

THE FARM TENANCY SITUATION IN KANSAS

by

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INTRODUCTION

Tenancy is a contractual relationship whereby certain rights in the use of property are temporarily relinquished by the owner to another for a payment in cash or in commodities produced. Tenancy is not a new practice; it can be traced back for a great number of years. It probably existed shortly after property rights were first recognized. Although farm tenancy is not a recent problem, more recognition is given it now than formerly. It is fully recognized that tenancy has become a well rooted and an important institution in our economic life and also that it has both good and bad characteristics.

A large part of this discussion will deal with one specific class of farm operator, namely the tenant. A comparison of certain factors between tenant-operated and owner-operated farms also will be made. Thus, it might be well to define the two terms, tenant and owner.

Tenant: The Census defines a tenant as a farmer who operates hired land only.

Owner: The Census classifies owners as full owners and part owners. Full owners are farmers who own all the land which they operate. Part

owners are farmers who operate some land which they own, together with additional land which they rent. In either instance, the land may or may not be debt-free. Reference in this discussion pertains primarily to the full owner.

The purpose of this thesis is to give a factual picture of the farm tenancy situation in Kansas as it exists today with trends and developments of preceding periods.

Materials Used

Much of the data used in this thesis were secured from replies to mail questionnaires sent to tenants throughout the state. During the spring of 1939, 5,000 questionnaires were mailed and approximately 875 replies were received. During the latter part of 1939 and the first part of 1940, more than 23,000 additional questionnaires (sample copy in Appendix B) were mailed and slightly less than 3,000 replies were received. (See Table 22 in Appendix B for the percentage of returns by counties.) The number of questionnaires sent to each county was based upon the number of tenants in that county according to the United States Agricultural Census for 1935. Mailing lists of the tenants usually were obtained from the county agents in their respective counties. In June, 1939, approximately 200

personal interview schedules were secured by two men working in Anderson, Ford, McPherson, and Smith counties. That part of the personal interview material which was similar to that secured from the mail questionnaires has been combined with the latter in this presentation. Some of the remaining data not so handled have been presented in tables in Appendix A. Another source of data has been the United States Agricultural Census, especially for 1930 and 1935. These data have served as a supplement for information not available from the questionnaires.

The two methods used in presentation have been by maps and by tables. Maps were used in those cases where there appeared a predominance of a particular factor in a specific area. All material has been presented on a county basis if the sample was generally quite large and the data thought sufficiently important to be handled in that manner. Other information has been presented on the basis of type-of-farming areas in the state.

Review of Research

Considerable work has been done on the subject of land tenure. Since tenancy problems vary greatly over the nation,

it seemed that little could be gained as far as this study was concerned, by a lengthy and detailed account of research in the various states. A summary of investigations in some of the states included in the Corn Belt Region will be given at least to acquaint the reader, in a general way, with the studies of land tenure that have been conducted. More emphasis in this section will be given to a review of previous research on land tenure conducted in Kansas.

According to Case (2), the first recognition of the farm tenancy problem in Illinois was in 1919 with the appointment of the Illinois Farm Commission by Governor Lowden. A report was prepared by the commission with recommendations discouraging land speculation so as to prevent land values from rising beyond the productivity of the land, a plan for furnishing long-term credit on farm lands, and others. The Illinois College of Agriculture also has studied the farm leases common in that state as well as the relationship of land values and land tenure. Current research in land tenure has included an analysis of farm financial records, a survey of state laws pertaining to land tenure, and other studies.

Lloyd (9) reported that tenancy work began in Indiana in 1918, with the development and distribution of a livestock share lease contract. Other studies have been a

survey of leasing agreements in the state; collection of land tenure information from the Indiana farm record summaries from 1929 to 1936 inclusive, in regard to net income from farms under various methods of tenure; equitable divisions between the landlord and the tenant in different methods of rental; and opportunities for farm ownership compared between periods of rising and of falling prices. Two other studies were to gain information as a basis for investigating procedures in determining desirable agricultural adjustments for different sections of the state and for studying the compensation of tenants to the landlords, or landlords to tenants, at the termination of leases, for items not included in annual settlements.

Iowa published its first bulletin on farm tenancy in 1915, as reported by Schickele (11); it dealt with leasing practices in that state. Other studies have been made on the types of tenure in relation to land use and the securing of basic information on tenure policies. Current research includes methods of valuation of unexhausted improvements, and of calculation of fair rentals under various existing conditions in the state.

Research in progress in the state of Michigan according to Atchley (1), has been work on types of farming in the

state, farm tenancy and farm leases, father and son partnerships, as well as a study of the cropping and livestock programs and income and expenses on farms operated by Farm Security clients.

Pond (10) reported that the current land tenure research in Minnesota began in 1936. The chief purpose was to secure a factual picture of the farm tenancy situation in the state. Factors studied were the cropping systems of the owner-operators and the tenants, leasing practices, and comparisons made from farm accounting studies between owner-operated and tenant-operated farms.

A research program dealing with farm tenancy in Missouri was started in 1913 as reported by Johnson (7). The first work was the comparison, both social and economic, between the farm tenants, full owners, and part-owners. Later studies have been made on the leasing practices as to amount of rent paid, merits of the three general systems of renting, and the relative advantages and disadvantages of existing rental contracts. Another study has been made dealing chiefly with the actual terms in those leasing agreements most prevalent in that state.

Garey (4) reported that the research on land tenure in Nebraska can be divided into four projects: The first

dealing with land tenure in the state, with some of its objectives being the relation of economic depressions to land tenure, and understanding of tenure problems by both landlords and tenants, reasons for tenant mobility, and relation of land policies to tenure. Second, the project dealing with share of crops and cash rent paid in the counties in the state. Third, a study of cooperators and non-cooperators in the Soil Conservation Service as to farm organization, practices, and land utilization. The final project dealt with land-use patterns including classification of soil-conserving and soil-depleting crops being made by type-of-farming areas within the state.

In 1920 a study was made of methods of renting land in Ohio with suggestions for its improvement according to Falconer (3). Three main studies in progress are: a comparison of soil maintenance on owner- and tenant-operated farms, methods of renting land, and an inventory of public owned and delinquent rural land.

Wehrwein (13) reported that the first bulletin on land tenure issued by the state of Wisconsin was in 1910. The subject treated was farm leases. Other studies have been on farm tenure and the agricultural ladder, farm credit and taxation, and land utilization and tenure in northern Wisconsin.

The first study dealing with land tenure problems in Kansas resulted in a publication by Grimes (5) in 1919. The data for the study were secured from ten counties in the state. These counties were Allen, Cowley, Jewell, Leavenworth, Miami, Montgomery, Norton, Pottawatomie, and Reno in 1915; and in Jackson and Cowley counties in the following year. In this publication Grimes gave recognition to the fact that the terms of farm leases had much to do with the kinds of farming possible on tenant-operated farms as well as the value of the tenant to the community in which he lived. Grimes pointed out that four types of farm leases existed in the state; namely, the cash lease, the crop-share lease, the share-cash lease, and the stock-share lease. Advantages of these various methods of rental were given, as well as suggestions for their improvement. In 1930 Grimes was the author of another circular (6) dealing entirely with the stock-share lease. It was recognized that stock-share leasing was a method of correcting the evils of farm tenancy in those areas where adapted. Advantages of that type of lease were given and also conditions favorable for its adaptation. Information for the drawing up of the lease and a recommended form were included.

Theodore Macklin^{/1} in 1919 conducted a study with its
^{/1} Unpublished Experiment Station data, 1919.

main purpose being to determine how farmers in Kansas have worked for, and by what methods they have gained, ownership of their farms. Information for the study was secured by mailing 19,500 questionnaires to farmers in 53 counties in the state. Three thousand and eighty-four farmers gave replies and, of this number, 2,561 were farm owners while 523 were farm laborers or tenants. Some of the findings of Macklin will be briefly stated. Approximately three-fourths of the 2,561 farm owners were born on farms. Only 4 per cent of those owners had covered all five steps of the agricultural ladder. Of the remainder, some had taken some of the steps, skipping others. Most of those farms owned were secured by purchase, with homesteading being the second most prevalent method of acquiring farm ownership. The average age of ultimate farm ownership by farmers was found to be 34.7 years for the period from 1915 to 1919.

In 1923, Eric Englund^{/2}, in cooperation with the Bureau of Agricultural Economics, made an intensive study of Jewell and Jackson counties in Kansas. This study dealt chiefly with carrying on the work on methods of acquiring farm ownership that was started by Macklin. Englund obtained the data for this study by the use of personal interview

^{/2} Unpublished Experiment Station data, 1923.

questionnaires in the two aforementioned counties. He found that 86.73 per cent of the 65,421 acres in the two counties was purchased, that 9.91 per cent was secured by inheritance, gift, or marriage, while only 3.36 per cent was obtained by homesteading. It was found also that 90.81 per cent of the total land owned by an individual had been obtained at the age of 54 years. The average age at which farmers became farm owners was 35.22 years for the period from 1920 to 1923.

Larsen (8) in 1929 studied certain aspects of land tenure in Kansas. The purpose of the study was to give a presentation of facts of land tenure with special emphasis on tenancy conditions existing in the state. A consideration of criticisms of the institution of tenancy also was given. Data for the study were secured from the agricultural census and from information collected by Macklin and Englund in their respective studies. Some of the reasons for the increase in tenancy in Kansas, as advanced in Larsen's paper were that free land was no longer available, owners were retiring and turning land over to relatives, increased land values had necessitated a longer tenant and wage hand period, methods of production were inefficient, operators were unwilling to sacrifice to reinvest in productive enterprises, the attractiveness of other industries and

unsatisfactory leases have caused men to leave farms. The undesirable aspects of farm tenancy were interest in immediate returns, causing an exploitive method of farming; the hindrance of the adoption of best farming practices because of excessive mobility due to unsatisfactory leases; and disinterest of the tenant in community affairs, thus making him not the desirable citizen that he might have been. Two important problems were recognized. The first was to find means of increasing land ownership. Two suggestions were made as to how this might be accomplished. They were by the adoption and development of satisfactory credit institutions, both for investment and operating capital, and by the removal of speculation in land by better methods of land valuation. The second problem was the securing of means giving greater recognition to and improving the status of the farm tenant. Suggestions made on this problem were for the adoption of satisfactory farm leases and the improvement of the taxation system.

EXTENT AND GROWTH OF FARM TENANCY

Kansas ranks high in the percentage of farms operated by tenants. According to the Agricultural Census of 1935, Kansas with 44 per cent of tenancy was exceeded by only 14 states. In the 48 states the range was from 6.2 per cent

in Massachusetts to 69.8 per cent in the state of Mississippi. The high tenancy areas in the United States were found in the south and middle west (Fig. 1). It should be remembered that the unusually high tenancy rate in the south was due to the fact that croppers were considered as tenants.

The percentage of farms operated by tenants in Kansas ranged from 30.4 per cent in Wyandotte county to 51.8 per cent in Scott county. (See Table 23 in Appendix B.) No particular section in the state had a much higher percentage of tenancy than any other section (Fig. 2). There were variations in the percentage of tenancy by counties, to be sure, but these counties cannot be grouped satisfactorily into high or low tenancy areas (Fig. 3).

According to Census data there was a rapid increase in the percentage of tenancy in the state between 1880 and 1920. This increase was from 16.3 per cent to 40.4 per cent. From 1920 until 1935 there was a steady but not a rapid increase and 44 per cent tenancy was reached in the latter year. It is significant that although the increase for the state as a whole has not been rapid, nevertheless for certain areas it has been (Table 1). The older sections of the state have been quite uniform while the newer sections such as type-of-farming areas X, XI, and XII have shown rapid increases until they have reached, approximately, the state average.

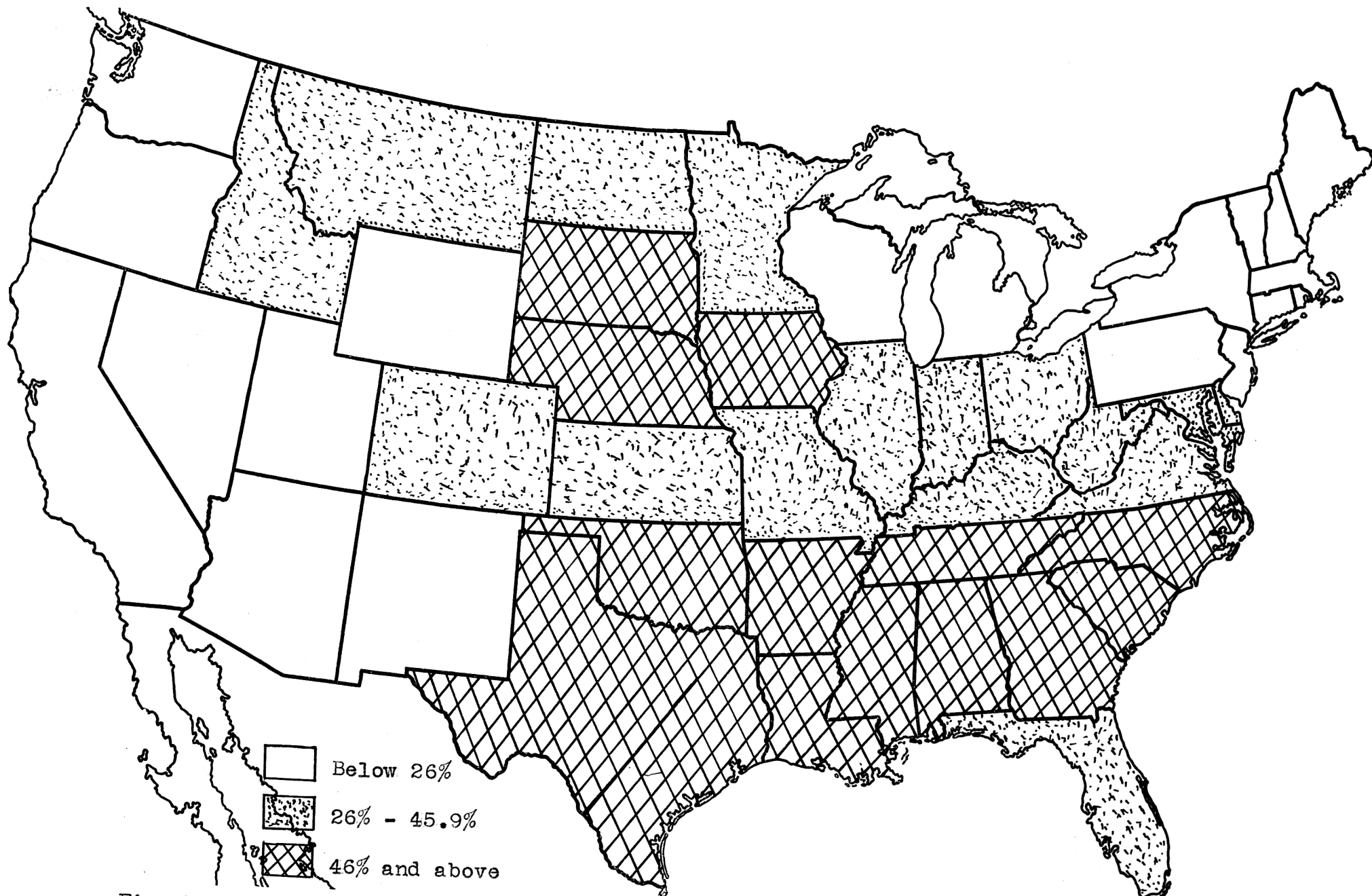
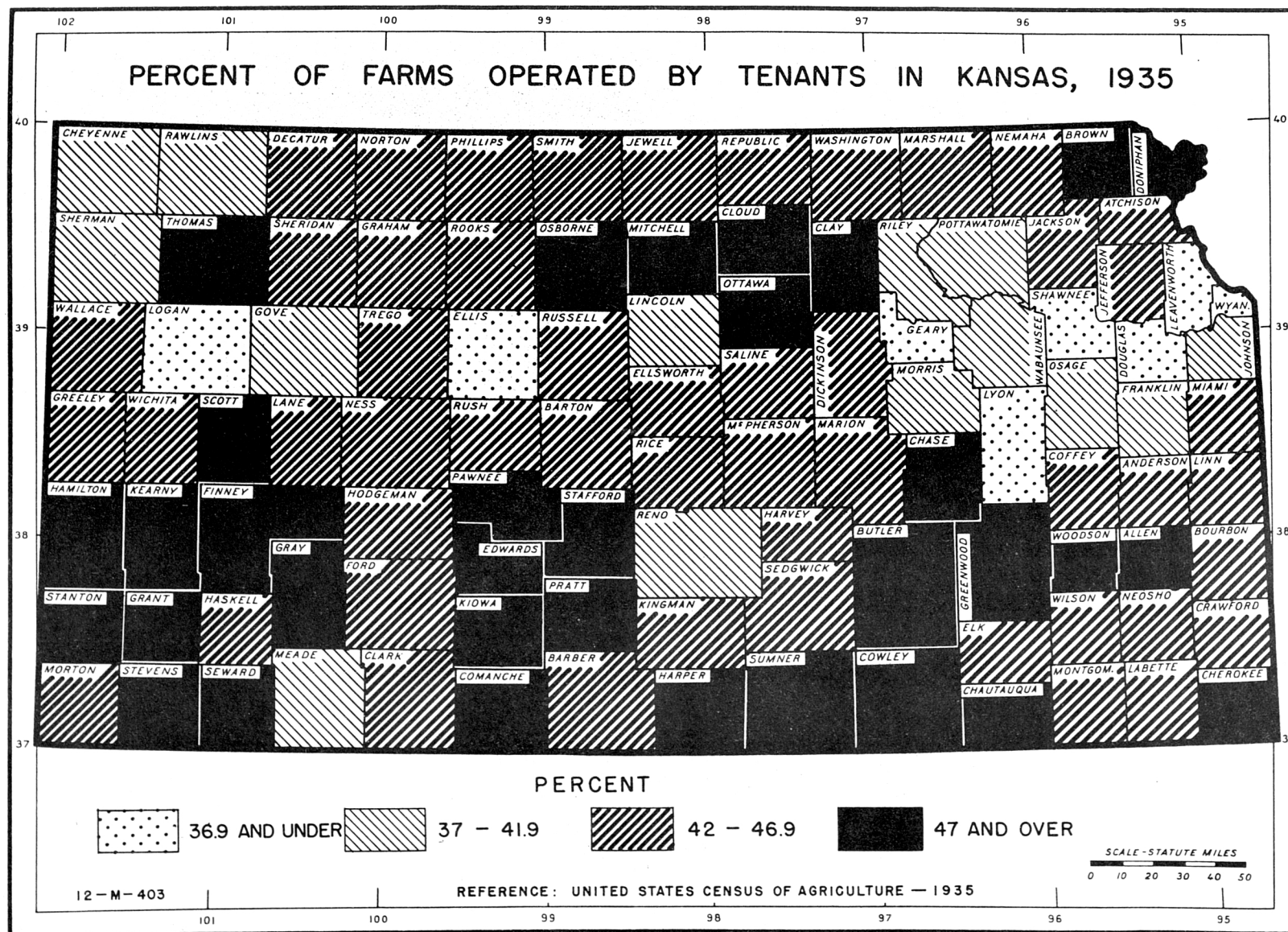


Fig. 1. A map of the United States showing the grouping of states based on the percentage of tenancy, 1935 (12).



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Fig. 3. Percent of farms operated by tenants in Kansas, 1935.

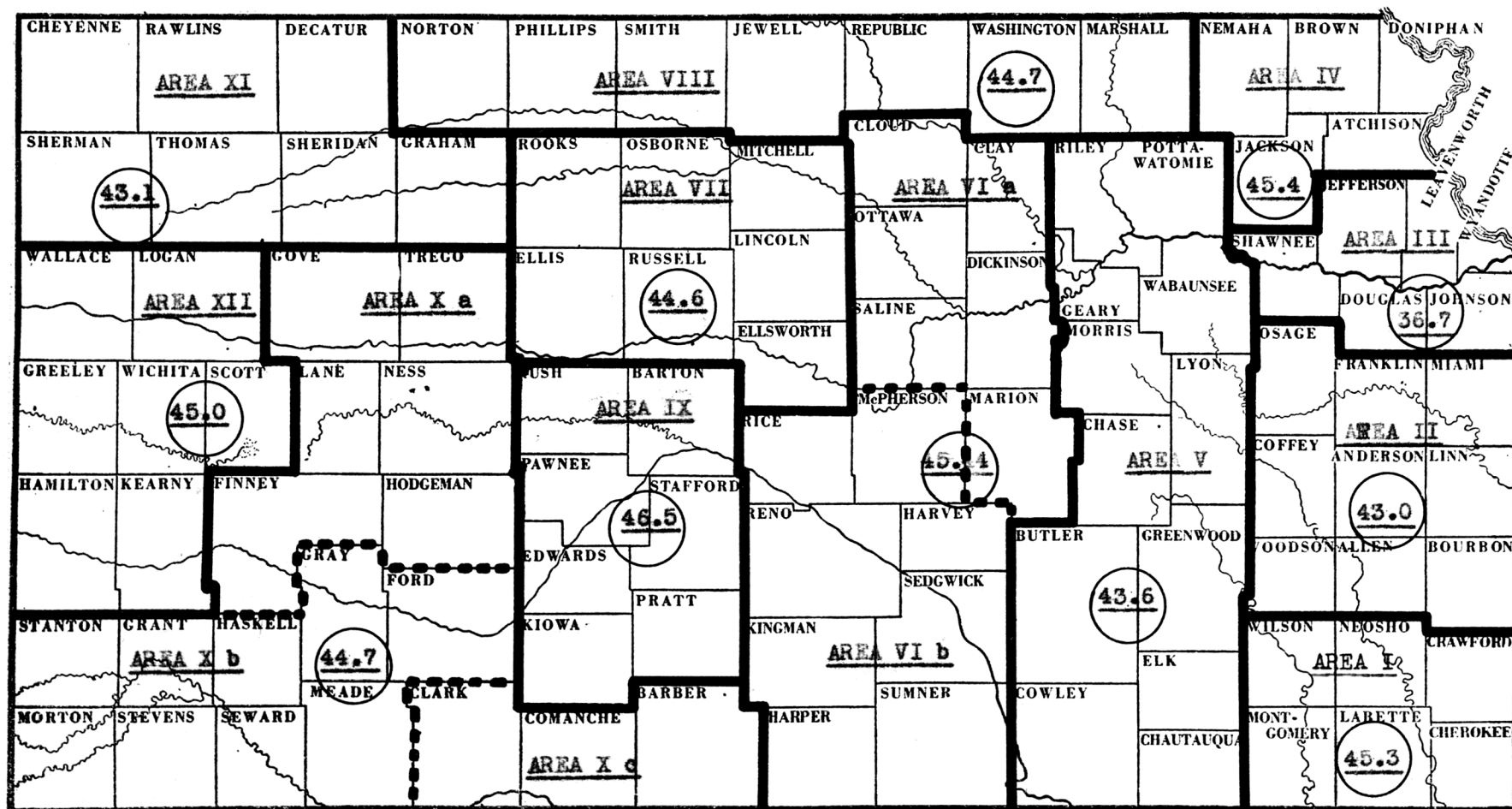


Fig. 2. Map showing the percentage of tenancy by farming areas in Kansas, 1935 (12).

Table 1. The trend in the percentage of farms operated by tenants by farming regions in Kansas, 1910 to 1935 (12).^{/3}

Farming area :	1910 :	1920 :	1925 :	1930 :	1935 :
State :	36.8 :	40.4 :	42.2 :	42.4 :	44.0 :
I :	43.58 :	41.30 :	40.92 :	45.24 :	45.3 :
II :	37.22 :	36.44 :	37.81 :	38.73 :	43.0 :
III :	34.71 :	32.94 :	33.06 :	33.98 :	36.7 :
IV :	39.43 :	37.95 :	40.49 :	41.07 :	45.4 :
V :	37.91 :	40.51 :	41.59 :	43.41 :	43.6 :
VI :	42.63 :	46.38 :	46.83 :	44.64 :	45.4 :
VII :	35.58 :	41.76 :	44.57 :	44.15 :	44.6 :
VIII :	37.62 :	41.74 :	44.48 :	44.62 :	44.7 :
IX :	39.04 :	48.13 :	49.49 :	47.74 :	46.5 :
X :	22.06 :	38.49 :	44.50 :	42.26 :	44.7 :
XI :	27.34 :	35.02 :	40.96 :	42.03 :	43.1 :
XII :	7.85 :	24.60 :	29.52 :	38.50 :	45.0 :

^{/3} The percentage of tenancy for the state for previous census periods was: 1880, 16.3 per cent; 1890, 28.2 per cent; and 1900, 35.2 per cent.

The lowest percentage was found in Type-of-farming Area III but this was to be expected because with several cities in the area many farms would be dairy, poultry, and truck farms which have lower rates of tenancy than other types of farms. This relationship between type of farm to the percentage of tenancy will be shown in the following section of this thesis.

FARM TENANCY CHARACTERISTICS

Many factors are directly or indirectly related to the practice of farm tenancy. Some of the characteristics are of such a nature that they could not possibly exist without the practice while others, although important, could. In the first group one would have such characteristics as the leasing agreement and its provisions, the kinds and amounts of rent paid, and personal information about the tenant. In the latter group would be found the size of farm, value per acre, and the value per farm as well as numerous others. It is the purpose of the following sections to present those characteristics that have given interesting results.

Type of Farm

In Kansas the type of farming practiced bears a close relationship to the percentage rate of tenancy. According

to the United States Agricultural Census of 1935, certain types of farms were found to be more conducive to tenant operation (Table 2). Cash grain farms had the highest percentage of tenancy with approximately 51 per cent (excluding cotton farms which made up only .04 per cent of the total number of farms) while fruit farms had the lowest with 19.3 per cent. Other types of farms having low rates of tenancy were the poultry farms, stock ranches, and truck farms. It is probable that such farms do not adapt themselves as readily to tenant operation because of type of equipment needed to operate them and also because a more specialized operation is needed. This can be shown clearly in the case of fruit farms. Not only are special machines such as spraying equipment needed but also the decision when to spray is of great importance. Should the time of spraying not occur when its effectiveness is the greatest, the entire fruit crop may be lost. Another operation that is quite specialized is pruning of the trees. Here again knowledge of how to do the job and when to do it is essential for success in fruit growing. In the example cited above it may be seen plainly that there are but few tenants equipped and qualified to care properly for some types of farms. On the other hand, many owners would be

Table 2. The number of farms, per cent each group is of total, average size of farm, percentage of tenancy by type of farm in Kansas, 1930 (12).

Type of farm	Number of farms	Per cent of total	Average size of farms	Percentage of tenancy
Cash grain	57,789	34.80	386.3	50.97
General farms	38,077	22.93	189.0	41.57
Animal specialty	34,100	20.54	279.5	33.92
Dairy farms	6,633	3.99	149.3	36.68
Poultry farms	6,475	3.90	90.1	22.30
Self-sufficing	5,578	3.36	78.0	39.53
Stock ranches	2,552	1.54	1649.5	23.39
Crop specialty	1,630	0.97	251.1	46.20
Fruit farms	641	0.39	77.1	19.34
Truck farms	543	0.33	35.9	32.23
Cotton farms	62	0.04	76.2	93.55
Abnormal and unclassified	11,962	7.20	102.1	47.35
STATE	166,042	100.00	282.9	42.35

reluctant to entrust any individual other than themselves to care for the more specialized farms. Any man who had a large outlay of money in hundreds of fruit trees that require several years of careful nurture before bringing in any profits would not want to lose that investment by improper care.

There was not a large enough concentration of any of these low tenancy rate farms to give any low tenancy areas in the state. The percentage of the total number of farms that these types of farms constitute, collectively, was not large and when scattered over wide areas, their influence was not felt appreciably.

Type of Lease

The term "type of lease" is used to designate the kinds of rent paid by the tenant to the landlord. Whether the payment is entirely cash, a part of the crop produced, or a combination of both, there are definite reasons for the use of each method in different regions in Kansas.

The leases used in the state were divided into four groups, namely, the cash lease, the crop-share lease, the share-cash lease, and the stock-share lease. The different types of leases were defined as follows:

Cash lease: All leases where only a cash payment was given as rent.

Crop-share lease: All leases where only a share of the crops was given as rent.

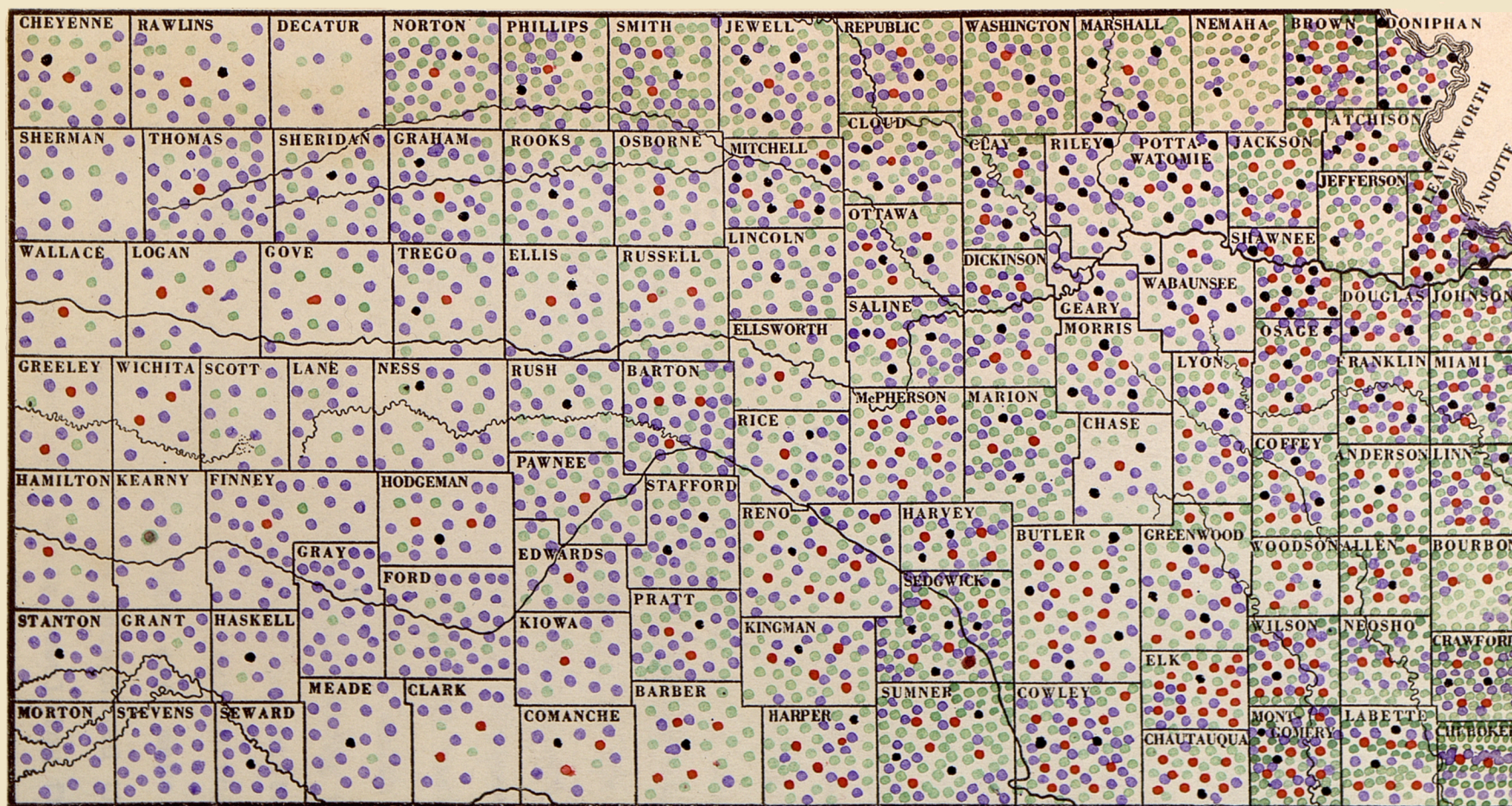
Share-cash lease: All leases where cash and share of crops were given as rent, the cash payment being either for pasture land, for part of the cropland, for buildings, or for any combination of the three.

Stock-share lease: All leases where the landlord owned part of the livestock and shared in the receipts from that livestock.

Table 3 shows the percentage of each type of lease by counties in Kansas according to information secured from replies by tenants to questionnaires. Cash leases and stock-share leases were of minor importance insofar as their common usage was concerned, as they made up but 7.4 per cent and 4.1 per cent, respectively, of the total number of leases in the state. The crop-share lease made up 39.1 per cent and the share-cash lease 49.4 per cent of the total. Fig. 4 shows the occurrence of each type of lease in each county. Perhaps, it should be explained that the material for the plotting of this map was secured by applying the percentage of each type of lease to the total number of leases in each county. The total number of leases was obtained by using a ratio between the number of farms and the number of leases in the sample and applying it to the

Table 3. Percentage of each type of lease by counties in Kansas in 1940 according to information supplied by tenants in response to questionnaires prepared by the Kansas Agricultural Experiment Station in cooperation with the Bureau of Agricultural Economics, U.S.D.A.

County	Type of lease				County	County	Type of lease				County	Type of lease			
	Cash	Crop- share	Share- cash	Stock- share			Cash	Crop- share	Share- cash	Stock- share		Cash	Crop- share	Share- cash	Stock- share
AREA I					Pottawatomie		5.8	32.7	46.1	15.4	Pratt	4.9	48.4	43.5	3.2
Cherokee	3.2	29.0	67.8	0.0	Riley		0.0	44.4	33.4	22.2	Rush	0.0	47.7	50.0	2.3
Crawford	6.5	34.8	54.3	4.3	Wabaunsee		11.9	33.4	45.2	9.5	Stafford	0.0	51.4	42.9	5.7
Labette	10.3	19.1	67.6	2.9	AREA VIA						AREA Xa				
Montgomery	14.6	29.3	51.2	4.9	Clay		3.2	28.6	57.1	11.1	Finney	3.8	92.3	3.8	0.0
Neosho	3.8	24.5	71.7	0.0	Cloud		2.5	32.5	57.5	7.5	Gove	3.2	61.3	35.5	0.0
Wilson	21.0	28.9	47.4	2.6	Dickinson		7.5	33.9	56.6	1.9	Hodgeman	8.1	73.0	16.2	2.7
AREA II					Marion		3.8	24.0	68.4	3.8	Lane	0.0	81.8	18.2	0.0
Allen	15.5	8.3	75.0	1.2	Ottawa		8.4	33.4	54.1	4.1	Ness	0.0	58.8	35.3	5.9
Anderson	9.6	20.2	67.3	2.9	Saline		4.3	48.9	40.4	6.4	Trego	3.0	53.0	39.4	4.6
Bourbon	5.0	12.5	82.5	0.0	AREA VIb						AREA Xb				
Coffey	9.8	25.5	58.8	5.9	Harper		12.9	29.0	54.8	3.3	Ford	0.0	83.1	15.7	1.1
Franklin	13.3	26.7	53.3	6.7	Harvey		13.0	30.4	52.2	4.4	Grant	0.0	96.4	3.6	0.0
Linn	11.1	31.1	55.6	2.2	Kingman		10.7	32.1	53.6	3.6	Gray	0.0	96.9	3.1	0.0
Miami	6.8	31.8	56.8	4.6	McPherson		14.3	36.7	49.0	0.0	Haskell	0.0	85.8	7.1	7.1
Osage	11.4	30.0	52.9	5.7	Reno		12.7	36.7	48.1	2.5	Meade	4.3	87.0	4.3	4.3
Woodson	16.7	9.5	71.4	2.4	Rice		2.8	44.5	47.2	5.5	Morton	0.0	100.0	0.0	0.0
AREA III					Sedgwick		5.4	40.5	48.6	5.4	Seward	0.0	94.1	0.0	5.9
Douglas	16.1	35.5	41.9	6.5	Sumner		6.6	25.4	64.7	3.3	Stanton	0.0	93.7	0.0	6.3
Jefferson	2.6	17.9	74.4	5.1	AREA VII						Stevens	2.5	97.5	0.0	0.0
Johnson	12.1	22.4	63.8	1.7	Ellis		2.0	42.0	54.0	2.0	AREA Xc				
Leavenworth	22.4	24.5	38.8	14.3	Ellsworth		3.4	23.7	71.2	1.7	Barber	15.4	15.4	65.4	3.8
Shawnee	20.6	32.4	29.4	17.6	Lincoln		0.0	42.6	53.7	3.7	Clark	16.7	66.6	16.7	0.0
Wyandotte	7.1	50.0	35.8	7.1	Mitchell		7.8	45.1	35.3	11.8	Comanche	20.0	60.0	10.0	10.0
AREA IV					Osborne		3.7	25.9	70.4	0.0	AREA XI				
Atchison	5.8	18.8	63.8	11.6	Rooks		0.0	47.2	50.0	2.8	Cheyenne	4.2	50.0	41.6	4.2
Brown	10.0	26.3	57.5	6.2	Russell		5.9	23.5	70.6	0.0	Decatur	0.0	54.5	45.5	0.0
Doniphan	6.0	36.0	42.0	16.0	AREA VIII						Graham	2.4	57.1	35.7	4.8
Jackson	11.3	16.9	69.0	2.8	Jewell		3.7	30.5	59.7	6.1	Rawlins	2.6	66.6	28.2	2.6
Nemaha	0.0	18.2	78.2	3.6	Marshall		2.2	20.0	71.1	6.7	Sheridan	0.0	68.9	27.6	3.5
AREA V					Norton		3.0	39.4	54.6	3.0	Sherman	0.0	80.8	19.2	0.0
Butler	18.5	24.6	49.2	7.7	Phillips		1.2	29.8	65.5	3.5	Thomas	2.4	82.9	14.7	0.0
Chautauqua	29.7	16.2	51.4	2.7	Republic		3.8	35.8	58.5	1.9	AREA XII				
Chase	7.1	35.7	42.9	14.3	Smith		4.3	31.6	61.5	2.6	Greeley	15.4	69.2	15.4	0.0
Cowley	14.6	39.6	43.7	2.1	Washington		3.0	27.7	68.3	1.0	Hamilton	5.6	83.3	11.1	0.0
Elk	38.3	23.4	36.2	2.1	AREA IX						Kearny	0.0	84.6	15.4	0.0
Geary	0.0	62.5	25.0	12.5	Barton		6.4	55.3	38.3	0.0	Logan	15.0	55.0	30.0	0.0
Greenwood	16.2	28.4	50.0	5.4	Edwards		4.0	56.0	40.0	0.0	Scott	0.0	58.3	33.3	8.4
Lyon	10.3	38.3	48.5	2.9	Kiowa		5.4	67.6	27.0	0.0	Wallace	5.0	80.0	15.0	0.0
Morris	6.1	24.5	61.2	8.2	Pawnee		3.9	56.9	39.2	0.0	Wichita	33.3	66.7	0.0	0.0
											STATE	7.4	39.1	49.4	4.1



1 dot -- 25 leases

● -- Cash lease ● -- Crop-share ● -- Share-cash ● -- Stock-share

Fig. 4. Map showing the occurrence of each type of lease in Kansas, 1940. (Information was secured from replies by tenants to questionnaires prepared by the bureau of Agricultural Economics, U.S. D.A., and the Kansas Agricultural Experiment Station.),

total number of tenant farms in each county. Although some cash leasing occurred over the entire state, it was more frequently practiced in the eastern section of Kansas. As crop failures are less frequent in this area, the risk undertaken by the tenant under cash leasing is greatly reduced. This reason accounts to a great extent for the use of cash leases in eastern Kansas. The crop-share lease was the most popular method of rental in the western one-third of the state. This may be explained, first, because crop failures are more probable in that area and secondly, because pastures and buildings are not of as great importance. Under crop-share leasing the risk of crop failure is assumed mutually by the landlord and the tenant. Cash payments also would be less probable where the pastures are in many cases depleted and where buildings are not so important. Share-cash leasing was most frequently used in the eastern half of the state but extended westward into the two northern tiers of counties in Kansas which form part of the corn producing area. Stock-share leasing was most commonly found in the eastern half of the state. This may be explained because pastures are better in this section and because other conditions in this area make this type of lease more easily adapted. It is recognized that this type of leasing will correct many evils resulting from farm

tenancy. Although this type of lease could be used more extensively in many parts of the state, its acceptance has been very slow. It appears that an extension program setting forth the advantages of the stock-share lease might result in more general acceptance of this form of lease contract.

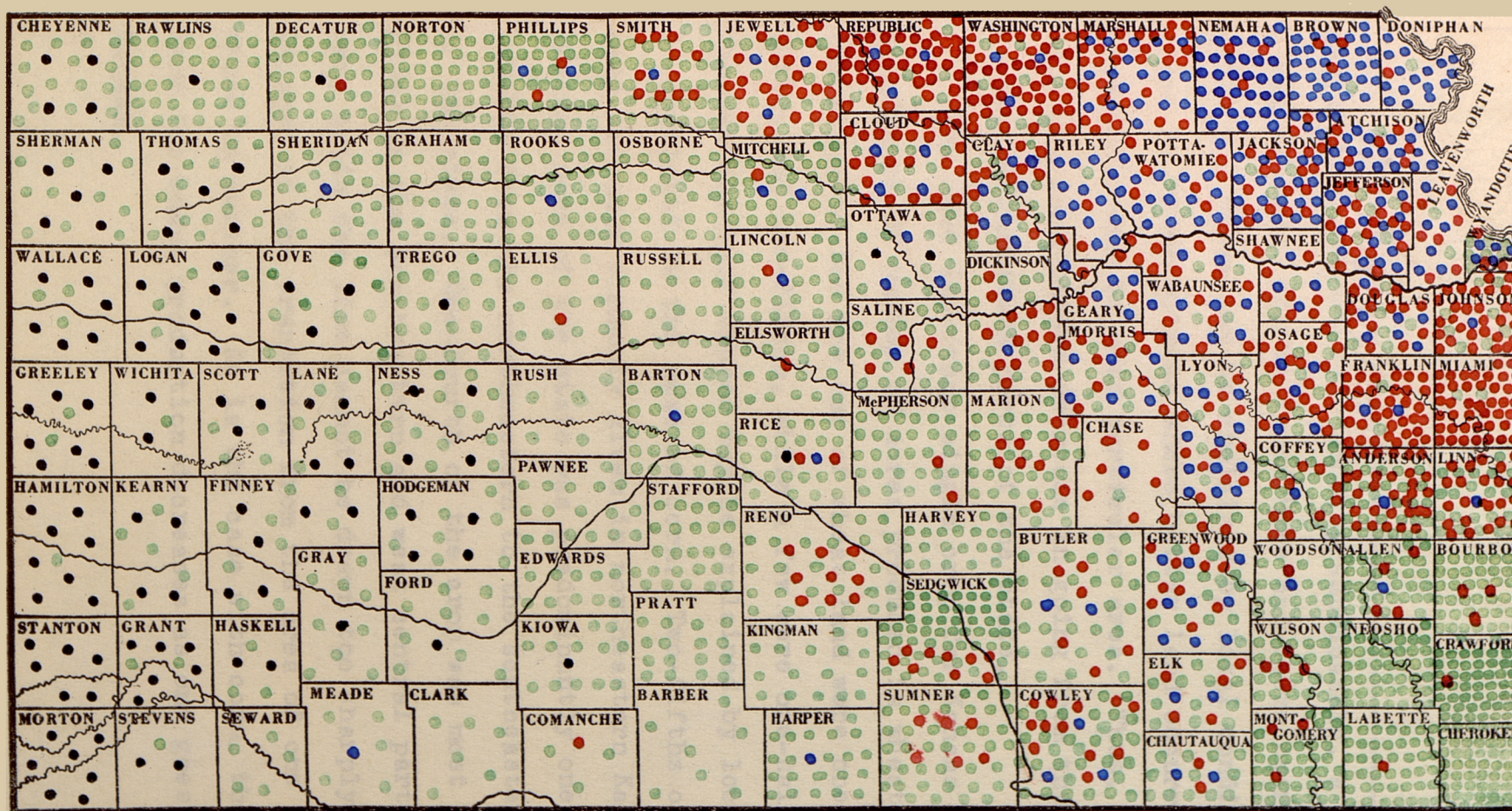
Share Rent Paid

Ordinarily, the amount of rent paid is determined largely by custom, with little attempt made to base it upon the contributions made by the landlord and the tenant. It is questionable whether custom rents paid are equitable, especially in those cases where the productivity of farms may have diminished from what it was formerly. Generally, the amount of rent paid should give a reliable indication of the rank of the different areas of the state for crop production.

From information secured from replies by tenants to questionnaires, a study was made of the share of various crops given to the landlord for the use of land under share-cash and crop-share leasing. With the exception of alfalfa, only those cases were considered where the landlord furnished nothing but the land; that is, none of the expense of seeding and harvesting was borne by him. For corn and

wheat shares, maps have been made to show the predominance of each share in different areas within the state. Material plotted on these maps was obtained in the same manner as was done in the case of lease types. By this it is meant that a ratio was obtained from the number of farms and the number of crop-share and share-cash leases where the landlord furnished only the land. This ratio was applied to the total number of leases in each county. The percentages of each particular share were then applied to the total number of such leases; that is, crop-share and share-cash leases where landlords furnished only the land.

For corn, four different shares were paid within the state. They were one-fourth, one-third, two-fifths, and one-half. Fig. 5 shows the occurrence or the prevalence of each share given. One-half of the crop was most commonly given in the northeastern part of the state but frequently this share was given in the Flint Hills Region along with the two-fifths and one-third. Two-fifths of the crop was the common share in north central and east central Kansas. A wide belt of predominantly one-third share, given to the landlord as rent, extended from the northwestern to the southeastern corner of the state. The one-fourth share was most prevalent in the southwestern and west central sections. It will be noticed that transition areas occur between the



1 dot -- 25 leases

● -- one-fourth

● -- one-third

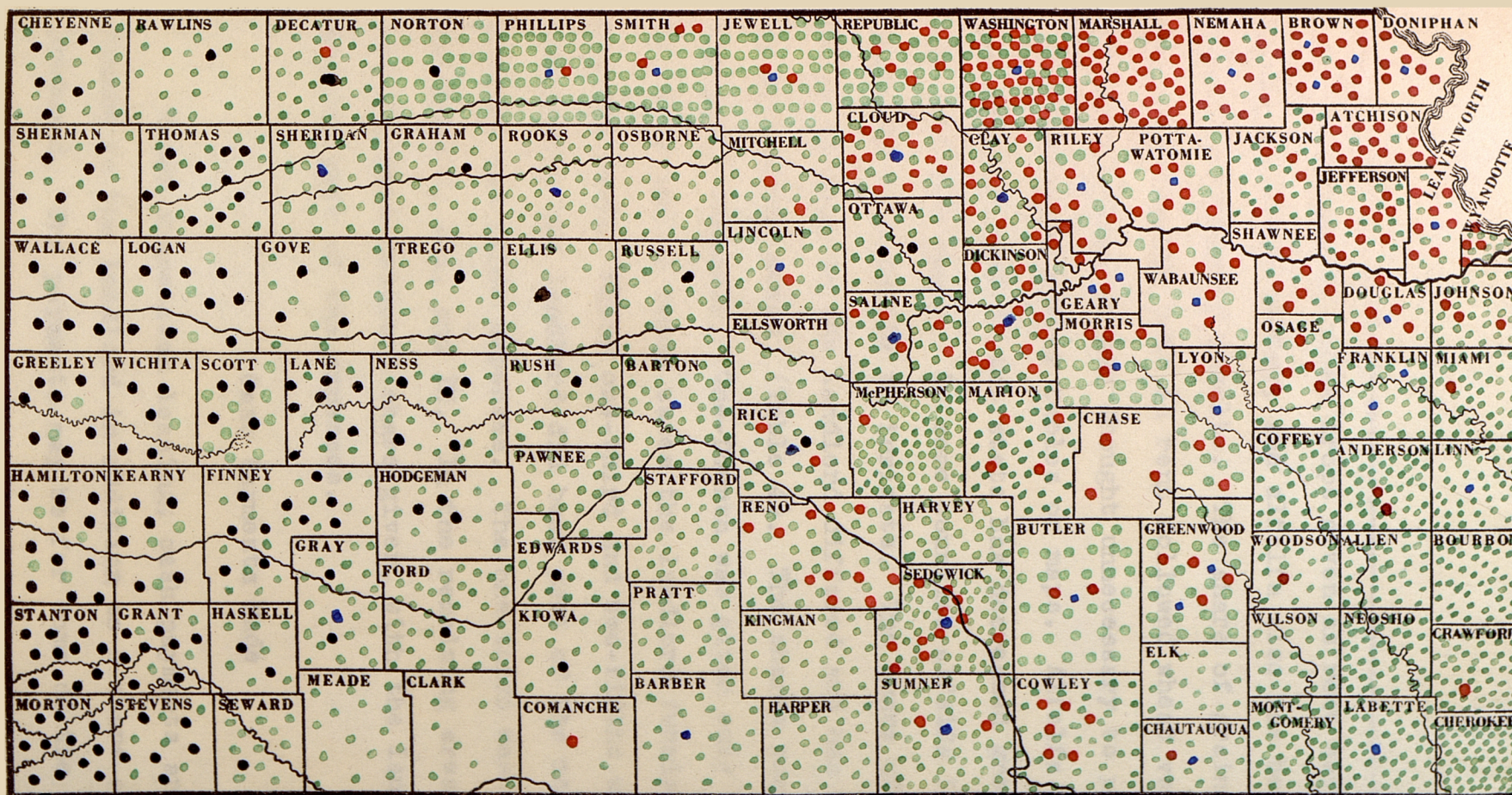
● -- two-fifths

● -- one-half

Fig. 5. Map showing the share of the corn crop given to the landlord as rent for the use of land only, 1940. (Information was secured from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

different sections that show, predominantly, a certain share. A few "strays" may be found here and there over the entire state but these may be explained by local conditions such as creek or river bottoms where better land occurred than was commonly found in that particular area. Thus, for corn production, land values decrease in going from the northeastern to the southwestern parts of the state.

The most important single crop for Kansas from the standpoint of number of acres produced is wheat. The usual shares given for the use of wheat land were one-fourth, one-third, and two-fifths, while a few were one-half (Fig. 6). The few one-half shares may be explained by local conditions as mentioned in the case of corn. Two-fifths of the wheat crop was most commonly given in northeastern Kansas. The greater part of the state was predominantly one-third, extending from the northwestern to the southeastern corners of the state. One-fourth of the crop was most frequently given in the southwestern and west central parts of Kansas. Here again the line cannot be drawn too sharply between areas because of the transition from the area of one particular share to another. As is the case with corn, the value of land for wheat production decreases as one goes westward in Kansas.



1 dot -- 25 leases

● -- one-fourth

● (green) -- one-third

● (red) -- two-fifths

● (blue) -- one-half

Fig. 6. Map showing the share of the wheat crop given to the landlord as rent for the use of land only, 1940. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

The share of other crops given as rent such as grain sorghums, oats, barley, and alfalfa also has been studied with the following results. The share of grain sorghums, oats, and barley paid as rent followed wheat very closely. For this reason it was thought unnecessary to present that information in either tables or maps. Alfalfa production in the western part of the state has decreased greatly during the last few years. In some counties alfalfa is grown only where it is possible to irrigate. The share of the crop given as rent to the landlord differed and has been presented by farming areas (Table 4). The shares ranged from one-fourth to one-half. One-fourth was given only in Areas X, XI, XII; and in those cases the landlord furnished nothing but the land. Where one-third and two-fifths were given infrequently the landlord did bear part of the cost of seed, baling, and other expenses. The one-third was most common in Areas I, VII, and IX. In the remaining areas, one-half was the most frequent share given, with the landlord often bearing part of the expenses.

Cash Payments Made

Under share-cash leasing, cash payments are made by the tenant to the landlord in addition to a share of the crops produced. The payments may be for some of the cropland, for

Table 4. The number of leases whereby a share of the alfalfa crop was given as rent, the landlord bearing none or part of the expenses by farming areas in Kansas, 1940. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

Area	Share of alfalfa crop given as rent							
	One-fourth		One-third		Two-fifths		One-half	
	Landlord bears no expense	Landlord bears part of expenses	Landlord bears no expense	Landlord bears part of expenses	Landlord bears no expense	Landlord bears part of expenses	Landlord bears no expense	Landlord bears part of expenses
I:			24	4			6	8
II:			35	6		4	27	38
III:			2	2	2	1	22	33
IV:			2	2	4	1	68	38
V:			22	2	11	4	63	62
VI:			48	2	3	1	39	49
VII:			32				13	4
VIII:			19		7		77	18
IX:			12	2			2	3
X:	5		22				1	3
XI:	2		9				3	3
XII:	3		1					3

pasture, for buildings, or for a combination of these. The tenant under the cash lease pays a certain sum of money for the entire farm for one year. Such payments, when placed on a per-acre basis, may be quite variable in different regions of the state. The quality of the cropland, pasture and the amount and condition of the buildings on the farm are the chief determining factors of the size of cash payments made.

Table 5 shows the cash payments made by the tenant to the landlord under share-cash leasing. (Information was obtained from replies by tenants to questionnaires.) These data have been presented by farming areas. Cash rent paid for cropland ranged from \$0.42 per acre in Area XII to a high of \$3.17 in Area III. As is to be expected, the cash rent per acre decreased going from the eastern to the western part of the state. Cash payments for pasture land ranged from \$0.32 per acre in Area XII up to \$1.11 per acre in Area VIb. Pastures in the western one-third of the state have declined in importance during the drought years. For this reason, in many cases no payment is made for pasture and in other cases only when the acreage of pasture is at least more than 160 acres. An average for the eastern half of the state would be approximately \$1.00 per acre and for the western half of the state approximately \$0.50 per acre for pasture land. Several replies to the questionnaires

Table 5. Cash payment made by the tenant to the landlord under share-cash leasing by farming areas in Kansas, 1940. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

	: Cropland		: Pasture land		: Pasture and buildings/4		: Buildings only/5	
Farming area	Number of acres	Payment per acre	Number of acres	Payment per acre	Number of acres	Payment per acre	Number of leases	Payment per lease
I	368	\$2.42	1919	\$1.01	4372	\$1.61	15	\$33.06
II	471	2.76	8803	1.00	6064	1.46	37	36.62
III	186	3.17	855	1.02	2099	2.28	9	64.00
IV	598	2.91	1610	1.01	3129	2.51	12	55.83
V	487	2.04	13282	0.85	3523	1.29	22	45.00
VIa	600	2.77	4053	1.00	3012	1.63	22	54.91
VIb	1333	2.74	4548	1.11	1834	2.82	20	52.35
VII	821	1.98	10960	0.69	3254	1.32	5	62.60
VIII	1141	1.71	9739	0.73	4809	1.47	27	34.20
IX	714	2.16	4846	0.84	821	1.92	20	77.75
Xa	1490	0.83	5321	0.38	821	0.62	7	71.43
Xb	252	0.60	363	0.39	116	1.38	0	0.00
Xc	292	1.39	2197	0.50	611	0.77	2	45.00
XI	646	1.78	9314	0.39	400	1.06	7	77.14
XII	236	0.42	5596	0.32	150	0.27	3	115.00

/4 Some of the replies indicated a combination payment for pasture and buildings, and the average paid was calculated on basis of pasture acreage.

/5 Payments for buildings alone were calculated on the average amount per lease.

indicated that a combination payment for pasture and buildings was sometimes given. These payments were totaled and divided by the number of acres of pasture land in those particular cases. The extremes were found in the same areas as were payments made for pasture land alone; that is, Area VIb was high and Area XII was low. In many sections of western Kansas payments for buildings alone were not frequently made. Area Xb had no such payments. This fact may be explained in that buildings on farms in western Kansas are not particularly necessary. Much of the land is farmed by "city" farmers who live in town; hence no farm house is needed. Livestock has declined in numbers, so sheds for them are not so important. Farmers believe that machinery can be left out all year around with little effect from weathering, so there is no great need for machine sheds.. For such reasons, along with reduction in tax payments, buildings have been removed. Low areas in the state were Area I, with \$33.06 paid per lease; Area VIII, with \$34.20 per lease; and Area II, with \$36.62 paid per lease. In Area XI, \$115 per lease was paid but the sample was very small; hence, it may not have been representative.

From information secured from replies by tenants to questionnaires, cash payments per acre under cash leasing have been calculated by farming areas in the State (Table 6).

Table 6. Average cash payment per acre made to the landlord under the cash lease by type-of-farming area in Kansas, 1940. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A. and the Kansas Agricultural Experiment Station.)

Area	Average cash payment per acre	Area	Average cash payment per acre
I	\$1.33	VIII	\$1.29
II	1.54	IX	1.37
III	2.84	Xa	0.57
IV	2.73	Xb	1.74 ^{/6}
V	1.33	Xc	0.72
VIa	1.84	XI	0.81
VIb	1.99	XII	0.33
VII	1.52		

^{/6} Only two cash leases were recorded for Area Xb.

The payments vary greatly with the quality of the land used for crop production, the productivity of pastures, and with the amount and condition of the farm buildings. Areas III and IV had the highest payments per acre with \$2.84 and \$2.73, respectively. This fact should be indicative that the better farms of the state are in this section of Kansas. Generally speaking, the cash rent paid per acre decreased in going from east to west in the state.

Lease Information

The lease is the contract which binds the landlord and the tenant to certain duties in the renting of the land. It can influence greatly the tenant-landlord relationship as to whether or not that relationship shall be one of harmony or one of conflict. Too often the provisions of the agreement either are not made or are not clearly interpreted when made. For this reason, many squabbles arise needlessly. There is a great need for a simple type of lease that can be easily understood. It is realized that there would be great difficulty in securing a fixed lease that would be suitable for the entire state. There should be some degree of flexibility to the lease so that it could be fitted to all conditions that might arise in renting land in different sections of the state.

Written or Oral. According to information secured from replies by tenants to questionnaires, the percentage of written leases ranged from a low of 12.5 per cent in Geary county to a high of 100 per cent in Greeley county (Table 7). Here again the difficulty was encountered by finding the extremes in counties with very small samples. The state average for percentage of written leases was 46.6 per cent. Fig. 7 shows a classification of the counties into groups on the basis of percentage of written leases. In the eastern one-third of the state there apparently is a concentration of counties having at least 50 per cent or more written leases. There is also quite a concentration of counties in the central part of the state where below 40 per cent of the leases are written. As kinship of the landlord and the tenant is quite high also in this particular area, it is entirely possible that this situation would be responsible for greater use of oral rather than written leases. A frequency distribution of the county percentages indicated that 91 of the 105 counties, or 86.7 per cent of the total number of counties, had percentages of written leases ranging from 25 to 65 per cent (Table 8).

Month Beginning. According to information secured from replies by tenants to questionnaires, the time at which the

Table 7. The percentage of written and oral leases by counties in Kansas, 1940. (Information was supplied by tenants in replies to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A. and the Kansas Agricultural Experiment Station.)

County	Percentage of leases		County	Percentage of leases	
	Written	Oral		Written	Oral
AREA I			AREA V (cont.)		
Cherokee	25.0	75.0	Chase	21.4	78.6
Crawford	45.5	54.5	Cowley	44.9	55.1
Labette	56.7	43.3	Elk	71.1	28.9
Montgomery	46.2	53.8	Geary	12.5	87.5
Neosho	50.0	50.0	Greenwood	60.3	39.7
Wilson	56.8	43.2	Lyon	50.7	49.3
AREA II			Morris	37.5	62.5
Allen	65.5	34.5	Pottawatomie	51.0	49.0
Anderson	57.3	42.7	Riley	42.1	57.9
Bourbon	86.1	13.9	Wabaunsee	62.8	37.2
Coffey	63.5	36.5	AREA VIa		
Franklin	64.5	35.5	Clay	23.0	77.0
Linn	40.0	60.0	Cloud	33.3	66.7
Miami	40.0	60.0	Dickinson	40.0	60.0
Osage	62.8	37.2	Marion	39.2	60.8
Woodson	59.5	40.5	Ottawa	39.1	60.9
AREA III			Saline	21.4	78.6
Douglas	53.3	46.7	AREA VIb		
Jefferson	71.0	29.0	Harper	61.3	38.7
Johnson	60.0	40.0	Harvey	38.0	62.0
Leavenworth	39.1	60.9	Kingman	35.7	64.3
Shawnee	43.8	56.2	McPherson	38.0	62.0
Wyandotte	60.0	40.0	Reno	36.8	63.2
AREA IV			Rice	33.3	66.7
Atchison	50.0	50.0	Sedgwick	35.2	64.8
Brown	50.0	50.0	Sumner	46.6	63.4
Doniphan	35.3	64.7	AREA VII		
Jackson	62.0	38.0	Ellis	64.7	35.3
Nemaha	48.0	52.0	Ellsworth	25.9	74.1
AREA V			Lincoln	39.6	60.4
Butler	49.2	50.8	Mitchell	27.8	72.2
Chautauqua	50.0	50.0	Osborne	38.5	61.5
			Rooks	43.6	56.4

Table 7. (Continued)

County	Percentage of leases		County	Percentage of leases	
	Written	Oral		Written	Oral
AREA VII			AREA Xb		
(cont)			(cont)		
Russell	27.3	72.7	Gray	28.1	71.9
			Haskell	23.1	76.9
AREA VIII			Meade	48.0	52.0
Jewell	52.6	47.4	Morton	37.5	62.5
Marshall	55.6	44.4	Seward	35.3	64.7
Norton	38.2	61.8	Stanton	33.3	66.7
Phillips	32.1	67.9	Stevens	50.0	50.0
Republic	33.3	66.7			
Smith	52.6	47.4	AREA Xc		
Washington	62.4	37.6	Barber	53.8	46.2
			Clark	36.8	63.2
AREA IX			Comanche	50.0	50.0
Barton	23.4	76.6			
Edwards	30.4	69.6	AREA XI		
Kiowa	36.1	63.9	Cheyenne	58.3	41.7
Pawnee	33.3	66.7	Decatur	30.3	69.7
Pratt	45.0	55.0	Graham	46.3	53.7
Rush	36.4	63.6	Rawlins	60.0	40.0
Stafford	23.5	76.5	Sheridan	34.5	65.5
			Sherman	79.2	20.8
AREA Xa			Thomas	35.0	65.0
Finney	48.1	51.9			
Gove	57.1	42.9	AREA XII		
Hodgeman	55.3	44.7	Greeley	100.0	0.0
Lane	42.8	57.2	Hamilton	38.9	61.1
Ness	51.5	48.5	Kearny	46.2	53.8
Trego	43.8	56.2	Logan	35.0	65.0
			Scott	68.6	31.4
AREA Xb			Wallace	55.0	45.0
Ford	38.8	61.2	Wichita	28.6	71.4
Grant	41.4	58.6			
			STATE	46.6	53.4

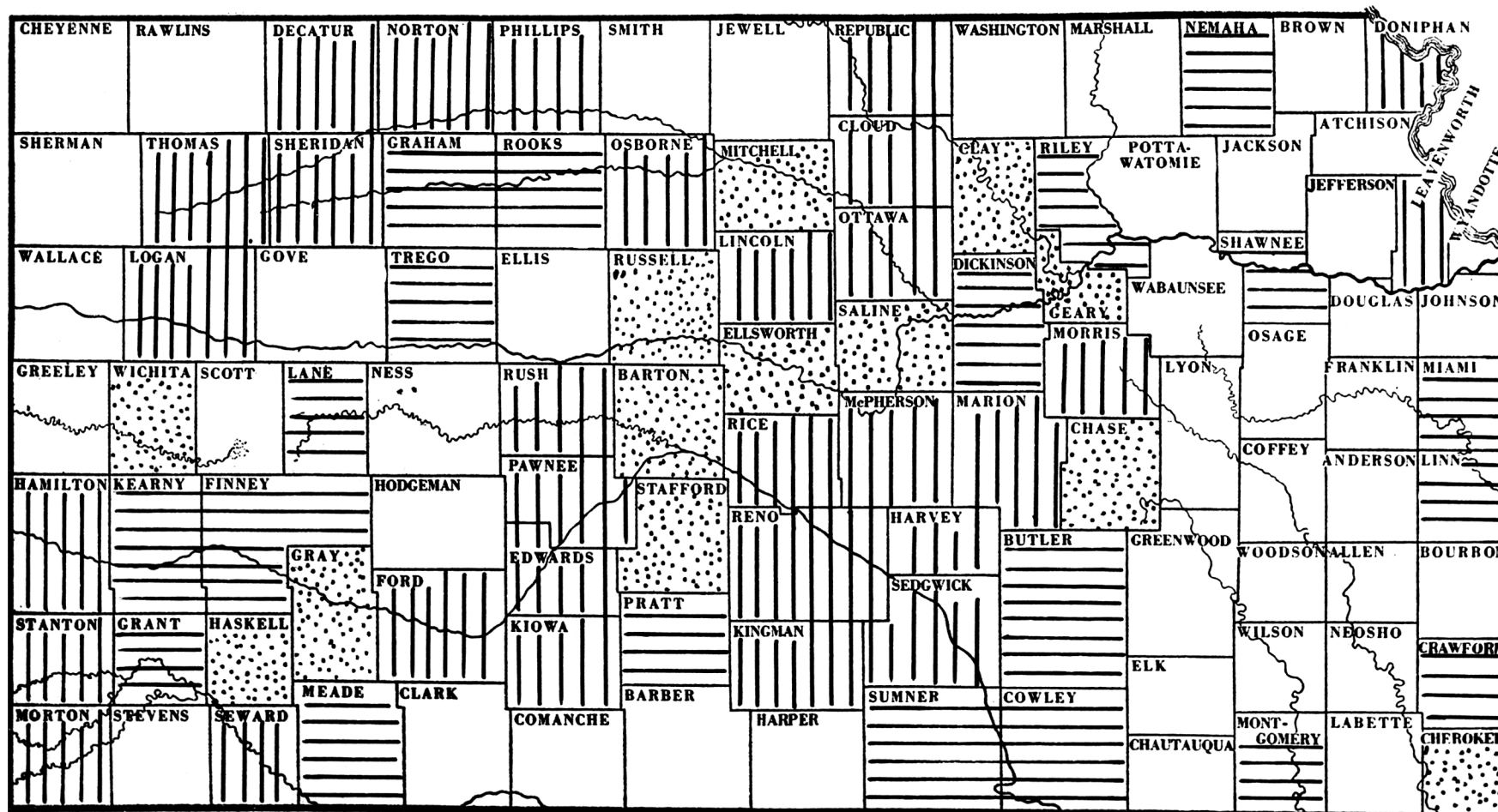


Fig. 7. Map showing the grouping of counties in Kansas according to the percentage of written leases, 1940. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

leasing began could be in any of the twelve months. Two months, however, were most generally used. They were March 1 and August 1. The beginning date of the leasing contract is of considerable importance, especially in those areas where both fall and spring crops are grown. Occasionally disputes may arise if the beginning date is August 1 and a corn crop is planted that must be harvested after the termination of the lease. The same may be true in the case of wheat, should the beginning date be March 1. Figs. 8 and 9 show the counties grouped on the basis of percentages. The maps indicate that more leases began on March 1 in the eastern one-half of the state while in the western half of the state there is a tendency for the beginning date to be on August 1.

Table 8. A frequency distribution of the counties in Kansas according to the percentage of written leases, 1940. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

Group	: : Number of : counties	: : Percentage
Below 25 per cent	: 7	: 6.66
25 to 34.9 per cent	: 15	: 14.30
35 to 44.9 per cent	: 32	: 30.48
45 to 54.9 per cent	: 23	: 21.90
55 to 64.9 per cent	: 21	: 20.00
65 per cent or more	: 7	: 6.66
Total	: 105	: 100.00

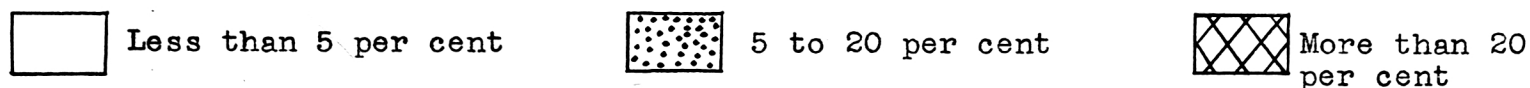
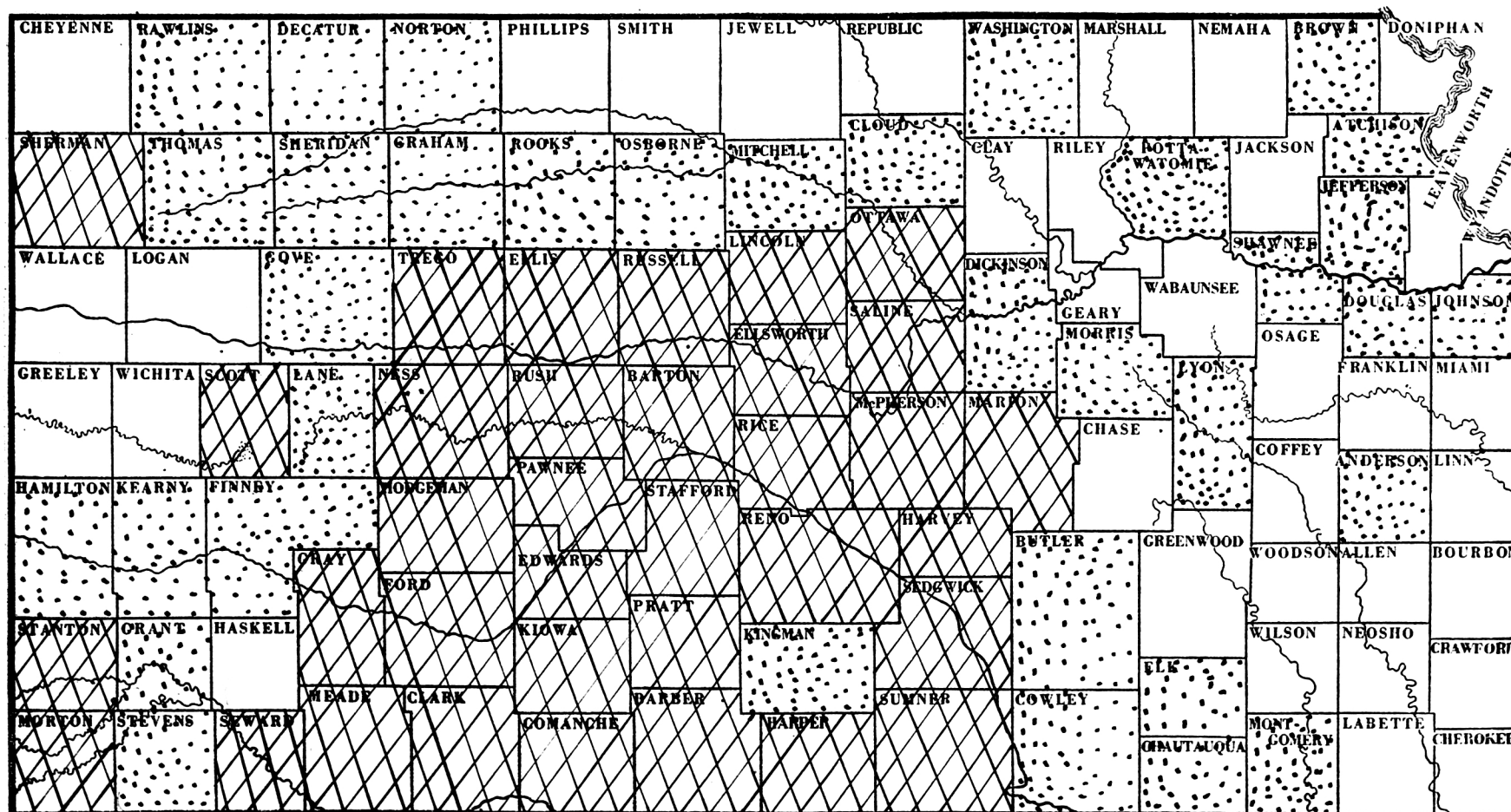


Fig. 9. Map showing the grouping of counties in Kansas according to the percentage of total number of leases beginning August 1. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

Provisions for Drought, Low Prices, and Crop Failures. The study showed that provisions in the contract for adjustments for drought, low prices, and crop failures occur infrequently in Kansas. If any such adjustments are made, apparently they are worked out between the landlord and the tenant when the situation arises and are, therefore, not included in the leasing contract.

Suggestions for Lease Improvement. On the mail questionnaires the tenant was asked to give suggestions for the improvement of the leasing contract. Some of those suggestions will be given briefly. Those given most frequently were longer term leases; adjustments for drought, crop failures, and low prices; use of stock-share leasing; provisions for the construction and maintenance of improvements; and greater diversification of crops grown. Others were provisions for soil improvement practices; lower rent; no "subject to sale" clause; and longer notice given for lease termination.

Kinship of the Landlord and the Tenant

The kinship of the landlord and the tenant in Kansas is probably closer than is commonly believed. The 1930 Agricultural Census gave the percentage of tenants related to

their landlords. The average for the state was 31.1 per cent or approximately one out of every three tenants was related to his landlord. A wide variation in the county percentages existed, with a low of 7.9 per cent in Finney county and a high of 50.8 per cent in Barton county. Fig. 10 shows the percentage of kinship was the highest in the central part of the state and the lowest in the southeastern and southwestern sections. Table 24 in Appendix B gives the percentage of kinship on a county basis.

The Census data did not give the degree of kinship. This was secured from replies by tenants to questionnaires. Table 9 gives the percentages of relationship and non-relationship as well as the degree of kinship of the landlord and the tenant by farming areas. For the state it was found from the questionnaire data that 21.9 per cent of the landlords were related to their tenants. It should be noted that this percentage was much lower than that obtained from the 1930 Census data. The reason for this wide discrepancy is not known. During the last 10 years some decrease may have occurred, or perhaps the sample was unrepresentative. If there has been a decrease in the kinship of the landlord and the tenant, it may have resulted from foreclosures. By this manner the farms may have been transferred from ownership by the family to ownership of banks, insurance, and

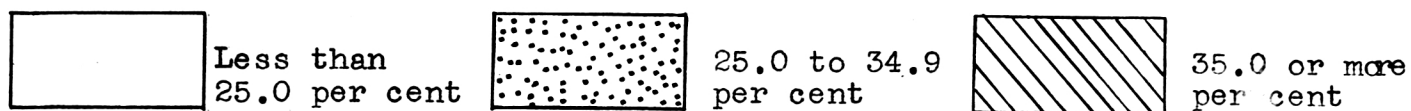
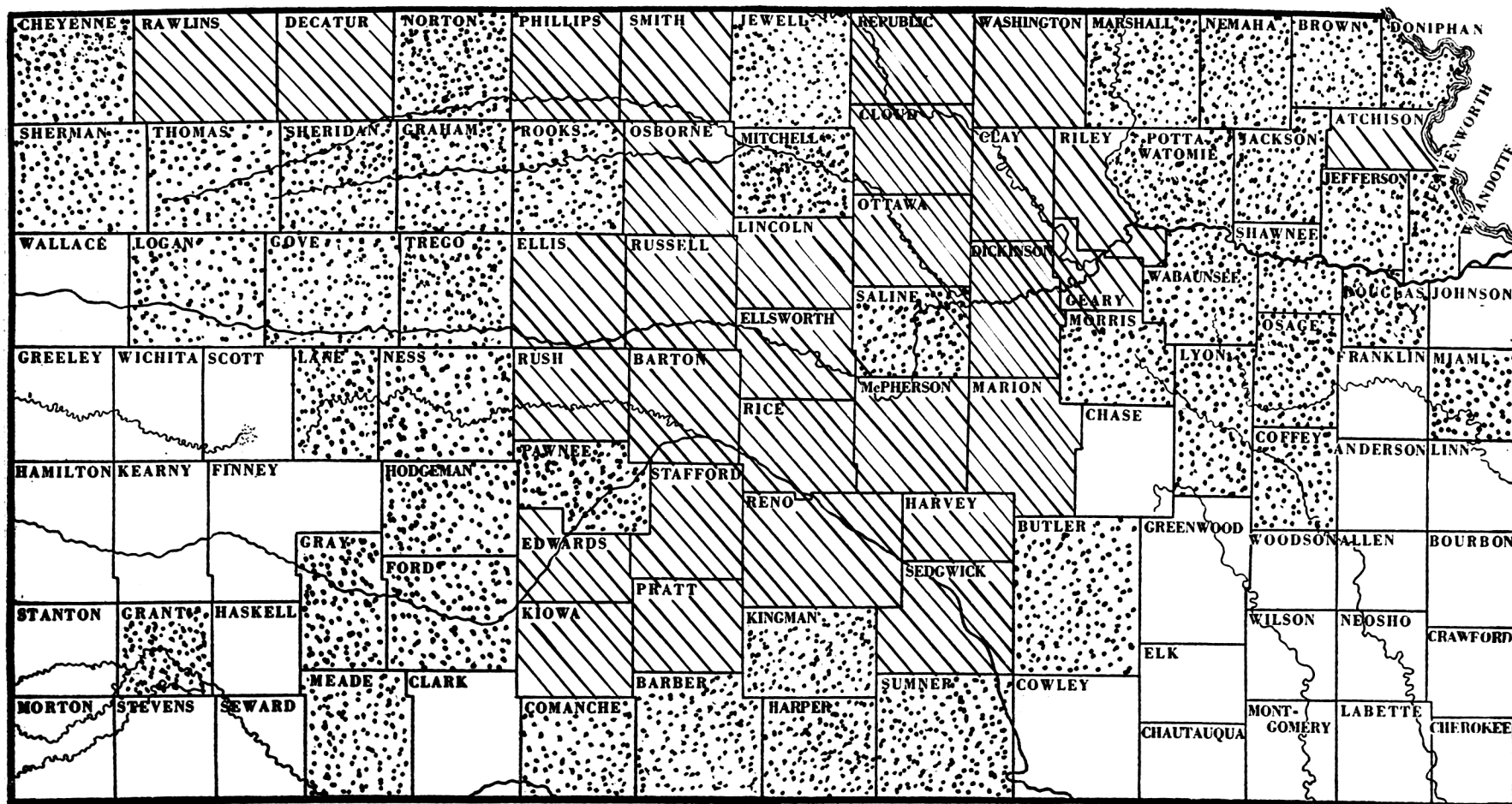


Fig. 10. A map showing the grouping of counties in Kansas according to the per cent of landlords related to their tenants, 1930 (12).

Table 9. The degree of kinship of the landlord and the tenant with the percentage of landlords in the various groups by farming regions in Kansas, 1940. (Information was obtained from replies by tenants to questionnaires prepared by Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.

Area	Degree of kinship with the percentage of landlords						
	Parents	Grand-parents	Brothers	Sisters	Uncles or aunts	Other relatives	Not related
State	16.1	1.1	1.2	1.0	.8	1.7	78.1
I	9.7	.9	1.3	.4	3.5	4.0	80.1
II	10.8	.6	.8	1.7	1.9	2.5	81.6
III	14.1	1.6	1.0	0.0	1.0	2.6	78.0
IV	10.7	1.0	1.4	.7	2.4	4.2	79.6
V	16.1	.9	1.1	.4	1.1	3.1	77.3
VIa	30.6	.7	.4	1.1	4.4	5.9	56.8
VIb	19.8	.9	1.1	1.1	3.3	5.4	68.4
VII	22.0	1.7	1.4	.7	4.7	5.8	61.4
VIII	17.1	.9	.6	1.3	2.4	3.3	73.9
IX	27.7	1.2	1.2	1.2	6.9	8.1	53.8
Xa	18.1	1.1	2.2	.5	2.7	3.3	72.0
Xb	15.0	.9	1.8	.4	3.1	2.6	76.1
Xc	18.8	0.0	2.1	2.1	4.2	4.2	68.9
XI	21.2	1.1	1.1	.6	5.6	3.4	66.5
XII	6.2	.9	.9	0.0	.9	.9	90.2

mortgage companies. In all cases of kinship the largest percentage fell into the group of parents of either the tenant or his wife. This group of tenants probably is operating the farm with hopes of ultimate ownership either by inheritance or inheritance and purchase. No other kind of kinship stood out as being particularly significant. All other types of kinship together accounted for only approximately 7 per cent of the tenants of the state.

Length of Tenant Tenure

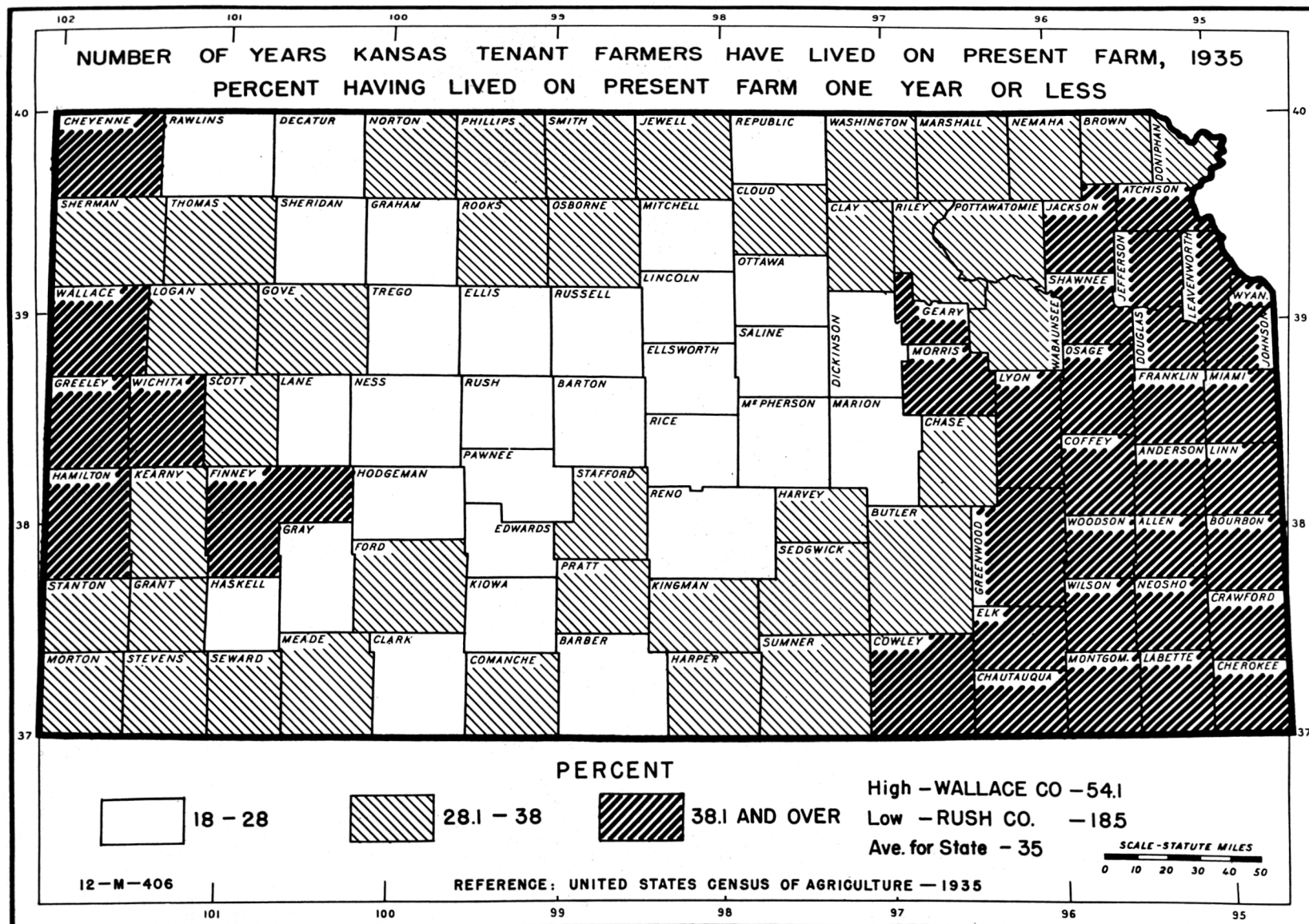
The number of years that a tenant lives on his farm is of considerable importance. Excessive mobility of the tenant creates both economic and social problems. "Mining" of the farm is likely to result because the tenant's chief concern is the present and not the future. The value of the "mined" farm may be greatly reduced by decreased productivity of the soil as well as by neglect of the improvements on the farm. Excessive mobility gives little incentive for the tenant to become very much of an asset to the community in which he lives. He has but little concern for schools, churches, and community affairs.

Data were secured from the 1935 Census as to the length of time that tenants had lived on their present farms as operators. For the entire state, more than one-third or 35

per cent of the total number of tenants had lived on their present farms one year or less. There was a wide range when shown on a county basis (Table 25 in Appendix B). Rush county was low, with 18.5 per cent and Wallace county was high, with 54.1 per cent. For the most part, the low percentage counties were concentrated in the central part of the state (Fig. 11). Tenants who had lived on their farms for five years or more made up approximately 41 per cent of the total number of tenants in the state. Here again wide variations occurred among counties (Table 25 in Appendix B). Hamilton county was low, with 11 per cent while Lincoln county was high, with 58.1 per cent. The concentration of high percentage counties was greatest in the central part of Kansas, while, as a rule, the low percentage counties were found in the southwestern and southeastern corners of the state (Fig. 12). If Figs. 10 and 12 are compared, it is interesting to note that those sections having the highest percentage of tenants related to their landlords correspond quite closely with those sections having the highest percentage of tenants who had lived on their farms five years or more. The correlation between these two factors is shown by a scatter diagram (Fig. 13).

/7 By use of a correlation

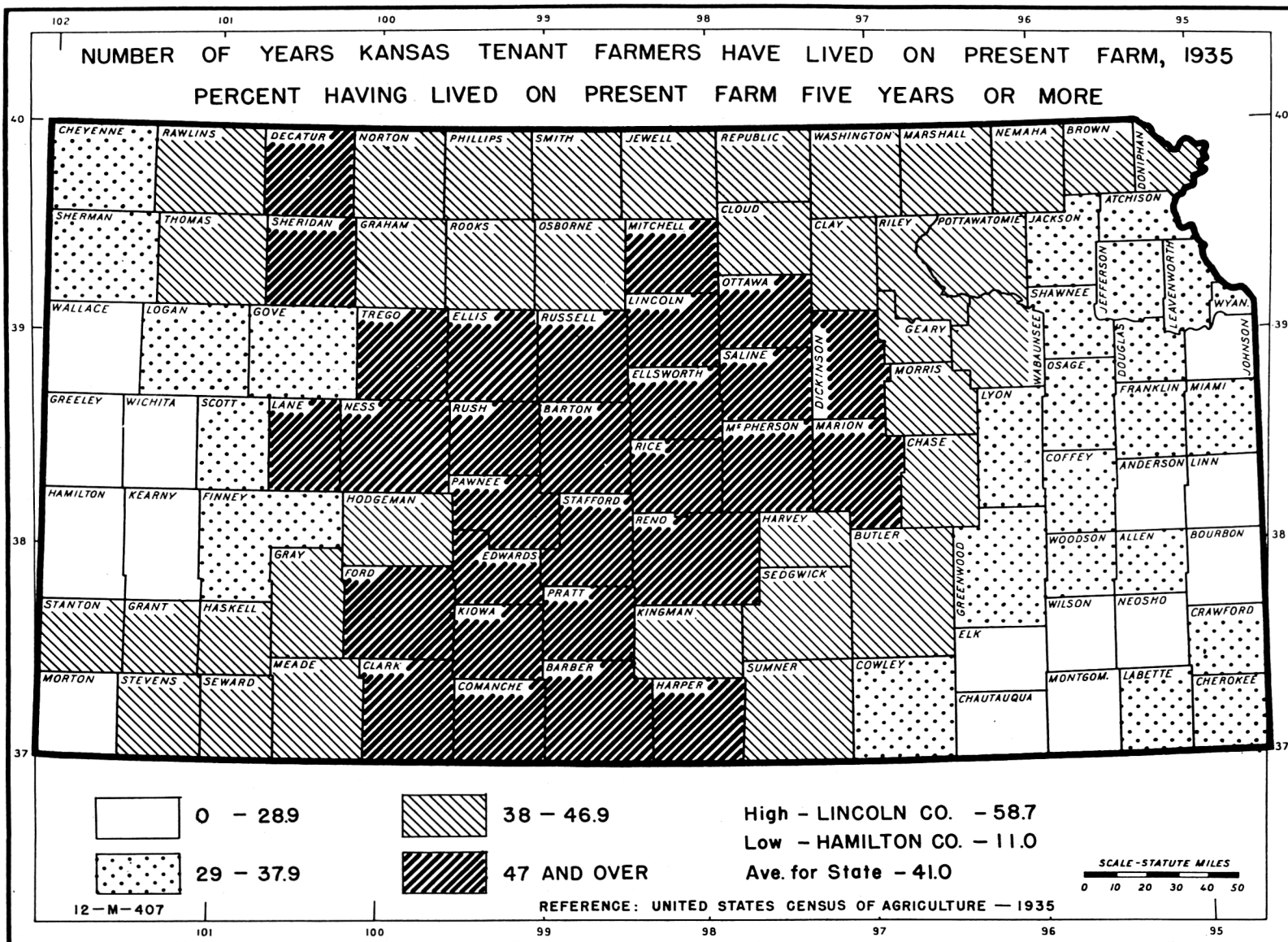
/7 The diagram was constructed by L. F. Miller and included in his preliminary report on farm tenancy in Kansas. The writer has made only slight modifications and changes in interpretations of this information.



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Fig. 11. A map showing the grouping of counties in Kansas based upon the percentage of tenants having lived on present farm one year or less, 1935 (12).



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Fig. 12. A map showing the grouping of counties in Kansas based upon the percentage of tenants having lived on present farm five years or more, 1935 (12).

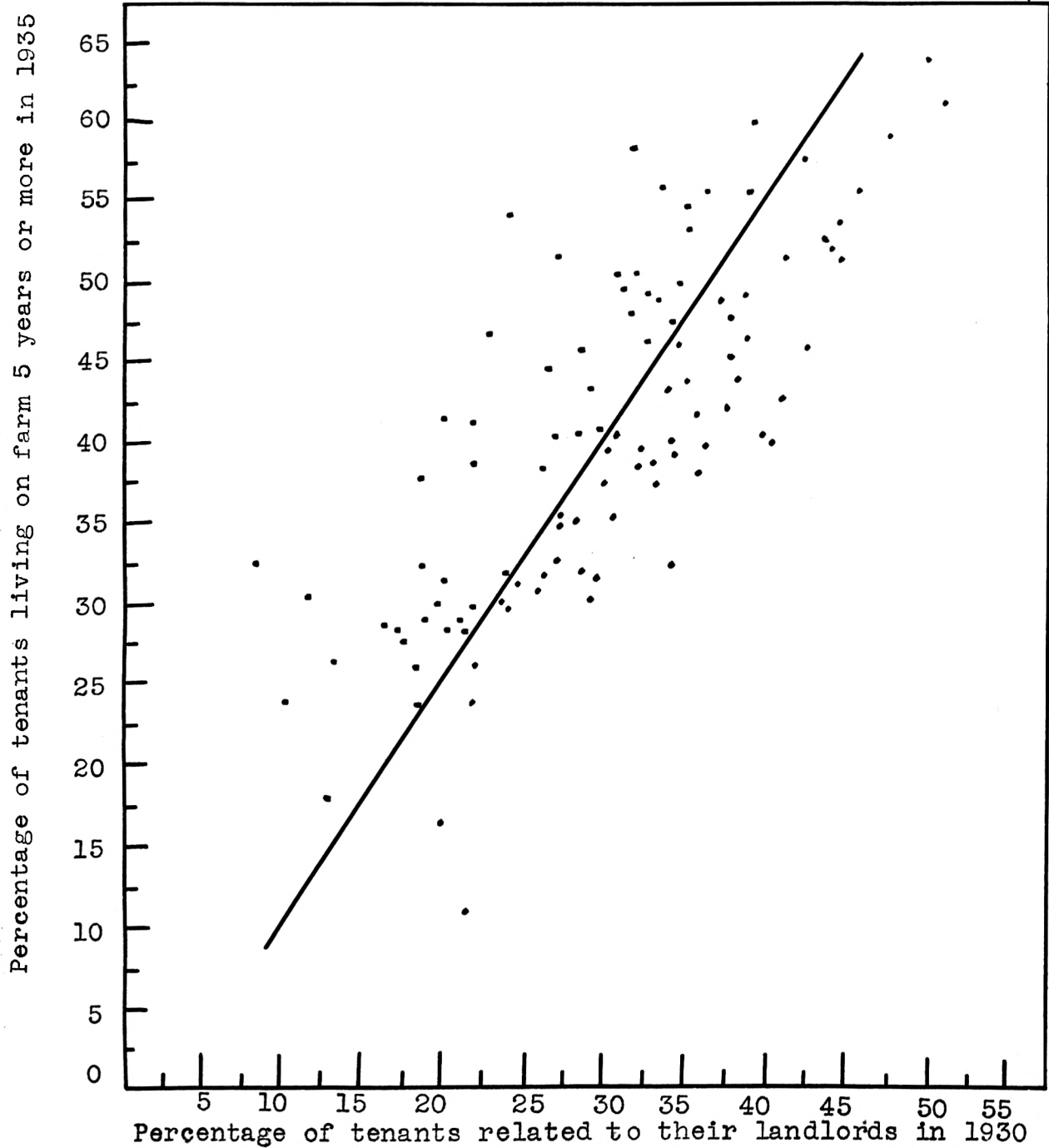


Fig. 13. A diagram showing the relationship between the kinship of the landlord and tenant and the length of tenant tenure, 1935 (12).

table, it was found that the coefficient of correlation was a plus .756. Apparently the kinship between tenant and landlord is an important factor making for stability of tenant tenure. The reason for this probably is due to the fact that in many such cases the tenants are operating the farm with the hope that some day they will own it. Also, special favors sometimes granted to related tenants by owners may help to explain the greater stability of tenant tenure.

Characteristics of the Tenant Farm

It was thought that the reader would be interested in some of the characteristics of the tenant farm. There were wide variations in the size, average value per farm, and average value per acre of the tenant-operated farm in different areas of the state.

Size of the Tenant Farm. The size of the tenant farm is important if the tenant is to secure an adequate income and make the most efficient use of his machinery and equipment. According to the Census data of 1935, the average size of the tenant-operated farm in Kansas was 245 acres (Table 26 in Appendix B). The largest farms were found in Wallace county, with an average size of 972 acres. The smallest farms were in Wyandotte county, with an average size of 43

acres. Fig. 14 shows that the counties in the state fell into four groups according to size of tenant-operated farms. They were: Under 160 acres; 160 to 280 acres; 280 to 400 acres; and 400 acres and above. With the exception of Chase county, the eastern half of Kansas had an average size of tenant farm below 280 acres. The size of farm increased progressively from east to west in the state. This fact indicates the need for a greater number of acres to make up an adequate farming unit as one goes westward across Kansas. Some information on the size of tenant farm was secured from the questionnaire data. Incompleteness of answers to this particular question caused the sample for several counties to be very small and it was felt that the results for those counties would be unreliable. For this reason, no presentation of this material was made. The results did show that, for the most part, there had been an increase in size of the tenant farm since 1935. Probably this could be explained as having resulted from an attempt by the tenant to utilize his machinery more fully.

Average Value per Tenant Farm. According to the Agricultural Census of 1935, the average value of the tenant farm was \$7,495. Edwards county was high, with an average value of \$14,576 per tenant farm, and Cherokee county had the

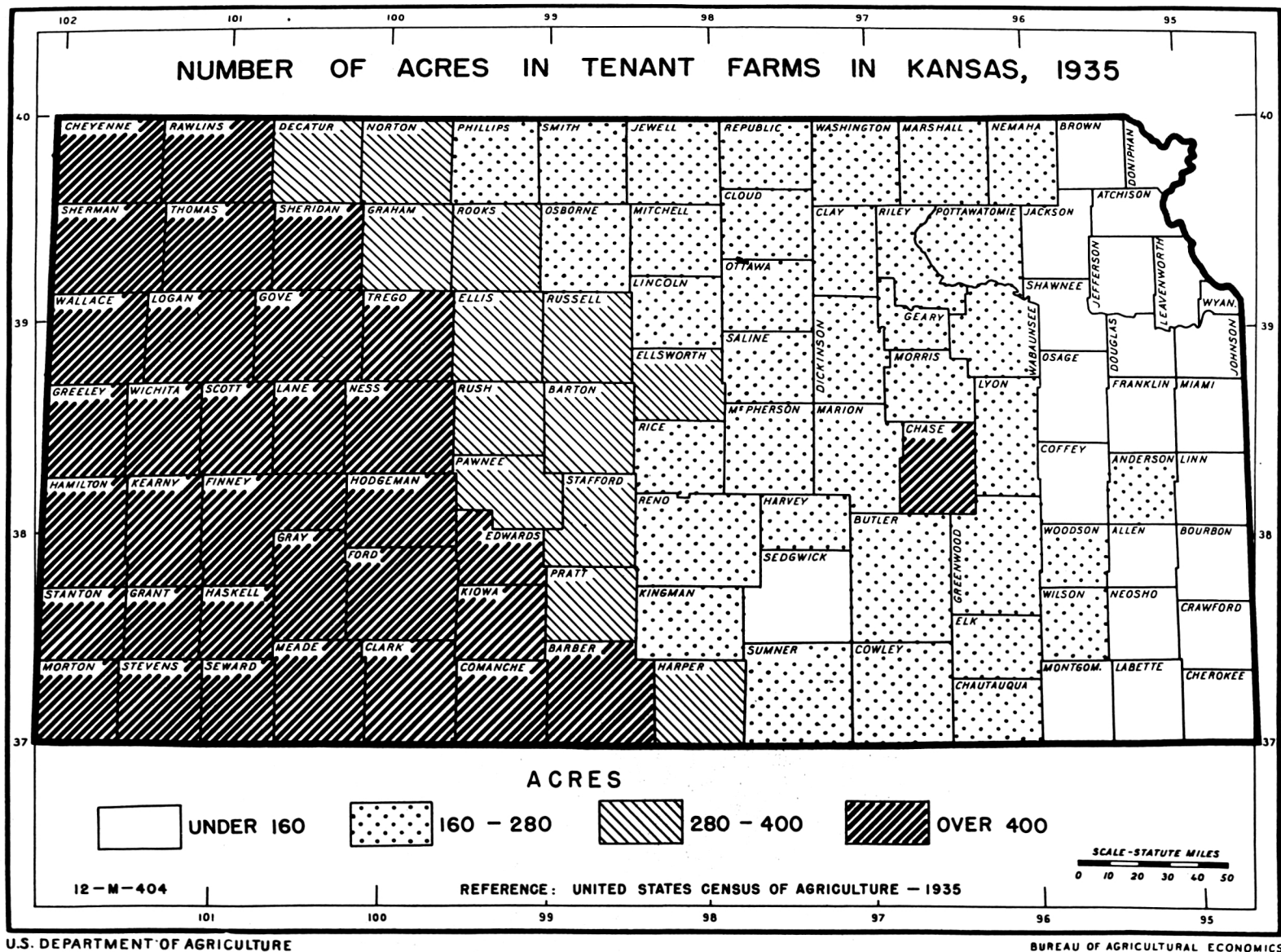
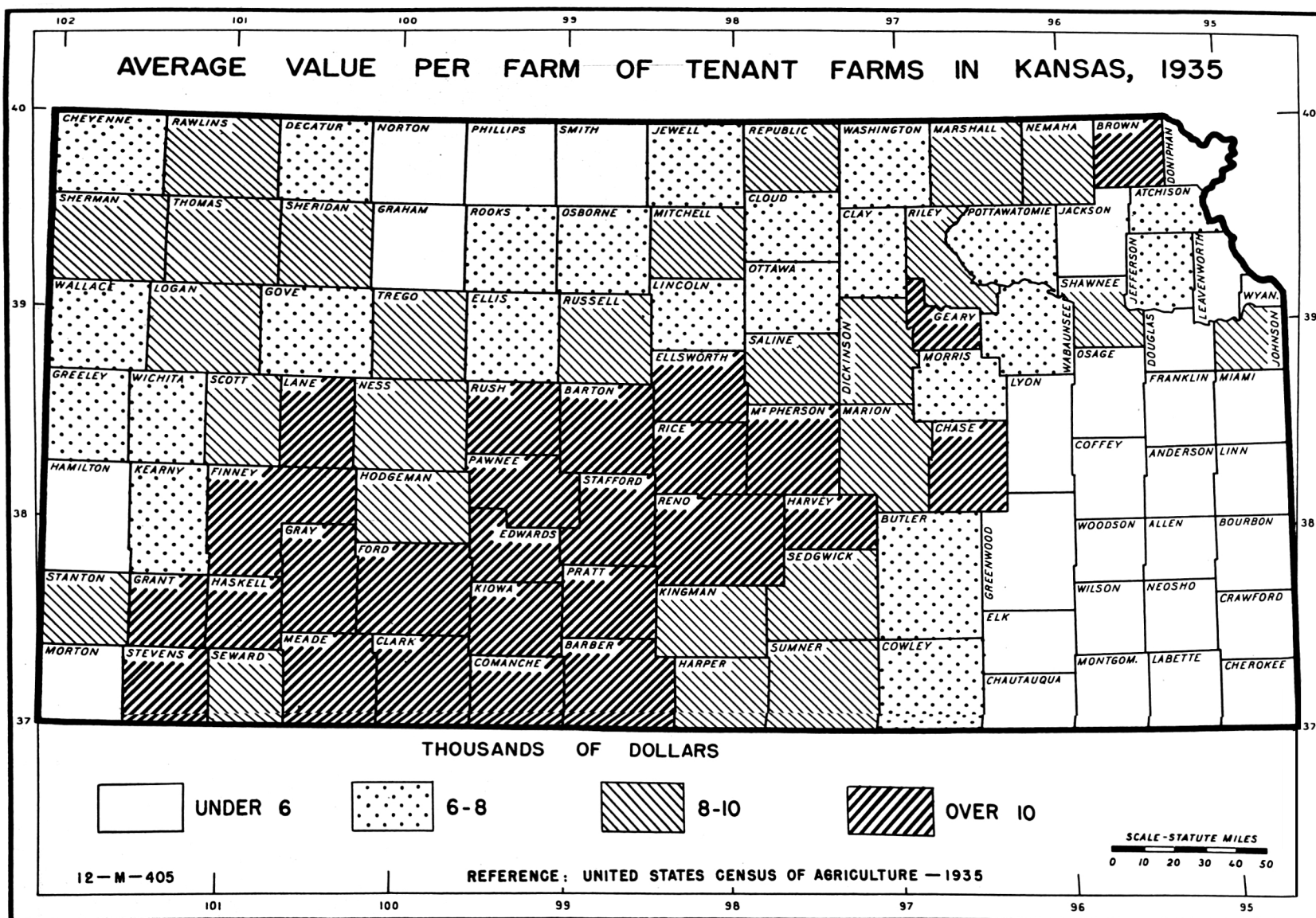


Fig. 14. Map showing the grouping of counties in Kansas according to size of the tenant farm, 1935 (12).

lowest average value of \$2,847 per farm (Table 27 in Appendix B). Fig. 15 shows that the highest average value per farm occurred in central and south central Kansas, extending westward into Meade county. With but few exceptions, the lowest average value of tenant farm was found most frequently in eastern Kansas. The results on the average value per tenant farm should not be construed as being indicative of the actual value of the farms, as farming units, because much depends upon the size of the farm and the value per acre.

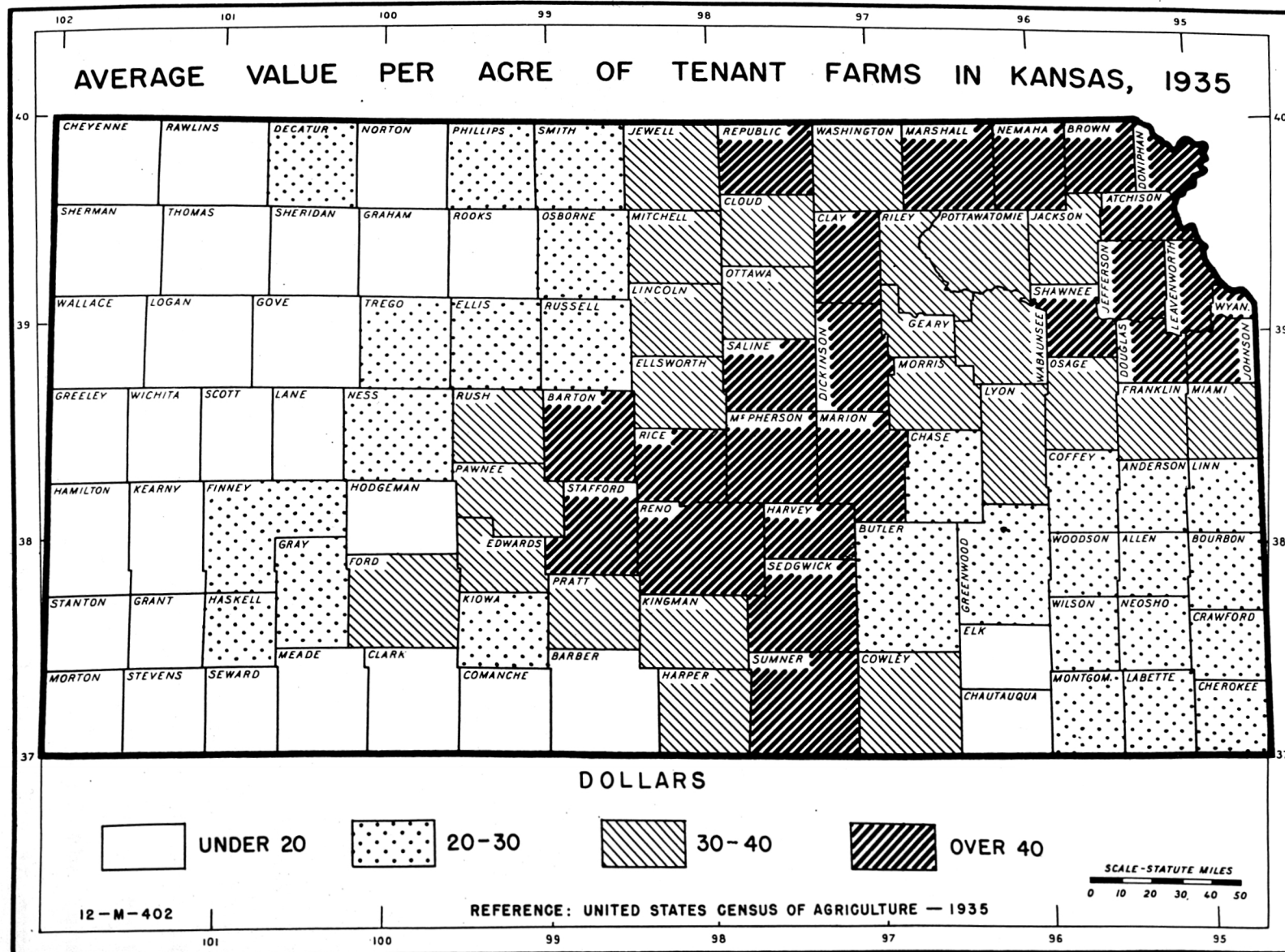
Average Value per Acre. The average per-acre value of tenant farms for the state was \$30.53, according to the Census data of 1935. The lowest per-acre value was in Wallace county, with \$6.80 (Table 27 in Appendix B). Fig. 16 shows that the highest per-acre values occurred in two sections of the state. They were the northeastern corner of Kansas and an area through the central part of the state extending from north to south. With but few exceptions, average values per acre were lowest in the western one-third of the state.



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Fig. 15. Map showing the grouping of counties in Kansas according to the average value per tenant farm, 1935 (12).



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Fig. 16. Map showing the grouping of counties in Kansas according to the average value per acre of tenant farms, 1935 (12).

Landlord Characteristics

Too often in the consideration of farm tenancy practices the tenant side of the picture is stressed to the extent that the part played by the landlord is overlooked. Much can be gained towards the successful operation of the farm if there is a mutual consideration by the landlord and tenant of the problems that arise. Quite often there is no one who knows the farm better than the landlord himself. If the landlord has considerable farming experience, his suggestions should carry much weight with the less experienced tenant. The wise tenant should be aware of this fact and should feel free to consult the landlord at all times. For this reason, some recognition of landlord characteristics will be given.

Sex. According to information obtained from replies by tenants to questionnaires, it was found that 60.3 per cent, or almost two-thirds, of the total number of landlords were males (Table 10). Twenty-three and five-tenths per cent, or almost one-fourth, were females. The number of female landlords seems quite large, and it would be interesting to know the number that actively assume the functions of the landlord. Beyond a doubt, many of them are landlords in name

Table 10. Landlords divided into groups on the basis of sex, with the percentages in each group by county for Kansas, 1940.
(Information supplied by tenants in response to questionnaires prepared by the Kansas Agricultural Experiment Station and the Bureau of Agricultural Economics, U.S.D.A.)

County	Percentage				County	Percentage				County	Percentage			
	Male	Female	Neuter	Indeter- minable		Male	Female	Neuter	Indeter- minable		Male	Female	Neuter	Indeter- minable
AREA I					Pottawatomie	59.2	13.0	24.1	3.7	Pratt	66.6	23.8	3.2	6.0
Cherokee	43.4	46.6	10.0	0.0	Riley	52.4	28.6	19.0	0.0	Rush	79.6	13.6	2.3	4.5
Crawford	60.8	26.2	6.5	6.5	Wabaunsee	53.5	25.6	20.9	0.0	Stafford	65.7	28.6	2.8	2.8
Labette	47.8	33.3	18.9	0.0	AREA VIa					AREA Xa				
Montgomery	70.6	17.1	12.3	0.0	Clay	66.1	21.0	6.5	6.5	Finney	63.0	22.2	14.8	0.0
Neosho	53.7	16.7	27.8	1.9	Cloud	62.5	25.0	10.0	2.5	Gove	58.1	22.6	12.9	6.4
Wilson	56.4	17.9	20.1	5.1	Dickinson	53.6	35.7	10.7	0.0	Hodgeman	65.8	23.6	5.3	5.3
AREA II					Marion	70.4	22.2	6.2	1.2	Lane	77.3	4.5	13.6	4.5
Allen	53.0	22.3	22.3	2.4	Ottawa	54.2	25.0	20.8	0.0	Ness	68.4	21.0	5.3	5.3
Anderson	55.1	18.7	21.5	4.7	Saline	63.0	32.6	2.2	2.2	Trego	67.6	20.6	7.4	4.4
Bourbon	56.1	9.8	34.2	0.0	AREA VIb					AREA Xb				
Coffey	50.0	28.8	17.3	3.8	Harper	68.8	31.2	0.0	0.0	Ford	63.3	33.3	0.0	3.3
Franklin	43.4	20.0	33.3	3.3	Harvey	64.0	16.0	16.0	4.0	Grant	75.9	20.7	3.4	0.0
Linn	58.7	17.4	19.6	4.3	Kingman	53.5	39.3	3.6	3.6	Gray	87.1	12.9	0.0	0.0
Miami	56.5	28.2	10.9	4.3	McPherson	57.1	19.2	2.6	21.1	Haskell	73.2	13.6	6.6	6.6
Osage	54.9	25.4	15.5	4.2	Reno	58.8	32.5	6.2	2.5	Meade	75.0	20.8	0.0	4.2
Woodson	60.4	14.0	23.2	2.3	Rice	65.7	28.6	5.7	0.0	Morton	62.5	25.0	0.0	12.5
AREA III					Sedgwick	68.9	29.7	0.0	1.4	Seward	41.1	23.5	0.0	35.2
Douglas	62.5	25.0	12.5	0.0	Sumner	74.6	18.0	2.5	4.9	Stanton	53.0	5.9	17.6	23.5
Jefferson	38.4	18.0	41.0	2.6	AREA VII					Stevens	53.6	29.3	7.3	9.8
Johnson	68.3	20.0	6.7	5.0	Ellis	49.1	37.7	11.3	1.9	AREA Xc				
Leavenworth	66.0	16.0	12.0	6.0	Ellsworth	41.7	48.3	6.7	3.3	Barber	46.2	38.4	7.7	7.7
Shawnee	73.5	20.6	5.9	0.0	Lincoln	67.3	20.0	10.9	1.8	Clark	52.6	26.3	10.5	10.5
Wyandotte	66.7	20.0	13.3	0.0	Mitchell	64.9	29.6	1.8	3.7	Comanche	72.7	27.3	0.0	0.0
AREA IV					Osborne	44.5	25.9	25.9	3.7	AREA XI				
Atchison	65.3	17.4	15.9	1.4	Rooks	72.5	10.0	12.5	5.0	Cheyenne	48.0	20.0	16.0	16.0
Brown	59.4	27.1	12.3	1.2	Russell	53.0	35.3	2.9	8.8	Decatur	69.7	24.2	3.0	3.0
Doniphan	69.8	18.9	9.4	1.9	AREA VIII					Graham	52.4	21.4	9.5	16.7
Jackson	38.9	19.4	41.7	0.0	Jewell	54.3	16.1	28.3	1.3	Rawlins	67.5	27.5	0.0	5.0
Nemaha	55.3	25.0	16.1	3.6	Marshall	57.4	19.3	21.2	2.1	Sheridan	71.0	25.8	3.2	0.0
AREA V					Norton	57.1	31.4	8.6	2.9	Sherman	53.9	23.0	15.4	7.7
Butler	69.7	18.2	10.6	1.5	Phillips	51.7	36.8	8.0	3.5	Thomas	59.1	18.2	9.1	13.6
Chautauqua	77.5	12.5	7.5	2.5	Republic	67.9	18.9	5.7	7.5	AREA XII				
Chase	71.5	14.3	7.1	7.1	Smith	61.2	18.0	12.9	7.9	Greeley	23.1	38.4	15.4	23.1
Cowley	46.9	36.7	16.3	4.1	Washington	63.1	17.5	13.6	5.8	Hamilton	83.4	11.1	0.0	5.5
Elk	74.5	6.4	17.0	2.1	AREA IX					Kearny	73.1	15.4	3.8	7.7
Geary	100.0	0.0	0.0	0.0	Barton	48.9	40.0	4.3	6.4	Logan	45.0	35.0	10.0	10.0
Greenwood	61.3	22.7	13.3	2.7	Edwards	59.3	40.7	0.0	0.0	Scott	73.0	24.3	2.7	0.0
Lyon	65.7	14.3	12.9	7.1	Kiowa	35.1	43.3	8.1	13.5	Wallace	40.9	13.6	36.4	9.1
Morris	56.0	22.0	20.0	2.0	Pawnee	59.3	29.6	3.7	7.4	Wichita	57.2	42.8	0.0	0.0
										STATE	60.3	23.5	11.6	4.6

only, with someone else performing the landlord functions. Eleven and six-tenths per cent of the landlords were banks, mortgage companies, insurance companies, and estates. Then there was an indeterminable group of landlords in which were included all cases where information was insufficient to place them in one of the three preceding groups. Only 4.6 per cent of the total made up the latter group.

Absentee Landlords. Landlords living considerable distance from their farms can present a serious problem. Frequently they are more desirous of securing an immediate income than of preparing for the future. With such a landlord there is little incentive for the tenant to carry on conservation practices. Should the landlord have much farming experience, but not be near enough to the farm to keep in close contact with the farming operations, much valuable advice will be lost to the tenant. In some cases agents are employed by absentee landlords to supervise the farming operations in the absence of the landlord.

From information obtained from tenant questionnaires the landlords were divided into two groups, those living within the same county in which the farm was located and those living outside the county, whether within or without the state. The percentage of landlords living outside the

county in which the farm was located ranged from a low of 0.0 per cent in Geary county to a high of 100.0 per cent in Hamilton county. These two extremes should be questioned as the samples in those two counties were small and, therefore, probably not representative. Fig. 17 gives the percentages of absentee landlords for each county and Fig. 18 shows the grouping of the counties on the basis of the percentages in the preceding figure. Four groups were made: Under 35 per cent, from 35 to 49.9 per cent, 50 to 64.9 per cent, and 65 per cent and above. Twenty-two counties fell in the first group, 32 counties in the second group, 34 in the third group, and 17 in the group of 65 per cent and above. Members of the first three groups were distributed quite evenly over the eastern two-thirds of the state. Counties having percentages of 65 per cent or above were, with the exception of three counties, concentrated in the western one-third of the state. This indicates that the problem of absentee landlordism would most probably be found in western Kansas.

Guidance Given the Tenant. In the mail questionnaires the tenant was asked questions in regard to the number of visits made by the landlord to the farm and whether or not suggestions were made concerning farming practices on the

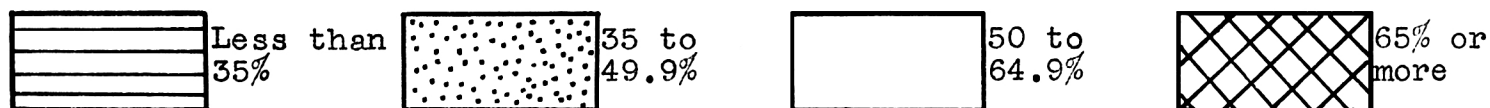
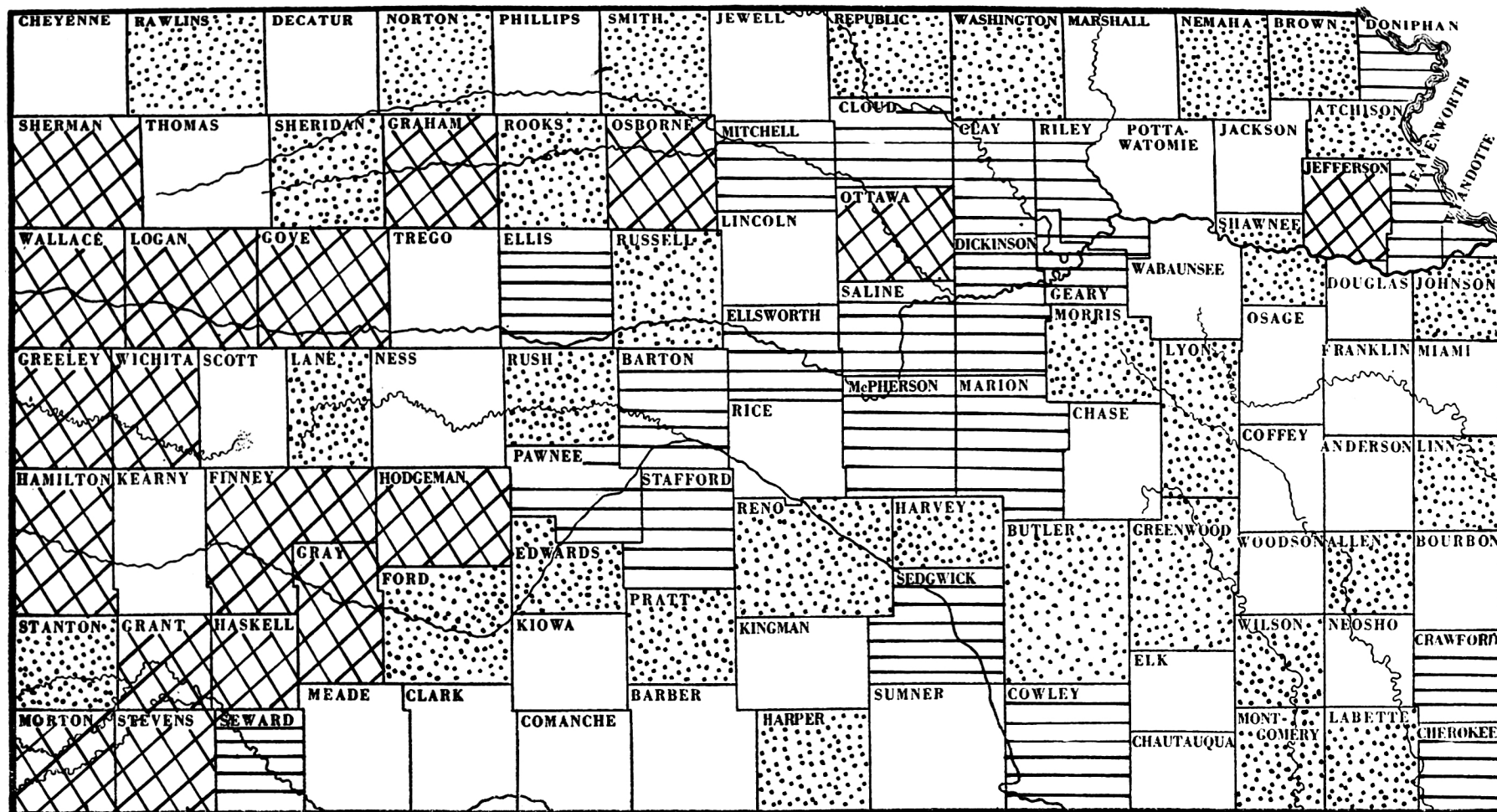


Fig. 18. A grouping of the counties in Kansas based on the percentage of landlords living outside the county in which the farm was located, 1940. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

farm. From the various answers it was found that the number of visitors ranged from once per day to perhaps only once per year. Occasionally suggestions were made in connection with farming practices, but more often the tenant was told to farm the place as if it were his own. Some indicated that they would get together with the landlord and "talk things over to decide what was the best thing to do".

Occupation of the Landlord. Table 11 shows the classification of the landlords based upon their present occupation. (Information was obtained from replies by tenants to questionnaires.) Landlords who had retired made up 24 per cent of the total number. In this group all landlords were included regardless of whether or not they had previously been farmers. Landlords now actively engaged in farming made up 23.8 per cent of the total. Business men frequently were found to be landlords, to the extent that they composed 17.3 per cent of the total. It would suggest that many of these have assumed the role of landlord by making investments in farm land. Approximately one-eighth of the total number of tenants have institutional landlords; that is, mortgage companies, insurance companies, and banks. Many of these landowners come into ownership of farms as a result of foreclosures. Other groups, including the remainder of the

Table 11. The number and percentage of landlords according to present occupation by farming regions in Kansas, 1940. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.

Type of farming area	Number and percentage of landlords															
	Retired		Farmers		Businessmen		Insti- tutions		Profes- sional men		House- wives		Estates		Salaried workers	
	Num- ber	Per- cent	Num- ber	Per- cent	Num- ber	Per- cent	Num- ber	Per- cent	Num- ber	Per- cent	Num- ber	Per- cent	Num- ber	Per- cent	Num- ber	Per- cent
I	38	17.9	48	22.6	31	14.6	34	16.0	17	8.0	14	6.6	1	.5	29	13.7
II	77	17.9	74	17.2	79	18.4	105	24.5	23	5.4	29	6.8	11	2.6	31	7.2
III	29	15.2	33	17.3	55	28.8	25	13.1	19	9.9	7	3.7	6	3.1	17	8.9
IV	53	20.9	53	20.9	34	13.4	59	23.2	18	7.1	19	7.5	3	1.2	15	5.9
V	81	19.2	87	20.6	78	18.5	65	15.4	39	9.2	21	5.0	13	3.1	38	9.0
VIa	75	30.9	68	28.0	35	14.4	22	9.0	11	4.5	14	5.8	6	2.5	12	4.9
VIb	150	34.1	105	23.9	71	16.1	13	3.0	39	8.9	27	6.1	9	2.0	26	5.9
VII	68	27.8	60	24.5	40	16.3	21	8.6	17	6.9	17	6.9	14	5.7	8	3.3
VIII	112	23.7	127	26.8	65	13.7	81	17.1	24	5.1	25	5.3	15	3.2	24	5.1
IX	83	35.3	65	27.7	33	14.1	5	2.1	10	4.2	20	8.5	9	3.8	10	4.2
Xa	29	17.8	56	34.4	33	20.2	15	9.2	9	5.5	5	3.1	3	1.8	13	8.0
Xb	50	25.6	56	28.7	43	22.0	6	3.1	14	7.2	12	6.2	2	1.0	12	6.2
Xc	12	31.6	10	26.3	3	7.9	4	10.5	5	13.2	2	5.3	1	2.6	1	2.6
XI	46	25.0	46	25.0	37	20.1	16	8.7	20	10.9	6	3.3	5	2.7	8	4.3
XII	13	13.3	22	22.4	24	24.5	14	14.3	9	9.2	5	5.1	4	4.1	7	7.1
Total	916	24.0	910	23.8	661	17.3	485	12.7	274	7.2	223	5.8	102	2.7	251	6.6

landlords, were professional men, housewives, estates, and salaried workers. These four groups made up approximately one-fifth of the total.

Multiple Landlords. By multiple landlordism is meant the number of landlords of a single tenant. Table 28 in Appendix B gives the percentage of tenants who had from one to five or more landlords. (Information was obtained from replies by tenants to questionnaires.) Fig. 19 shows a grouping of the counties based upon the percentage of the total number of tenants having only one landlord. Results indicate that there was, as a rule, a greater tendency for tenants to have more than one landlord as one goes westward across the state. The size of the tenant farm would greatly influence the number of landlords of a tenant. The larger the farm, the greater the possibility of having more than one landlord.

COMPARISON OF CERTAIN CENSUS DATA FOR TENANTS AND OWNERS^{/8}

Tabulations of certain data by tenure were made in the United States Agricultural Census for 1930 and 1935. Calculations from these tabulations have been made by county

^{/8} A preliminary report on farm tenancy prepared by Leonard F. Miller (unpublished), 1939

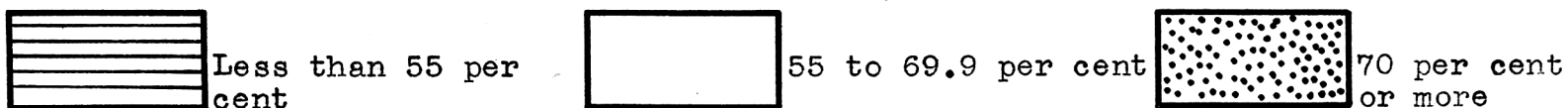
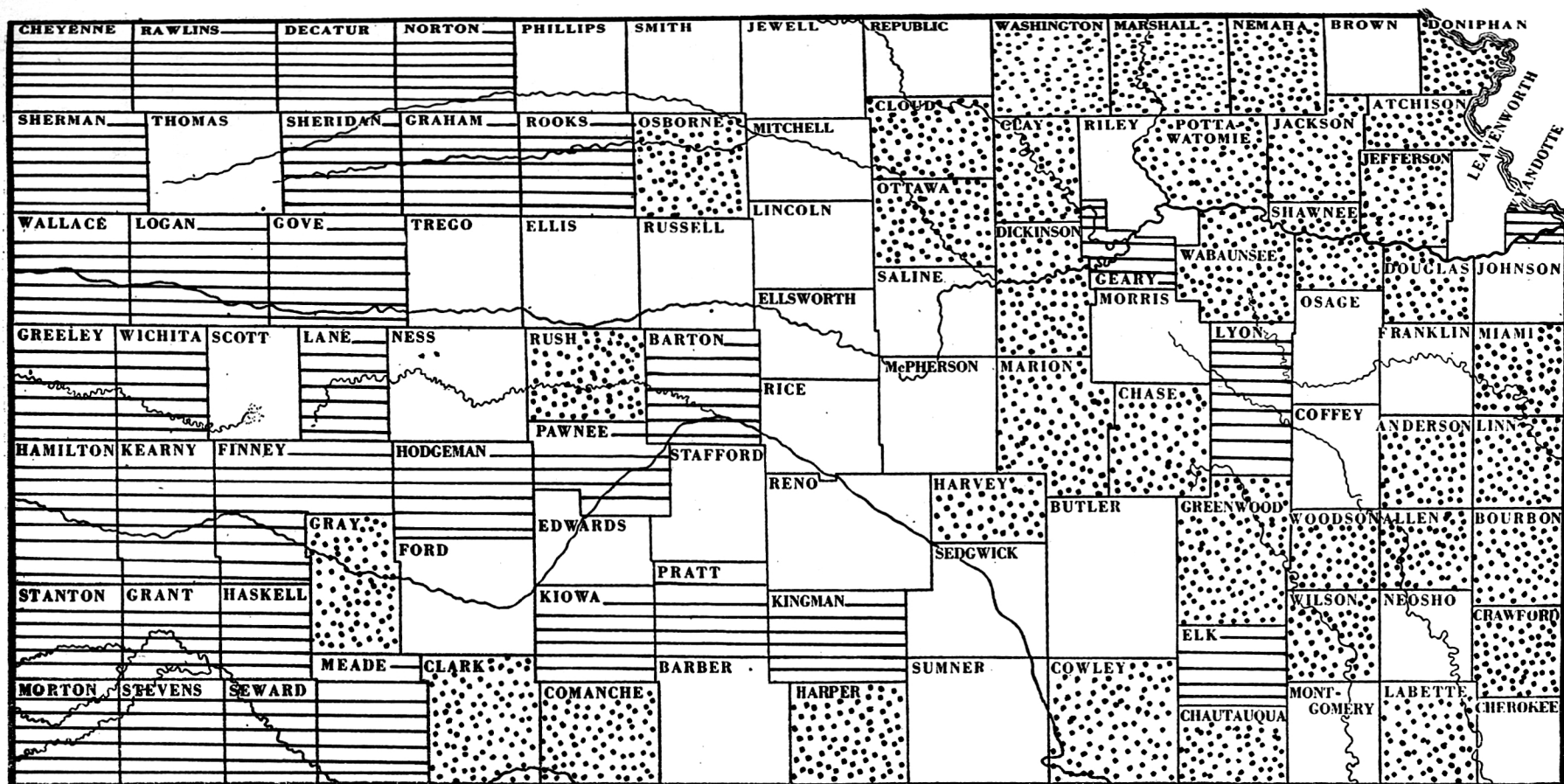


Fig. 19. A grouping of counties in Kansas based on the percentage of tenants who had only one landlord, 1940. (Information was obtained from replies by tenants to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

concerning tenant and owner-operated farms. Tables have been included giving the ratio between the tenant and owner-operated farms in respect to average per-acre value of the farm, the average size of farm, the average value per farm, percentage of farms in crops, and the average investment in machinery per acre of harvested crops. Hachure maps also are given in those cases where a concentration of a specific percentage grouping of counties was evident.

In 1935, the state average per-acre value of tenant farms was 90 per cent of the per-acre value of the owner-operated farms (Table 29 in Appendix B). The actual figures were \$30.53 per acre on tenant farms and \$33.79 per acre on owner-operated farms. Meade county had an average per-acre value of tenant farms of 125 per cent that of the owner-operated farms, while in Morton county the figure was but 64 per cent. Generally, most counties showed the value per acre of tenant farms to be lower than the owner-operated farms.

The average size of tenant farms in 1935 was 123 per cent of the size of owner-operated farms (Table 29 in Appendix B). For the tenant farm the actual average figure was 245.4 acres and for owner-operated farms was 200.1 acres. In Morton county the average size of tenant farm was 180

per cent of that of the owner-operated farm, while in Clark county the figure was but 63 per cent. In approximately three-fourths of the counties in Kansas the tenant-operated farms were larger than owner-operated farms.

For the state in 1935, the average value per tenant farm was 106 per cent of the value of owner-operated farms. The actual average figures were \$7,495 per tenant farm and \$7,093 per owner-operated farm. In Miami county the average value of tenant farms was 143 per cent of the average value of owner-operated farms, while in Clark county the figure was 61 per cent. In 57 counties the average value of tenant farms was greater than that of the owner-operated farms (Table 29).

For Kansas in 1935, the tenants had, on the average, 62.76 per cent of their farms in crops while the owners had 50.65 per cent of their farms in crops. Thus, the tenants had, on the average, 24 per cent more crop acres than the owners. In all but two counties this situation was true (Table 29).

For the state, the average investment in machinery per crop acre harvested in 1930 on the tenant farms was 76 per cent that for owner-operated farms. The actual average figures were \$6.25 for tenant farms and \$8.24 for owner-

operated farms. In 11 counties the average machinery investment per crop acre harvested was higher for tenant than for owner-operated farms (Fig. 20).

THE FARM TENANCY SITUATION

Frequently the assumption is made that all farm tenancy is bad. This is not correct because the practice of farm tenancy has both its good and bad characteristics. The bad characteristics arise chiefly from the excessive mobility of the tenant with the result that the farms are "mined" and also that the tenant does not become a part of the community in which he lives. The good characteristics arise from the fact that farm tenancy has several useful purposes. The practice serves as a step towards ultimate farm ownership for many farmers. This service is perhaps not so great at the present time as it was formerly. Farm tenancy also serves as a method of keeping the farm in the family when the owner becomes too old actively to carry on the farming operations. Some farmers may be the best of tenants; yet their qualifications may be of such a nature that they would fail in assuming the duties required of an owner. Farm tenancy thus serves to take care of those farmers who would be classified in the preceding group. The point is that it would be unwise to predicate the total elimination of the

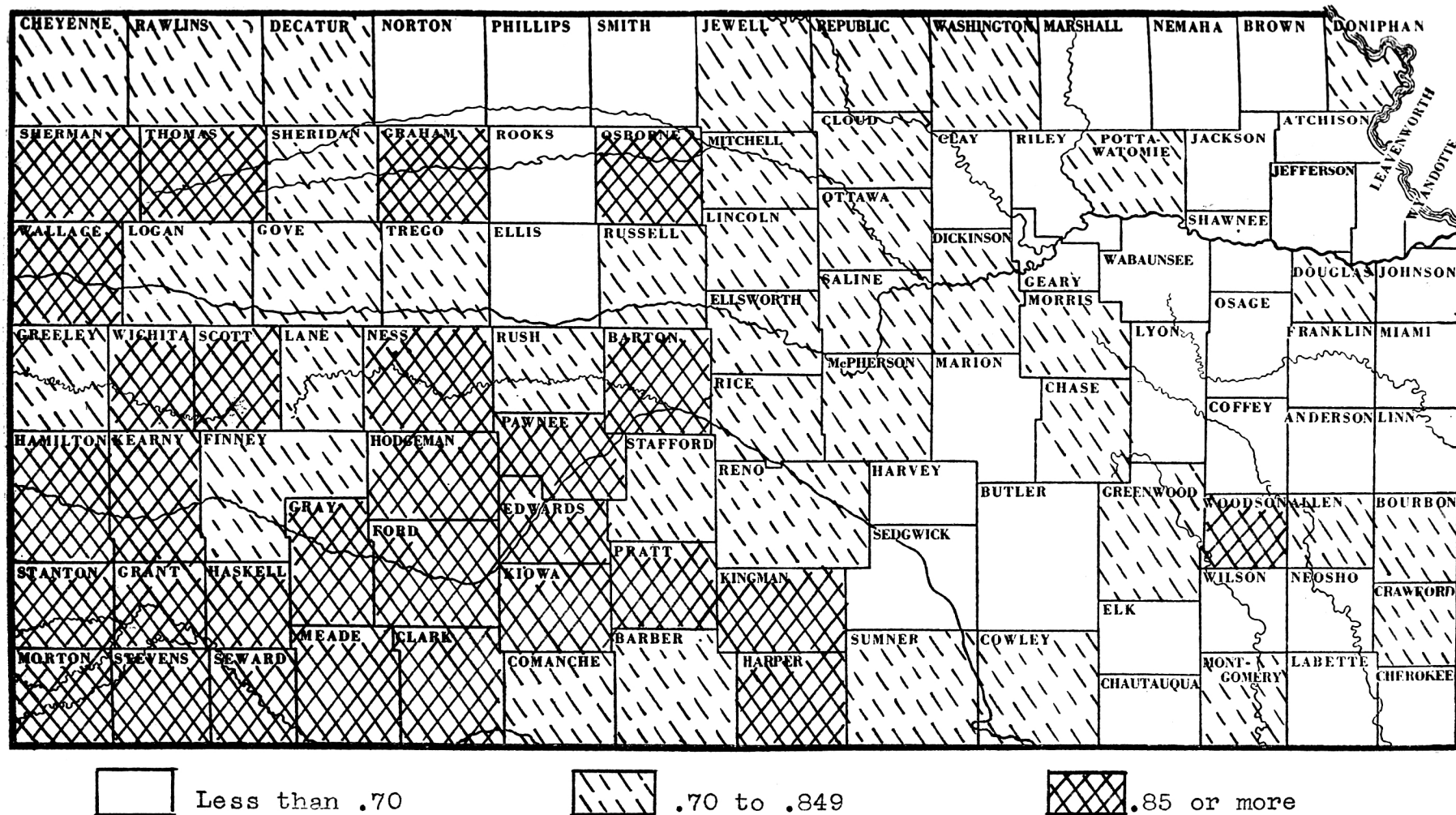


Fig. 20. A map showing the ratio of the tenant's investment in machinery per crop acre harvested to the owner's investment, 1930 (12).

practice of farm tenancy.

Emphasis should be placed on the correction of the evils resulting from undesirable characteristics of farm tenancy rather than to become unduly alarmed at the actual percentage of tenancy, and, as a result, place all the emphasis on the elimination of the practice. Kansas need not be alarmed because 44 out of every 100 farm operators are tenants. Perhaps that figure should be reduced, but elimination of tenancy is practically impossible. Because all cannot be owners, the problem becomes one of improving the status of the tenant.

The best means for correcting many farm tenancy problems is in the improvement of the leasing contract. The lease contract can greatly affect the tenant-landlord relationship. If this relationship is harmonious rather than one of conflict, then a greater stability of tenant tenure can be expected. Thus, if greater stability of tenant tenure is ensured, many problems--economic and social--would be well on the road towards being solved. Along with the leasing contract, one must also consider the kind and amount of rent paid, and some characteristics of both the tenant and the landlord. It is with this idea in mind that a review of some of the findings of the study will be made and to see if certain characteristics of farm tenancy show

interrelationships.

Less than one-half of the leases in the state were written. Certain sections of the state showed higher percentages of written leases than others. There was a tendency towards more frequent use of oral leases in central Kansas. In this area the kinship of the landlord and tenant was high and it would be logical to suppose written leases would not seem to be so important under those circumstances. Then, too, the percentage of institutional landlords was comparatively low. Usually banks, mortgage, and insurance companies require that leases be written. No doubt because kinship of landlord and tenant is high and the percentage of institutional landlords is low in central Kansas, the greater use of oral leases has resulted. On the other hand, in the eastern one-third of the state the opposite situation was found; that is, kinship was lower and percentage of institutional landlords was higher. In this part of the state the written lease was more commonly used. For the state as a whole, there probably has been an increase of written leases as a result of AAA programs during the last few years. This has become necessary in many cases to eliminate disputes over division of benefit payments by the landlord and the tenant. Another factor in the increase of written

leases has been the advent of the Farm Security Administration and its farmer clients. One can conclude that there is a need for more written leases, containing simple and understandable terms.

Generally, most of the leases in the eastern part of the state began on March 1, while the starting date usually was August 1, in western Kansas. This date depended quite generally upon whether spring or fall-seeded crops were most extensively grown. Some problems will arise in either the seeding or the harvesting of the crops, should both spring and fall crops be grown and the beginning date be in either March or August. Provisions should, therefore, be made in the leasing contract to take care of such instances.

The share of the crop paid as well as the cash paid per acre followed the value of the land for growing of crops. Higher rents were paid in those sections with highest land values per acre. Generally the rent paid to the landlord decreased in going from the northeastern to the southwestern corners of the state. In the case of cash payments the quality of pasture land and the number and condition of the farm buildings were important factors. Whether the rents paid in any particular area are equitable or not cannot be determined until the contributions of the landlord and the tenant, rather than custom, are considered.

The kind of rent paid--that is, the type of lease--is largely dependent upon the possibility of crop failures and other advantages to both the tenant and the landlord. For instance, in the western section of Kansas where crop failures are most common the crop-share lease was commonly used. In such a lease, risks are mutually assumed by the tenant and the landlord. Cash leasing thus was quite uncommon in this area. Stock-share leasing was most common in the eastern one-half of Kansas. Better pastures and other conditions make this type of lease better adapted to this area. Although this type of lease is of little importance at the present time, its use probably will increase when farmers become educated to its advantages in the correction of many evils resulting from farm tenancy.

The kinship of the landlord and the tenant was found to be of considerable importance in the stability of tenant tenure. In central Kansas where the percentage of kinship was high, the percentage of tenants having lived on their farms for five years or more was also high. Another characteristic of this area was the low percentage of absentee landlordism. Those areas having lower percentages of kinship also have greater instability of tenant tenure and a comparatively higher percentage of absentee landlordism. Absentee landlordism is a greater problem in the southwestern corner of the state than in any other section. If the

landlord has considerable farming experience and is not located so that he may keep in close contact with the farm, much valuable guidance in the farming operations is lost.

The tendency for the tenant to have more than one landlord becomes greater as the size of the tenant-operated farm increases. In the western part of the state the investment in the machinery by the tenant necessitated a larger farm to secure more efficient use of that machinery. Multiple landlordism increased in percentage in going from eastern to western Kansas.

There was a close relationship between the type of farm and the percentage of tenancy for the total of each type of farm. This did not greatly influence the formation of high and low tenancy areas because the low tenancy farms were not numerous and were spread out over a large area.

From the foregoing account of some of the characteristics of farm tenancy occurring in this state and the tendency for some characteristics to go hand in hand with others, there is evidence that there are farm tenancy problems in this state. Emphasis should be placed on the solving of those problems and the correction of the evils of the practice of farm tenancy. Improvement of the provisions of the leasing contract can solve many problems now existing.

SUMMARY

In Kansas in 1935, 44 out of every 100 farm operators were tenants. The rank of Kansas among other states in the United States was fifteenth. Wyandotte county had the lowest rate of tenancy with 30.4 per cent and Scott county had the highest rate with 51.8 per cent. No particularly high or low tenancy areas existed in the state. The trend of the tenancy rate has been steadily upward in Kansas, with a very rapid increase from 1880 to 1920. Since that time, the increase has been less rapid. Type-of-farming Area III, including Douglas, Jefferson, Johnson, Leavenworth, Shawnee, and Wyandotte counties, with 36.7 per cent of tenancy, was low among the farming regions of Kansas.

There was a relationship noted between the type of farm and the percentage of tenancy. Cash-grain farms had the highest rate with 51 per cent tenancy while fruit farms were low with 19.3 per cent. The results indicated that certain types of farming adapted themselves more readily to tenant operation than other types.

Leases in Kansas were principally of four types--namely cash lease, crop-share lease, share-cash lease, and stock-share lease. The share-cash lease was the most popular, making up 49.44 per cent of the total number of leases.

Cash leasing and stock-share leasing, although of minor importance, were most likely to occur in eastern Kansas. Crop-share leases occurred most frequently in western Kansas, especially in the southwest and the west central sections.

A study of cash payments made under share-cash leasing was made for crop land, pasture land, pasture land and buildings, and buildings alone. For crop land the rent ranged from \$0.42 per acre in Area XII up to \$3.17 per acre in Area III. The cash payment decreased in going from the eastern part of the state to the western part. Pasture land payments were approximately \$1.00 per acre in the eastern half of Kansas and \$0.50 per acre for the western half. In the combined payments for pasture land and buildings, Area VIb had the highest payment per acre with Area XII having the lowest payment per acre. Payments for buildings only indicated nothing unusual except that no such payments were recorded in Area Xb. Cash paid per acre under cash leasing decreased in going from east to west in the state. Highest payments were recorded in Areas III and IV--namely, \$2.84 and \$2.73 per acre, respectively.

The share of crop given as rent to the landlord for the use of land ranged from one-fourth to one-half. For corn the share decreased from one-half to one-fourth in going from the northeast to the southwest corners of the state.

Usual shares given for wheat were one-fourth, one-third, and two-fifths, decreasing in the same manner as corn. The results for oats, barley, and grain sorghums followed wheat quite closely. Share of the alfalfa crop given as rent ranged from one-fourth to one-half with very few cases where the landlord bore any of the expense if the share was below one-half.

According to census data of 1930, 31.1 per cent of the landlords were related to their tenants, with the highest percentages in the counties in central Kansas. Parents of either the tenant or his wife constituted the most common degree of relationship. There was a close correlation between the percentage of kinship of the landlord to the tenant and the percentage of tenants living on their farms five years or more.

Thirty-five per cent of the Kansas tenants lived on their farms one year or less. Lowest-percentage counties were in central Kansas. Forty-one per cent of the tenants had lived on their farms for five years or more, with the highest-percentage counties occurring in the central part of the state. Lowest percentages were most common in the southeast and the southwest corners of the state.

Less than one-half, or 46.6 per cent, of the leasing contracts in the state were written. Written contracts were

more generally used in the eastern one-third of the state than in any other section. The beginning date of the lease was usually March 1 or August 1. March 1 was used most frequently in the eastern half and August 1 in the western half of Kansas. Adjustments for drought, crop failures, and low prices were infrequently included in the leasing contract.

The average size of the tenant farm for the state was 245 acres. The size of the farm increased in going westward across the state. Highest average value of tenant farms was in the central and south central sections while the lowest value was in the eastern section of the state. The highest per-acre value of tenant farms was in the northeastern part of Kansas and in an area in the central portion extending across the state from north to south.

Almost two-thirds of the total number of landlords were males. Although absentee landlords were scattered quite generally over the entire state, there was a tendency for their more frequent occurrence in western Kansas. The number of visits made to the farm by the landlord was quite variable, ranging from one visit per day to perhaps one per year. Some replies indicated that the landlord furnished guidance; other replies indicated that he did not. Retired landlords and landlords now actively farming made up almost one-half of the total number. Business men comprised

approximately 17 per cent of the total.

The probability of tenants having more than one landlord increased in going westward in the state. The percentage of tenants having more than one landlord varied directly with the size of the tenant-operated farm.

In the comparison of certain factors for tenant and owner-operated farms the following results were secured. Generally, the value per acre was lowest on the tenant farms while the value per farm was the highest, the average size of the tenant farm being larger than the owner-operated farm. As a rule, more land was planted to crops on the tenant farm. The average machinery investment per crop acre harvested was higher on the owner farms than on the tenant farms.

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APPENDIX A

During June, 1939, two men collected a total of approximately 200 schedules by personal interviews in Anderson, Ford McPherson, and Smith counties. Results from these interviews, corresponding to those secured from the mail questionnaires, were combined in preceding summaries. Some of the additional data secured are presented in the following tables. No explanation of the tables was made as it was felt that these four counties might or might not be representative of the section of Kansas in which they are located (Fig. 21). These data deal chiefly with tenant characteristics, landlord characteristics, method of acquiring farm ownership, and some lease information.

Table 12. The number and percentage of tenants in four counties in Kansas who have owned land in the past, with average size of farm and average length of time owned, 1939.

County	:Tenants		:Tenants own-		:Average	:Average
	:owning land:		:ing no land		:size of	:time
	: Num-	: Per :	: Num-	: Per :	:farm	:owned
	: ber :	cent:	: ber :	cent :	:(acres):	:(years)
Anderson	: 10 :	25.6:	29 :	74.4 :	157.2 :	16.4
	: :	:	:	:	:	:
Ford	: 6 :	21.4:	22 :	78.6 :	306.6 :	4.6
	: :	:	:	:	:	:
McPherson	: 16 :	24.2:	50 :	75.8 :	261.3 :	10.0
	: :	:	:	:	:	:
Smith	: 11 :	32.3:	23 :	67.7 :	427.3 :	10.5
	: :	:	:	:	:	:
Average	: :	25.8:	: :	74.3 :	288.1 :	10.4

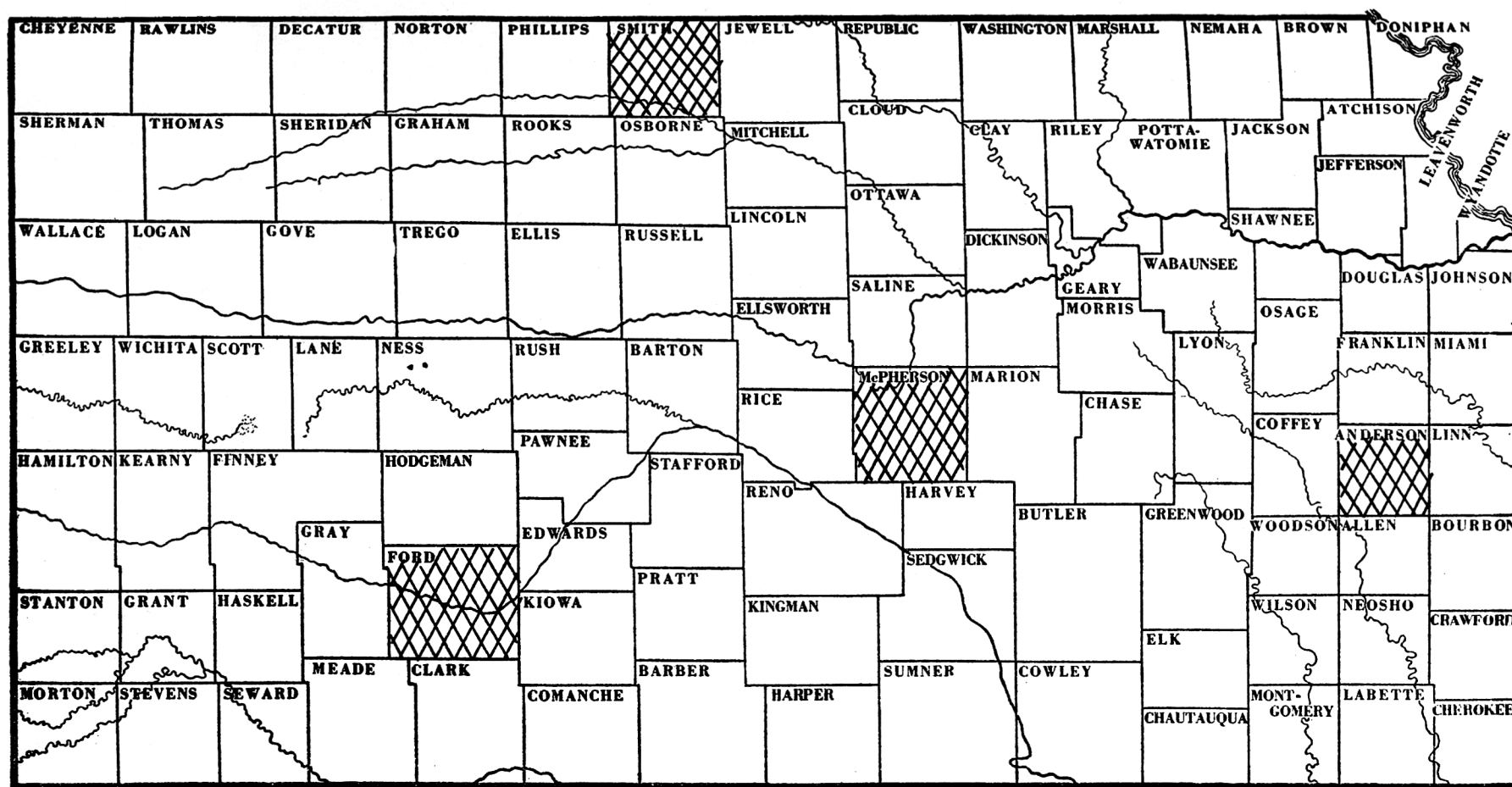


Fig. 21. Map showing the counties in Kansas in which personal interview schedules were collected, 1939.

Table 13. Classification of tenants in four counties in Kansas according to the amount of education of each, 1939.

County	Type of educational institution attended							
	Grade school		High school		College			
	Number	Percent	Number	Percent	Number	Percent		
Anderson	29	76.32	8	21.05	1	2.63		
Ford	18	64.29	7	25.00	3	10.71		
McPherson	40	61.54	13	20.00	12	18.46		
Smith	22	66.67	7	21.21	4	12.12		
Average		66.46		21.34		12.20		

Table 14. A frequency distribution of tenants in various age groups in four counties in Kansas, 1939.

Age group (years)	Number of tenants	Percentage of total
20 to 29	19	11.04
30 to 39	63	36.62
40 to 49	43	25.00
50 to 59	26	15.11
60 to 69	15	8.72
70 to 79	6	3.47

Table 15. Classification of the fathers of the tenants according to occupation in four counties in Kansas, 1939.

County	Occupation		
	Farmer	Retired	Other
Anderson	10	12	
Ford	26		2
McPherson	20	12	1
Smith	32	1	1
Total	88	25	4

Table 16. The average number of years tenant had farmed and the average length of tenure on the farm operated in 1939.

County	Average number of years tenant had farmed	Years on farm operated in 1939
Anderson	19.07	3.60
Ford	17.39	8.92
McPherson	19.36	9.65
Smith	20.78	6.44
Average	19.14	7.15

Table 17. The number and percentage of landlords having farming experience.

County	Farming experience		No farming experience	
	Number	Per cent	Number	Per cent
Anderson	23	82.14	5	17.86
Ford	31	86.12	5	13.88
McPherson	70	83.33	14	16.67
Smith	37	90.25	4	9.75
Total	161	85.18	28	14.82

Table 18. A frequency distribution of the landlords in the various age groups.

Age group (years)	Number	Percentage
20 to 29	1	0.47
30 to 39	10	4.73
40 to 49	31	14.69
50 to 59	46	21.82
60 to 69	62	29.38
70 to 79	47	22.29
80 to 89	12	5.68
90 to 99	2	0.94
Total	211	100.00

Table 19. The number and percentage of the landowners who had acquired farms by the various methods, 1939.

County	Purchase		Inheritance		Mortgage foreclosure closure		Home-steading		Other methods	
	Num-	Per	Num-	Per	Num-	Per	Num-	Per	Num-	Per
	ber	cent	ber	cent	ber	cent	ber	cent	ber	cent
Anderson	17	42.50	13	32.50	10	25.00	0	0.00	0	0.00
Ford	22	61.12	8	22.20	2	5.55	1	2.78	3	8.33
McPherson	48	53.35	32	35.55	5	5.55	3	3.33	2	2.22
Smith	21	45.65	7	15.22	10	21.74	2	4.35	6	13.04
Total	108	50.94	60	28.30	27	12.74	6	2.83	11	5.19

Table 20. The number and percentage of initial contracts and renewals written or oral in four counties in Kansas, 1939.

County	Initial contract written:				Renewals written			
	Yes		No		Yes		No	
	Num-	Per	Num-	Per	Num-	Per	Num-	Per
	ber	cent	ber	cent	ber	cent	ber	cent
Anderson	29	53.70	25	46.29	23	46.93	26	53.07
Ford	21	46.66	24	53.33	11	28.95	27	71.05
McPherson	48	45.71	57	54.28	15	14.43	89	85.57
Smith	23	41.81	32	58.18	12	26.67	33	73.33
Total	121	46.71	138	53.28	61	25.85	175	74.15

Table 21. The number of leases according to the time in advance that notice of termination must be given, Kansas, 1940.^{/9}

County	Time in advance that notice of termination must be given			
	30 days	60 days	90 days	6 months
Anderson	25	:	2	3
Ford	17	2	5	6
McPherson	57	1	1	2
Smith	21	1	4	6
Total	120	4	12	17

^{/9} All leases written for a specific length of time: i.e., one-year leases were omitted as no notice of termination is necessary.

APPENDIX B

This section will be made up entirely of tables giving information that has been used for mapping in the main body of the thesis.

Table 22. The number and the percentage of replies to the 22,968 mail questionnaires sent to tenants in all counties in Kansas, 1939 and 1940.

County	Replies received		County	Replies received	
	Number	Percentage of total number sent		Number	Percentage of total number sent
Allen	72	23.37	Ellis	38	26.57
Anderson	41	16.20	Ellsworth	50	30.49
Atchison	42	16.73	Finney	9	5.73
Barber	18	12.50	Ford	22	11.64
Barton	21	16.27	Franklin	19	6.64
Bourbon	28	8.78	Geary	5	6.17
Brown	44	13.02	Gove	18	16.36
Butler	46	11.80	Graham	20	10.25
Chase	9	6.72	Grant	19	27.94
Chautauqua	25	13.16	Gray	10	6.8
Cherokee	19	4.86	Greeley	4	8.33
Cheyenne	16	10.66	Greenwood	53	16.21
Clark	11	13.10	Hamilton	10	12.82
Clay	33	11.11	Harper	16	6.40
Cloud	23	7.10	Harvey	19	8.44
Coffey	29	9.48	Haskell	6	9.23
Comanche	8	9.63	Hodgeman	23	21.49
Cowley	30	7.16	Jackson	44	12.82
Crawford	30	8.67	Jefferson	20	6.85
Decatur	21	11.05	Jewell	57	17.27
Dickinson	36	11.50	Johnson	45	14.51
Doniphan	27	11.44	Kearny	15	18.98
Douglas	20	8.33	Kingman	12	5.00
Edwards	16	13.79	Kiowa	24	22.02
Elk	21	11.80	Labette	40	11.46

Table 22. (Continued)

Lane	:	11	:	15.07	:	Republic	:	32	:	10.06
Leavenworth	:	28	:	11.96	:	Rice	:	17	:	8.09
Lincoln	:	31	:	17.31	:	Riley	:	12	:	6.28
Linn	:	20	:	6.51	:	Rooks	:	23	:	11.97
Logan	:	11	:	17.18	:	Rush	:	29	:	19.07
Lyon	:	48	:	17.39	:	Russell	:	22	:	11.64
McPherson	:	32	:	9.75	:	Saline	:	31	:	12.55
Marion	:	52	:	14.86	:	Scott	:	18	:	19.14
Marshall	:	31	:	8.03	:	Sedgwick	:	47	:	9.23
Meade	:	11	:	10.47	:	Seward	:	10	:	12.04
Miami	:	28	:	8.59	:	Shawnee	:	23	:	9.13
Mitchell	:	38	:	15.70	:	Sheridan	:	17	:	12.78
Montgomery	:	21	:	6.36	:	Sherman	:	18	:	13.53
Morris	:	20	:	9.90	:	Smith	:	74	:	23.27
Morton	:	4	:	6.45	:	Stafford	:	15	:	7.38
Nemaha	:	45	:	13.35	:	Stanton	:	11	:	14.66
Neosho	:	41	:	13.18	:	Stevens	:	20	:	20.00
Ness	:	25	:	17.12	:	Sumner	:	67	:	10.37
Norton	:	19	:	30.64	:	Thomas	:	25	:	16.89
Osage	:	43	:	14.10	:	Trego	:	48	:	29.09
Osborne	:	24	:	9.60	:	Wabaunsee	:	30	:	13.88
Ottawa	:	19	:	8.15	:	Wallace	:	6	:	9.52
Pawnee	:	31	:	18.23	:	Washington	:	66	:	17.14
Phillips	:	43	:	14.14	:	Wichita	:	6	:	11.53
Pottawatomie	:	39	:	14.61	:	Wilson	:	27	:	9.68
Pratt	:	32	:	18.28	:	Woodson	:	33	:	17.55
Rawlins	:	24	:	17.26	:	Wyandotte	:	8	:	5.44
Reno	:	60	:	16.22	:	STATE	:	2,837	:	12.35
	:		:		:		:		:	

Table 23. The percentage of farms that were tenant-operated by counties in Kansas, 1935 (12).

County	:Per- centage:	County	:Per- centage:	County	:Per- centage
Allen	: 48.1	Greeley	: 46.3	Osborne	: 49.5
Anderson	: 44.9	Greenwood	: 51.2	Ottawa	: 48.7
Atchison	: 43.5	Hamilton	: 49.9	Pawnee	: 49.2
Barber	: 45.6	Harper	: 50.0	Phillips	: 46.7
Barton	: 43.1	Harvey	: 44.1	Pottawatomie	: 39.2
Bourbon	: 44.6	Haskell	: 46.8	Pratt	: 48.0
Brown	: 48.8	Hodgeman	: 44.4	Rawlins	: 39.5
Butler	: 48.6	Jackson	: 44.2	Reno	: 39.8
Chase	: 48.0	Jefferson	: 42.8	Republic	: 45.1
Chautauqua	: 47.5	Jewell	: 43.3	Rice	: 45.6
Cherokee	: 50.1	Johnson	: 37.5	Riley	: 39.1
Cheyenne	: 41.5	Kearny	: 47.1	Rooks	: 46.7
Clark	: 43.4	Kingman	: 45.9	Rush	: 42.1
Clay	: 47.1	Kiowa	: 48.2	Russell	: 45.4
Cloud	: 49.1	Labette	: 43.0	Saline	: 45.2
Coffey	: 42.7	Lane	: 43.0	Scott	: 51.8
Comanche	: 48.0	Leavenworth	: 34.6	Sedgwick	: 44.6
Cowley	: 48.2	Lincoln	: 40.6	Seward	: 48.6
Crawford	: 40.9	Linn	: 42.6	Shawnee	: 35.3
Decatur	: 45.0	Logan	: 36.6	Sheridan	: 42.7
Dickinson	: 41.1	Lyon	: 35.7	Sherman	: 38.5
Doniphan	: 43.0	McPherson	: 43.4	Smith	: 44.6
Douglas	: 37.7	Marion	: 46.2	Stafford	: 50.0
Edwards	: 47.2	Marshall	: 49.6	Stanton	: 48.9
Elk	: 45.2	Meade	: 37.5	Stevens	: 50.6
Ellis	: 35.7	Miami	: 43.6	Sumner	: 49.7
Ellsworth	: 44.6	Mitchell	: 47.8	Thomas	: 47.9
Finney	: 49.3	Montgomery	: 46.6	Trego	: 45.6
Ford	: 43.0	Morris	: 40.5	Wabaunsee	: 40.6
Franklin	: 38.5	Morton	: 43.6	Wallace	: 42.5
Geary	: 34.7	Nemaha	: 46.8	Washington	: 44.6
Gove	: 38.3	Neosho	: 45.7	Wichita	: 41.0
Graham	: 45.5	Ness	: 39.8	Wilson	: 46.4
Grant	: 49.4	Norton	: 44.2	Woodson	: 48.0
Gray	: 48.4	Osage	: 37.6	Wyandotte	: 30.4
:	:	:	:	STATE	: 44.0

Table 24. The percentage of tenants related to their landlords by counties in Kansas, 1930 (12).

County	:Per- centage: related:	County	:Per- centage: related:	County	:Per- centage: related:
Allen	: 19.8	Greeley	: 9.9	Osborne	: 38.3
Anderson	: 21.4	Greenwood	: 24.4	Ottawa	: 41.0
Atchison	: 35.6	Hamilton	: 21.4	Pawnee	: 31.6
Barber	: 33.9	Harper	: 31.3	Phillips	: 35.4
Barton	: 50.8	Harvey	: 37.0	Pottawatomie	: 32.2
Bourbon	: 18.4	Haskell	: 22.5	Pratt	: 36.9
Brown	: 34.4	Hodgeman	: 29.0	Rawlins	: 38.5
Butler	: 26.2	Jackson	: 26.0	Reno	: 38.2
Chase	: 24.0	Jefferson	: 26.8	Republic	: 38.5
Chautauqua	: 18.8	Jewell	: 31.9	Rice	: 37.8
Cherokee	: 19.7	Johnson	: 21.1	Riley	: 40.3
Cheyenne	: 29.4	Kearny	: 17.5	Rooks	: 32.5
Clark	: 23.7	Kingman	: 34.9	Rush	: 49.7
Clay	: 38.1	Kiowa	: 35.0	Russell	: 39.5
Cloud	: 37.6	Labette	: 18.4	Saline	: 34.9
Coffey	: 25.7	Lane	: 31.4	Scott	: 11.2
Comanche	: 26.8	Leavenworth	: 28.8	Sedgwick	: 35.8
Cowley	: 24.0	Lincoln	: 47.6	Seward	: 21.4
Crawford	: 18.7	Linn	: 22.6	Shawnee	: 28.2
Decatur	: 44.3	Logan	: 27.0	Sheridan	: 32.3
Dickinson	: 44.1	Lyon	: 30.5	Sherman	: 26.6
Doniphan	: 33.7	McPherson	: 45.4	Smith	: 42.5
Douglas	: 29.7	Marion	: 38.8	Stafford	: 44.6
Edwards	: 36.2	Marshall	: 32.5	Stanton	: 21.4
Elk	: 22.4	Meade	: 26.1	Stevens	: 20.1
Ellis	: 43.3	Miami	: 28.6	Sumner	: 28.6
Ellsworth	: 41.8	Mitchell	: 33.2	Thomas	: 26.7
Finney	: 7.9	Montgomery	: 18.7	Trego	: 30.7
Ford	: 30.4	Morris	: 34.0	Wabaunsee	: 30.6
Franklin	: 23.7	Morton	: 16.9	Wallace	: 13.5
Geary	: 40.0	Nemaha	: 32.7	Washington	: 41.0
Gove	: 32.9	Neosho	: 19.7	Wichita	: 19.9
Graham	: 34.0	Ness	: 32.6	Wilson	: 16.2
Grant	: 29.7	Norton	: 34.1	Woodson	: 21.6
Gray	: 28.3	Osage	: 34.0	Wyandotte	: 16.9
:	:	:	:	:	:

Table 25. The percentage of tenants having lived on the same farm for one year or less and of tenants having lived on the same farm five years or more, Kansas 1935 (12).

County	Percentage		County	Percentage		County	Percentage	
	one year or less	five years or more		one year or less	five years or more		one year or less	five years or more
Allen	41.8	31.0	Greeley	45.7	23.6	Osborne	33.5	44.7
Anderson	44.1	27.4	Greenwood	44.3	30.8	Ottawa	27.7	51.2
Atchison	41.2	37.1	Hamilton	48.1	11.0	Pawnee	21.6	58.1
Barber	27.6	47.1	Harper	29.6	50.1	Phillips	31.9	46.8
Barton	20.0	60.5	Harvey	29.3	46.0	Pottawatomie	37.3	38.2
Bourbon	46.3	25.8	Haskell	24.5	46.4	Pratt	28.1	48.5
Brown	31.1	46.4	Hodgeman	27.2	43.3	Rawlins	27.8	45.6
Butler	36.2	38.1	Jackson	46.2	30.9	Reno	28.0	47.2
Chase	34.2	38.4	Jefferson	42.5	32.3	Republic	23.7	46.6
Chautauqua	51.5	23.1	Jewell	31.7	39.3	Rice	25.3	52.2
Cherokee	45.7	29.7	Johnson	48.8	27.5	Riley	31.4	39.5
Cheyenne	42.9	30.8	Kearny	36.4	27.2	Rooks	29.4	45.0
Clark	21.5	53.5	Kingman	33.2	43.2	Rush	18.5	63.2
Clay	29.9	43.4	Kiowa	25.8	52.7	Russell	24.1	51.9
Cloud	33.1	41.5	Labette	39.9	31.8	Saline	22.8	54.0
Coffey	42.3	30.6	Lane	26.9	47.5	Scott	35.4	30.0
Comanche	29.8	50.1	Leavenworth	45.8	29.5	Sedgwick	38.7	39.4
Cowley	43.3	31.4	Lincoln	19.1	58.7	Seward	36.2	38.1
Crawford	35.9	37.1	Linn	48.1	25.9	Shawnee	40.6	34.6
Decatur	23.4	52.8	Logan	35.7	34.7	Sheridan	27.6	48.3
Dickinson	27.7	51.5	Lyon	40.1	34.7	Sherman	32.6	34.5
Doniphan	30.0	42.7	McPherson	24.6	55.1	Smith	31.7	45.2
Douglas	37.1	36.9	Marion	24.8	52.5	Stafford	28.3	50.8
Edwards	18.7	55.1	Marshall	29.3	45.5	Stanton	30.0	40.5
Elk	43.8	24.4	Meade	28.3	44.1	Stevens	34.3	41.3
Ellis	23.8	52.0	Miami	47.2	31.5	Sumner	30.2	45.0
Ellsworth	18.8	57.3	Mitchell	23.1	55.9	Thomas	30.9	39.7
Finney	39.1	32.9	Montgomery	47.3	28.5	Trego	27.0	49.0
Ford	28.3	50.1	Morris	38.5	38.5	Wabaunsee	34.4	40.0
Franklin	46.8	29.2	Morton	38.2	28.0	Wallace	54.1	17.8
Geary	39.1	39.8	Nemaha	33.7	38.1	Washington	30.7	42.4
Gove	37.2	36.8	Neosho	42.9	28.0	Wichita	44.5	16.5
Graham	27.4	45.3	Ness	21.5	48.7	Wilson	41.2	28.4
Grant	31.3	39.2	Norton	35.2	39.4	Woodson	46.2	27.4
Gray	27.6	40.0	Osage	42.5	31.8	Wyandotte	56.4	20.2
						STATE	35.0	41.0

Table 26. The average size of tenant-operated farms by counties in Kansas, 1935 (12).

County	:Average: :number : :of : :acres :	County	:Average: :number : :of : :acres :	County	:Average: :number : :of : :acres :
Allen	: 147	Greeley	: 660	Osborne	: 276
Anderson	: 178	Greenwood	: 212	Ottawa	: 225
Atchison	: 143	Hamilton	: 518	Pawnee	: 382
Barber	: 563	Harper	: 288	Phillips	: 237
Barton	: 299	Harvey	: 189	Pottawatomie	: 181
Bourbon	: 151	Haskell	: 561	Pratt	: 343
Brown	: 157	Hodgeman	: 501	Rawlins	: 468
Butler	: 266	Jackson	: 149	Reno	: 229
Chase	: 423	Jefferson	: 142	Republic	: 180
Chautauqua	: 216	Jewell	: 204	Rice	: 273
Cherokee	: 130	Johnson	: 108	Riley	: 218
Cheyenne	: 449	Kearny	: 468	Rooks	: 327
Clark	: 612	Kingman	: 267	Rush	: 328
Clay	: 180	Kiowa	: 421	Russell	: 360
Cloud	: 185	Labette	: 154	Saline	: 201
Coffey	: 150	Lane	: 595	Scott	: 582
Comanche	: 730	Leavenworth	: 129	Sedgwick	: 159
Cowley	: 194	Lincoln	: 267	Seward	: 477
Crawford	: 132	Linn	: 145	Shawnee	: 133
Decatur	: 367	Logan	: 720	Sheridan	: 443
Dickinson	: 190	Lyon	: 174	Sherman	: 590
Doniphan	: 145	McPherson	: 204	Smith	: 209
Douglas	: 125	Marion	: 208	Stafford	: 313
Edwards	: 407	Marshall	: 191	Stanton	: 624
Elk	: 260	Meade	: 535	Stevens	: 473
Ellis	: 357	Miami	: 138	Sumner	: 230
Ellsworth	: 314	Mitchell	: 239	Thomas	: 529
Finney	: 474	Montgomery	: 143	Trego	: 452
Ford	: 401	Morris	: 258	Wabaunsee	: 202
Franklin	: 136	Morton	: 388	Wallace	: 972
Geary	: 258	Nemaha	: 167	Washington	: 185
Gove	: 439	Neosho	: 149	Wichita	: 676
Graham	: 351	Ness	: 481	Wilson	: 170
Grant	: 560	Norton	: 285	Woodson	: 177
Gray	: 448	Osage	: 152	Wyandotte	: 43
	:		:	STATE	: 245

Table 27. The average value per acre and the average value per farm for tenant-operated farms in Kansas, 1935 (12).

County	Average value in dollars		County	Average value in dollars		County	Average value in dollars	
	Per acre	Per farm		Per acre	Per farm		Per acre	Per farm
Allen	32.1	4721	Greeley	10.5	6953	Osborne	21.9	6056
Anderson	28.0	4994	Greenwood	21.1	4462	Ottawa	33.1	7425
Atchison	46.2	6621	Hamilton	9.7	5017	Pawnee	37.6	14371
Barber	19.1	10750	Harper	34.1	9813	Phillips	23.3	5532
Barton	45.6	13625	Harvey	55.9	10560	Pottawatomie	37.0	6706
Bourbon	25.0	3782	Haskell	23.0	12882	Pratt	36.8	12620
Brown	70.5	11076	Hodgeman	18.3	9172	Rawlins	18.1	8460
Butler	23.8	6343	Jackson	38.7	5775	Reno	47.6	10915
Chase	25.1	10631	Jefferson	44.2	6291	Republic	44.7	8065
Chautauqua	13.2	2847	Jewell	31.9	6508	Rice	45.8	12436
Cherokee	22.3	2903	Johnson	76.6	8299	Riley	38.1	8309
Cheyenne	14.5	6428	Kearny	16.1	7539	Rooks	18.6	6073
Clark	19.6	12004	Kingman	33.1	8838	Rush	36.9	12100
Clay	41.4	7426	Kiowa	24.9	10496	Russell	27.0	9695
Cloud	37.5	6922	Labette	23.3	3592	Saline	45.0	9030
Coffey	29.8	4470	Lane	19.2	13527	Scott	15.4	8956
Comanche	18.3	13374	Leavenworth	40.8	5268	Sedgwick	57.5	9133
Cowley	31.3	6062	Lincoln	28.6	7645	Seward	19.9	9510
Crawford	25.3	3341	Linn	25.0	3616	Shawnee	63.3	8435
Decatur	20.8	7648	Logan	12.5	9032	Sheridan	18.2	8046
Dickinson	49.8	9468	Lyon	32.6	5667	Sherman	13.6	8020
Doniphan	64.0	9276	McPherson	51.0	10376	Smith	29.6	5989
Douglas	45.8	5745	Marion	40.1	8330	Stafford	45.5	14275
Edwards	35.8	14576	Marshall	50.3	9598	Stanton	14.0	9595
Elk	16.8	4357	Meade	19.8	10586	Stevens	15.4	10528
Ellis	21.6	7692	Miami	37.1	5124	Sumner	40.7	9338
Ellsworth	36.6	11488	Mitchell	34.9	8351	Thomas	18.7	9918
Finney	22.2	10504	Montgomery	25.4	3631	Trego	20.3	9187
Ford	30.7	12325	Morris	30.7	7914	Wabaunsee	34.0	6888
Franklin	37.2	5056	Morton	12.7	7479	Wallace	6.8	6571
Geary	39.1	10076	Nemaha	53.4	8890	Washington	39.8	7365
Gove	16.9	7778	Neosho	24.0	3560	Wichita	10.6	7186
Graham	14.8	5200	Ness	20.3	9750	Wilson	22.0	3730
Grant	21.2	11863	Norton	18.7	5338	Woodson	22.2	3935
Gray	23.3	10431	Osage	32.0	4883	Wyandotte	127.5	5322
						STATE	30.53	7495

Table 28. The number of landlords per tenant on a percentage basis by counties in Kansas, 1940. (Information was supplied by tenants in replies to questionnaires prepared by the Bureau of Agricultural Economics, U.S.D.A., and the Kansas Agricultural Experiment Station.)

County	Percentage of tenants having the following number of landlords					County	Percentage of tenants having the following number of landlords					County	Percentage of tenants having the following number of landlords				
	One	Two	Three	Four	Five or more		One	Two	Three	Four	Five or more		One	Two	Three	Four	Five or more
Allen	83.1	16.9	0.0	0.0	0.0	Greeley	0.0	33.3	0.0	33.3	33.3	Osborne	90.9	4.5	0.0	4.5	0.0
Anderson	78.6	19.0	2.4	0.0	0.0	Greenwood	79.2	17.0	1.9	0.0	1.9	Ottawa	78.9	21.1	0.0	0.0	0.0
Atchison	78.6	21.4	0.0	0.0	0.0	Hamilton	50.0	10.0	10.0	10.0	20.0	Pawnee	35.5	35.5	22.6	6.4	0.0
Barber	66.7	22.2	11.1	0.0	0.0	Harper	73.3	20.0	6.7	0.0	0.0	Phillips	60.0	32.5	2.5	2.5	2.5
Barton	35.0	50.0	10.0	0.0	5.0	Harvey	73.7	21.0	5.3	0.0	0.0	Pottawatomie	83.8	16.2	0.0	0.0	0.0
Bourbon	85.7	10.7	3.6	0.0	0.0	Haskell	50.0	33.3	16.7	0.0	0.0	Pratt	48.1	33.3	11.1	7.4	0.0
Brown	57.8	31.1	8.9	2.2	0.0	Hodgeman	42.3	26.9	11.5	19.2	0.0	Rawlins	47.8	26.1	17.4	8.7	0.0
Butler	65.2	28.3	4.3	2.2	0.0	Jackson	72.7	25.0	2.3	0.0	0.0	Reno	67.3	23.6	5.5	3.6	0.0
Chase	80.0	20.0	0.0	0.0	0.0	Jefferson	73.7	15.8	5.3	5.3	0.0	Republic	66.7	30.0	3.3	0.0	0.0
Chautauqua	75.0	20.8	4.2	0.0	0.0	Jewell	62.5	30.4	5.4	1.8	0.0	Rice	57.1	35.7	7.1	0.0	0.0
Cherokee	57.9	10.5	21.0	0.0	10.5	Johnson	62.8	34.9	0.0	2.3	0.0	Riley	66.7	25.0	0.0	8.3	0.0
Cheyenne	50.0	21.4	7.1	14.3	7.1	Kearny	53.3	6.7	13.3	13.3	13.3	Rooks	39.1	39.1	8.7	8.7	4.3
Clark	72.7	27.3	0.0	0.0	0.0	Kingman	41.7	25.0	25.0	8.3	0.0	Rush	77.1	17.1	5.7	0.0	0.0
Clay	72.7	24.2	0.0	0.0	3.0	Kiowa	45.5	45.5	4.5	0.0	4.5	Russell	66.7	23.8	4.8	0.0	4.8
Cloud	86.4	13.6	0.0	0.0	0.0	Labette	77.5	20.0	2.5	0.0	0.0	Saline	58.1	29.0	9.7	3.2	0.0
Coffey	65.5	24.1	3.4	3.4	3.4	Lane	36.4	27.3	18.2	9.1	9.1	Scott	55.6	27.8	5.6	5.6	5.6
Comanche	75.0	25.0	0.0	0.0	0.0	Leavenworth	67.8	25.0	0.0	0.0	7.1	Sedgwick	66.7	24.4	6.7	2.2	0.0
Cowley	73.3	20.0	0.0	6.7	0.0	Lincoln	57.9	28.9	7.9	5.3	0.0	Seward	40.0	10.0	10.0	30.0	10.0
Crawford	75.0	25.0	0.0	0.0	0.0	Linn	81.0	9.5	9.5	0.0	0.0	Shawnee	78.3	13.0	4.3	4.3	0.0
Decatur	50.0	40.0	5.0	5.0	0.0	Logan	22.2	44.4	22.2	0.0	11.1	Sheridan	52.9	29.4	11.8	0.0	5.9
Dickinson	75.0	19.4	2.8	2.8	0.0	Lyon	50.0	29.5	11.4	2.3	6.8	Sherman	40.0	40.0	6.7	13.3	0.0
Doniphan	81.5	14.8	0.0	0.0	3.7	McPherson	59.4	40.6	0.0	0.0	0.0	Smith	66.2	31.1	1.4	1.4	0.0
Douglas	75.0	15.0	5.0	0.0	5.0	Marion	73.1	25.0	1.9	0.0	0.0	Stafford	64.7	11.8	17.6	5.9	0.0
Edwards	68.8	12.5	12.5	6.2	0.0	Marshall	92.8	7.1	0.0	0.0	0.0	Stanton	20.0	30.0	0.0	0.0	50.0
Elk	23.8	52.4	19.0	4.8	0.0	Meade	54.5	27.3	9.1	0.0	9.1	Stevens	33.3	27.8	16.7	11.1	11.1
Ellis	62.2	32.4	2.7	0.0	2.7	Miami	74.1	14.8	7.4	3.7	0.0	Sumner	68.9	25.7	4.0	1.4	0.0
Ellsworth	67.5	25.0	5.0	2.5	0.0	Mitchell	65.8	26.3	7.9	0.0	0.0	Thomas	55.6	33.3	7.4	0.0	3.7
Finney	50.0	30.0	10.0	0.0	10.0	Montgomery	61.9	19.0	9.5	9.5	0.0	Trego	57.1	31.0	7.1	2.4	2.4
Ford	68.2	22.7	4.5	0.0	4.5	Morris	68.0	28.0	4.0	0.0	0.0	Wabaunsee	83.3	16.7	0.0	0.0	0.0
Franklin	68.4	21.0	5.3	0.0	5.3	Morton	0.0	0.0	25.0	50.0	25.0	Wallace	50.0	33.3	16.7	0.0	0.0
Geary	40.0	60.0	0.0	0.0	0.0	Nemaha	81.8	13.6	4.5	0.0	0.0	Washington	72.7	24.2	1.5	1.5	0.0
Gove	31.2	25.0	12.5	0.0	31.2	Neosho	67.5	20.0	5.0	2.5	5.0	Wichita	44.4	22.2	11.1	11.1	11.1
Graham	50.0	31.2	12.5	6.2	0.0	Ness	68.0	28.0	0.0	0.0	4.0	Wilson	74.1	18.5	3.7	3.7	0.0
Grant	36.8	36.8	5.3	21.0	0.0	Norton	36.8	57.9	0.0	5.3	0.0	Woodson	75.8	15.2	9.1	0.0	0.0
Gray	70.0	30.0	0.0	0.0	0.0	Osage	69.8	27.9	0.0	2.3	0.0	Wyandotte	50.0	50.0	0.0	0.0	0.0

Table 29. Ratio between tenant- and owner-operated farms for certain factors reported by U.S. Agricultural Census for 1935 (12).

County	Ratio of tenant- to owner-operated farms				County	Ratio of tenant- to owner-operated farms				County	Ratio of tenant- to owner-operated farms			
	Average	Average	Average	Average		Average	Average	Average	Average		Average	Average	Average	Average
	per acre	value	size	acreage		per acre	value	size	acreage		per acre	value	size	acreage
	value of	per	per	of crop-		value of	per	per	of crop-		value of	per	per	of crop-
	farm	farm	farm	land per		farm	farm	farm	land per		farm	farm	farm	land per
	:	:	:	farm	:	:	:	:	farm	:	:	:	:	farm
Allen	: 0.773	: 1.115	: 1.443	: 1.212	Greeley	: 0.725	: 1.033	: 1.425	: 1.593	Osborne	: 0.905	: 0.847	: 0.936	: 1.333
Anderson	: 0.824	: 1.050	: 1.273	: 1.176	Greenwood	: 1.007	: 0.714	: 0.726	: 1.559	Ottawa	: 0.974	: 1.137	: 1.166	: 1.286
Atchison	: 0.887	: 1.164	: 1.312	: 1.121	Hamilton	: 0.751	: 0.774	: 1.030	: 1.312	Pawnee	: 0.876	: 1.185	: 1.353	: 1.187
Barber	: 0.972	: 0.979	: 1.008	: 1.272	Harper	: 0.951	: 1.316	: 1.385	: 1.227	Phillips	: 0.927	: 0.897	: 0.966	: 1.196
Barton	: 0.930	: 1.082	: 1.165	: 1.087	Harvey	: 0.885	: 1.166	: 1.502	: 1.151	Pottawatomie	: 1.015	: 0.847	: 0.834	: 1.332
Bourbon	: 0.880	: 1.061	: 1.194	: 1.179	Haskell	: 1.024	: 0.968	: 0.946	: 1.107	Pratt	: 0.933	: 1.184	: 1.269	: 1.080
Brown	: 0.823	: 1.103	: 1.342	: 1.141	Hodgeman	: 0.924	: 0.828	: 0.879	: 1.419	Rawlins	: 0.834	: 0.834	: 0.911	: 1.229
Butler	: 0.772	: 0.934	: 1.209	: 1.071	Jackson	: 0.836	: 0.999	: 1.194	: 1.159	Reno	: 0.910	: 1.163	: 1.278	: 1.141
Chase	: 0.852	: 1.028	: 1.206	: 1.122	Jefferson	: 0.899	: 1.049	: 1.167	: 1.157	Republic	: 0.957	: 1.131	: 1.184	: 1.166
Chautauqua	: 0.768	: 0.681	: 0.887	: 1.261	Jewell	: 0.902	: 1.020	: 1.131	: 1.126	Rice	: 0.927	: 1.264	: 1.364	: 1.059
Cherokee	: 0.775	: 1.170	: 1.510	: 1.118	Johnson	: 0.791	: 1.158	: 1.615	: 1.146	Riley	: 0.887	: 0.922	: 1.040	: 1.136
Cheyenne	: 0.879	: 0.826	: 0.940	: 1.232	Kearny	: 1.098	: 0.887	: 0.808	: 1.738	Rooks	: 0.903	: 0.912	: 1.010	: 1.119
Clark	: 1.069	: 0.612	: 0.626	: 1.216	Kingman	: 0.959	: 0.980	: 1.022	: 1.263	Rush	: 0.911	: 1.072	: 1.177	: 1.104
Clay	: 0.955	: 1.013	: 1.060	: 1.214	Kiowa	: 1.119	: 0.924	: 0.826	: 1.478	Russell	: 0.945	: 1.029	: 1.090	: 1.152
Cloud	: 0.871	: 1.007	: 1.156	: 1.115	Labette	: 0.780	: 1.144	: 1.468	: 1.147	Saline	: 1.000	: 1.142	: 1.142	: 1.302
Coffey	: 0.894	: 0.980	: 1.097	: 1.261	Lane	: 0.991	: 1.253	: 1.070	: 1.398	Scott	: 0.847	: 0.933	: 1.101	: 1.142
Comanche	: 0.858	: 0.973	: 1.134	: 1.216	Leavenworth	: 0.845	: 1.127	: 1.334	: 1.025	Sedgwick	: 0.713	: 1.122	: 1.594	: 1.089
Cowley	: 0.837	: 0.981	: 1.172	: 1.180	Lincoln	: 0.918	: 0.911	: 0.993	: 1.300	Seward	: 1.129	: 0.888	: 0.787	: 1.148
Crawford	: 0.737	: 1.306	: 1.773	: 1.178	Linn	: 0.811	: 0.935	: 1.154	: 1.240	Shawnee	: 0.846	: 1.149	: 1.357	: 1.140
Decatur	: 0.887	: 0.996	: 1.123	: 1.146	Logan	: 0.861	: 1.127	: 1.329	: 1.000	Sheridan	: 0.816	: 0.853	: 1.046	: 1.112
Dickinson	: 0.904	: 1.049	: 1.161	: 1.141	Lyon	: 0.898	: 0.925	: 1.108	: 1.255	Sherman	: 0.904	: 0.843	: 0.933	: 1.612
Doniphan	: 0.911	: 1.230	: 1.350	: 1.113	McPherson	: 0.906	: 1.072	: 1.182	: 1.109	Smith	: 0.916	: 0.903	: 0.985	: 1.130
Douglas	: 0.851	: 0.977	: 1.147	: 1.131	Marion	: 0.901	: 1.014	: 1.125	: 1.197	Stafford	: 1.001	: 1.002	: 1.002	: 1.147
Edwards	: 0.954	: 1.104	: 1.157	: 1.160	Marshall	: 0.896	: 1.048	: 1.171	: 1.148	Stanton	: 0.861	: 1.279	: 1.372	: 1.269
Elk	: 0.762	: 1.016	: 1.064	: 1.346	Meade	: 1.255	: 1.040	: 0.828	: 1.653	Stevens	: 0.636	: 0.844	: 0.916	: 1.068
Ellis	: 0.839	: 0.778	: 0.923	: 1.059	Miami	: 0.885	: 1.433	: 1.110	: 1.300	Sumner	: 0.849	: 1.166	: 1.372	: 1.126
Ellsworth	: 1.156	: 1.003	: 0.867	: 1.445	Mitchell	: 0.671	: 1.128	: 1.347	: 1.071	Thomas	: 0.914	: 1.056	: 1.155	: 1.173
Finney	: 0.943	: 1.324	: 1.409	: 1.300	Montgomery	: 0.734	: 0.999	: 1.364	: 1.128	Trego	: 0.881	: 0.823	: 0.934	: 1.122
Ford	: 0.866	: 0.970	: 1.120	: 1.130	Morris	: 0.930	: 1.037	: 1.115	: 1.189	Wabaunsee	: 1.156	: 0.795	: 0.686	: 1.954
Franklin	: 0.853	: 1.006	: 1.180	: 1.200	Morton	: 0.736	: 1.322	: 1.797	: 1.085	Wallace	: 0.695	: 1.110	: 1.597	: 0.916
Geary	: 0.916	: 0.868	: 0.948	: 1.302	Nemaha	: 0.842	: 0.825	: 0.979	: 1.143	Washington	: 0.892	: 0.964	: 1.081	: 1.140
Gove	: 0.828	: 0.809	: 0.978	: 1.186	Neosho	: 0.776	: 1.013	: 1.305	: 1.166	Wichita	: 0.907	: 1.149	: 1.266	: 1.304
Graham	: 0.882	: 0.929	: 1.053	: 1.207	Ness	: 0.773	: 1.082	: 1.193	: 1.211	Wilson	: 0.810	: 0.946	: 1.169	: 1.175
Grant	: 0.911	: 1.207	: 1.327	: 1.136	Norton	: 0.835	: 0.891	: 1.067	: 1.166	Woodson	: 0.892	: 0.963	: 1.079	: 1.085
Gray	: 0.924	: 0.887	: 0.959	: 1.169	Osage	: 0.822	: 0.946	: 1.150	: 1.165	Wyandotte	: 0.743	: 1.216	: 1.635	: 1.095
	:	:	:	:		:	:	:	:	STATE	: 0.900	: 1.060	: 1.230	: 1.240

Kansas Agricultural
Experiment Station
Cooperating

United States Department of Agriculture
Bureau of Agricultural Economics

Kansas State College
Manhattan, Kansas

Farm Tenancy Schedule
Use One Sheet For Each Lease

Name _____ Post Office _____
Township _____ County _____

1. (a) Total Acres in farm _____ (b) Acres crop land _____ (c) Permanent Pasture _____
(d) In restoration _____ (e) Timber _____ (f) Farmstead and waste _____
(b+c+d+e+f should equal a) How many acres in this farm do you own _____
2. (a) What per cent gross farm income is from crops _____% (b) From livestock and livestock products _____% (a+b should equal 100%)
3. Is your lease written _____ Length of term of your lease: (a) _____ Years, or
(b) runs indefinitely from year to year. (Mark out the one not applying.)
4. How do you rent (check one): (a) Entirely for cash _____ (b) If so, How much do you pay \$ _____
(c) Entirely for share of crops _____ (d) Both share of crops and cash _____
(e) Both crop share and share of livestock _____ (f) Other form _____
5. Crop land rented for cash _____ acres, Amount paid \$ _____ Pasture rented for cash _____ acres. Amount paid \$ _____ Amount cash rent paid for use of buildings or other privileges \$ _____
6. What share of crops (1/4, 1/3. etc.) do you contribute in: Cattle _____ Hogs _____
Work stock _____ Other livestock _____ Machinery _____ What part of livestock production expenses do you bear _____ For feed _____ Veterinary _____ Breeding fees _____ What share of the income from livestock and livestock production sales do you receive _____
Do you receive home-use products in addition to sales _____
7. What share of Crops (1/4, 1/3. etc.) do you pay landlord for: Wheat _____ Corn _____
Oats and Barley _____ Grain sorghum _____ Alfalfa _____ Other _____ Does landlord furnish any part of seed _____ If so, state crops and share _____
Does he pay any part of harvest and threshing costs _____ If so, state crops and share _____
8. Your landlord's name _____ Post Office _____ County _____
State _____ Occupation _____ Is your landlord (check one) your own or your wife's parent _____ Grandparent _____ Brother _____ Sister _____ Uncle or Aunt _____ Other relative _____ Not related _____ When did you move on farm: Year _____ Month _____
How many visits does landlord make in a year _____ How many visits does he make during a year in which he gives suggestions about farming _____
How many visits did he make in which he offered helpful suggestions _____ What were these suggestions _____
9. What adjustments are made in your lease for drought years _____
For low prices _____ For other crop failures _____
What arrangements have you with landlord for getting paid for any permanent improvements (terraces, fences, buildings, etc.) that you build at your expense in case you move while they still have value _____
10. How many landlords do you have (check one): One _____ Two _____ Three _____ Four _____ Five _____
11. Use back of sheet for further description of lease and suggestions for improvements