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COMPARATIVE RENTALS

OF

LAND

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## COMPARATIVE RENTALS OF LAND.

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The state of Kansas, lying as it does with its eastern border along the Missouri River, and its gradually elevated area extending westward for a distance of 400 miles, affords an interesting study for this subject. I said "gradually elevating," and this is true because the streams which have formed the broad, fertile valley of the eastern portion are the sum of the many small streams which drain the western counties.

We find that prices of land vary according to the location, and this variation in price is also largely in accord with the yield of crops. The price of land also regulates the rental of land. Land rental varies somewhat in a series of years, but its variation has rather been a gradual increase, correspondent to the rise in the price of land during the last few years. In making a comparison in the rental values of land in Kansas, the statistics in the 13th and 14th biennial reports of the State Board of Agriculture have been used as the foundation. Since these statistics are those given in by the assessors of the several townships, they are doubtless as complete and reliable statistics as can be obtained. It would be exceedingly difficult and doubtless needless to consider the statistics of every county, therefore, it is deemed best to take certain counties that are so located that their statistics shall be indicative of that section of the state, and make a comparison of these. I have chosen two Western, two Central, and two Eastern counties. I have selected as one of the Western counties, Logan County. It is the second county from the Colorado line and in the third tier of counties from the north. Though all this section is considered high land, this county is no more so than other counties, for the Smoky Hill river flows through it. The other Western county that I shall consider is Ford County. It is second from the South and



fifth from the Colorado line. This county includes a portion of the Arkansas valley and is therefore indicative of that section of the state.

For the central part of the state I have chosen Sedgwick and Cloud. Sedgwick is about central from east to west of the state and in the second tier of counties from the south. This county is also in the valley of the Arkansas river and is also the northern boundary of Sumner county, the banner wheat county of the state. Cloud county is centrally located as to east and west and is the second county from the northern boundary of the state. This county corners with Jewell, the banner corn county of the state, and also includes within its boundary a portion of the Republican valley and a small portion of the Solomon, and is therefore representative of the <sup>se</sup> great valleys of the state.

Coffey and Jackson counties I have chosen as representatives of the eastern counties. Coffey is the fourth county from the southern border and the third county from the Missouri line. It is representative of the Neosho river valley, as well as that section of the state. Jackson county is a representative of the north-eastern counties, located as it is as second county both from the northern and eastern borders of the state. Although it comes near the Kansas river, it has no large valley within its border.

The following is a comparison of the six counties as to area, value of crops, population etc.:



County	Area.		Acres of		Value of	Value of	Value of Farm	Population of County.
	Sq. Mi.	Acres	Field crops 1904	Acres Open	Field crops 1904	Farm Pro ducts 1904	Products above Field Crops 1904	
Logan	1080	691,200.	79,516	611,684	\$288,122.06	\$292,210.75	\$4098.69	2196
Ford	1080	691,200	223,595	467,605	\$702,757.47	\$889,695.78	\$186,937.31	7091
Sedgwick	1008	644,120	513,400	130,720	\$3,386,639.90	\$5,371,806.93	\$1,633,147.03	51,307
Cloud	720	460,800	360,601	91,999	\$2,180,118.36	\$3,134,096.38	\$953,978.02	17,592
Coffey	648	414,720	239,484	175,236	\$831,321.37	\$1,656,608.86	\$825,087.49	15,797
Jackson	638	421,120	237,812	183,308	\$1,006,728.78	\$1,947,201.45	\$980,673.63	17,508

Paces 1904



From the above we note that the western counties are much the largest and the eastern counties the smallest in area, yet the central counties had a considerably the largest acreage in field crops in 1904. For example: Although Ford county has 47,080 acres more area than Sedgwick, yet Sedgwick county has 279805 more of field crops, which accounts to a large extent for the excess in value of field crops to the amount of \$3,450,537.84 for Sedgwick county over Ford. Another very interesting observation is made by the comparison of the farm products above the values of the field crops in Sedgwick and Ford counties, value of farm products of Sedgwick county above field crops amounts to \$1,623,147.03, as compared to \$186,937.41 for Ford, or an excess of \$1,446,209.62. Comparing Logan and Cloud counties in like manner we have the following:

In area Logan exceeds Cloud by 230,400 acres, while Cloud has 281,085 the larger acreage of field crops, and in the comparison of farm products in excess of field crops Cloud has \$953,978.02, while Logan has only \$4,098.69, or Cloud exceeds Logan by \$949,879.33, while it is true that Cloud county has a population of 17,592, as compared to 2,196 for Logan county. This accounts largely for the increased value of production, yet the interesting fact is that in the counties where grain is given as rental, this enormous out-put of farm products above the field crops is much to the credit of the central counties, for this does not go as rental except where cash rent is paid.

Let us make a like comparison of western and eastern counties, Comparing the northern counties, Logan with Jackson, and the southern counties, Ford with Coffey. In area Logan is the larger by 270,080 acres, but Jackson exceeds by 158,292 acres of field crops. We note here also a population of 15,312 for Jackson county in excess of



Logan county, and again, the interesting fact that Jackson county produces \$975,574.94 worth of farm products in excess of field crops more than Logan county. The larger population doubtless makes this possible but in Jackson county cash is often paid as rental and therefore is an incentive to the production of farm products. In a comparison of Ford and Coffey counties the differences are not so great, yet in point of value of field products above the value of field crops, the difference is much in favor of the eastern county. In area Ford has 276,480 acres the most land, while Coffey county exceeds only by 5,889 acres of field crops. Coffey has the larger population by 8,706, and in value of farm products above field crops Coffey county has \$638,156 the larger crop valuation.

Making another comparison of the six counties, which does not show the exact rental of land as such but shows the returns from the land and therefore the real cause of the difference in rental. Taking the crops of 1901, 1902, 1903, & 1904 and dividing the value of the crop by the acreage, calculating this for each year and determining the average returns for the four years. The results are as follows:



### Logan Co.

Year	Aeres	Value of Field Crops,	Returns Per A.,	Average
1904	79,516	228,122.06	\$2.88	
'03	92,975	429,207.69	\$4.61	
'02	102,356	215,662.95	\$2.10	\$2.97
'01	81,369	189,335.19	\$2.32	

### Ford Co.

1904	233,595	702,757.47	\$3.00	
'03	214,343	1,046,217.28	\$4.88	
'02	196,140	563,012.36	\$2.87	\$3.91
'01	140,900	689,492.86	\$4.89	

### Sedgewick Co.

1904	513,400	3,738,659.90	\$7.26	
'03	531,240	3,206,829.09	\$6.03	
'02	580,238	3,921,443.35	\$6.64	\$6.33
'01	516,652	2,795,283.56	\$5.41	

### Cloud Co.

1904	360,601	2,180,118.36	\$6.04	
'03	379,914	2,541,885.81	\$6.69	
'02	375,848	1,532,181.90	\$4.12	\$5.40
'01	350,889	1,631,386.79	\$4.76	

### Coffey Co.

1904	239,484	831,521.37	\$3.46	
'03	256,245	1,403,114.83	\$5.47	
'02	281,868	1,984,711.05	\$7.04	\$5.30
'01	254,278	1,333,337.83	\$5.24	

### Jackson Co.

1904	237,812	1,006,728.78	\$4.23	
'03	237,744	1,205,979.90	\$5.07	
'02	268,940	2,171,187.06	\$8.07	\$5.46
'01	231,026	1,034,688.63	\$4.49	



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In connection with the above it is interesting to note that the western counties yield but \$2.97 and \$3.91 per acre respectively. Here land is worth but \$7 to \$10 per acre, there is no cash rent, and the customary grain rental is  $1/5$  of crop.

In the central counties the average returns for the four years are \$5.40 and \$6.33 per acre. In this section land is worth from \$20 to \$45 per acre, very little cash rent, and the customary grain rent is  $1/3$  or  $2/5$  of crop, the latter rental being asked by only a few land owners.

The eastern counties show average returns of \$5.30 and \$5.46 respectively. In this section cash rental is customary to a large extent though grain rental of  $1/3$  or  $2/5$  with extra for grass land is sometimes considered. For corn ground  $1/2$  of crop in crib is given by some. Land in this section sells for \$75. and under. While the return for this section is not quite so much as the central section, the production of farm products above the field crops is much larger for an equal area. Another factor which influences rental of land in that it affects the yield greatly is the acreage a western farmer may handle as compared with the eastern Kansas farmer; that is, the westerner handles 320 acres as easy as the eastern farmer handles 80 acres, but he does not do this at so great a comparative advantage in yield, hence the small returns and low rent.

In regard to returns from crops the following is of interest: A comparison of nine leading crops of Jewell county for four years are taken. It will be noted that with the exception of potatoes and prairie grass fenced there is but little difference in the value per acre of return.



# Jewell Co.

Yrs	Acres	Value of Field Crops	Returns	Average
		Wheat		
1904	43,556	\$475,631.52	\$10.92	
'03	46,872	\$446,221.44	\$9.52	
'02	88,482	\$328,268.22	\$3.71	\$8.22
'01	51,039	\$437,309.44	\$8.95	

		Corn		
1904	213,356	\$2,444,238.00	\$10.50	
'03	202,388	\$2,137,217.28	\$10.56	
'02	194,685	\$1,883,577.60	\$9.87	8.07
'01	179,987	\$264,580.00	\$1.48	

		Oats		
1904	22,605	\$183,532.60	\$8.12	
'03	19,883	\$146,535.48	\$7.56	
'02	22,372	\$144,523.12	\$6.50	\$6.77
'01	34,079	169,031.84	4.96	

		Irish Potatoes		
1904	18,65	\$77,907.00	\$41.29	
'03	1,694	\$61,661.60	\$36.28	
'02	1,132	\$64,569.28	\$57.04	\$36.25
'01	1,919	\$19,190.00	\$10.00	

		Millet		
1904	7,826	\$46,956.00	\$6.00	
'03	7,395	\$45,570.00	\$6.00	
'02	4,561	\$48,745.00	\$10.68	\$6.92
'01	11,608	\$8,298.00	\$5.00	

		Sorghum		
1904	6,061	\$30,366.00	\$6.00	
'03	6,518	\$38,626.00	\$7.00	
'02	4,882	\$34,874.00	\$7.00	\$6.25
'01	5,970	\$29,850.00	\$5.00	



*Kaffir corn*

1904	4397	\$32,978.00	\$7.50	
'03	9958	119,486.00	\$2.00	
'02	10161	203,220.00	\$20.00	\$10.37
'01	4766	37,191.00	\$12.00	

*Grasses*

1904	35993	\$347,116.00	\$9.64	
'03	38640	\$48,176.00	\$1.25	
'02	34102	\$86,582.00	\$2.36	\$5.59
'01	22039	\$197,792.00	\$8.97	

*Prairie Grasses Fenced*

1904	148,009	\$52,464.00	.33¢	
'03	142,377	\$60,528.00	.42¢	
'02	148,300	\$12,992.00	.08¢	.34¢
'01	128,954	\$69,723.00	.54¢	



In conclusion, the rentals of land has not been calculated as to dollars and cents and compared thus, for this could be scarcely done satisfactorily as this depends upon the individuality of the farmer, but rather the fundamental underlying principal that rental is first dependent upon the yield of crops and increases with it, and will continue to increase with the farmers' capacity to produce farm products in excess of field crops. Cash rental is also introduced under these conditions. The renter is usually the man to increase the percentage of rental when he thinks he can afford to do so, and thus the great law of adjustment of things works with rent as well as in other lines of business and trade. Cash rent will not soon be introduced in the west but the low rental of one-fifth will increase with the increase in the value of land because of the increase in production of crops.