASKA	4,311	5,196	7,521	9,728	31,458	34,156	25,065	15,088	4,432
Chase	37	48	59	107	263	201	52	27	10
Dundy	44	52	79	101	227	236	80	16	13
Franklin	19	25	48	81	250	490	254	127	20
Frontier	35	35	68	105	350	474	240	39	18
Furnas	34	35	56	83	293	513	361	124	11
Gosper	12	36	31	41	183	281	215	79	17
Harlan	17	38	29	81	261	477	264	83	38
Hayes	20	56	71	85	213	165	52	17	15
Hitchcock	27	59	92	101	243	220	92	40	3
Perkins	37	46	135	178	302	100	48	11	2
Phelps	15	18	29	47	178	359	369	151	106
Red Willow	60	66	88	96	193	420	213	52	17

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SIZE OF DWELLING - NUMBER OF ROOMS

Of the 138,267 homes on which room sizes were reported the state totals show the following distribution by percentages.

Number of Rooms	Per Cent
1-3	10.54
4	14.18
5	18.12
6	20.22
7	14.97
8	13.20
Over 8	8.77
Total	100.00

Interesting relationships between the size of the house and type of occupancy are shown in the following table:

Size and Occupancy of Houses in Use - 1940

Size of House Rooms	Per Cent of House Reported	Per Cent Owner-Occupied	Per Cent Tenant Occupied
1-3	10.54	34.9	65.0
4	14.18	36.2	63.8
5	18.12	40.2	59.8
6	20.22	44.1	55.9
7	14.97	48.8	51.2
8	13.20	51.1	47.9
Over 8	8.77	53.1	46.9

Tenant occupancy of houses having from 1 to 4 rooms is approximately 30% greater than owner occupancy. For houses having 5 to 7 rooms the owner-tenant occupancy approaches the 47-53 per cent over-all operator average, but for houses with 8 or more rooms owner-occupancy exceeds tenant use by an average of 5%.

Other data which are indicative of Nebraska conditions are shown below.

Persons in Household in Occupied Houses - 1940

Persons in Household	Per Cent of All Families	Per Cent Owner Families	Per Cent Tenant Families
1 and 2	25.0	51.2	48.8
3	22.1	49.9	55.1
4	20.5	41.7	58.3
5	14.1	41.2	58.8
6	8.5	40.1	59.9
7	4.7	39.9	60.1
8 and over	5.0	37.6	62.4

Slightly more than 67% of Nebraska farm families are of 4 or less members in size. Approximately 60% of the larger families are classed as tenants. One probable explanation of this percentage is the age at which families have accumulated enough capital to purchase farms. Their children often have then reached the age where they are leaving home for places of their own.

New or remodeled homes for owners whose families are decreasing need particularly careful designing.

SIZE OF DWELLINGS - Number of Rooms

	1 - 3	4	5	6	7	8	Over 8
NEBRASKA	14,569	19,601	25,056	27,964	20,696	18,254	12,127
Chase	155	165	155	128	82	64	47
Dundy	232	187	140	122	65	52	39
Franklin	100	206	278	298	195	167	122
Frontier	172	264	289	246	172	109	102
Furnas	141	238	344	334	197	143	148
Gosper	71	131	158	198	139	109	80
Harlan	99	183	268	283	205	112	126
Hayes	114	164	132	109	63	59	65
Hitchcock	133	195	179	173	77	91	66
Perkins	149	212	181	155	85	65	35
Phelps	50	135	210	280	251	205	129
Red Willow	153	256	233	215	143	103	76

UTILITIES - 1940

Only 123,927 farm homes reported on utilities in 1940. Modern conveniences in these homes are as follows:

Running Water*	22.3%
Flush Toilet	12.4%
No toilet or Privy	3.7%
Bath tub or Shower	14.1%
Central Heat	16.3%
Heating Stove	82.3%
Other Heat or None	1.4%

*Water under pressure only. Pitcher or force pump and kitchen sink only not included.

These figures indicate that Nebraska farm homes lack modern conveniences to a large degree. No doubt, financial stress and lack of high line service in many areas were responsible for the small number of complete plumbing and central heat installations. Now with money available and a potential extension of rural electrification lines in sight, many families are planning on these conveniences.

Where funds or circumstances do not permit such installations it is doubly important that sanitary privies be constructed. The lack of toilet facilities of any sort constitutes a health menace not only to the family on that farm but other families in the community as well.

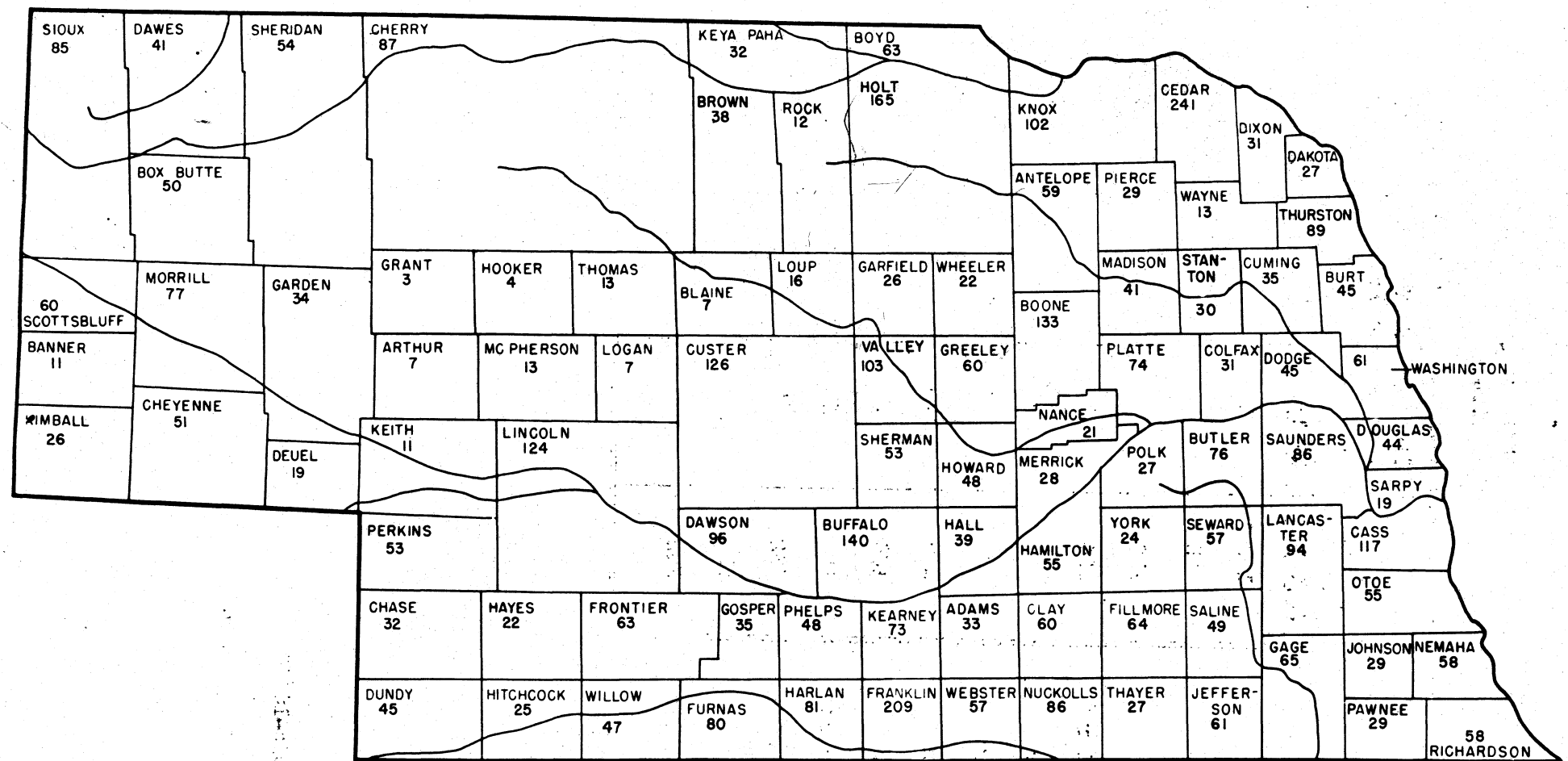
The number of farms on which there were no toilet facilities of any kind is shown on the map on page 44.

UTILITIES
1940

	Running Water	Flush Toilet	No Toilet or Privy	Tub or Shower	Central Heat
NEBRASKA	30,791	17,113	5,113	19,357	20,236
Chase	190	86	32	111	63
Dundy	125	62	45	79	45
Franklin	176	87	209	113	116
Frontier	224	92	63	122	161
Furnas	270	148	80	183	161
Gosper	81	43	35	52	58
Harlan	186	123	81	133	109
Hayes	136	52	32	71	59
Hitchcock	188	105	27	125	108
Perkins	232	87	53	113	95
Phelps	999	899	14	873	160
Red Willow	242	155	11	162	143

NUMBER OF NEBRASKA FARM HOMES WITH NO TOILETS OR PRIVIES

(1940 U.S. CENSUS)



HEATING

1940

	Central Heat	Heating Stove	Other or None	Not Reporting
NEBRASKA	20,236	102,047	1,644	15,568
Chase	63	629	29	4
Dundy	45	621	23	8
Franklin	116	984	13	18
Frontier	161	1,006	15	11
Furnas	161	1,141	6	19
Gosper	58	656	10	4
Harlan	109	916	1	16
Hayes	59	524	8	12
Hitchcock	108	662	27	5
Perkins	95	707	11	10
Phelps	160	904	15	11
Red Willow	143	830	16	11

REFRIGERATION - 1940

The refrigeration picture as presented on the opposite page will no doubt change rapidly as soon as mechanical refrigerators are available in quantity. For those homes not reached by electricity, gas or fuel oil burning units will be needed.

The initial cost of these units prohibits their purchase in many instances, Nebraska weather has not been conducive to ice harvest for many years. Consequently, some method of less expensive or more convenient refrigeration is needed throughout the state. The need is greater in some counties than others and offers an opportunity for an interesting analysis of the reasons for this lack of refrigeration. Summer temperatures in Nebraska necessitate some type of refrigeration if food spoilage is to be kept at a minimum.

REFRIGERATION

-1940

	Mechanical	%	Ice	Other	None	%	Not Rptg.
NEBRASKA	14,901	12.2	24,890	8,290	74,543	60.8	16,871
Chase	110	15.3	155	7	448	62.2	15
Dundy	87	13.0	164	10	408	61.0	28
Franklin	49	4.6	254	6	758	71.0	64
Frontier	56	5.1	453	4	590	53.5	12
Furnas	112	8.7	602	5	562	38.7	46
Gosper	142	43.2	30	-	157	21.9	8
Harlan	119	12.4	337	11	494	51.4	81
Hayes	86	14.7	182	1	316	54.0	18
Hitchcock	88	11.2	239	2	459	58.2	14
Perkins	192	23.8	50	29	537	66.5	15
Phelps	225	21.0	412	5	429	40.0	19
Red Willow	84	8.5	401	38	461	46.8	16

LIGHTING EQUIPMENT - 1940

A breakdown of the 1940 figures by percentage is as follows:

Type of Lighting Equipment	Percentage of Homes Reporting
Electric	28.5
Gas	2.7
Kerosene or Gasoline	67.0
Other	1.8

A change in these percentages no doubt will occur as soon as more high lines are built and additional materials for home wiring can be obtained. It is doubtful, however, whether all Nebraska farm homes ever will be electrified. Electric service will reach some slowly due to inaccessibility, and finances may prevent some installations entirely. Improved lighting equipment is needed badly in many of the homes where gas, kerosene or gasoline equipment is now used. Also good lighting is not found in all homes which are electrified. Greater care in the selection and location of fixtures can result in better seeing conditions. Bare bulbs or fixtures which produce glare or bad shadows are extremely hard on eyes. With the right type of fixtures, better lighting often can be obtained for less money than when poor fixtures are used.

Tomorrow's farmers must be better read and better trained than yesterday's. If this is to be possible without serious damage to the eyes, better lighting is essential.

LIGHTING EQUIPMENT

1940

	Electric	%	Gas	Kerosene or Gasoline	Other	Not Rptg.
NEBRASKA	39,201	28.5	3,724	91,962	2,466	2,142
Chase	234	29.4	44	509	9	8
Dundy	147	17.7	19	644	19	19
Franklin	209	15.7	99	1,003	23	55
Frontier	205	15.5	88	1,022	8	41
Furnas	301	19.6	74	1,124	33	66
Gosper	122	13.8	36	692	37	8
Harlan	265	21.5	23	914	28	58
Hayes	159	23.5	39	457	23	16
Hitchcock	239	26.2	34	631	8	6
Perkins	317	36.1	13	537	12	15
Phelps	465	38.1	79	655	22	51
Red Willow	248	20.8	38	845	63	11

COOKING FUEL - 1940

The various types of cooking fuels were distributed as follows:

Type of Fuel	Per Cent
Coal or Coke	17.7
Wood	66.6
Gas	1.5
Electricity	0.8
Kerosene or Gasoline	8.4
Other	4.9
None	0.1

Undoubtedly the use of gas and electricity will increase rapidly but attention is called to the 66.6% reporting wood as a fuel. If it is necessary for a relatively large number of farm families to burn wood, attention to their farm wood lots probably is needed.

The large number reporting "none" is confusing at first glance but when the location of such answers is studied a probable explanation would indicate that these houses are occupied by hired help who are fed at a central mess.

COOKING FUEL

1940

	Coal or Coke	Wood	Gas	Elect.	Kerosene or Gasoline	Other	None	Not Rptg.
NEBRASKA	21,932	82,437	1,898	991	10,357	6,048	175	15,657
Chase	527	27	23	1	75	73	2	7
Dundy	223	214	14	-	43	190	2	11
Franklin	129	810	10	1	159	7	-	15
Frontier	268	769	6	-	49	9	-	14
Furnas	178	982	9	1	138	3	1	15
Gosper	164	23	65	11	68	-	-	6
Harlan	101	822	6	4	83	7	-	19
Hayes	262	189	15	2	43	80	2	10
Hitchcock	376	298	32	1	83	9	-	3
Perkins	484	10	71	1	60	185	3	9
Phelps	731	280	6	8	47	3	-	15
Red Willow	279	615	7	5	81	4	-	9

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NUMBER OF NEBRASKA HOMES

NEEDING

MAJOR REPAIRS - 1940

On the opposite page are shown the homes by counties listed by the Census Bureau as needing major repairs. Such classification is made "when parts of the structure such as floors, roof, plaster, walls, or foundations required repairs or replacements, the continued neglect of which would impair the soundness of the structure and create a hazard to its safety as a place of residence."

No doubt some repairs have been made since 1940 but obsolescence also had advanced during the war years when no materials were available.

These figures along with those on preceding pages plus individual observations offer an excellent medium of analysis of construction work needed in each county.

An educational program in which county agent, local materials dealers, carpenters, and farm families participated would prove effective in most rural areas of the state.

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COOKING FUEL

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NUMBER OF NEBRASKA FARM HOMES NEEDING MAJOR REPAIRS

1940