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TREND IN LAND TENURE IN INDIANA

Paul R. Robbins and L. C. Beck*, Department of
Agricultural Economics

Agriculture is rapidly changing from an art to a science as farmers apply vast amounts of new technology. These changes have greatly affected individual farm units from the standpoint of capital requirements and size of farm.

The need for larger farms and the desire for farm ownership have led to changes in land tenure in Indiana.

The purpose of this publication is to look at changes in the tenure status taking place in Indiana as a whole and for each of the counties.

*The assistance of Pat Powlen and C. L. Baker in assembling the statistical data is appreciated.

Cooperative Extension Service
PURDUE UNIVERSITY
Lafayette, Indiana

<u>Percent of Farms</u> ^{1/}					
<u>Full Owners</u>		<u>Part Owners</u>		<u>Full Tenants</u>	
1940	58.8%	1940	12.8%	1940	28.4%
1954	61.4%	1954	20.0%	1954	18.6%
1959	59.3%	1959	23.1%	1959	17.6%

<u>Average Size of Farm</u> ^{1/}					
<u>Full Owners</u>		<u>Part Owners</u>		<u>Full Tenants</u>	
1940	83 Acres	1940	163 Acres	1940	128 Acres
1954	84 Acres	1954	195 Acres	1954	181 Acres
1959	93 Acres	1959	227 Acres	1959	206 Acres

<u>Average Cropland Acres Harvested</u> ^{1/}					
<u>Full Owners</u>		<u>Part Owners</u>		<u>Full Tenants</u>	
1945	47	1945	115	1945	98
1954	52	1954	128	1954	131
1959	55	1959	153	1959	150

<u>Number of Farms in Indiana</u> ^{2/}		<u>Average Size of Indiana farms</u> ^{2/}		<u>Average Cropland Acres Harvested</u> ^{2/}	
1940	184,549	1940	108 Acres	1940	58
1954	153,672	1954	125 Acres	1954	87
1959	128,148	1959	145 Acres	1959	100

<u>Age of Indiana Farmers</u> ^{2/}					
<u>Under 35 years</u>		<u>35-54 years</u>		<u>55 years and over</u>	
1940	15.4%	1940	45.4%	1940	39.2%
1959	13.7%	1959	46.3%	1959	40.0%

<u>Average Value per Acre of Indiana Farmland</u> ^{2/}		<u>Average Age of Indiana Farmers</u> ^{2/}	
1940	\$ 63	1940	50.2
1954	\$194	1954	50.5
1959	\$266	1959	50.7

^{1/} Excludes farms operated directly by managers.
^{2/} Includes farms operated directly by managers.

SUMMARY MAP

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SUMMARY

Tenancy, after remaining rather stable at about the 25 to 30 percent level in Indiana for about 60 years prior to 1940, dropped to a low of 17.6 percent in 1959. Slightly more than three-fourths of this decrease occurred in the decade of the 40's. This decline was probably influenced by the relatively favorable commodity prices received by farmers and relatively low land prices of that period. From 1940 to 1959 the group of Indiana farms operated by full tenants declined 38 percent while for the U. S., the decline during this period was almost 49 percent. In Indiana and generally throughout the U. S. the decline in number of full tenants has been accompanied by an increase in the percentage of farms operated by part owners (farmers who both own and rent some land).

Full ownership is the dominant form of tenure (on the basis of number of operators) in both Indiana and the U. S., accounting for almost 60 percent of all farm operators. However, in Indiana, part owners, while only accounting for about 23 percent of all farm operators in 1959, operated essentially as much of Indiana's farm land (37.0 percent) as did full owners (37.4 percent). The part owners actually harvested crops from about 10 percent more of Indiana's cropland acres than did full owners. The percentage of part owners has almost doubled since 1940 as has their share of Indiana's farm acreage and cropland acres harvested. If present trends persist, part ownership will soon be the dominant form of tenure from the standpoint of operating and harvesting crops on Indiana's farmland.

In 1959 in Indiana part owners were operating the largest farms, averaging 227 acres in size and 153 acres of har-

vested cropland. Tenants were next with an average size of 206 acres per farm and 150 acres of cropland harvested. Full owners were operating farms averaging only 93 acres in size and 55 acres of harvested cropland.

Full ownership tends to be most predominant in south central and southeastern Indiana. Part ownership is slightly higher in the west central and southwestern counties than for the rest of the state. Full tenancy is the highest and even the dominant form of tenure in a few communities located in the western cash grain area of Indiana.

For each of the ten types of commercial farms listed in the "1959 U. S. Census of Agriculture," full ownership was the dominant form for all but cash grain farms; part ownership was in second place with the exception of cash grain farms where it was first; and tenancy was the least prevalent form of tenure for all commercial farms in Indiana.

The increase in size of Indiana's farms by about one third from 1940 through 1959 was accompanied by a sharp decline in the number of farms, from about 185 thousand to 128 thousand.

Land prices in Indiana rose to a level of \$266 per acre in 1959 which represents an increase of 322 percent between 1940 and 1959. Better than one-third of this increase took place from 1954 to 1959.

The average age of Indiana farmers increased only a half year in the 20 year period from 1940 through 1959. In general, age of operator rises progressively from north to south within the state. In 1959, 46.3 percent of Indiana's farmers were in the 35 to 54 year age group; 40 percent were 55 and over; and 13.7 percent were under 35 years of age.

Table 1. Percentage of Tenancy in the United States by Geographic Divisions and for the States of Ohio, Indiana, and Illinois from 1880 through 1959. 1/

	1880	1890	1900	1910	1920	1930	1940	1950	1954	1959 <u>2/</u>
	%	%	%	%	%	%	%	%	%	%
United States	26	28	35	37	38	42	39	27	24	20
Geographic Divisions										
New England	9	9	9	8	7	6	8	4	3	NA
Middle Atlantic	19	22	25	22	21	15	15	8	7	NA
East North Central	20	23	26	27	28	27	28	20	19	NA
West North Central	21	24	30	31	34	40	43	28	27	NA
South Atlantic	36	38	44	46	47	48	42	32	29	NA
East South Central	37	38	48	51	50	56	50	37	32	NA
West South Central	35	39	49	53	53	62	53	34	29	NA
Mountain	7	7	12	11	15	24	25	16	15	NA
Pacific	20	18	23	21	21	18	19	11	10	NA
States:										
Ohio	19	23	27	28	30	26	26	18	16	16
Indiana	24	25	29	30	32	30	28	19	19	18
Illinois	31	34	39	40	43	43	43	35	35	34

1/ Source: Data for 1880 through 1940 taken from following: Quackenbush, G.G., and Lloyd, O. G. Farm Tenure in Indiana By Type-of-Farming Areas, Purdue Agr. Exp. Sta. Bul. 488, Lafayette, 1943. Data for 1950 and 1954 taken from U.S. Census of Agriculture, 1950 and 1954. 2/ 1959 Census data not available (NA) at time of publication for geographic divisions.

I. The National Tenure Pattern

A. Trend of Tenancy Since 1880 - Indiana and the U. S.

In the 60-year period from 1880 to 1940 the percentage of tenant operated farms in Indiana remained rather stable at approximately 25-30 percent (Table 1). However, since 1940 there has been a rather dramatic decrease in tenancy from 28 to 18 percent (Table 1). Most of this decline occurred in the

decade of the 40's, largely influenced by relatively favorable commodity prices received by farmers, and relatively low land prices which together no doubt accelerated the tenant to owner transition.

This same general downward trend in tenancy since 1940 has taken place in the U. S. as a whole, and in each of the nine geographic divisions of the U. S., but to varying degrees (Table 1). The East North Central states, of which Indiana is

Table 2. Percent of Indiana Farm Operators by Tenure Status --1920 through 1959. 1/

	1920	1925	1930	1935	1940	1945	1950	1954	1959
All farm operators 2/	100%	100%	100%	100%	100%	100%	100%	100%	100%
Full-owners	55.0	58.4	53.7	52.8	58.4	61.5	63.2	61.3	59.0
Part-owners	12.0	11.8	15.4	14.9	12.7	15.3	17.2	20.0	23.1
Managers	1.1	0.6	0.8	0.7	0.6	0.5	0.3	0.3	0.3
All tenants	31.9	29.2	30.1	31.6	28.3	22.7	19.3	18.4	17.6
Cash tenants	16.2	NA	NA	NA	19.4	13.1	7.9	6.6	5.9
Share-cash tenants	5.8	NA	NA	NA	11.2	2.2	13.9	12.5	11.3
Share tenants & croppers	73.9	NA	NA	NA	59.5	69.7	64.6	68.7	70.0
Other & unspecified tenants	4.1	ADNC	ADNC	NA	9.9	15.0	13.6	12.2	12.8

NA-Not available. ADNC-Available data not comparable.

1/ Source: Bureau of Census, "State Table 3 . . . "1959 U. S. Census of Agriculture Indiana Counties, Vol. 1, Part II, Washington: U. S. Dept. of Commerce, p.6. 2/ Full-owners own all the land they operate, part-owners own a part of and rent from others the rest of the land they operate. Managers operate farms for others and receive wages or salaries for their services. Tenants operate rented land only.

I. The National Tenure Pattern (continued)

a part, experienced a 32 percent reduction in tenancy percentage from 1940 through 1954 as did Indiana for the same period. The South Atlantic, East South Central and West North Central areas also had reductions in tenancy during this period which were less than the national average of 38 percent.

II. The Tenure Pattern in Indiana

Figures 1, 2 and 3 show the percentage of farms by county operated by the various tenure groups for 1940, 1954 and 1959.

Full-Owner Farms Predominate in Indiana

The percent of farms operated by full owners is highest in south central and southeastern Indiana. Seventy-five percent or more of the farms in Brown, Clark, Crawford, Dearborn, Dubois, Floyd, Lawrence, Orange, Ripley and Washington counties in 1959 were operated by full owners.

On the other hand the lowest percentage of farms operated by full owners is in west central and southwestern Indiana. Only about one-fourth of the farms in Benton county are operated by full owners.

Farms average smaller in size in counties where full-owner tenure is more common. For example, cropland acres harvested per farm was about five times larger in Benton county than for the counties where 75 percent or more of farms were operated by full owners.

Farm land values average considerably lower in counties which have a high percentage of owner-operated farms as contrasted with counties where tenancy is high.

Figure 1 Percent of Indiana Farms Operated by Full Owners for 1940, 1954, and 1959.

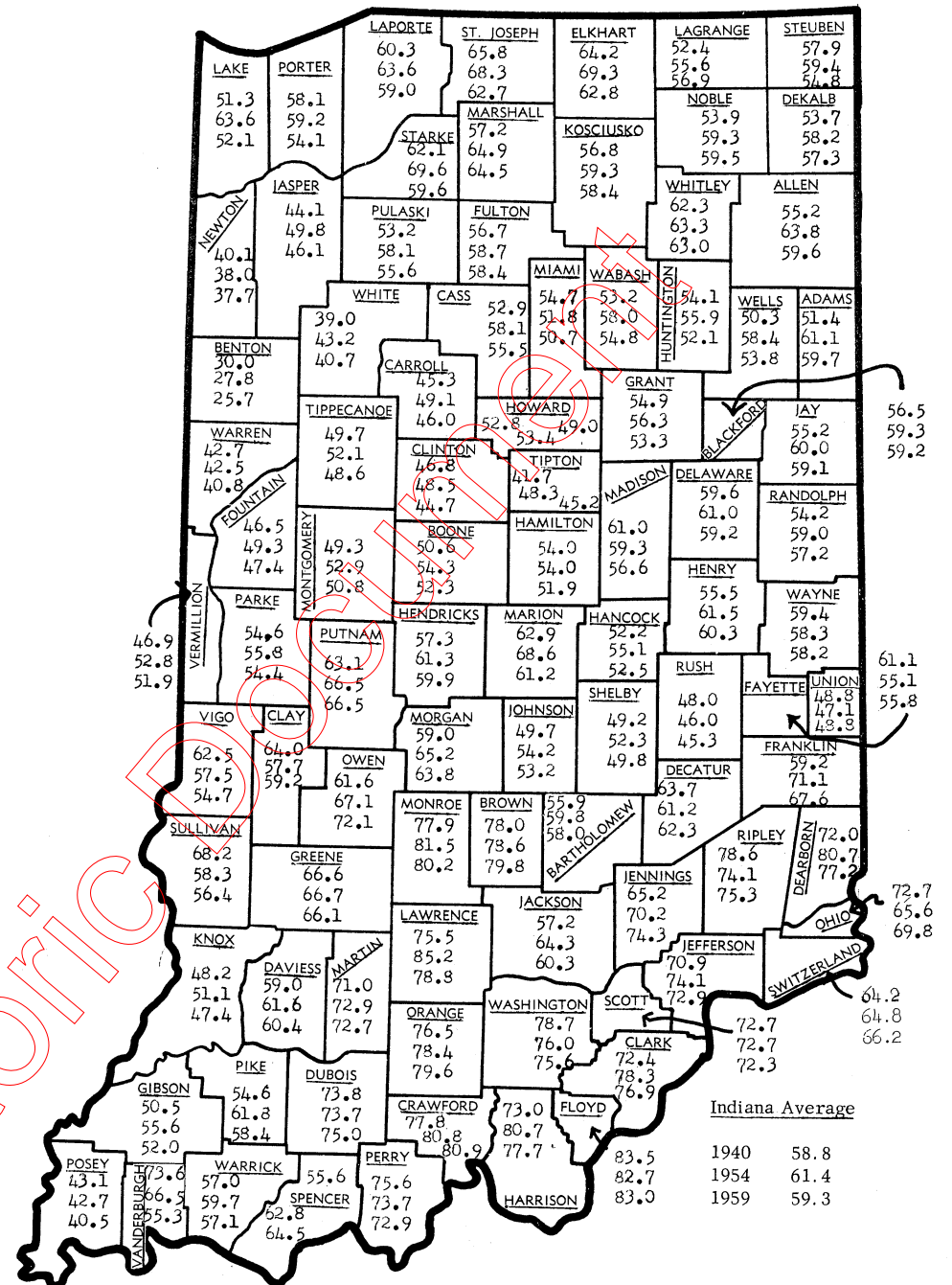


Figure 2 Percent of Indiana Farms Operated by Part Owners for 1940, 1954, and 1959.

Part Owner Farms are Increasing in Importance

Many farmers in recent years have changed from the full-tenant classification by buying part of the land they operate; or have ceased being full owners by renting additional land.

The part owner form of tenure holds considerable appeal for many people. Almost every farmer would like to own his farm. Nearly every farm family would like to own their home and their base of operation for livestock production. The part owner approach satisfies several basic desires without requiring the operator to invest an excessive amount of his limited capital in farm land.

Also part ownership often permits landlords with small acreages to rent to the better farmers in the community. Many good farmers are looking for additional land to increase the size of their operation, and are willing to rent small farms to get it. On the other hand, it would often be difficult or impossible to find a full tenant willing to operate only one of the smaller farms.

The percent of farms operated by part owners almost doubled from 1940 to 1959. Part ownership is quite common throughout the state and is likely to increase further in the years immediately ahead. However, it is most common in west central and southwestern Indiana where about one-fourth to one-third of the farms are operated by part owners. On a county basis in 1959 part-owner farms were most common in Vigo county, 34.4 percent, and lowest in Floyd county, 13.0 percent of total farms.

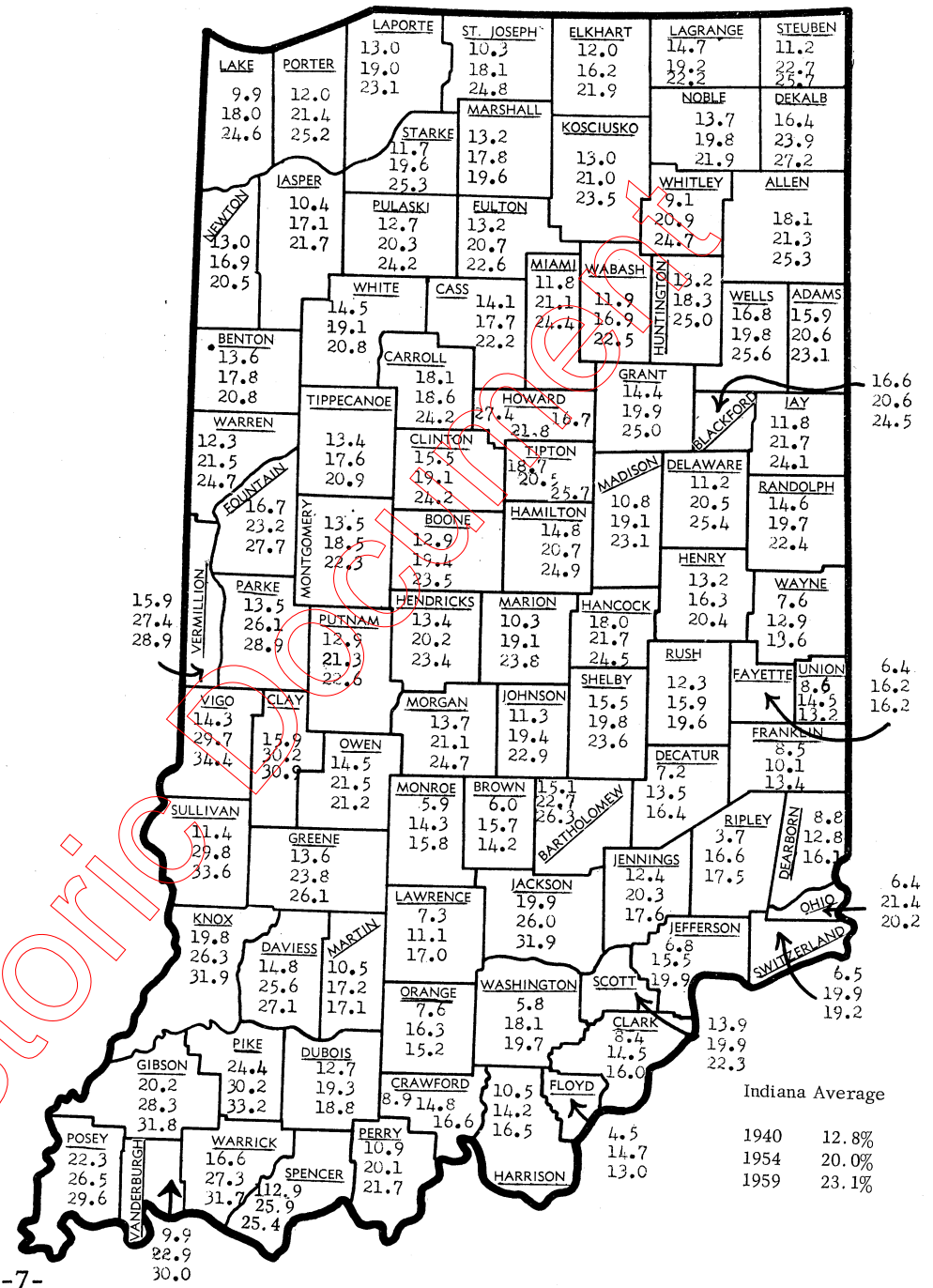


Figure 3 Percent of Indiana Farms Operated by Full Tenants for 1940, 1954, and 1959.

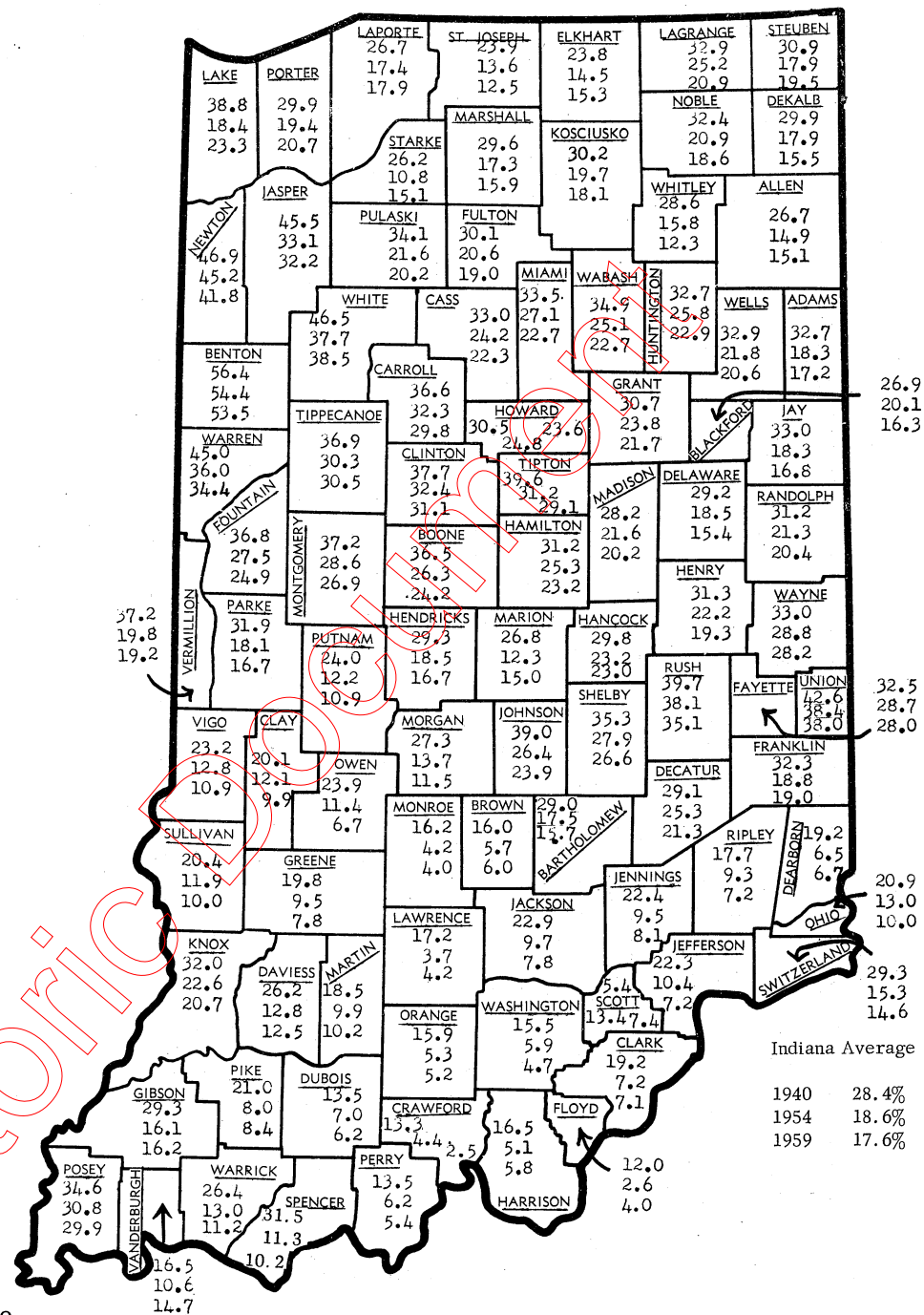
Full-Tenant Farms Have Been Declining Substantially Since 1940

If a farm is to provide most or all of the income of a tenant and part or all of the income of the landowner, it should be a large, productive farm. Thus, tenancy follows the opposite pattern of full ownership in that full-tenant farms are scarce in south central and southeastern Indiana where farms tend to be small. But full tenants are numerous in the cash grain area of west central Indiana where farms are larger and land values higher. In 1959 only 2.5 percent of the farms in Crawford county, but 53.5 percent of the Benton county farms, were operated by full tenants.

Benton, Clinton, Jasper, Newton, Rush, Tippecanoe, Union and White counties had more than 30 percent of their farms operated by full tenants in 1959.

Even though the percent of farms operated by full tenants has always been relatively low in the south central and southeastern areas of the state, the percent of farms operated by full tenants has declined rapidly since 1940 in these areas (50 to 80 percent decline). In some of the other counties of the state tenancy has also declined rather sharply since 1940. For example, there was a 57 percent decline in Whitley county and a 48 percent decline in St. Joseph county.

In counties where tenancy has traditionally been high, the decline was generally much less, for example, only 5 percent in Benton county during 1940-59.



III. The Place of Each Tenure Group in Indiana Agriculture

Although the percent of Indiana's farms operated by full owners has remained fairly constant for many years, the percent of the farmland operated by this group has been declining (Table 3). Percent of land operated by full owners fluctuated between 42 and 47 percent from 1920 to 1940, but has declined from 45 to 37 percent from 1940 to 1959. Likewise, cropland harvested by full owners declined about 9 percent from 1940 to 1959. This means that full-tenant and part-owner farms have been increasing in size more rapidly than have full-owner farms.

The percent of Indiana land operated by part owners almost doubled from 1940 to 1959. Cropland acres harvested by this group increased 85 percent during the same period.

Total acres and cropland acres operated by paid managers have remained rather constant at 1 to 2 percent for many years.

Land operated by full tenants declined from about 35 percent of the total in 1940 to about 24 percent in 1959.

Table 3. Percent of Indiana Land in Farms by Tenure Status and Percent of Indiana Cropland Harvested by Tenure Status -- 1920 through 1959.

	1920	1925	1930	1935	1940	1945	1950	1954	1959
<u>All land in farms</u>	100	100	100	100	100	100	100	100	100
Full owners	47.1	48.8	42.6	42.3	45.2	44.4	43.8	41.5	37.4
Part owners	14.0	14.8	19.8	20.0	19.4	24.7	27.4	30.6	37.0
Managers	2.2	1.4	1.8	1.7	1.6	1.7	1.3	1.1	1.2
All tenants	36.7	35.0	35.8	36.0	33.8	29.2	27.5	26.8	24.4
Cash tenants	11.8	NA	NA	NA	9.1	5.5	3.8	2.6	3.0
Share-cash tenants	7.2	NA	NA	NA	14.7	2.5	16.2	14.1	13.0
Share tenants & croppers	77.4	NA	NA	NA	68.3	79.0	70.6	76.2	75.5
Others & unspecified tenants	3.6	ADNC	ADNC	NA	7.9	13.0	9.4	7.1	8.5
<u>All cropland harvested</u>	NA	100	100	100	100	100	100	100	100
Full owners	NA	42.5	36.8	36.5	39.0	37.3	36.1	34.4	29.9
Part owners	NA	16.8	22.2	22.8	22.0	28.1	30.9	33.7	40.8
Managers	NA	1.4	1.6	1.6	1.6	1.6	1.2	1.0	1.0
All tenants	NA	39.3	39.4	39.1	37.4	33.0	31.8	30.9	28.3
Cash tenants	NA	NA	NA	NA	7.4	4.0	3.2	2.2	2.7
Share-cash tenants	NA	NA	NA	NA	17.2	2.7	18.2	15.6	14.1
Share tenants & croppers	NA	NA	NA	NA	68.9	80.9	70.8	76.1	75.7
Other & unspecified tenants	NA	ADNC	ADNC	NA	6.5	12.4	7.8	6.1	7.5

NA - Not available. ADNC - Available data not comparable.

Figure 4 Average Size of Farm Operated by Full Owners in Indiana for 1940, 1954, and 1959.

Full-Owner Farms Are Relatively Small

The average size of Indiana farms operated by full owners increased only 1 acre from 1940 to 1954, but increased 9 acres (from 84 to 93) between 1954 and 1959.

There appears to be no definite pattern or trend in the size of owner-operated farms. For example, in counties located in various parts of the state (Bartholomew, Brown, Hancock, Harrison, Howard, Jasper, Posey, Rush, Scott, Tippecanoe, Tipton and White) full-owner farms were smaller in 1959 than in 1940. In several other counties such as Cass and Wells there was little or no change in size. In other counties such as Vanderburg, Vermillion, Knox and Greene the average size of full-owner farms increased substantially from 1940 to 1959.

In many instances full-owner farms are operated by part-time or by semi-retired farmers. Thus, a home in the country may be the most important item provided by many full-owner farms. Since many of the full owners are part-time or semi-retired farmers, they often are not interested or are not financially able to compete in the land market for additional acres.

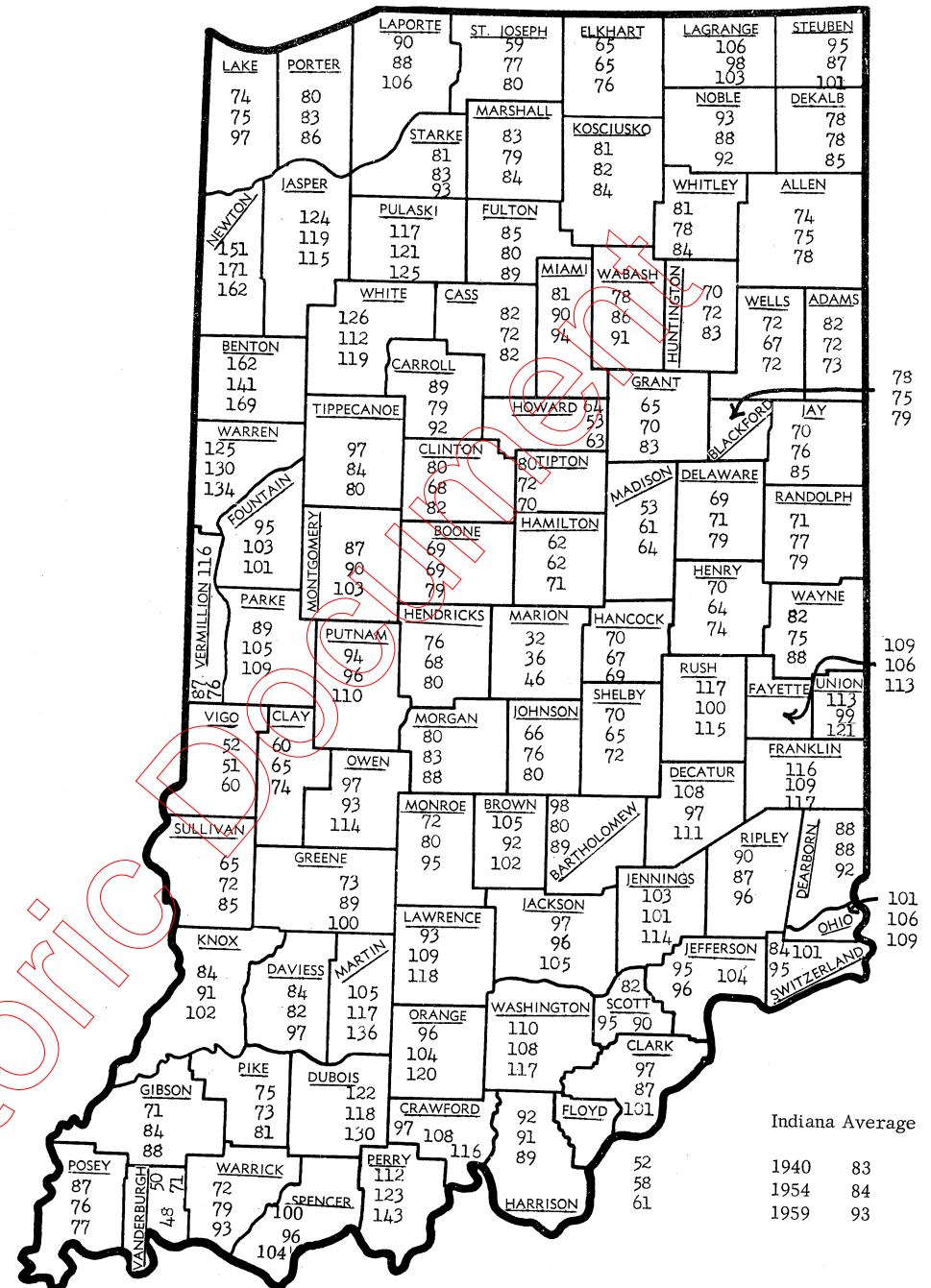


Figure 5 Average Cropland Acres Harvested by Full Owners in Indiana for 1945, 1/1954, and 1959.

Acres Suited for Harvested Crops Are Limited on Full-Owner Farms

Cropland harvested per farm by full owners in Indiana increased from 47 acres in 1945 to 55 acres in 1959. In most counties this factor has shown a slight to modest increase in recent years. However; in eight counties (Dearborn, Floyd, Jasper, Newton, Ohio, Posey, Switzerland and Tippecanoe) there was a slight decline in cropland acres harvested per farm on owner-operated farms from 1945 to 1959. Since these counties represent some of the more productive as well as some of the less productive farming areas of the state, it is difficult to pick out definite trends or patterns. However, in many counties of the state it would appear that more intensive use of land is tending to increase harvested acres per farm more rapidly than total acres are increasing. In some of the more rolling counties of southern Indiana, however, some acres that were formerly used for row crops have been converted to permanent pasture. This has tended to reduce cropland acres harvested per farm in counties such as Dearborn, Floyd, Ohio and Switzerland.

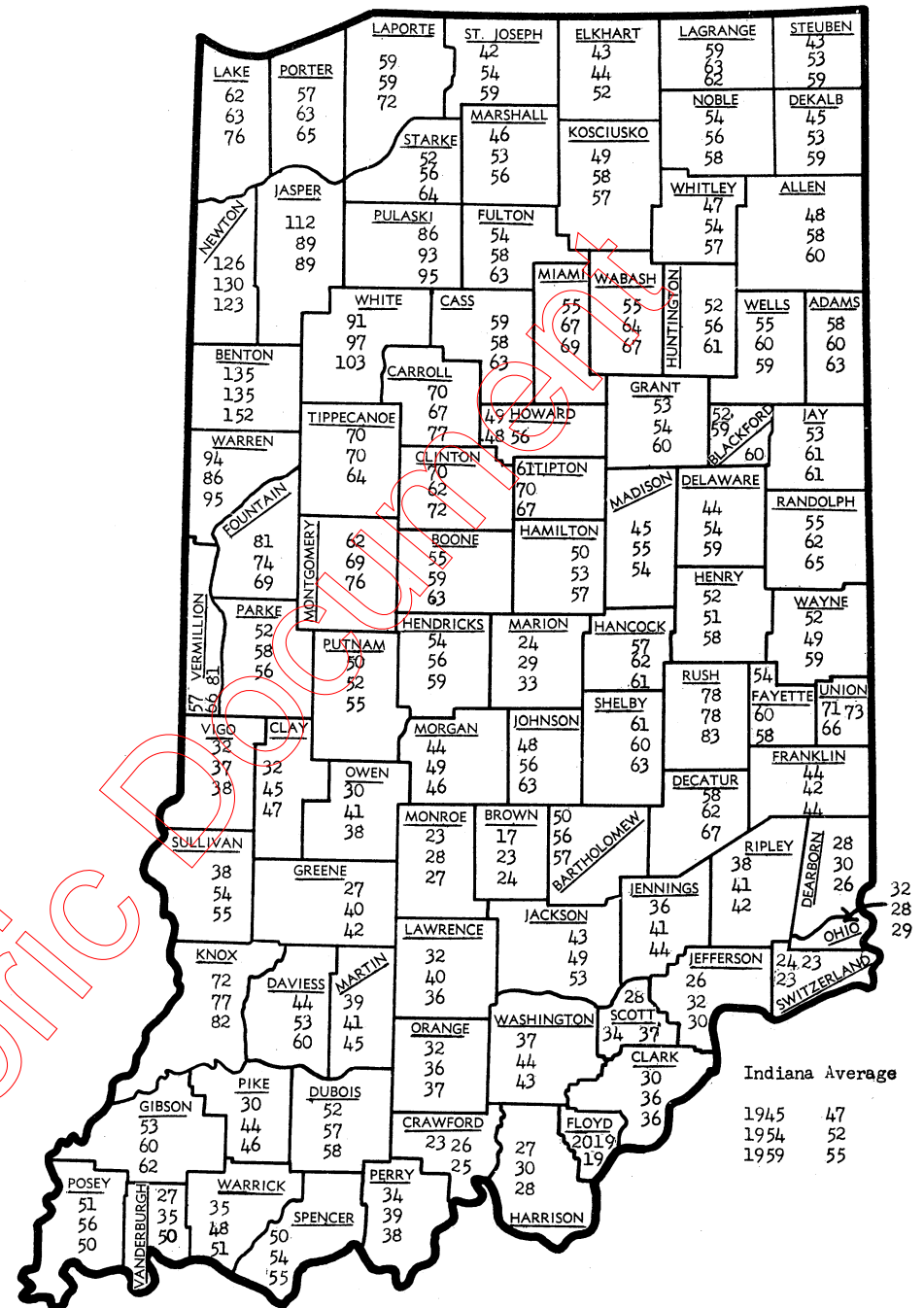


Figure 6 Average Size of Farm Operated by Part Owners in Indiana for 1940, 1954, and 1959.

Part-Owner Farms Average Largest in Size

Part-owner farms in Indiana increased almost 40 per cent in size from 1940 to 1959. However, this increase has been particularly significant in recent years (32 acres in five years from 1954 to 1959 as contrasted with 32 acres during the 15 year period 1940-1954). Part-owner farms have been increasing in size considerably more rapidly than have owner-operated farms. In all counties of the state part-owner farms averaged larger in 1959 than in 1940.

Although no county in 1940 had an average of 300 acres per farm operated by part owners, by 1954 Benton, Newton and Warren part-owner farms had attained this size. By 1959 part-owner farms exceeded 350 acres in Benton, Jasper, Newton and Warren counties and were 300 acres or larger in Parke, Vermillion and White counties.

In only Floyd county in 1959 did part-owner farms average less than 100 acres.

Part-owner farms have increased in size most rapidly in the western part of the state from 1940 to 1959. During this period these farms increased by 150 acres in Vermillion county and by 103 acres in Parke county. On the other hand, the increase was only 12 acres per farm in Floyd county.

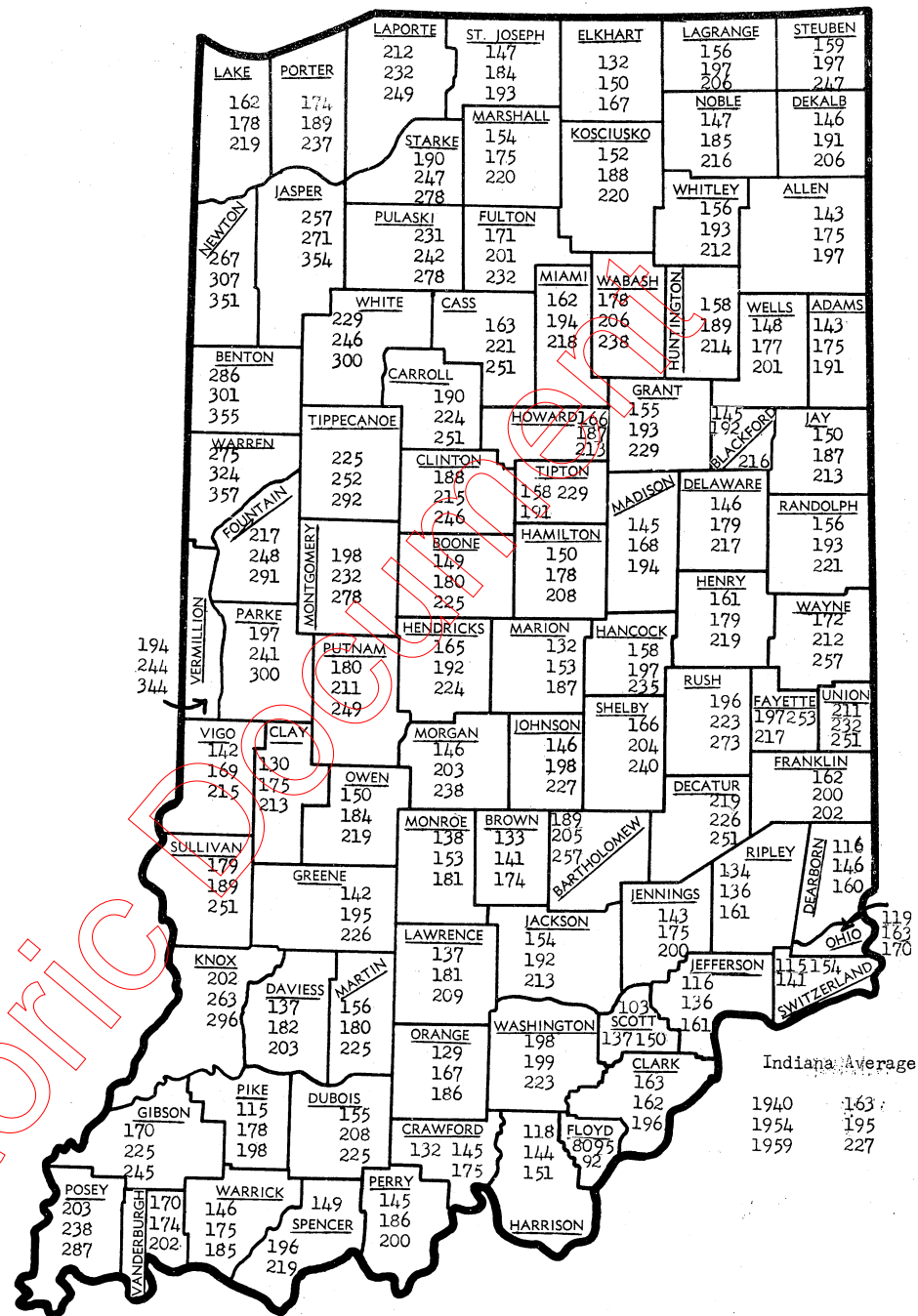


Figure 7 Average Cropland Acres Harvested by Part Owners in Indiana for 1945, 1954, and 1959.

Part-owner Farms Are Farmed More Intensively than Full-owner Farms

Part owners constituted only 23.1 percent of all Indiana farm operators in 1959 but operated 40.8 percent of the cropland acres harvested. Part-owner farms are being farmed somewhat more intensively than are full-owner farms (about 68 percent of the total land on part-owner farms was harvested cropland as compared with about 60 percent on full-owner farms in 1959). This greater intensity of land use is probably due to: (a) Part-owner farms tend to be slightly more productive and better suited to intense use than are full-owner farms. (b) Part-owner operators tend to be somewhat younger and more aggressive than full owners. (c) The rented land on part-owner farms usually is on a grain or field rental basis rather than a livestock share lease.

Part-owner farms increased from 115 to 153 cropland acres harvested from 1945 to 1959. However, about two-thirds of this increase came about during the last five years of the period.

Cropland acres harvested on part-owner farms averaged highest and are increasing most rapidly in the western cash grain area.

Cropland acres harvested per part-owner farm was smallest in southeastern Indiana (42 acres in Floyd, 45 acres in Switzerland, 60 acres in Jefferson and 63 acres in Ohio County). Also, harvested cropland acres per farm tended to increase less rapidly in this area than in other areas of the state.

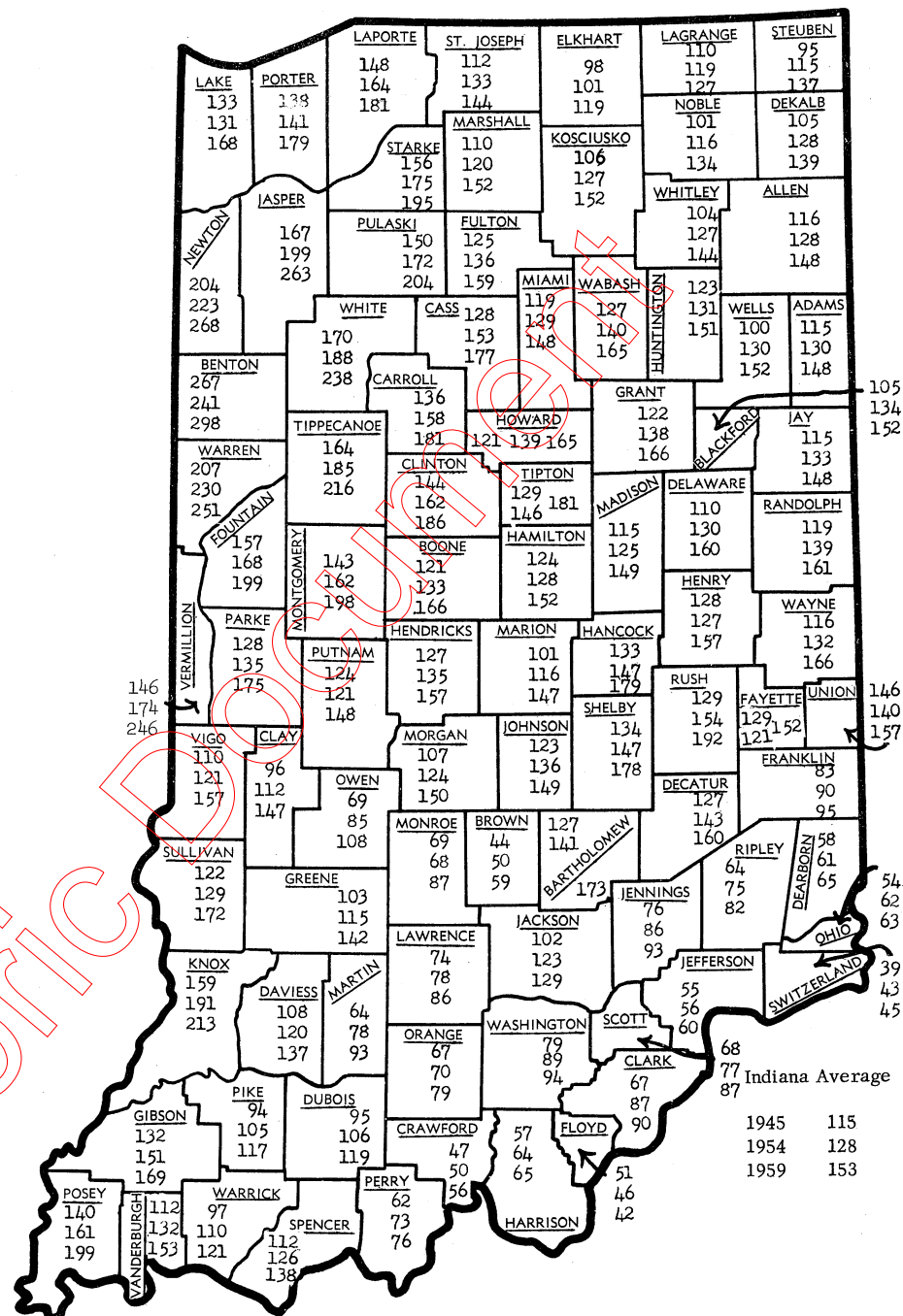


Figure 8 Average Size of Farm Operated by Full Tenants in Indiana for 1940, 1954, and 1959.

Full-Tenant Farms Are Over 60 Percent Larger than in 1940

Full tenants accounted for 17.6 percent of Indiana's farmers in 1959. They farmed 24.4 percent of Indiana's land and harvested crops from 28.3 percent of the cropland acres. All of these percentages, however, were down about one-third from 1940 levels -- reflecting decline in full tenancy in the state.

Average size of farm operated by full tenants increased about 60 percent from 1940 to 1959 as contrasted with a 40 percent increase for part-owner farms and only a 12 percent increase in size for full owners. The full tenant generally must depend on the rented farm for all or most of his income. Also, he must divide income with the landlord. On the other hand, part owners and full owners receive all income from part or all of the land operated. Therefore, it has become increasingly important for the landlord to have a large, productive farm unit if he is to attract and hold a full tenant. Many farms that were formerly operated by full tenants are now only part of the total unit being operated by a part owner. Or, a full tenant may be operating as a farm unit what constituted several farms only a few years ago.

In the cash grain area of west central Indiana, where full tenancy is high, farms operated by full tenants generally average 250 acres or more. On the other hand, in south central and southeastern Indiana where full tenancy is lowest, and percentage-wise is decreasing most rapidly, full-tenant farms generally average 100 to 200 acres. Also, in northeastern Indiana full-tenant farms generally averaged between 150 and 200 acres; thus, many farms are still too small to attract and hold a full tenant.

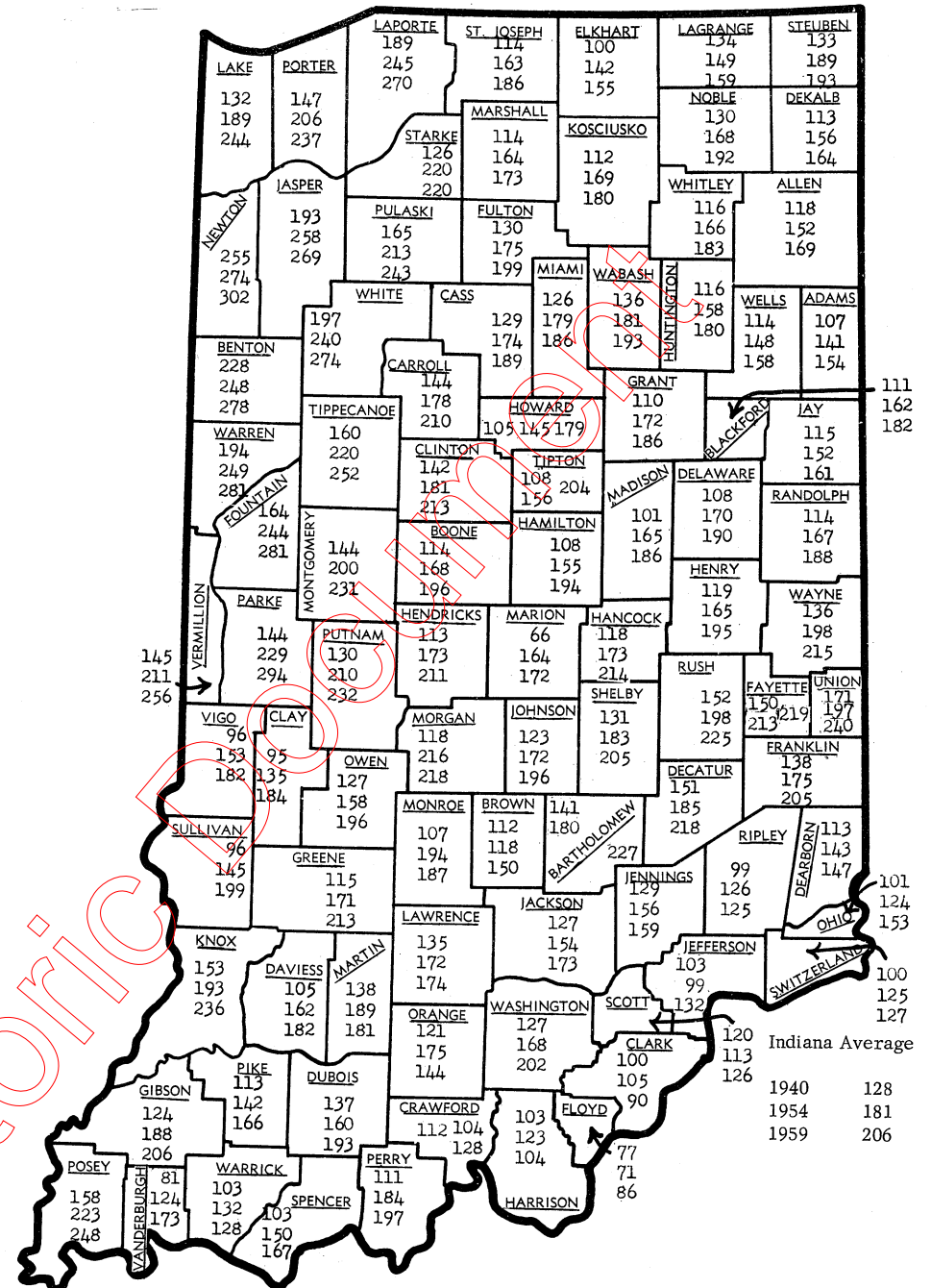
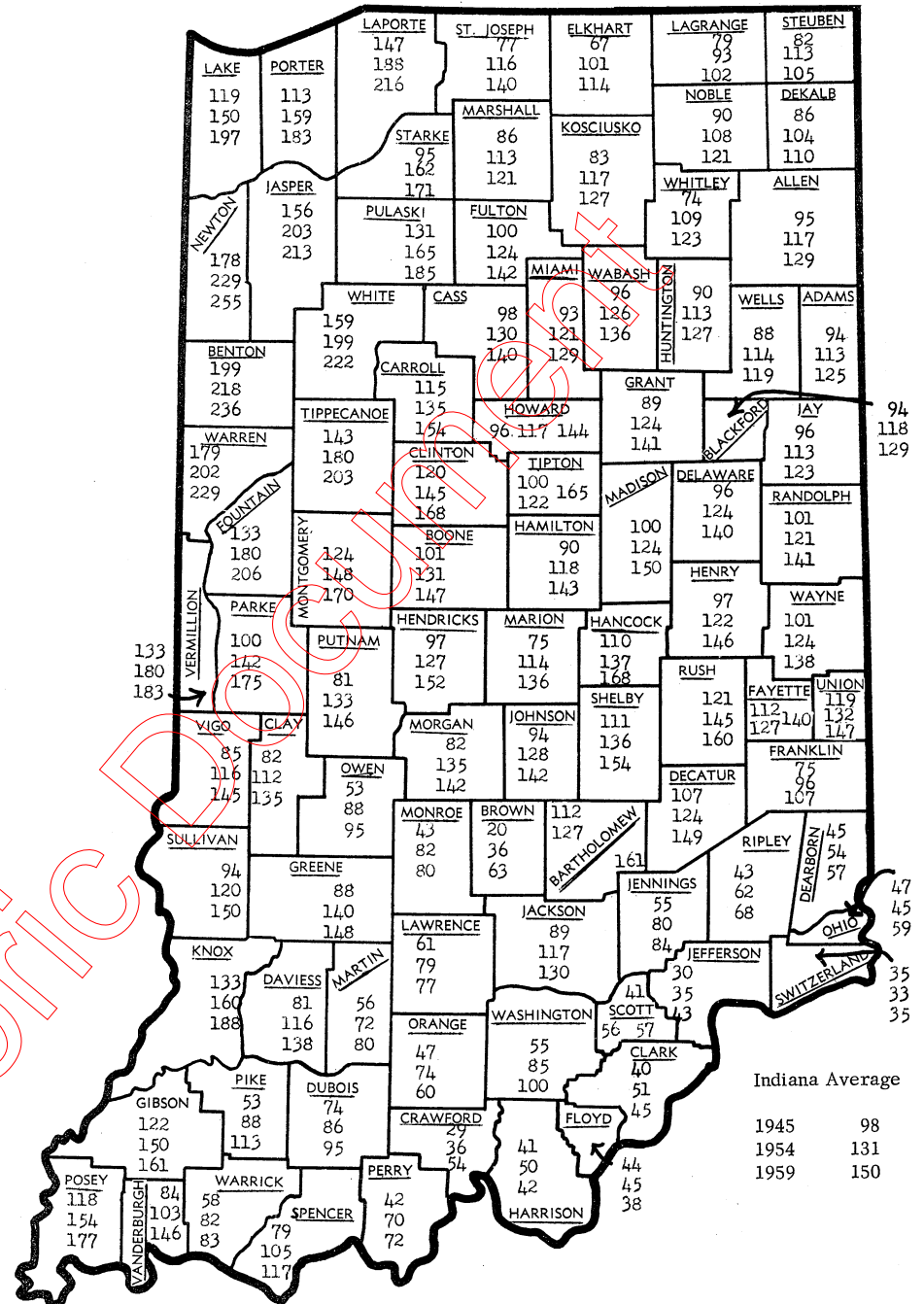


Figure 9 Average Cropland Acres Harvested by Full Tenants in Indiana for 1945, 1/1954, and 1959.

Full-Tenant Farms Increased 53 Percent in Acres Harvested per Farm from 1945 to 1959.

The number of farms operated by full tenants has been declining rather sharply, but cropland acres harvested per full-tenant farm have been increasing rapidly. Increase in cropland acres harvested per farm from 1945 to 1959 was 53 percent on full-tenant farms as compared with a 33 percent increase on part-owner farms and only a 17 percent increase on full-owner farms.

Size pattern for cropland harvested was essentially the same as for size of farm. Smaller acreages are in south central and southeastern Indiana. Largest acreages are generally found in the cash grain area of west central Indiana.



IV. Types of Commercial Farms Operated by Various Tenure Groups

According to the 1959 Census of Agriculture, full ownership was the most prevalent form of tenure among all types of farms except cash grain farms (Table 4). More cash grain farms were operated by part owners than any other tenure group. Full tenants were less prevalent than full owner or part owner for all types of farms.

V. General Data about Indiana Farms

Figures 10 through 16 show by county the average age of farmers, the average size of farms, and the average cropland harvested per farm with no particular attention as to whether the farms were full-owner, part-owner, or tenant-operated. Also included are the average values of land per acre and the total number of farms by counties.

Table 4. Percent of Various Types of Commercial Farms ^{*/} in 1959 Operated by Full-owners, Part-owners and Tenants.

Type of Farm	Full Owners	Part Owners	All Tenants	Total
Cash grain	33.4	39.2	27.4	100%
Tobacco	55.6	28.0	16.4	100%
Other field crops	46.1	29.4	24.5	100%
Vegetable	45.5	29.2	25.3	100%
Fruit and Nut	62.3	33.3	4.4	100%
Poultry	76.7	16.4	6.9	100%
Dairy	47.9	29.2	22.9	100%
Livestock farms other than poultry & dairy	52.3	26.0	21.7	100%
General Farms	41.0	39.8	19.2	100%
Miscellaneous	84.0	8.4	7.6	100%

^{*/} Farms for the 1959 Census were grouped into two major categories, commercial farms and other farms, mainly on the basis of total value of products sold. In general, all farms with a value of sales amounting to \$2,500 or more were classified as commercial. Farms with a value of sales of \$50 to \$2,499 were classified as commercial if the farm operator was under 65 years of age and (1) he did not work off the farm 100 or more days during the year and (2) the income received by the operator and members of his family from non-farm sources was less than the value of all farm products sold.

Figure 10 Number of Farms in Indiana for 1940, 1954 and 1959.

Total Number of Indiana Farms Declined About 30 Percent from 1940 to 1959

Total number of farms in Indiana declined slightly over 30 percent from 1940 to 1959. Part of this decline was due to a change in definition of what constitutes a farm in the 1959 census. Most of the decline in farm numbers, however, occurred through farm consolidation in an effort to pull together an economic sized unit. However, such things as new highways, urban expansion, strip mining and various government projects have also taken their toll.

Some counties encountered a much greater reduction in farm numbers than did others. For example, the number of farms in Marion county declined almost two-thirds, but in Adams county only about 10 percent, from 1940 to 1959.

In primarily rural counties such as Randolph, Jasper and Daviess much of the decrease in farm numbers has been due to consolidation of units. However, in urban counties such as Marion and Lake, many farms have been "swallowed up" for industrial or residential purposes.

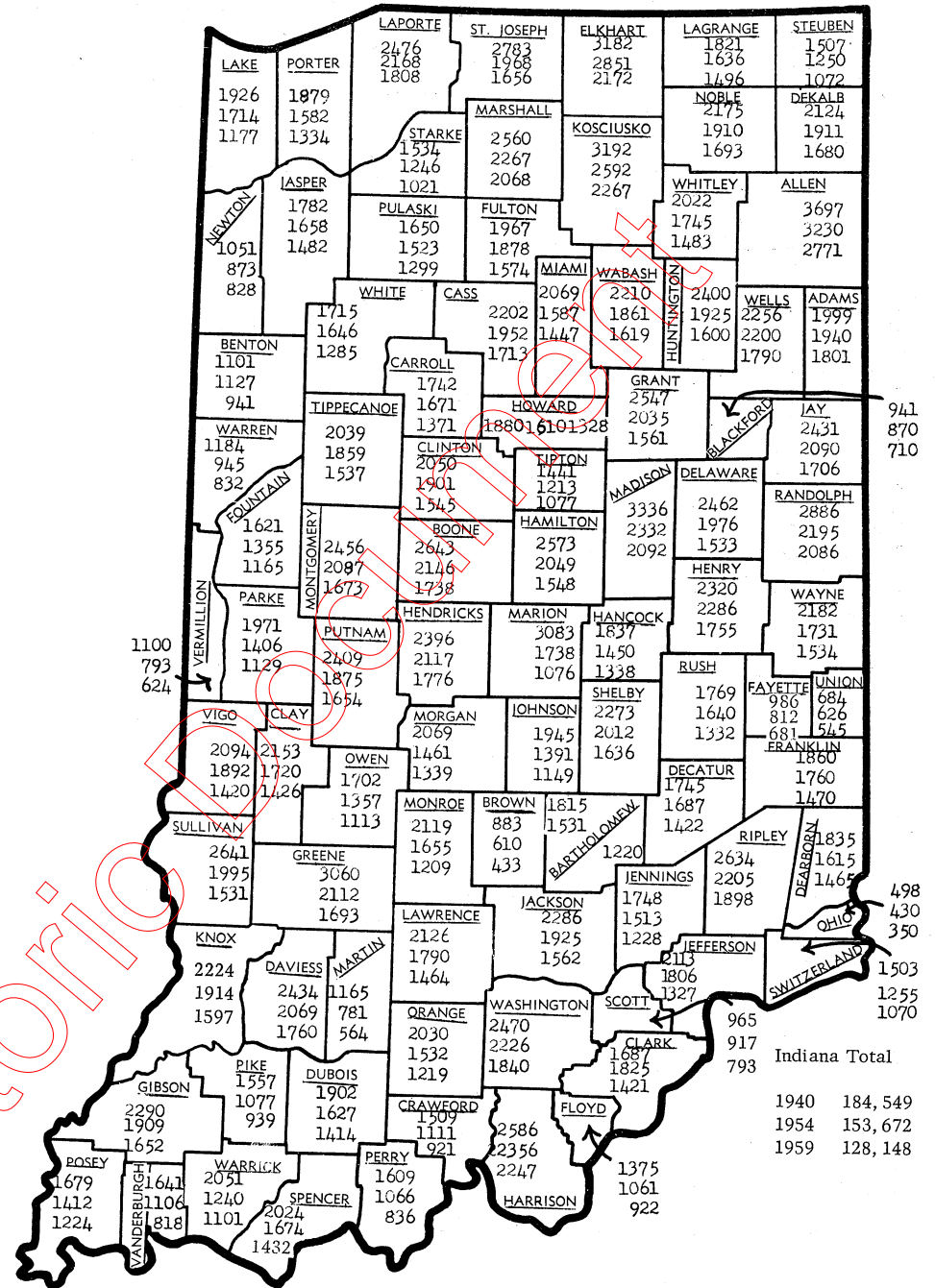


Figure 11 Average Size of Indiana Farms for 1940, 1954, and 1959.

Average Size of All Indiana Farms Increased about One-third from 1940 to 1959

Average size of Indiana's farms increased about 34 percent from 1940 to 1959. More than half this increase came between 1954 and 1959.

All counties of the state had larger average sized farms in 1959 than in 1940. Some counties, however, had notably smaller increases in farm size than other counties. For example, average farm size in Harrison county increased only 4 acres, in Scott county 6 acres and in Brown county 7 acres from 1940 to 1959. Size tended to increase most slowly in the areas of the state where full-owner farms were most numerous. On the other hand, in 15 counties, mostly in western Indiana, farm size increased by 50 acres or more from 1940 to 1959. In five counties, (Knox, Parke, Sullivan, Vermillion and Warren), farm size increased by 60 acres or more during this period. Farms tended to increase in size most rapidly where land rentals, particularly part-owner rentals, were most common.

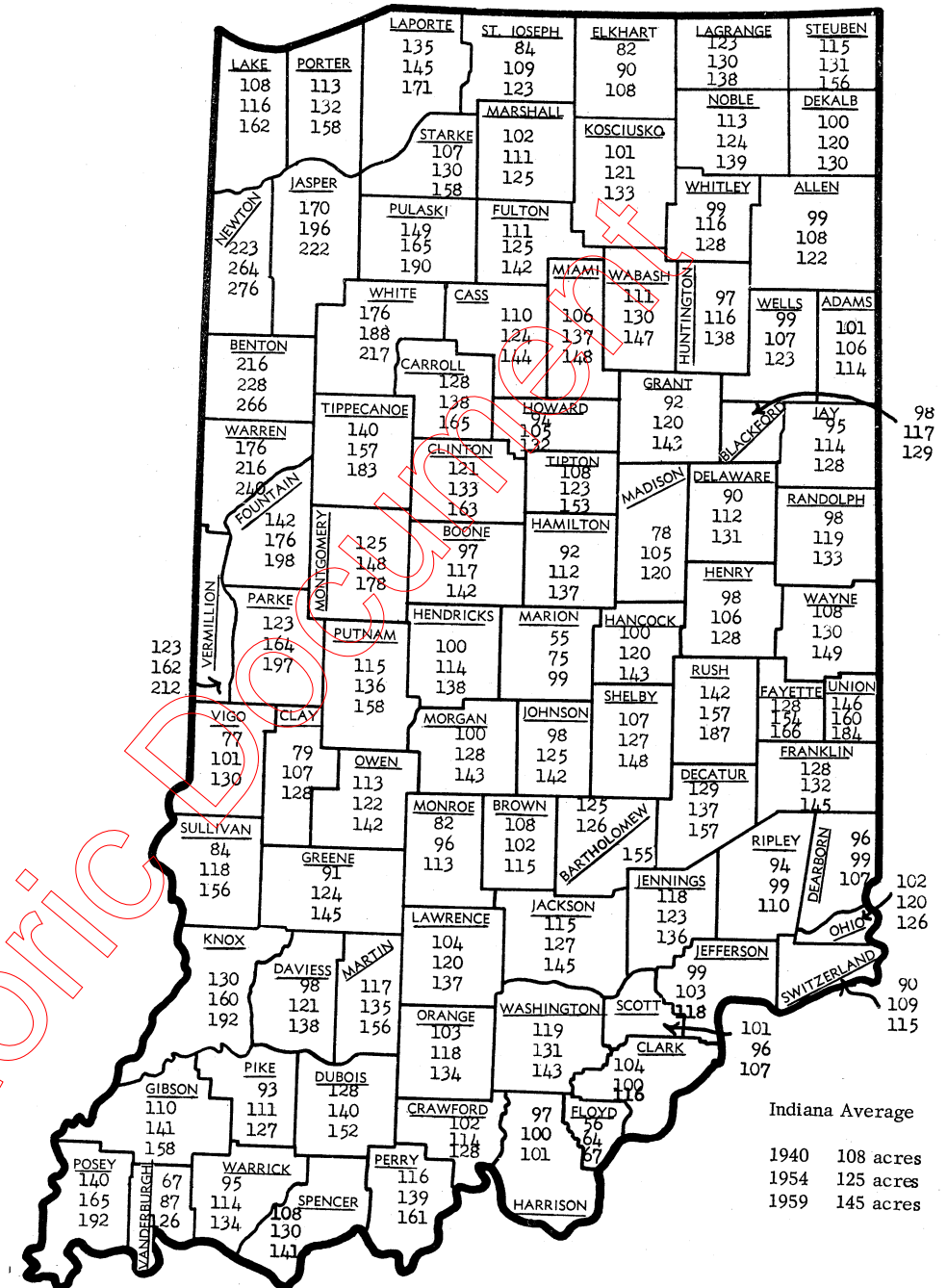


Figure 12 Average Cropland Harvested Per Indiana Farm for 1940, 1954, and 1959.

Cropland Acres Harvested per Farm Increased 72 Percent from 1940 to 1959

Cropland acres harvested per farm increased about 72 percent from 1940 to 1959. Since average farm size increased less than half this amount, greater intensity of land use must also be considered an important factor in accounting for the marked increase in average cropland acres harvested per farm. A few counties in south central and southeastern Indiana (Floyd, Harrison, Dearborn and Switzerland) showed either no change or a slight decrease from 1954 to 1959 in cropland acres harvested.

Generally, in counties where full-owner farms are most common, and in more rolling land areas where some of the more erosive crop acres have gone back to pasture or timber, cropland acres harvested per farm have changed little in recent years. Conversely, cropland acres harvested per farm have increased most rapidly in areas well adapted to intensive land use, and in areas where rental, especially field rental, is most common. For example, cropland acres harvested per farm more than doubled in Clay, Sullivan, Vanderburg and Vigo Counties. In all of these counties field rental is quite common.

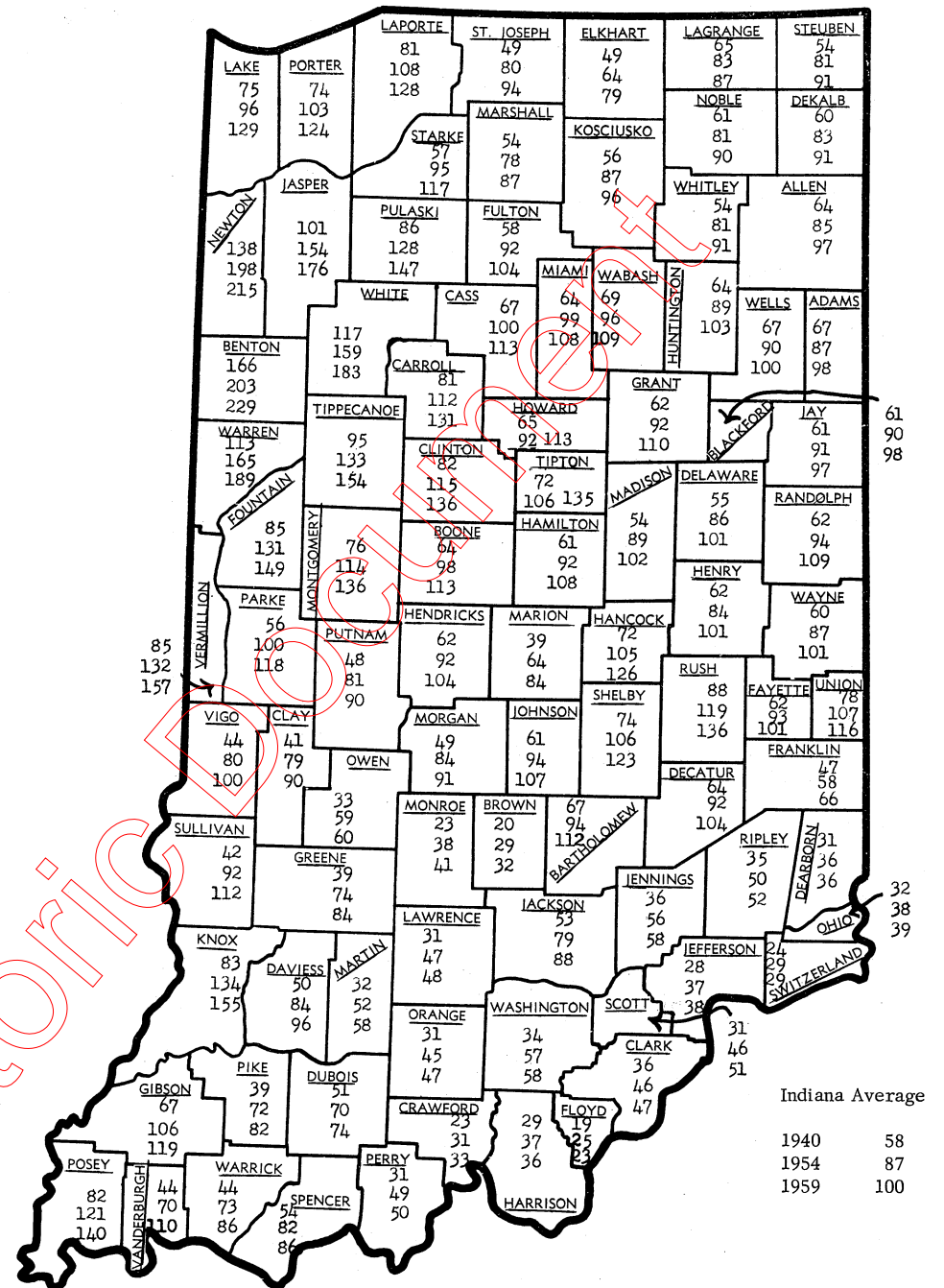


Figure 13 Average Value Per Acre of Indiana Farmland for 1940, 1954, and 1959.

Indiana Land Values Increased More Than Three Times 1940 Level

Indiana farm land values increased about 320 percent from 1940 to 1959. Land values increased substantially in all counties during this period, but much more in some counties than in others.

In 1959 land values were highest in Marion county (\$770 per acre) and lowest in Crawford county (\$75 per acre). Land values since 1940 have increased most rapidly near the larger urban centers and in the better land areas. Land values have increased much more slowly in the more rolling areas, especially if these areas are some distance from a large urban center. For example, land values in Marion county increased \$596 per acre or an average of over \$30 per acre per year from 1940 to 1959. During this same period, per acre value of land in Crawford county increased only \$58 or an average of about \$3 per acre per year. Per acre value increases in Tipton county (good land but no major urban center) were a little more than half as fast as in Marion county. On the other hand, in Floyd county (more rolling land but in Louisville, Metropolitan area) land values increased about \$10 per acre per year or one-third as fast as in Marion county.

Land values will likely continue to increase more rapidly near the larger urban centers and in more productive land areas than in the more rural areas and in areas of more rolling or less productive land.

Where urban influence is erased, land values tend to be highest in counties where land rental is more prevalent and lowest where full-owner farms are most prevalent.

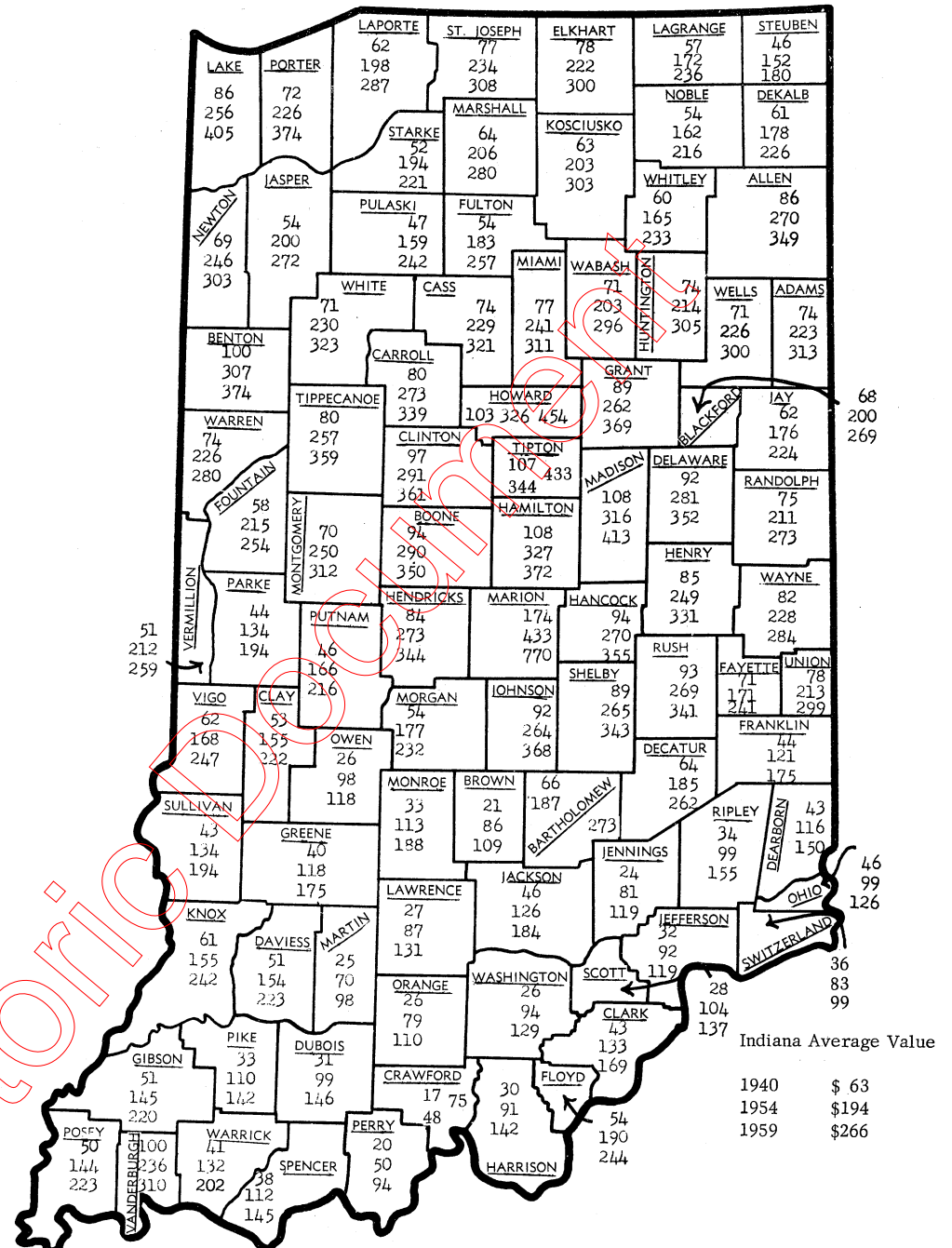


Figure 14 Average Age of Indiana Farmers by County for 1940 and 1959.

Indiana Farmers Average More Than One Year Older Than in 1950

Due to the influx of many young men into the farming business after World War II, the average age of Indiana farmers decreased by .6 of a year from 1940 to 1950. Relatively few young men in Indiana started in the farming business during the mid and late 1950's. As a result the average age of Indiana farmers increased by 1.1 years from 1950 to 1959.

In general, farmers averaged younger in northern than in southern Indiana in 1959. The youngest average age was in LaGrange county, 46.5 in 1959. But, average age was slightly under 50 in most counties in the northern one-third of the state. On the other hand the average age in Ohio county was 54.2, or almost eight years older than the LaGrange county farmers. In most counties of southeastern Indiana the average age was 51 years or over.

Farmers usually averaged younger in counties where full tenancy was most common than in counties where full ownership was the predominant form of tenure. For example, Benton county farmers had an average age of 46.8 years while Crawford county farmers averaged 53.2 years of age in 1959.

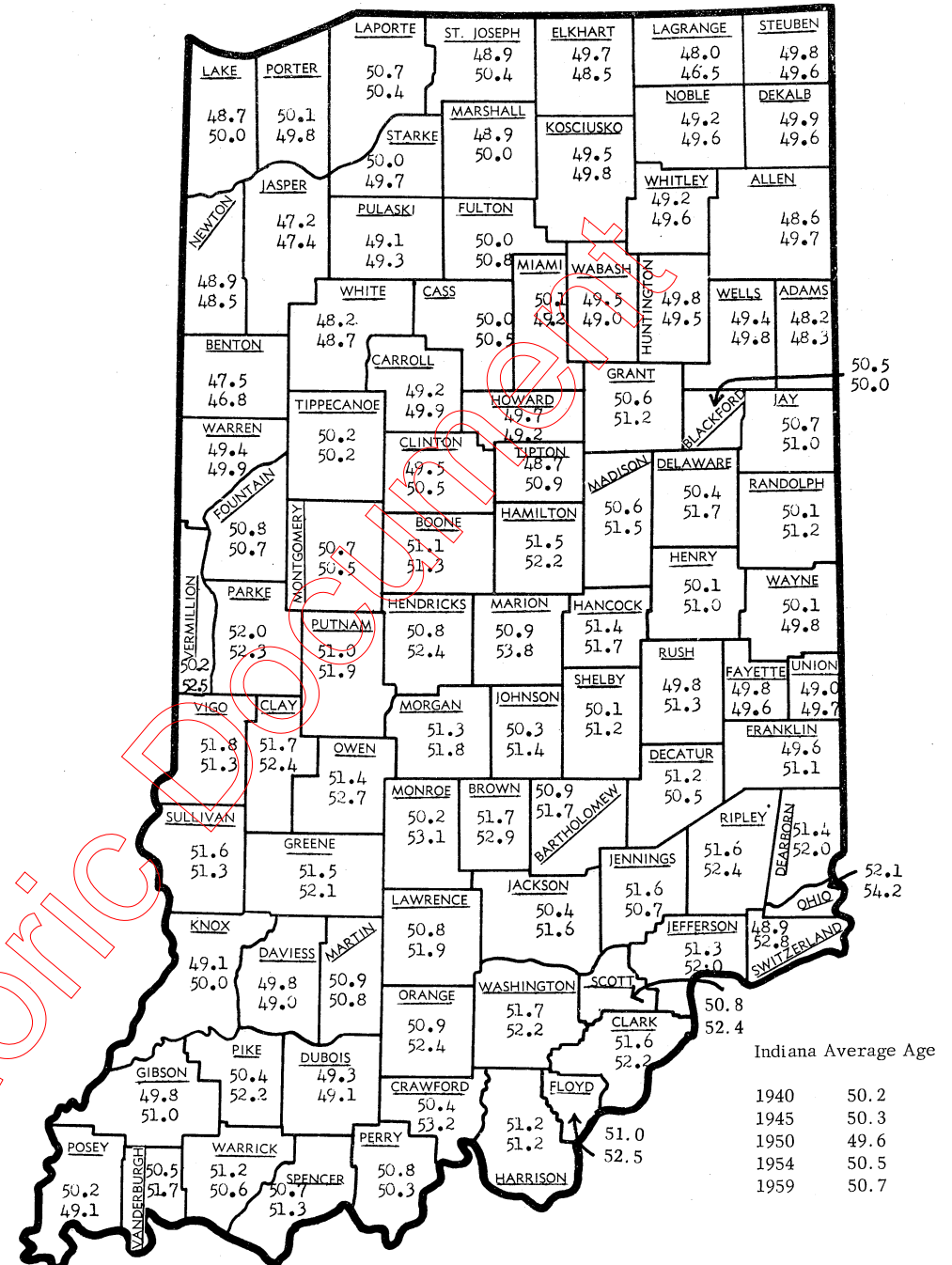


Figure 15 Average Age of Indiana Farmers for 1940; Percentages for the following Age Groups:
Under 35, 35-54, and 55 and over.

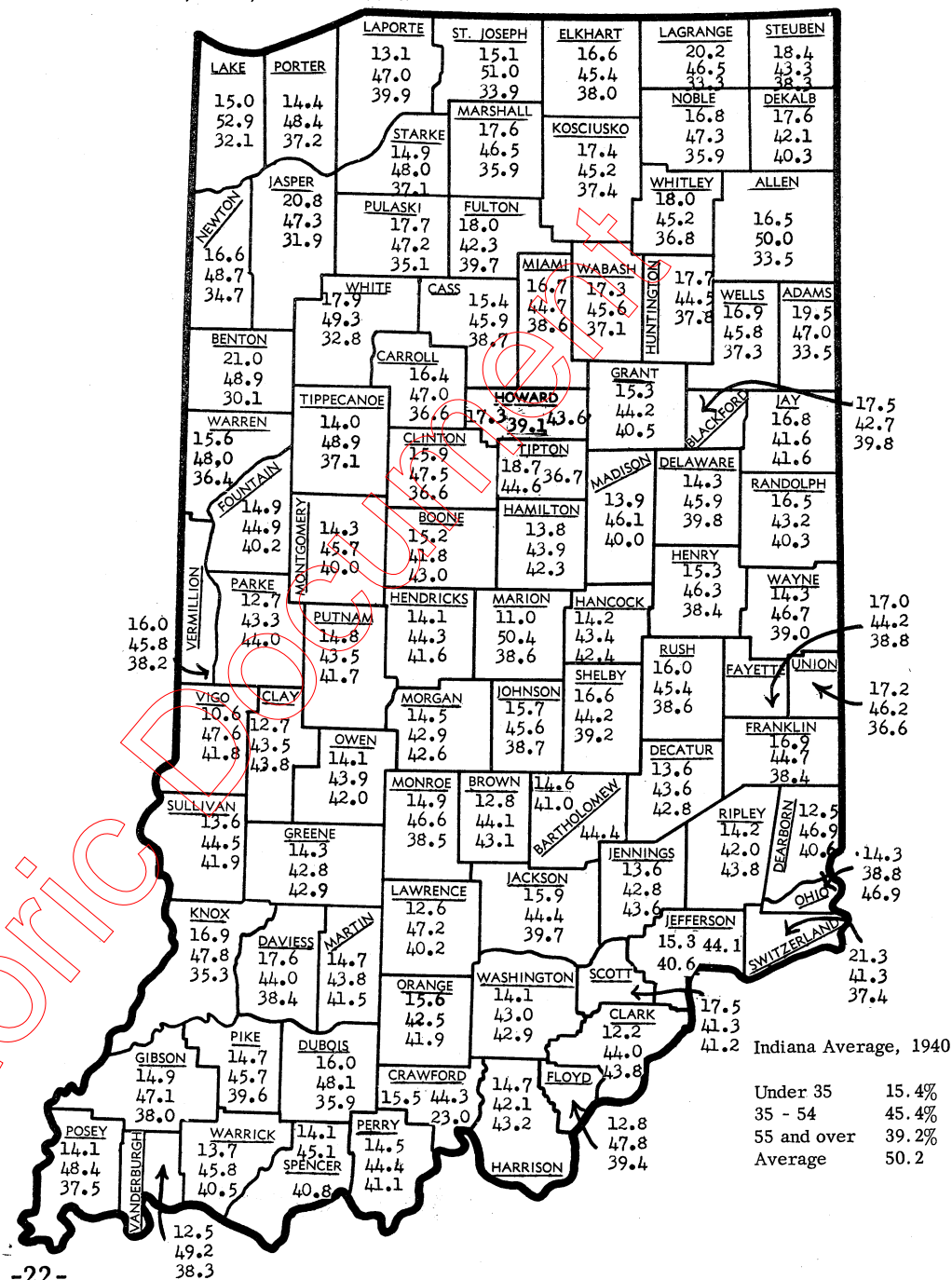
Fewer Young Farmers as Compared with 1940

The percent of Indiana farmers under 35 years of age declined from 15.4 percent in 1940 to 13.7 percent in 1959. During this same period those in the 35-54 age group increased from 45.4 to 46.3 percent of total farmers. Those 55 years and older increased from 39.2 to 40.0 percent of total farmers (Figures 15 and 16).

Number of farmers in the "under 35" age group varied from a low of 10.6 percent in Vigo county to a high of 21.3 percent in Switzerland county in 1940. In only two counties (Marion and Vigo) were less than 12 percent of the farmers under 35 years of age. In four counties (Benton, Jasper, LaGrange and Switzerland) more than 20 percent of the farmers were under 35 in 1940.

Percent of farmers under 35 generally tended to be somewhat lower in areas with a large urban center and higher in the more rural, better land areas.

The presence or absence of certain religious groups in a county also appeared to influence the age structure of farmers.



Less Than 14 Percent of Indiana's Farmers Under 35

Number of farmers under 35 in 1959 ranged from a low of 7.8 percent of the total in Marion county to a high of 22.4 percent in LaGrange county. The availability of off-farm opportunities without having to leave home no doubt largely accounted for the relatively low percent of young farmers in Marion county. The presence of Amish or Mennonite communities in LaGrange and in a few other counties probably tended to increase the percent of young farmers in these communities.

Percent of farmers under 35 generally tended to be higher in areas where full tenancy was most common and lower in areas where full ownership predominated.

Figure 16 Average Age of Indiana Farmers for 1959; Percentages for the following Age Groups: under 35, 35-54, and 55 and over.

