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### The Trend of Farm Population and Land Ownership In Smith County, Kansas, From 1900 and 1940

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THE TREND OF FARM POPULATION AND LAND OWNERSHIP

IN SMITH COUNTY, KANSAS, FROM

1900 TO 1940

being

A thesis presented to the Graduate Faculty

of the Fort Hays Kansas State College

in partial fulfillment of the

requirements for the

Degree of Master

of Science

by

Charles Casper Easterly, B. S. in Education

Fort Hays Kansas State College

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July 23-1941

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## CHAPTER I

### INTRODUCTION TO THE STUDY OF THE TREND OF FARM POPULATION AND LAND OWNERSHIP IN SMITH COUNTY

All through their history the American people have lived and developed in the presence of abundant land. If a farm failed to produce profitably the occupants would merely move to the frontier and take up new land. In the few years prior to nineteen hundred the frontier, as a large determining factor in the life of our people, ceased to exist. Many farm problems arose.

The spread of the machine process has raised many problems which we have to puzzle over. Power farm machinery has made it possible for one man to do the work which formerly required the services of many men. One man can farm more land than formerly.

A short history has been prepared as an introduction to this study of the trend of farm population and land ownership in Smith County.

### SMITH COUNTY HISTORY

Smith County was named in honor of Major Nathan Smith of the Second Colorado Cavalry. He was killed at the Battle of the Blue. Smith County is on the northern tier of counties, bordering on Nebraska on the north, and is the sixth east of the Colorado and Kansas dividing lines. Its soil, like that of contiguous counties in Kansas and



Nebraska, is very easily worked, absorbs moisture readily, and retains it remarkably. Eighty-five per cent of the land of Smith County is upland, and the remaining fifteen per cent is bottom. In the latter part of the nineteenth century two per cent of the land was in forest (Government survey), and ninety-eight per cent was prairie land. The average width of the bottom lands of the Solomon River is five miles, and the general surface of the uplands undulating, with bluffs in the neighborhood of the principal streams. The timber of the county is cottonwood, elm, oak, and cedar. This forms narrow borders on the banks of the Solomon and its tributaries. In the southern and central portions of the county limestone of an excellent quality abounds; and in the northern section an inferior article of sandstone. Gypsum of good quality was discovered, but not in large quantities. Frequent experiments were made to find stone coal, but it was not developed sufficiently to pay.<sup>1</sup>

The principal stream in Smith County is the Solomon River, which flows in a southeasterly direction. It has many tributaries, the Cedar, Beaver, East Beaver, and other streams flowing south and southeast; Oak, Middle Oak, West Oak, and Possum Creek flowing southeast. In addition to these, two arms of White Rock Creek flow in a southwesterly direction.<sup>2</sup>

The first settlers in what is now Smith County were John Rhodes, J. K. Belk, Ambrose Oldaker, B. F. Myers, J. H. Johnson, and J. C. Morrisson. They came in the fall of 1870. The following season

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1. Andreas, A. T. Kansas History, p. 908.

2. Ibid.

Thomas Lane and Anthony Robertson came bringing their families. H. H. Granholz, H. Menshoff, A. Binman, J. Aider, J. Eldredge, Thomas Decker, James H. Decker, T. J. Burrow, H. F. Albright, Charles Streart, T. J. Tompkins, W. M. George, and Fred W. Wagoner also came. Colonel Campbell built the first stone house in 1877. Mrs. Mary Reboles was the first woman to settle in the county. She became a resident of Lincoln township in the fall of 1870. Amorse Oldaker, probably the first settler in the county, made a home on Oak Creek. This was twelve miles north of Cawker City. In 1880 he removed to Washington Territory. The first homesteader, Christopher Noggels, took a claim on Beaver Creek in June, 1871. The first marriage in the county was T. J. Burrow and Miss R. J. Dunlap, the ceremony being performed in Smith Centre Township, October 18, 1872, by Reverend H. F. Albright. During the same year the following marriages took place in the county: George Boyd and Inez Fokkon; Charles Stewart and Ida Keeler; T. J. Tompkins and Flora I. Potter; John Dillon and Julia Ann Walling.<sup>3</sup>

A son of Christopher Noggels was the first child born in the county. He was born August 25, 1871, in Centre Township. The first grocery store was established in Houston Township in the spring of 1871, by C. P. Newell. Fred W. Wagoner, of Germantown, opened a general merchandise store in April, 1871. The following year he became the first Post master at Germantown. The first postoffice established in Smith County was at Cedarville, in July, 1871. John Johnston was first Post-master.<sup>4</sup>

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3. Andreas, A. T. Kansas History, p. 908.

4. Ibid.

The first school was taught in the fall and winter of 1871 by Mrs. W. M. Skinner. This was at Gaylord. The first attorney, L. L. Burr, taught school in Smith Centre in the fall of 1872. After teaching a few weeks his law practice claimed his full time, and Miss Alice Campbell was engaged and finished the school term for him. She occupied the building known as the old courthouse.<sup>5</sup>

#### County Organization and Elections

Smith County, containing 900 square miles, was organized in 1872, with a population of 3,876. The county seat was first located at Cedarville, now known as Cedar, in the southwest portion of the county. The first Commissioners appointed by the Governor of the State were George Marshall and Fred W. Wagoner. James H. Johnston was the first County Clerk. The first meeting of the board was held at Cedarville, March 9, 1872. At the April meeting the county was laid off into townships: Lawnee, Higley, German, Cedar (soon changed to Harvey), Houston, and Holland.<sup>6</sup>

At the first county election, held June 25, 1872, the votes of four townships were thrown out for illegality. In November, 1872, the county seat was removed to Smith Centre by a vote of 275 for that place, ninety-two for Cedarville and eighty-one for Gaylord.<sup>7</sup>

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5. Andreas, A. T. Kansas History, p. 908.

6. Ibid. pp. 908, 909.

7. Ibid. p. 909.

## CITIES AND TOWNS

According to the United States Census requirement, unless a village has 2,500 residents, the population is classed as rural. Since none of the villages in Smith County have a population of 2,500 inhabitants there are no cities in the county.

## Smith Center

Smith Center is located near the geographical center of the county in Center Township. It was first spelled Smith Centre. The population is 1,670, according to the 1940 Census. The town emerged from insignificance when the county-seat question was settled in her favor, and since that time has had a steady, healthy growth.<sup>8</sup>

The Smith Centre town company was incorporated in September, 1871, with a capital stock of \$12,000-----120 shares of \$100 each. During the year 1873, it was discovered that the town company, as such, could not lawfully perfect titles to land, and the corporation was dissolved. The land, consisting originally of a whole section, was taken up by parties interested under the homestead law, except one quarter-section, which was reserved as a town site, under the town-site act, and the title was perfected in 1875.<sup>9</sup>

## Gaylord

The town of Gaylord, named in honor of C. E. Gaylord, of Marshall County, Kansas, was first settled in January, 1871. The post-

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8. Andreas, A. T. Kansas History, p. 309.

9. Ibid. p. 910.

office was established in 1871. The town is located on the east bank of Beaver Creek, near the Solomon, on rolling prairies, with fringes of timber on the two streams in the vicinity. The population in 1940 was 243.<sup>10</sup>

#### Cedar

Cedar, Cedarville as it was first known, is the oldest village in Smith County. It was so named from a tributary of the Solomon River that is located in the vicinity. The town was the first county seat and the first settlers came in the fall of 1870. In 1940 the population was 145.<sup>11</sup>

#### Harlan

The village of Harlan, lying southeast of Gaylord, in Houston Township, was laid off in 1877, and named in honor of Judge Harlan,<sup>12</sup> a respected citizen of the county. Since Harlan is unincorporated no population figures were available.

#### Lebanon

Lebanon is located in Oak Township, east of Smith Center, on the Chicago Rock Island and Pacific Rail Road. The population in 1940 was 675.

#### Kensington

Kensington is located in Cedar Township almost to the extreme western part of the county. It is located on the same railroad as

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10. Andreas, A. T. Kansas History, p. 911.

11. Ibid. p. 912.

12. Ibid.

Lebanon and Smith Center. In 1940 the population was 577.

#### Athol

Athol is in Lane Township directly east of Kensington. The 1940 Census shows a population of 218.

#### CHURCHES

The most numerous sects in the county are the Congregationalists and Methodists, but there are also United Brethren, Lutherans, Baptists, Roman Catholics and Presbyterians. Religious services were first held in school-houses and private homes. In 1876, the Congregationalists erected the first stone church building in Centre Township.<sup>13</sup>

#### NEWSPAPERS

The oldest paper in the county, the Smith County Pioneer, was started at Cedarville in 1872. The establishment was sold in 1873 and moved to Smith Center. In 1878 the paper was enlarged and the name was changed to the Kansas Pioneer. In 1881 the Pioneer and the Press, another newspaper in the county, were consolidated. The paper had been Republican but at this time became Democratic. The Cedarville Democrat, The Gaylord Herald, and the Harlan Advance were other early papers.<sup>14</sup>

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13. Andreas, A. T. Kansas History, p. 909.

14. Ibid.

## SCHOOLS

The early school-houses were erected in 1872 and 1873. In 1878 the number of organized school districts in the county numbered ninety-seven, with a school population of 2,864. The average salary then paid teachers, per month was \$20.38 for males, and \$16.71 for females. The total number of school-houses was forty-one. There were thirty-one log; two, frame; one, brick; and seven stone. The valuation of school property was \$9,696. There were 128 school districts by 1882. In 1940 there were 155 school districts in the county but there were only 109 districts in operation.<sup>15</sup>

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15. McClenny, Geo. L. Kansas Educational Directory, p. 13.

## CHAPTER II

### POPULATION TRENDS

As one views the panorama of Smith County and notes the number of vacant dwellings, he wonders about the people living there. Have the many forces and factors, such as dust storms, grasshoppers, low prices for farm products, and many others working against the farmer, tended to dim the outlook for an increase in population? Have the above conditions, and others perhaps, tended to restrict the number of children and thus the size of families? The present chapter is a study of population trends.

### CHANGING POPULATION

According to the requirements of the United States Census Bureau, the population is classed as rural unless a village has 2,500 residents. Under this classification Smith County would have no urban population. However, in the following table, areas which have been incorporated as towns or villages have been called cities. This was done to show that the small towns and villages in the county were not gaining population at the expense of the farms. The table shows the change of population of each township and the towns from 1900 to 1940.

The totals for the cities are misleading due to the fact that two cities came into the picture in 1920. Upon examination of the table, it will be found that most of the cities have lost in population since 1920.



## THE CHANGE OF POPULATION IN EACH TOWNSHIP FROM 1900 TO 1940 (TEN YEAR PERIODS).

TOWNSHIPS	1900 <sup>16</sup>	1910 <sup>17</sup>	1920 <sup>18</sup>	1930 <sup>19</sup>	1940 <sup>20</sup>
Banner	539	446	423	368	238
Beaver	496	476	433	397	287
Blain	750	537	636	482	377
Cedar	566	470	449	394	298
Center	464	492	465	427	345
Crystal	511	440	407	355	195
Cora	577	470	463	341	258
Dor	309	290	300	227	136
Garfield	392	424	343	293	183
German	443	429	391	360	226
Harlan	490	568	588	522	409
Harvey	751	676	463	353	227
Houston	466	400	420	366	282
Lane	672	669	414	362	239
Lincoln	434	481	392	341	300
Logan	601	554	523	390	356
Martin	685	588	306	392	282
Oak	859	735	554	468	434
Pawnee	475	459	459	420	240
Pleasant	543	506	449	413	299
Swan	512	368	379	318	161
Valley	499	430	336	368	276
Washington	482	476	439	347	243
Webster	510	477	404	312	241
White Rock	654	601	451	386	240
Total	13,680	12,522	11,147	9,402	6,932
CITIES					
Lebanon	590	734	824	689	675
Smith Center	1,061	1,426	1,635	1,632	1,670
Kensington	310	550	595	537	577
Gaylord	341	332	346	297	243
Athol			330	270	218
Cedar			144	126	145
Total	2,302	3,042	3,874	3,551	3,528
TOTALS	15,982	15,564	15,021	12,953	10,460

16. Smith County Clerk. Abstract of Statistical Roll, 1900. p. 13.17. Smith County Clerk. Abstract of Agricultural, Population and other Statistics for Smith County. 1910. p. 11.18. Ibid. 1920. p. 12.19. Ibid. 1930. p. 12.20. Ibid. 1940. p. 11.

The totals for the entire county are different from that of Smith County found in Table II. Perhaps this is due to the fact that some people do not do a very thorough piece of work when assigned to do one. The assessor may have taken the enumeration at a different time of the year than the Census taker. Seasonal work, as harvest, causes some difference. Births and deaths may have caused some difference in figures.

#### RANK OF SMITH COUNTY

From here on the figures in the following table will be used. This table shows the change of population of the counties of the State of Kansas from 1900 to 1940.

The purpose of Table II is to show the relation of the trend of population in Smith County to other counties of the State of Kansas and to the state as a whole. It is easy to see from the table that Smith County has steadily declined in population from 1900, declining most rapidly in the last decade. In 1900, the average county population for the State of Kansas was 14,004.70. In 1910 it had increased to 16,104.28. In 1920 the average county population was 15,850.07, in 1930 it was 17,914.28, and in 1940 it was 17,152.65. In 1900, Smith County had 2,359.30 more inhabitants than the average county of Kansas. However, in 1940, Smith County had fewer by 6,570.65 inhabitants than the average county of Kansas. From 1900 to 1930 Kansas steadily increased in population; however, from 1930 to 1940 the decrease was from 1,880,999 in 1930 to 1,801,028 in 1940.

Perhaps the rank of Smith County to other counties of the State of Kansas is best brought out in Table III.

TABLE II

THE CHANGE OF POPULATION OF THE COUNTIES OF THE STATE OF KANSAS  
FROM 1900 TO 1940 (TEN YEAR PERIODS).

COUNTIES	POPULATION				
	21 1900	22 1910	23 1920	24 1930	25 1940
Allen	19,507	27,604	23,509	21,391	19,874
Anderson	13,938	13,829	12,986	13,355	11,658
Atchison	28,606	28,107	23,411	23,945	22,222
Barber	6,594	9,916	9,739	10,178	9,073
Bourbon	24,712	24,007	23,198	22,386	20,944
Brown	22,369	21,314	20,949	20,553	17,395
Butler	23,363	23,059	43,842	35,904	32,013
Chase	8,246	7,527	7,144	6,952	6,545
Chautauque	11,804	11,429	11,598	10,352	9,233
Cherokee	42,694	38,162	33,609	31,457	29,817
Cheyenne	2,640	4,248	5,587	6,948	6,221
Clark	1,701	4,093	4,989	4,796	4,081
Clay	15,833	15,251	14,365	14,556	13,281
Cloud	18,071	18,388	17,714	18,006	17,247
Coffey	16,643	15,205	14,254	13,653	12,278
Comanche	1,619	3,281	5,302	5,238	4,412
Cowley	30,156	31,790	35,155	40,903	38,139
Crawford	38,809	51,178	61,800	49,329	44,191
Decatur	9,234	8,976	8,121	8,866	7,434
Dickinson	21,816	24,361	25,777	25,870	22,929
Doniphan	15,079	14,422	13,438	14,063	12,936
Douglas	25,096	24,724	23,998	25,143	25,171
Edwards	3,682	7,033	7,051	7,295	6,377
Elk	11,443	10,128	9,034	9,210	8,180
Ellis	8,626	12,170	14,138	15,907	17,508
Ellsworth	9,626	10,444	10,379	10,132	9,855
Finney	3,469	6,908	7,674	11,647	10,092
Ford	5,497	11,393	14,273	20,647	17,254
Franklin	21,354	20,884	21,946	22,024	20,889
Geary	10,744	12,681	13,452	14,366	15,222
Gove	2,441	6,044	4,748	5,643	4,793
Graham	5,173	8,700	7,624	7,772	6,071
Grant	422	1,087	1,087	3,092	1,946
Gray	1,264	3,121	4,711	6,211	4,773
Greeley	493	1,335	1,028	1,712	1,638
Greenwood	16,196	16,060	14,715	19,235	16,495
Hamilton	1,426	3,360	2,586	3,328	2,645
Harper	10,310	14,748	13,656	12,823	12,068
Harvey	17,591	19,200	20,744	22,120	21,712
Haskell	457	993	1,455	2,805	2,088
Hodgeman	2,032	2,930	3,734	4,157	3,535

TABLE II  
(continued)

COUNTIES	POPULATION				
	1900	1910	1920	1930	1940
Jackson	17,117	16,861	15,495	14,776	13,382
Jefferson	17,533	15,826	14,750	14,129	12,718
Jewell	19,420	18,148	16,240	14,462	11,970
Johnson	18,104	18,288	18,314	27,179	33,327
Kearny	1,107	3,206	2,617	3,196	2,525
Kingman	10,663	13,386	12,110	11,674	12,001
Kiowa	2,365	6,174	6,164	6,035	5,112
Labette	27,387	31,423	34,047	31,346	30,352
Lane	1,563	2,603	2,848	3,372	2,821
Leavenworth	40,940	41,207	38,402	42,673	41,112
Lincoln	9,886	10,142	9,894	9,707	8,338
Linn	16,689	14,735	13,815	13,534	11,969
Logan	1,962	4,240	3,223	4,145	3,688
Lyon	25,074	24,327	26,154	29,240	26,424
McPherson	21,421	21,521	21,845	23,588	24,152
Marion	20,676	22,415	22,923	20,779	18,951
Marshall	24,355	23,880	22,730	23,056	20,986
Meade	1,581	5,055	5,542	6,358	5,522
Miami	21,641	20,030	19,809	21,243	19,489
Mitchell	14,647	14,089	13,886	12,774	11,339
Montgomery	29,039	49,474	49,645	51,411	49,729
Morris	11,967	12,397	12,005	11,859	10,363
Morton	304	1,333	3,177	4,092	2,186
Nemaha	20,376	19,072	18,481	16,342	16,761
Neosho	19,254	23,754	24,000	22,665	22,210
Ness	4,535	5,883	7,490	8,358	6,864
Norton	11,325	11,614	11,423	11,701	9,831
Osage	23,659	19,905	18,621	17,538	15,118
Osborne	11,844	12,827	12,441	11,566	9,855
Ottawa	11,182	11,811	10,714	9,819	8,214
Pawnee	5,084	8,859	9,323	10,510	10,300
Phillips	14,442	14,150	12,505	12,159	10,433
Pottawatomie	18,470	17,522	16,154	15,262	14,015
Pratt	7,085	11,156	12,909	13,312	12,348
Rawlins	5,241	6,380	6,709	7,362	8,613
Reno	23,027	37,853	44,423	47,785	52,165
Republic	18,248	17,447	15,855	14,715	13,124
Rice	14,745	15,106	14,832	13,800	17,213
Riley	13,828	15,783	20,650	19,882	20,617
Rooks	7,960	11,282	9,066	9,534	8,427
Rush	6,134	7,826	8,360	9,003	8,285
Russell	8,489	10,800	10,748	11,045	12,464

TABLE II  
(continued)

COUNTIES	POPULATION				
	1900	1910	1920	1930	1940
Saline	17,076	20,338	25,103	29,337	29,535
Scott	1,098	3,047	3,121	3,976	3,773
Sedgwick	44,037	73,095	92,234	136,330	143,311
Seward	822	4,091	6,220	8,075	6,540
Shawnee	53,727	61,874	69,159	85,200	91,247
Sheridan	3,819	5,651	5,484	6,038	5,312
Sherman	3,341	4,549	5,592	7,400	6,421
SMITH	16,384	15,365	14,985	13,545	10,582
Stafford	9,829	12,510	11,559	10,460	10,487
Stanton	327	1,034	908	2,152	1,443
Stevens	620	2,453	3,943	4,655	3,193
Sumner	25,631	30,654	29,213	28,960	26,163
Thomas	4,112	5,455	5,517	7,334	6,425
Trego	2,722	5,398	5,880	6,470	5,822
Wabaunsee	12,813	12,721	11,424	10,830	9,219
Wallace	1,178	2,759	2,424	2,882	2,216
Washington	21,963	20,229	17,984	17,112	15,921
Wichita	1,197	2,006	1,856	2,579	2,185
Wilson	15,621	19,810	21,157	18,646	17,723
Woodson	10,022	9,450	8,984	8,526	8,014
Wyandotte	73,227	100,068	121,218	141,211	145,071
TOTAL	1,470,495	1,690,949	1,769,257	1,880,999	1,801,028

21. U. S. Bureau of Census. 12th Census of the United States.  
Volume I, Part I. p. 19-20.
22. U. S. Bureau of Census. 13th Census of the United States.  
Volume II, p. 674-693.
23. U. S. Bureau of Census. 14th Census of the United States.  
Volume III, p. 344-353.
24. U. S. Bureau of Census. 16th Census of the United States.  
An advanced publication released for use of afternoon papers on  
January 6, 1940.
25. Ibid. 1940

TABLE III

CHANGING RANK OF SMITH COUNTY IN RELATION TO  
THE OTHER COUNTIES OF THE STATE, 1900-1940

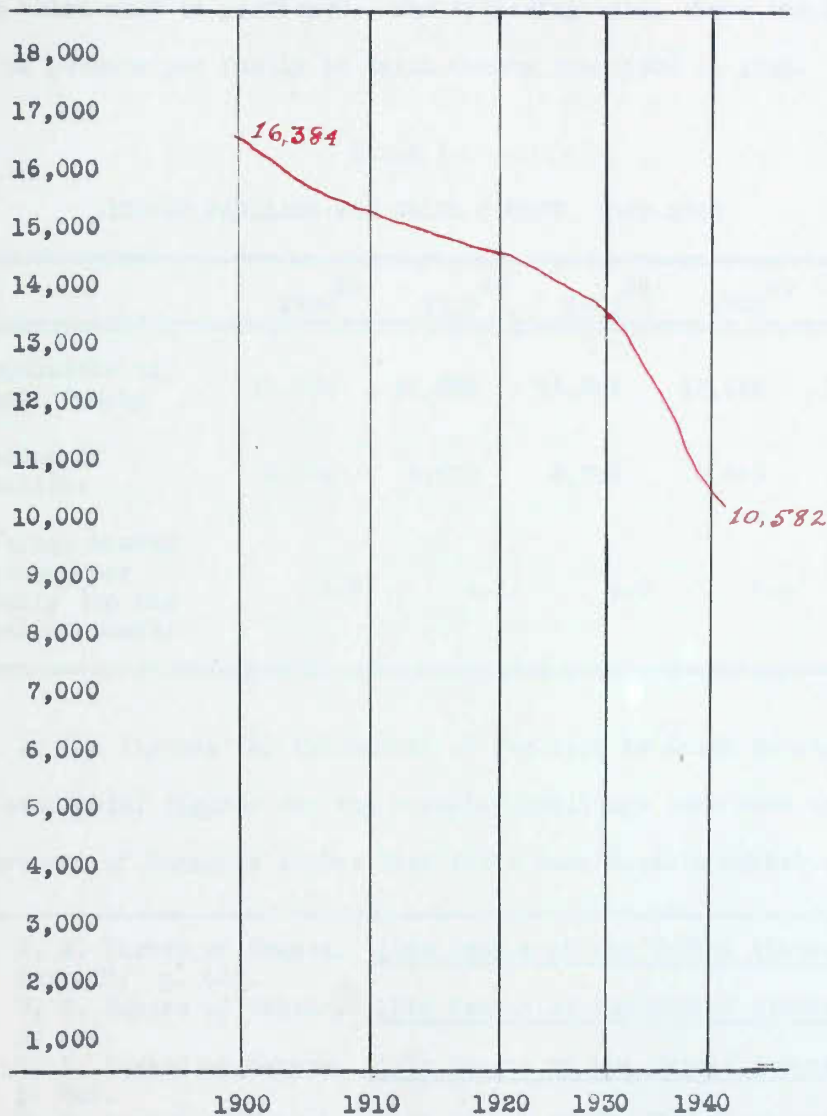
	1900	1910	1920	1930	1940
Rank	40	42	40	49	55

The ranking in the above table was determined from Table II. From 1900 to 1930 Smith County retained its rank well; however, it dropped from fortieth in rank in 1920 to fifty-sixth in rank in 1940. This means that in 1940 fifty-five counties had a population greater than Smith County; whereas, forty-nine counties had a population less than Smith County. In 1940, Smith County is an average, typical county of the state in regard to population.

The following table shows the change in population of Smith County. Smith County had 16,384 inhabitants in 1900, 15,365 in 1910, 14,985 in 1920, 13,545 in 1930, and only 10,582 in 1940. From 1900 to 1940 Smith County lost 5,802 inhabitants or 35.4 per cent of its population.

TABLE IV

A GRAPH SHOWING THE CHANGE OF POPULATION  
OF SMITH COUNTY, 1900-1940





## SIZE OF FAMILIES

A few decades ago it was considered necessary to have large families. In part this was necessary to accomplish the various tasks on the farm which must be performed. The following table shows the average number of persons per family in Smith County from 1900 to 1940.

TABLE V

## SIZE OF FAMILIES FOR SMITH COUNTY, 1900-1940

	1900 <sup>26</sup>	1910 <sup>27</sup>	1920 <sup>28</sup>	1930 <sup>29</sup>	1940 <sup>30</sup>
Population of Smith County	16,384	15,365	14,985	13,545	10,582
Number of Families	3,504	3,620	3,709	3,653	3,205
Average number persons per family (to the nearest tenth)	4.7	4.2	4.0	3.6	3.3

As the figures for the number of families in Smith County in 1940 are not available, figures for the occupied dwellings have been used. The Department of Commerce states that for a considerable number of areas the

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|-----|-------------------------|--|--|
| 26. | U. S. Bureau of Census. | <u>12th Census of the United States.</u> | Volume II, Part II. p. 627.                                  |
| 27. | U. S. Bureau of Census. | <u>13th Census of the United States.</u> | Volume II. p. 691.   |
| 28. | U. S. Bureau of Census. | <u>14th Census of the United States.</u> | Volume III. p. 352.  |
| 29. | U. S. Bureau of Census. | <u>15th Census of the United States.</u> | Volume VI. p. 491.   |
| 30. | U. S. Bureau of Census. | <u>16th Census of the United States.</u> | An advanced publication released for use on January 9, 1941. |



number of families differs from the number of occupied dwelling units  
by not more than one-half of one per cent.<sup>31</sup>

The term "family" as here used signifies a group of persons living together as one household. They usually share the same table, and need not necessarily be related by blood. The occupants or inmates of a hotel or institution are classed as a family. Also one person living alone is counted a family. This makes the census family greatly different from the natural family.<sup>32</sup>

The total number of families increased from 3,504 in 1900 to 3,709 in 1920; whereas the average number of persons per family decreased from 4.7 to 4.0, which would indicate that more people were getting married and also that the number of children per family was getting less. With the population of Smith County steadily decreasing we could not expect the number of families to increase without limit, so in 1930 there was a decrease of 56 families over the 1920 number of 3,709. By 1930 the size of the family had decreased to 3.6, and in 1940 it was 3.3.

Table VI shows the size of families for Kansas, 1900 to 1940, that is the average number of persons per family.

The number of families for the entire state has steadily increased from 319,422 in 1900 to 487,188 in 1930, whereas the size of families has steadily decreased from 4.6 to 3.9.

By 1940 the number of families had increased to 511,414 and the average number of persons in a family had dropped to 3.5.

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31. U. S. Bureau of Census. 16th Census of the United States. An advanced publication released for use on January 9, 1941.  
32. U. S. Bureau of Census. 14th Census of the United States. Volume III. p. 11.

TABLE VI  
SIZE OF FAMILIES FOR KANSAS, 1900-1940

	1900 <sup>33</sup>	1910 <sup>34</sup>	1920 <sup>35</sup>	1930 <sup>36</sup>	1940 <sup>37</sup>
Population of Kansas	1,470,495	1,690,949	1,769,257	1,880,999	1,801,028
Number of Families	321,947	395,771	435,600	487,188	511,414
Average number persons per family (to the nearest tenth)	4.6	4.3	4.0	3.9	3.5

Figures for occupied dwellings in 1940 have been used here in place of the number of families as they were used for the county in Table V.

### CONCLUSIONS

#### Kansas

Between 1930 and 1940 Kansas's urban places continued to grow, whereas the rural areas lost population more rapidly than during any previous dec-

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|-----|-------------------------|--|--|
| 33. | U. S. Bureau of Census. | <u>12th Census of the United States.</u> | Volume II, Part II. p. ClX.                                  |
| 34. | U. S. Bureau of Census. | <u>13th Census of the United States.</u> | Volume II. p. 675.   |
| 35. | U. S. Bureau of Census. | <u>14th Census of the United States.</u> | Volume III. p. 544.  |
| 36. | U. S. Bureau of Census. | <u>15th Census of the United States.</u> | Volume VI. p. 486.   |
| 37. | U. S. Bureau of Census. | <u>16th Census of the United States.</u> | An advanced publication released for use on January 9, 1941. |

ade, according to the final figures from the Sixteenth Decennial Census, issued by Director William Lane Austin, of the Bureau of Census, Department of Commerce. This exodus of population from the rural areas, presumably because of drought conditions, accounts for the decrease in the population of the State that occurred for the first time during the past decade.<sup>38</sup>

The final count of the Sixteenth Census showed that on April 1, 1940, Kansas had a population of 1,801,028, a decrease of 79,971 from the 1,880,999 residents reported in the 1930 census. This change represents a decrease of 4.3 per cent as contrasted with an increase of 0.3 per cent between 1920 and 1930. The population increase in urban areas from 1930 to 1940 was 3.3 per cent as contrasted with a decrease of 9.0 per cent in the rural sections. Urban residents accounted for 41.9 per cent of the State's population in 1940, as compared with the 38.8 per cent in 1930. In 1940, residents of urban areas numbered 755,941, while the rural population amounted to 1,047,087. The Census Bureau considers as urban areas the incorporated places of 2,500 or more. The remaining territory is classified as rural.<sup>39</sup>

Eighty-nine of the 105 counties lost population between 1930 and 1940. Morton County, with a decrease of 46.6 per cent, had the most extensive decline.<sup>40</sup>

The Census of 1860 was the first in which the area of the present

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38. U. S. Bureau of Census. 16th Census of the United States. An advanced publication released for use of afternoon papers on January 6, 1941.

39. Ibid.

40. Ibid.

State of Kansas was separately enumerated. The population for the area was 107,206. The population has shown an increase at every census since that time except the present one, passing 500,000 between 1870 and 1880, 1,000,000 between 1880 and 1890, and 1,500,000 between 1900 and 1910. The present population represents a density of 21.9 inhabitants per square mile. Kansas's total land area is 82,113 square miles.<sup>41</sup>

#### Smith County

It will be noticed that in general the population in Smith County is decreasing, but the towns are not gaining at the expense of the country. The number of inhabitants dropped from 16,334 in 1900 to 10,582 in 1940. This was a loss of 5,802 inhabitants or 35.4 per cent of its population. There are tending to be fewer members per family. Over the forty-year period the number of families followed a normal curve. That is, it rose from 3,504 in 1900 to 3,709 in 1920 and fell to 3,205 in 1940.

The average number of persons per family in Smith County compares well with Kansas. In 1900 the average number of persons per family in Kansas was 4.6, while Smith County had 4.7. By 1910 Smith County dropped a little below Kansas with 4.2 while Kansas had 4.3. The 1920 figures show 4.0 persons for both Kansas and Smith County. From 1930 on, Smith County had a smaller number than Kansas with 3.6 in 1930 and 3.3 in 1940. Kansas had 3.9 and 3.3 for the respective years, 1930 and 1940.

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41. U. S. Bureau of Census. 16th Census of the United States. An advanced publication released for use of afternoon papers on January 6, 1941.

## CHAPTER III

## THE NUMBER AND SIZE OF FARMS IN SMITH COUNTY

## INTRODUCTION

After noting the trends, especially in regard to the decrease in population, it is of interest about the number and size of farms. With a decrease in population of 35.4 per cent over the last forty years, it is of interest if the number of farms has decreased approximately the same per cent.

A farm for Census purposes, is all the land on which some agricultural operations are performed by one person, either by his own labor alone or with the assistance of members of his household, or hired employees. The land operated by a partnership is like wise men considered a farm. A "farm" may consist of a single tract of land, or a number of separate tracts, and the several tracts may be held under different tenures, as when one tract is owned by the farmer and another tract is rented by him. When a landowner has one or more tenants, renters, croppers, or managers, the land operated by each is considered a farm. Thus, on a plantation the land operated by the owner or manager by means of wage hands should likewise be reported as a separate farm.<sup>42</sup>

No tract of land of less than three acres was considered as a farm unless its agricultural products in 1939 were valued at \$250 or more.<sup>43</sup>

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42. U. S. Bureau of Census. 16th Census of the United States. Volume I. p. 3.

43. Ibid.

In determining the acreage designated as "all land in farms" the Bureau of the Census included considerable areas of land not actually under cultivation and some land not even used for pasture or grazing, but all such land was under the control of the operator and considered a part of his farm. Large areas of timberland or other non-agricultural land held by an operator of a farm as a separate business, and not used for pasture or grazing, or for any other farm purpose, were not to be included. Any land from which crops, including wild hay, were harvested was to be included as part of the farm even though the land was neither owned nor leased. Land neither owned or leased out upon which cattle were grazed or pastured was not included as part of the farm.<sup>44</sup>

#### NUMBER

With a decrease in population as presented in Chapter II, one wonders about the number of farms. The following table shows the number of farms in Smith County from 1900 to 1940.

Table VII tends to show that the number of farms has gradually decreased from 2,834 in 1900 to 1,953 in 1940. From 1900 to 1910 there was a decrease of 299 farms or 10.6 per cent. The next decade, 1910 to 1920, the decrease was 77 farms, which is 2.6 per cent. From 1920 to 1930 the decrease was 159 farms or 6.5 per cent. In the next decade, that is from 1930 to 1940, there was a decrease of 300 farms which is 14.0 per cent. Over the entire forty year period there has been a decrease of

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44. U. S. Bureau of Census. 16th Census of the United States. p. 3.

TABLE VII  
NUMBER OF FARMS IN SMITH COUNTY, 1900-1940

Acres	1900 <sup>45</sup>	1910 <sup>46</sup>	1920 <sup>47</sup>	1930 <sup>48</sup>	1940 <sup>49</sup>
Under 5	5	2	2	8	4
5 to 9	15	33	29	56	53
10 to 19	11	24	24	35	36
20 to 49	74	73	86	65	62
50 to 99	381	235	204	156	147
100 to 174	1,273	928	704	510	404
175 to 259	470	557	675	575	357
260 to 499	502	574	637	708	557
500 to 999	75	88	74	95	202
1,000 & over	8	1	5	11	19
Total	2,354	2,535	2,453	2,297	1,965

871 farms or 30.7 per cent.

Up to 1920 farms from 100 to 174 acres was the largest group, but since then the group from 260 to 499 acres has the greatest number.

There are few very small farms and few very large farms, but the general trend in the past forty years has been toward larger farms.

The following table shows the number of farms in Kansas from 1900 to 1940. The general trends in Kansas are relatively the same as were found for Smith County. The trend is toward fewer and larger farms. Smaller farms, under twenty acres, are increasing in number. Farms from 20 to 250

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45. U. S. Bureau of Census. 12th Census of the United States. Volume V, Part I. p. 278.  
 46. U. S. Bureau of Census. 13th Census of the United States. Volume VI. p. 576.  
 47. U. S. Bureau of Census. 13th Census of the United States. Volume II, Part I. p. 1307.  
 48. Ibid.  
 49. U. S. Bureau of Census. 16th Census of the United States. p. 57.

TABLE VIII  
NUMBER OF FARMS IN KANSAS, 1900-1940

Acres	1900 <sup>50</sup>	1910 <sup>51</sup>	1920 <sup>52</sup>	1930 <sup>53</sup>	1940 <sup>54</sup>
Under 3	690	220	313	1,143	406
3 to 9	2,908	4,221	3,729	5,583	7,138
10 to 19	3,408	5,601	2,288	4,276	4,570
20 to 49	12,269	10,738	8,277	9,264	8,924
50 to 99	32,103	26,151	20,287	19,226	17,374
100 to 174	58,421	57,789	49,044	42,920	37,677
175 to 259	22,663	26,590	26,543	25,461	22,202
260 to 499	28,182	34,696	37,504	38,385	36,278
500 to 999	8,895	10,475	12,127	15,055	15,635
1,000 and over	3,559	5,360	4,174	4,707	6,036
Total	173,098	177,841	165,286	166,042	156,320

acres are decreasing whereas farms from 260 to 499 acres have increased in number, over the 1900 and 1910 figures, yet they have decreased from the 1920 and 1930 figures. Farms over 500 acres have steadily increased from 1900 to 1940.

#### ACREAGE

With the population and the number of farms decreasing the writer wonders if the remaining farmers are farming all the land that was previously farmed, or more, or just how this is affecting the total num-

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50. U. S. Bureau of Census. 13th Census of the United States. Volume VI. p. 568.  
 51. Ibid.  
 52. U. S. Bureau of Census. 15th Census of the United States. Volume II, Part I. p. 1300.  
 53. Ibid.  
 54. U. S. Bureau of Census. 16th Census of the United States. p. 30.



ber of acres in farms. The following table shows the total acres in farms in Smith County from 1920 to 1940.

TABLE IX  
TOTAL ACRES IN FARMS IN SMITH COUNTY, 1900-1940

Acres	1900*	1910*	1920 <sup>55</sup>	1930 <sup>56</sup>	1940 <sup>57</sup>
Under 5			4	11 }	277
5 to 9			238	209 }	
10 to 19			299	451 }	
20 to 49			2,970	2,040 }	2,057
50 to 99			15,082	11,020	11,500
100 to 174			106,317	92,820 }	
175 to 259			140,911	120,604 }	140,455
260 to 499			227,766	248,694	230,827
500 to 999			59,450	60,777	128,464
1,000 and over			9,756	15,850	36,030
Total			563,121	560,068	546,275

\* Figures not available for 1900 and 1910.

Due to the fact that the Sixteenth Census of the United States used a different classification on the basis of acres the writer was unable to include many of the figures in the 1940 list. The total 546,275 for that column is a total of all land in farms in Smith County for the year 1940.

This table shows that farms over 500 acres are increasing rapidly in regard to acreage. It also shows that there is a tendency to be more large scale farming which has come about by recent inventions and power

55. U. S. Bureau of Census. 15th Census of the United States. Volume II, Part I. p. 1307.  
 56. Ibid.  
 57. U. S. Bureau of Census. 16th Census of the United States. p. 37.

machinery. From 1920 to 1930 farms in the 500 to 999 acre group have increased 4,327 acres or 7.3 per cent. From 1930 to 1940 they have showed a much greater increase which is 64,687 acres or 101.4 per cent. The larger farms have showed a like gain, that is the farms of 1,000 acres and over. In the period 1920 to 1930 they increased 4,094 acres or 42.0 per cent. There was considerable more gain during the next ten years, from 1930 to 1940. This gain was 12,180 acres which amounts to an increase of 87.1 per cent. This clearly shows the trend toward large scale farming.

The total acreage in small farms under ten acres dropped from 1920 to 1930 but has risen again in 1940. There was a decrease of 20 acres or 3.3 per cent from 1920 to 1930 and an increase the next ten years from 1930 to 1940 by 55 acres or 29.3 per cent. Over these twenty years the increase amounts to 35 acres or 14.5 per cent.

The farms from 10 to 49 acres decreased 895 acres from 1920 to 1930, and they again showed an increase of 188 acres from 1930 to 1940 which in all is a decrease of 615 acres or 18.0 per cent.

The farms from 50 to 259 acres have showed a steady decrease over the past twenty years. The group from 50 to 99 acres have decreased 3,762 acres from 1920 to 1930 or 24.5 per cent. The same group has decreased 52 acres or .4 per cent from 1930 to 1940. The larger group from 100 to 259 acres decreased 27,800 acres or 11.2 per cent from 1920 to 1930. From 1930 to 1940 this same group decreased 72,975 acres or 33.3 per cent.

The farms from 260 to 499 acres have first increased, then decreased. From 1920 to 1930 they increased 20,908 acres or 9.2 per cent. From 1930

to 1940 they showed about the same decrease which was 17,867 acres or 7.2 per cent.

Smith County had 555,121 acres in farms in 1920. By 1930 there were only 550,068 acres in farms; this is a decrease of 5,053 acres. In 1940 there were 546,273 acres in farms which was a decrease of 3,790 from the 1930 figure. Over the twenty-year period there was a decrease of 16,845 acres.

Smith County shows a striking difference from that of the State, as the State is showing an increase in the number of acres in farms. The following table shows the total acres in farm land in Kansas, 1900 to 1940.

TABLE A  
TOTAL ACRES IN FARMS IN KANSAS, 1900-1940

Acres	1900 <sup>58</sup>	1910 <sup>59</sup>	1920 <sup>60</sup>	1930 <sup>61</sup>	1940 <sup>62</sup>
Under 5	1,552		657	1,647	
5 to 9	20,204	69,566	20,476	29,961	39,990
10 to 19	47,510		42,006	55,151	
20 to 49	457,177	366,381	282,070	312,710	354,855
50 to 99	2,457,724	1,998,144	1,557,598	1,475,354	1,551,208
100 to 174	8,658,256	8,518,875	7,264,118	6,319,557	10,404,135
175 to 259	4,352,755	18,018,075	5,795,251	5,555,698	
260 to 499	9,854,430		13,551,792	15,796,240	13,102,645
500 to 999	6,027,558	7,121,861	8,265,175	10,245,252	10,767,094
1,000 and over	9,216,056	7,291,876	8,846,256	9,176,057	12,095,443
Total	41,662,970	45,384,799	45,425,179	46,975,647	48,175,555

58. U. S. Bureau of Census. 12th Census of the United States. Volume V, Part I. p. 193.
59. U. S. Bureau of Census. 10th Census of the United States. Volume VI. p. 559.
60. U. S. Bureau of Census. 15th Census of the United States. Volume II, Part I. p. 1500.
61. Ibid.
62. U. S. Bureau of Census. 10th Census of the United States. p. 50.

The Census of the United States used a different classification on the basis of acres in 1910 and 1940; hence, a slightly different classification is used for those years.

Farms below fifty acres decreased each ten-year period from 1900 to 1920; they increased again in 1930, and decreased in 1940. Over this forty-year period there was a decrease of 111,419 acres or 22.5 per cent.

The farms from 50 to 99 acres decreased each ten-year period from 1900 to 1940. They showed a decrease of 1,136,416 acres which is 40.5 per cent.

The farms from 100 to 499 acres reached their highest mark in 1920, and from then they showed a steady decrease. The 1940 figure is slightly larger than the 1900 figure showing a gain of 121,529 acres or .5 per cent.

The farms from 500 to 999 acres show a steady increase. In the forty years there was an increase of 3,759,586 acres or 72.6 per cent.

Farms of 1,000 acres and over showed a low mark in 1910; otherwise they have increased each ten-year period from 1900 to 1940. In all they increased 2,879,386 acres, an increase of 11.2 per cent.

Perhaps a better idea can be gained by taking the total number of farms for each ten-year period. By looking at the total number acres of farms, we can see that the number of acres in farms in Kansas has been steadily increasing. There were 41,562,970 acres in farms in 1900, and in 1920 there were 43,425,179 acres in farms or an increase of 3,762,200 acres in farms. In 1940 there were 43,175,633 acres in farms or an

increase of 2,748,400 acres in farms.

### SIZE OF FARMS

with the coming of power machinery one man is able to farm more land than he previously could. The following table shows the average size of farms in Smith County from 1900 to 1940.

TABLE XI

THE AVERAGE SIZE OF FARMS IN SMITH COUNTY, 1900-1940

	1900 <sup>63</sup>	1910 <sup>64</sup>	1920 <sup>65</sup>	1930 <sup>66</sup>	1940 <sup>67</sup>
All land in farms (acres)	561,558	541,537	563,121	560,068	546,278
Number of farms	2,854	2,535	2,458	2,235	1,963
Average size of farms (acres)	198.1	213.7	229.1	246.6	278.3

According to the above table there was a steady increase in the average size of farms. From an average size of 198.1 acres in 1900, farms have increased to an average size of 278.3 acres. This would be an increase of 80.2 acres to each farm. The size of farms increased 40.5 per cent from 1900 to 1940.

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- 63. U. S. Bureau of Census. 15th Census of the United States. Volume VI. p. 576.
  - 64. Ibid.
  - 65. U. S. Bureau of Census. 14th Census of the United States. Volume VI, part I. p. 740.
  - 66. U. S. Bureau of Census. 16th Census of the United States. p. 19.
  - 67. Ibid.

TABLE XII

## THE AVERAGE SIZE OF FARMS IN KANSAS, 1900-1940

	<sup>68</sup> 1900	<sup>69</sup> 1910	<sup>70</sup> 1920	<sup>71</sup> 1930	<sup>72</sup> 1940
All land in farms (acres)	41,662,970	43,384,799	45,425,179	46,975,647	48,173,635
Number of farms	175,098	177,841	165,286	166,042	156,327
Average size of farms (acres)	204.7	244.0	274.3	282.9	308.2

The above table shows the average size of farms in Kansas from 1900 to 1940. In Kansas as a whole the farms have been somewhat larger than they have been in Smith County, but even there the trend has been toward larger farms. The average size of farms has steadily increased from 204.7 in 1900 to 308.2 in 1940. The average size of farms increased 50.1 per cent from 1900 to 1940.

Table XIII, on the following page, shows the proportion of the approximate land area in farms in Smith County from 1900 to 1940.

The proportion in farms in per cent has varied, sometimes more, sometimes less, depending perhaps on economic factors. The per cent has been quite high, the lowest being 95.3 per cent in 1910, which shows that they are farming practically all the land. The highest per cent was in 1920 when the approximate land area in farms was 99.1 per cent. The

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68. U. S. Bureau of Census. 13th Census of the United States. Volume VI.  
p. 568
69. Ibid.
70. U. S. Bureau of Census. 14th Census of the United States. Volume VI,  
Part I. p. 732.
71. U. S. Bureau of Census. 16th Census of the United States. p. 10.
72. Ibid.

TABLE XIII

SHOWING THE PROPORTION OF THE APPROXIMATE LAND AREA  
IN FARMS IN SMITH COUNTY, 1900-1940

	1900 <sup>73</sup>	1910 <sup>74</sup>	1920 <sup>75</sup>	1930 <sup>76</sup>	1940 <sup>77</sup>
Approximate land area (acres)	568,320	568,320	568,320	568,320	568,320
All land in farms	561,558	541,637	563,121	560,068	545,276
Proportion in farms (per cent)	98.8	95.3	99.1	98.5	95.6

years 1900 and 1930 corresponded quite closely to each other with 98.8 and 98.5 per cent respectively; 1910 and 1940 corresponded in the same manner with 95.3 and 95.6 per cent.

The table on the following page shows the proportion of the approximate land area in farms in Kansas from 1900 to 1940.

In Kansas there has been a gradual increase in the proportion in farms from 79.6 to 91.7. The year 1910 shows an increase of 3.3 per cent over 1900. The following ten-year period shows an increase of 3.2 per cent; 1930 shows 3.0 per cent increase, and the decade from 1930 to 1940 shows an increase of 1.9 per cent, which brings the land area in Kansas to 91.7 per cent in 1940.

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73. U. S. Bureau of Census. 13th Census of the United States. Volume VI. p. 576.  
 74. Ibid.  
 75. U. S. Bureau of Census. 14th Census of the United States. Volume VI, Part I. p. 740.  
 76. U. S. Bureau of Census. 16th Census of the United States. p. 19.  
 77. Ibid.

TABLE XIV

SHOWING THE PROPORTION OF THE APPROXIMATE  
LAND AREA IN FARMS IN KANSAS, 1900-1940

	1900 <sup>78</sup>	1910 <sup>79</sup>	1920 <sup>80</sup>	1930 <sup>81</sup>	1940 <sup>82</sup>
Approximate land area (acres)	52,555,560	52,555,560	52,555,560	52,555,560	52,552,520
All land in farms	41,652,970	45,564,799	43,425,179	45,975,647	45,175,055
Proportion in farms (per cent)	79.6	82.9	80.5	89.5	91.7

## CONCLUSIONS

The number of farms in Smith County has decreased from 2,854 farms which were maintained in 1900 to 1,963 farms in 1940, a loss of 871 farms, a 30.7 per cent decrease. This answers the question which was raised at the beginning of the chapter relative to whether the number of farms has decreased approximately the same per cent as the decrease in population, which was 35.4 per cent from 1900 to 1940. The population decrease was 4.7 per cent more than the decrease in the number of farms, but they have both decreased quite rapidly.

Farms over 260 acres have steadily increased in number from 1900 to 1910, from 1910 to 1920, etc., to 1940 with the exceptions that from 1930

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78. U. S. Bureau of Census. 13th Census of the United States. Volume VI. p. 568.  
 79. Ibid.  
 80. U. S. Bureau of Census. 14th Census of the United States. Volume VI, Part I. p. 732.  
 81. U. S. Bureau of Census. 16th Census of the United States. p. 19.  
 82. Ibid.



to 1940 farms from 260 to 499 acres decreased from 708 to 667 in number and from 1900 to 1910 farms of 1000 acres and over decreased from 8 to one in number. However, from 1910 to 1940 farms of 1,000 acres and over in size increased in number from one in 1910 to nineteen in 1940. The number of farms 500 to 999 acres in size have increased from 75 in 1900 to 202 in 1940.

As a general statement farms under twenty acres are increasing in number but farms from twenty to 259 acres are decreasing in number.

The total acres in farms in Smith County decreased from 563,121 acres in 1920 to 545,278 acres in 1940. Figures were not available for 1900 and 1910.

The average size of farms has increased from 198.1 acres in 1900 to 278.3 acres in 1940, an increase of 80.2 acres. The size of farms increased 40.5 per cent from 1900 to 1940.

The number of farms in Kansas increased from 175,095 in 1900 to 177,841 in 1910. From 1910 to 1920 there was a decrease from 177,841 in 1910 to 165,286 in 1920. From 1920 to 1930 there was a slight increase from 165,286 in 1920 to 166,042 in 1930. From 1930 to 1940 there has been quite a decrease. The number in 1930 was 166,042, whereas in 1940 there were only 156,320 farms.

As a general rule it is the smaller farms under twenty acres and the larger farms over 260 acres which are increasing in number. Farms twenty to 260 acres in size are decreasing in number.

The total acres in farms in Kansas steadily increased from 41,662,970 acres in 1900 to 48,173,635 in 1940. This is in contrast to what we found

in Smith County where there was a steady decrease from 563,121 acres in 1920 to 546,278 acres in 1940.

The average size of farms in Kansas steadily increased from 204.7 acres in 1900 to 308.2 acres in 1940. This is an increase of 103.5 acres per farm or expressing the fact in a different manner the average size farm increased 50.1 per cent during the past forty years, that is, from 1900 to 1940.

## CHAPTER IV

### VALUE OF THE LAND

#### INTRODUCTION

The average value of all farm property per farm indicates in a general way the economic status of the farmer. It is rather difficult to arrive at a true value of anything due to the fact that world conditions determine or help determine values. One can readily see how the first world War affected the value of farms in 1920.

Then, too, a dollar in 1940 might not buy as much as a dollar in 1900. At the conclusion of this chapter will be found a comparison by the use of index numbers of the comparative value of money in the various periods.

The writer wishes to call to the attention of the reader the fact that in determining the average value per farm over the forty-year period there was a decrease of 871 farms which amounts to 20.7 per cent of the 2,624 farms in 1900. If the number of farms in 1940 was the same as in 1910 the average value would be much lower than the figures indicate.

#### FARMERS' REPORTS

##### Land

The farmer was asked to report to the enumerator, the person taking the Census, the total value of his farm, that is, land and buildings. This was to include all the land which he operated, irregardless of

whether it was operated for himself or managed for another. He was also asked to report the current market value. This refers to the amount that it would sell for under normal conditions, not at forced sale. From this inquiry the tabulation results are shown as value of "Land and Buildings" and represent the total value of farm real estate. It has always been assumed that the total value should be divided by the total number of farms to get the average value per farm.

#### Buildings

The value of all farm buildings on the farm was also to be reported by the operator. These values were to be the nearest approximation the farm operator could give.

#### Implements

Finally, the operator was asked to place a value on the farm implements and machinery used in operating the farm. Not only farm implements were to be included but also tools; automobiles; motor trucks; trailers; harnesses; tractors; wagons; combines; threshing machines; dairy equipment and all other farm machinery.

#### Livestock

Not only domestic animals such as horses, mules, cattle, swine, sheep, and goats but also fur-bearing animals kept in captivity and poultry and bees were termed "livestock" in the Census reports.

In making comparisons between the various census years, several points should be kept in mind:

1. A characteristic for some classes of livestock is to change in numbers between years through rather definite cycles, that is, they change from a low point to a high point and back again over a period of years. This might render it difficult to determine long-time trends.

2. A variation in the months of enumeration greatly affect the comparability of the statistics for most kinds of livestock, again rendering it difficult to determine the trend in numbers between census periods. Rapid changes take place due to decreases from farm slaughter deaths, and marketings during the early months of the year, and there are increases due to births and purchases.

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#### VALUE PER ACRE

In considering the value of farm property per acre one may wonder about the value of the land, and also the value of the buildings. He may still further want to consider the value of the land and buildings taken together per acre.

#### Land

The table which appears on the following page shows the value of the land per acre from 1900 to 1940.

Today the value of land in farms is little more than it was in 1900; now it is over eight million dollars and in 1900 it was over five million dollars. The 1920 valuation was the highest over the period of years from 1900 to 1940. At that time it was valued at \$32,957,358. The

TABLE XV  
LAND VALUE PER ACRE, 1900-1940<sup>84</sup>

Smith County	1900	1910	1920	1930	1940
Value of land in farms (dollars)	5,281,430	19,189,757	32,957,358	21,112,397	8,143,562
All land in farms (acres)	561,556	541,637	563,121	560,068	546,276
Value of land alone per acre	9.40	35.43	58.53	37.69	14.91

acreage in farms was the greatest in 1920, but there has been little change in acreage as compared to the change in the value of the land. The acreage has remained fairly constant. This goes to show that the value of the land has changed considerably. In 1920 land had increased 522.00 per cent over the 1900 value. By 1940 land had dropped in value from the 1920 value, but it still showed a gain of 59 per cent over the 1900 value.

#### Buildings

The table on the following page, Table XVI, shows the value of buildings per acre of land from 1900 to 1940.

The value of buildings per acre was only \$2.48 in 1900. The 1910 and 1920 figures showed a gain in value, being valued at \$5.18 per acre in 1910 and at \$8.53 per acre in 1920. The average value of buildings per acre in the next decade, 1920-1930, dropped \$1.02, and decreased almost

84. Compiled from the Census of the United States.

TABLE XVI

VALUE OF BUILDINGS PER ACRE, 1900-1940<sup>85</sup>

Smith County	1900	1910	1920	1930	1940
Value of build- ings (dollars)	1,387,230	2,807,770	4,803,822	4,205,400	1,935,076
All land in farms (acres)	561,558	541,657	563,121	560,068	546,276
Value of build- ings (per acre)	2.48	5.18	8.53	7.51	3.54

four dollars more during the next decade, from 1930 to 1940.

#### Land and Buildings

Table XVII on the following page shows the average value of both land and buildings per acre from 1900 to 1940.

The 1920 value of land and buildings was approximately six times as great as it was in 1900. By 1940 it had dropped until it was only around one and one-half times as much as it was in 1900.

Tables XVI and XVII show that as the value of land increases, so does the value of buildings tend to increase; and as the value of land decreases, so does the value of buildings tend to decrease.

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85. Compiled from the Census of the United States.

TABLE XVII  
 SHOWING THE AVERAGE VALUE OF LAND AND BUILDINGS<sup>86</sup>  
 PER ACRE, 1900-1940

Smith County	1900	1910	1920	1930	1940
Value of land and buildings	6,668,660	21,997,627	37,761,180	25,317,794	10,078,738
All land in farms (acres)	561,558	541,637	563,121	560,068	546,276
Value of land and buildings per acre	11.88	40.61	67.06	45.20	18.46

#### VALUE PER FARM

The following tables in this chapter, with the exception of the last table, deal with the value per farm. There are many people, perhaps, who, when dealing with farm values prefer value per farm rather than value per acre. For this reason the following tables have been prepared.

#### Land

The land itself is probably the major factor of value. The table on the page following shows the value of the land per farm in Smith County from 1900 to 1940.

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86. Compiled from the Census of the United States.



TABLE XVIII

## VALUE OF LAND PER FARM, 1900-1940

Smith County	1900 <sup>87</sup>	1910 <sup>88</sup>	1920 <sup>89</sup>	1930 <sup>90</sup>	1940*
Value of land in farms (dollars)	\$5,281,430	\$19,189,757	\$32,957,358	\$21,112,397	\$8,143,662
Number of farms	2,834	2,535	2,458	2,299	1,963
Average value of land per farm (dollars)	1,864	7,579	14,409	9,194	4,148

\* From the value of farms (land and buildings) the value of the buildings was subtracted to get the value of the land.

The value of the land increased over all times from 1900 to 1920.

The value of the land was \$5,281,430 in 1900, \$19,189,757 in 1910, \$32,957,358 in 1920, \$21,112,397 in 1930 and \$8,143,662 in 1940. The 1940 value was about one-fourth of the 1920 value.

The average value of the land per farm increased from \$1,864 in 1900 to \$14,409 in 1920, an increase of over 700 per cent of the 1900 value. The 1910 value was \$7,579. From 1920 the average value per farm decreased from \$14,409 in 1920 to \$9,194 in 1930 and to \$4,148 in 1940.

## Buildings

well constructed adequate buildings help make the farm and the

87. U. S. Bureau of Census. 14th Census of the United States. Volume VI, Part I. p. 740.  
 88. Ibid.  
 89. Ibid.  
 90. U. S. Bureau of Census. 15th Census of the United States. Volume II, Part I. p. 1312.

TABLE XIX

## AVERAGE VALUE OF BUILDINGS PER FARMS, 1900-1940

Smith County	1900 <sup>91</sup>	1910 <sup>92</sup>	1920 <sup>93</sup>	1930 <sup>94</sup>	1940 <sup>95</sup>
Value of buildings (dollars)	1,387,230	2,807,870	4,803,822	4,205,400	1,935,076
Number of farms	2,834	2,535	2,458	2,299	1,963
Average value of buildings per farm	489	1,108	1,954	1,829	968

home more successful and a more desirable place to live. The above table shows the average value of the buildings per farm from 1900 to 1940.

The value of the buildings gradually rose from \$1,387,230 in 1900 to \$4,803,822 in 1920. The year 1930 showed a very slight decrease, and the following ten years showed a decrease to \$1,935,076. The average value of buildings per farm was shown in like manner, yet the value in 1940 was \$968 or nearly double the 1900 value, which was \$489.

## Land and Buildings

Table XX on the following page shows the value of land and buildings per farm from 1900 to 1940.

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91. U. S. Bureau of Census. 14th Census of the United States. Volume VI, Part I. p. 740.
  92. Ibid.
  93. Ibid.
  94. U. S. Bureau of Census. 16th Census of the United States. p. 19.
  95. Ibid.

TABLE XX

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AVERAGE VALUE OF LAND AND BUILDINGS PER FARM, 1900-1940

Smith County	1900	1910	1920	1930	1940
Value of build- ings (dollars)	1,387,230	3,807,870	4,803,822	4,205,400	1,935,076
Value of land in farms (dollars)	5,281,430	19,189,757	32,957,358	21,112,397	8,143,662
Value of farms (land and build- ings in dollars)	6,668,660	21,997,627	37,761,180	25,317,794	10,078,738
Number of farms	2,834	2,535	2,458	2,299	1,963
Average value of land and buildings per farm (dollars)	2,353	8,687	16,363	11,013	5,134

Again we see relatively a low value in 1900, rising to a peak in 1920 and then falling to approximately where it was in 1900. The total value of land and buildings was \$6,668,660 in 1900. In 1920 the value had risen to \$37,761,180 which was higher than the 1910 figures of \$21,997,627. In 1930 the value was \$25,317,794 and in 1940 the value had decreased to \$10,078,738.

The average value per farm in 1900, with 2,834 farms, was \$2,353, whereas in 1940 with 1,963 farms the average value was \$5,134. If there had been the same number of farms in 1940 that there was in 1900, that is 2,834, then the average value per farm would only have been \$3,556.

TABLE XXI

AVERAGE VALUE OF FARM IMPLEMENTS, 1900-1940<sup>97</sup>

Smith County	1900	1910	1920	1930	1940
Value of implements (dollars)	449,240	681,048	2,082,258	1,714,245	952,833
Number of farms	2,834	2,535	2,458	2,299	1,963
Average value of implements per farm (dollars)	159	269	847	746	485

#### Implements

The following table shows the value of farm implements from 1900 to 1940.

The average value of farm implements per farm rose from \$159 per farm in 1900 to \$269 in 1910. In 1920 the value, \$847, was approximately six times what it had been in 1900. The value in 1930 was \$746 and in 1940 the value was \$485.

#### Livestock

In determining the average value of all farm property it is necessary to know the value of the livestock. The table on the following page, Table XXII, shows the value of livestock from 1900 to 1940.

With this table, as with others, the peak was reached in 1920. No figures were available for the year 1940. The value of livestock

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97. Compiled from the Census of the United States.

TABLE XXII

AVERAGE VALUE OF LIVE STOCK PER FARM, 1900-1940<sup>98</sup>

Smith County	1900	1910	1920	1930	1940
Value of live-stock (dollars)	2,576,798	3,838,756	4,774,689	3,640,498	
Number of farms	2,834	2,535	2,458	2,299	1,963
Average value of live stock per farm	672.09	1,514.30	1,942.51	1,583.51	

in 1900 was \$2,576,798. The 1910 value of \$3,838,756 and the 1930 value of \$3,640,498 are practically the same with the 1930 value being slightly higher; however, had there been 2,535 farms in 1930 as there were in 1910 the average value per farm in 1930 would have been \$1,436.09 which is lower than the average value per farm in 1910, which was \$1,514.30.

#### All Farm Property

To understand the financial status of the farm family it is necessary to know the average value of all farm property taken together. The table on the following page shows the average value of all farm property from 1900 to 1940.

From this table we can see that the average value of all farm property has greatly increased over the last forty years. It was \$3,421 in 1900 and increased to \$10,461 in 1910. In 1920 it rose to a high point of \$18,152. This was an increase of \$12,731 over the 1900 figure.

98. Compiled from the Census of the United States.

TABLE XXIII

AVERAGE VALUE OF ALL FARM PROPERTY, 1900-1940<sup>99</sup>

Smith County	1900	1910	1920	1930	1940
Value of build- ings (dollars)	1,387,230	2,807,870	4,803,322	4,205,400	1,935,070
Value of land in farms	5,281,430	19,189,757	32,957,258	21,112,397	6,143,662
Value of imple- ments	449,240	681,048	2,082,258	1,714,246	952,833
Livestock on farms	2,576,798	3,838,756	4,774,669	3,040,498	
All farm property	9,694,698	26,517,431	44,618,127	30,672,657	
Average value of all property per farm	3,421	10,461	18,152	13,342	

The 1930 figure showed a decrease of \$4,811. Figures on the value of live stock for the year 1940 were not available.

## INDEX NUMBERS

In order to understand the difference in value of money from 1900 to 1940 some means must be used as a basis of comparison. In order to do this, the writer felt that the use of index numbers was as reliable as any means. The following table shows index numbers from 1900 to 1940.

99. Compiled from the Census of the United States.

TABLE XXIV  
INDEX NUMBERS, 1910-1940

	1910	1920	1930	1940
1910	Value for one I.N.			
	244,418.1	205,223.8	232,273.3	150,428.9
	90 <u>21,997,627</u>	90	90	90
	Reported value	18,470,142	20,904,597	13,538,601
1920	Value for one I.N.			
	244,418.1	205,223.8	232,273.3	150,428.9
	184	184 <u>37,761,180</u>	184	184
	44,972,930.4	Reported value	42,733,287.2	27,678,317.6
1930	Value for one I.N.			
	244,418.1	205,223.8	232,273.3	150,428.9
	109	109	109 <u>25,317,794</u>	109
	26,641,572.9	22,369,396.2	Reported value	16,396,750.1
1940	Value for one I.N.			
	244,418.1	205,223.8	232,273.3	150,428.9
	67	67	67	67 <u>10,078,738</u>
	16,376,012.7	13,749,994.6	15,562,311.1	Reported value

The above table appears quite complicated upon first glancing at it. In reality it is rather simple. The index numbers as presented by the U. S. Department of Agriculture are of estimated value per acre of all farm land with improvements from 1912 to 1940. Since the index number of 1913 was 100 and the index number of 1912 was 97, it was estimated that the

index number of 1910 was around 90; hence, that number was used. The index number for 1920 was 184, for 1930, 109 and for 1940, 67.<sup>100</sup>

The table begins in the upper left hand corner with 1910, and goes horizontally to the right to 1940 and vertically down to 1940. Horizontally across the page is given the computed value for one index number and for the respective years is again computed for the total index number as given by the U. S. Department of Agriculture, thus obtaining a value to be used in comparing the reported value for any particular year.

For example in 1940 the reported value of farm property (land and buildings) was \$10,078,738. The index number for 1940 is 67. If we use the value of one index number for 1910 (column one vertically down) which is 244,418.1 and multiply we find the value to be \$16,376,012.7. We compare the 1940 reported value in the same way to 1920 and 1930. We find that the 1940 reported value is much lower, perhaps by from thirty-six to sixty-four per cent than any of the other years determined by index numbers.

#### CONCLUSIONS

The 1940 value of the land is relatively low as compared with the value of the land in 1910, 1920, and 1930. It was valued at \$14.91 per acre in 1940, while in 1910 it was \$55.43. In 1920 it was at its highest, being \$58.53. By 1930 it dropped to \$37.69. In 1900 land was valued at \$9.40 per acre.

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100. U. S. Department of Agriculture. Agricultural Statistics, 1940. p. 585.



The average value of the land per farm is in the form of a normal curve, reaching its highest. \$14,409, in 1920. From 1920 on, it shows a steady decrease, decreasing to \$9,184 in 1930 and \$4,148 in 1940.

The 1940 value of the buildings per farm, \$966, shows a considerable decrease over the 1930 figure of \$1,829. The value in 1920 was \$1,954, so there was a small decrease of \$125.

The value of buildings per acre from 1920 to 1930 decreased considerably from the 1930 to 1940 value, it being \$231 in 1930 and \$5.54 in 1940. The value was highest in 1920, being \$8.53. This was an increase of \$2.70 from 1900 to 1910, the values being \$2.48 and \$5.18 respectively.

Implements were valued the highest in 1920. Their value was \$847 per farm while in 1940 it was \$485. This is much of a gain over the implements of 1900, which were valued at \$159.

Live stock was valued higher from 1920 to 1930 than it was from 1900 to 1910. Livestock per farm was valued at \$672.09 in 1900, \$1514.30 in 1910, \$1,942.51 in 1920, and \$1,583.51 in 1930. This perhaps shows to some extent that people are raising more live stock.

In general, it seems that the land, buildings, livestock, and implements are at a lower value than they were in 1920 and 1930.

## CHAPTER V

### DEEDS AND MORTGAGES

It was hoped that with the investigation of deeds and mortgages certain trends, if there were any, might be found. Getting the amount of the mortgages for 1930 and 1940 was relatively easy due to the fact that from 1925 on the Government required a fee of twenty-five cents per hundred dollars and required the Register of Deeds to file in a record book the date of the mortgage, the amount of the mortgage, the fee paid and other information.

To get the amount of the mortgages for the years 1900, 1910 and 1920, the writer had to use the original documents.

### NUMBER OF RECORDED DEEDS

Deeds filed varied from 500 in 1900 to 212 in 1940. Table XXV on the following page shows the number of deeds filed from 1900 to 1940.

Besides the deeds listed in this table the following kinds and number of deeds were also recorded in 1900: Assignee's - 1; General Warranty - 1; Receiver's - 7; Trustee's - 1; Special Warranty - 6; none of these were recorded in the following years. The year 1930 showed the following: Right of Way - 10. In 1940 there was one Mineral Quit Claim Deed.

TABLE XXV  
 NUMBER OF DEEDS FILED, 1900-1940<sup>101</sup>

Deeds	1900	1910	1920	1930	1940
Warranty	384	270	517	194	117
Quit Claim	64	49	30	31	25
Sheriff	7	1	2	7	58
Tax	10			4	
Corporation	5			3	3
Corporation Warranty	1		2		1
Deed	17		5	11	
Executor's	4			3	4
Guardian's	8	4	12	5	1
Administrators		2	2	4	3

The above table shows some very definite trends. In general, the number of warranty and quit claim deeds are decreasing. The number of Warranty deeds in 1940 is less than one-third the number in 1900. The number of quit claim deeds in 1940 is only about two-thirds the number in 1900. On the other hand the number of Sheriff deeds has increased enormously since 1930; in fact, the number in 1940 has increased by over 800 per cent what it was in 1930.

Warranty deeds claim the highest number for each period. These are followed by quit claim deeds except in 1940 when Sheriff deeds show a higher number than quit claim deeds.

The writer searched the record books in the Register of Deeds Office for the number of different type deeds. At first the writer used the deed record and intended to get the amount of money involved. However, after finding several such expressions as "In consideration

101. Figures in this chapter were compiled from Records of Register of Deeds' Office. Court House, Smith Center, Kansas.

of the sum of \$1.00 and other valuable considerations" and "In consideration of the sum of \$100 and maternal love and affection" large tracts of land were deeded. Hence, it was considered so unreliable that the amount of money was not obtained. In some cases an estimate of the value of the property deeded could be made from the Internal Revenue seal if one was on the deed. For each \$500 in value a tax of 50¢ was made.

A Warranty deed could be determined by the words, "grant, bargain, sell and convey" and by the word "warrant". A quit Claim deed could be detected by the words, "remise, release and quit claim." A Corporation deed could be determined by the corporation seal.

In getting the number of deeds no entry was made (no count taken) to deeds which in the description of the "tract" was given the information, "See record" for the writer found upon investigation and from word of the Register of Deeds that such tracts were usually small and required a more lengthy description than could be written in the small place provided in the General Index to Deeds Record Book. Most small plots under three acres and town property required measurement by chains and links.

In Table XXV on the Number of Deeds, the type of deed that is listed as "deed" should perhaps be classified as either warranty or quit claim. However, in the "General Index to Deeds Record" they were classified as "deeds". By looking up each individual deed it could have perhaps been classified otherwise.

Life Insurance Companies, Federal Land Banks, Banks,  
Mortgage Companies and Other Companies

In 1940 there were over five times as many deeds or over seven times as much acreage granted by life insurance companies, federal land banks, banks, mortgage companies and other companies, as there were in 1900. The following table shows the type and number of deeds granted to these concerns together with the acreage from 1900 to 1940.

TABLE XXVI

SHOWING THE TYPE AND NUMBER OF DEEDS GRANTED TO LIFE INSURANCE  
COMPANIES, FEDERAL LAND BANKS, BANKS, MORTGAGE COMPANIES  
AND OTHER COMPANIES TOGETHER WITH THE ACREAGE DEEDED, 1900-1940

	1900	1910	1920	1930	1940
Warranty					
number	5			2	19
acres	560			240	3460
Sheriff					
number				1	60
acres				240	10737.5
Quit Claim					
number	5				
acres	600				
Tax					
number	4				
acres	440				
Deeds					
number	2				
acres	320				
Corporation					
number				2	
acres				700	
Total number of deeds	15			5	79
Total Acreage	1920			1180	14197.5

In finding the number of acres involved in many of the deeds in this table it was necessary to get the volume number and page number from the General Index to Deeds and then go to that particular volume and page and find the number of acres. The pages given in the Index were page 275 and page 70, volume 42. The writer searched pages 275, 70, 276, and 70 out did not find the corporation deeds. It was then necessary to find the date on which the deeds were filed for record, which was February 27, 1930, and to search the filing dates to get the pages, which were 151 and 152. This is to show that errors occur in county records. In another record the writer found the date May 33.

Table XXVI shows a rather startling bit of evidence. From 1900 to 1930 there was very little land deeded to Insurance Companies, Banks, Mortgage Companies, etc. However, in 1940 there was over 14,000 acres deeded to such companies. Upon searching the records it was found that large tracts of land were being deeded to such companies for the first time in 1937. If such practice continues during the next forty years practically all of the land in Smith County will belong to such companies and especially to the Federal Land Bank, since most of the deeds granted to companies in 1940 was to that particular one. Land in Smith County is fast becoming the property of big companies. In 1940 alone The Federal Land Bank and The Federal Farm Mortgage Corporation secured deeds to 10,077.5 acres.

In 1900 the companies receiving deeds to property were: The City Real Estate Trust (1), Home Investment Company (3), Iowa National Bank (1), Massachusetts Mutual Life Insurance Company (3), Mortgage Trust

Company of Pennsylvania (1), Nebraska Loan and Trust Company (3), New England Mortgage Security Company (1), Smith Brothers' Loan and Trust Company (1), and the Security Investment Company (1). The number in parenthesis after each company's name stands for the number of deeds issued to that particular company.

Taken in like manner in 1940 the companies were: Alliance Cooperative Insurance Company (1), Davis Welcome Mortgage Company (1), Federal Land Bank (39), Federal Farm Mortgage Corporation (12), John Hancock Mutual Life Insurance Company (3), Kansas Bankers' Surety Company (1), Metropolitan Life Insurance Company (2), Methodist Episcopal Home (1), Prudential Insurance Company (8), Security Benefit Association (1), Smith County State Bank (1), Traveler's Insurance Company (2), Union Central Life Insurance Company (2), Victory Life Insurance Company (1), First National Bank, Smith Center (1), Farmers' Alliance Insurance Company (2), and The First State Bank, Fortis (1).

The writer feels that Table XXVI indicates a trend in land ownership in that companies are taking over much of the land that formerly was held by individuals. In contrast to other years, in 1940, most of the land that was taken over by big companies was taken over by Sheriff deeds.

#### NUMBER OF RECORDED MORTGAGES

The 1940 records show that there are fewer mortgages at a lesser value being given now than in previous years. The following table shows the amount and number of mortgages given on real estate from 1900 to 1940.



TABLE XXVII

SHOWING THE AMOUNT GIVEN IN MORTGAGES AND THE NUMBER OF MORTGAGES  
GIVEN ON FARM REAL ESTATE, ALSO THE AVERAGE AMOUNT PER MORTGAGE  
1900-1940

	1900	1910	1920	1930	1940
Amount					
dollars	319510.71	691920.01	1223043.21	725549.49	103191.06
number	540	408	388	273	74
Average amount per mortgage (dollars)	591.69	1695.88	3152.17	2657.69	1394.47

The amount of mortgages has followed a normal curve where the high mark was reached in 1920. From 1920 on the amount of the mortgages had decreased. The trend in the number of mortgages is toward fewer and fewer. The number of mortgages has steadily decreased from 540 in 1900 to 74 in 1940, being a decrease of 729.9 per cent. This might in a sense be expected due to the fact that there are fewer farms. The average amount of the mortgages rose in good times, but it dropped as we pass into harder times.

It was also found that the typical mortgage is given for a period of five years. Some few are given for periods less than one year, and some are given for fifteen years and longer.

#### Companies

Mortgages are being given by banks, trust, mortgage and other companies. The following table shows the number of mortgages given by companies from 1900 to 1940.



TABLE XXVIII

NUMBER OF MORTGAGES GIVEN TO COMPANIES  
DURING THE VARIOUS YEARS, 1900-1940

Mortgages	1900	1910	1920	1930	1940
Banks	10	44	53	42	22
Trust Companies	1	25	44	14	0
Mortgage Companies	24	3	56	47	10
Investment Companies					
Loan Companies	138	84	98	64	16
Security Companies					
Insurance Companies					
Total	173	156	251	167	48

The above table shows the total number of mortgages given to be at a peak in 1920 and then to drop to a very low number in 1940. In 1900 Banks were giving approximately one-seventeenth of the total mortgages given by Companies. By 1920 they were giving approximately one-fifth and by 1940, approximately one-half.

Percentage of Mortgages Given by Companies

A large per cent of mortgages are given by banks, mortgage companies, insurance companies and the other companies. The following table shows the per cent of the total number of mortgages given by these concerns from 1900 to 1940.

This table shows the trend in the type of mortgages. In 1900 practically one-third of the mortgagee's were Companies. By 1940 this number had increased to two-thirds. In reality the number has been around two-thirds since 1920.

TABLE XXIX

PER CENT OF TOTAL NUMBER OF MORTGAGES GIVEN BY BANKS, MORTGAGE COMPANIES, INSURANCE COMPANIES AND OTHER COMPANIES, 1900-1940

	1900	1910	1920	1930	1940
Total number	540	408	388	273	74
Number given by companies	175	156	251	167	48
Per cent given by companies	32.0	38.2	64.7	61.2	64.8

## Foreclosures

Hard times due to crop failures and other reasons have caused a number of foreclosures. The following table shows the number of foreclosures from 1900 to 1940.

TABLE XXX

SHOWING NUMBER OF FORECLOSURES, 1900-1940

	1900	1910	1920	1930	1940
Foreclosure releases	63	1	0	4	36

The above table shows the number of foreclosures (takes in town real estate as well as farms). There is one factor that should be brought out that does not appear in the table. In 1930 the number of foreclosures began to increase but did not reach the peak until in 1937, 1938 and 1939. The writer picked one year at random, 1938, and found there were 67 foreclosures.

## CONCLUSIONS

Warranty and Quit Claim deeds showed a decrease in number while Sheriff deeds showed an increase. In 1940 many deeds were granted to life insurance companies, federal land banks, banks, mortgage companies, etc. Previous to 1930 very little land was deeded to these concerns. In 1937 large tracts of land was deeded to such companies for the first time.

Mortgages greatly decreased in number and amount. Many are given for a five-year period. Companies gave a large per cent of the mortgages, especially since 1920. The per cent was approximately sixty-four.

## CHAPTER VI

### TENURE AND OWNERSHIP

Many factors, perhaps, have influenced the population and the number of farms from 1900 to 1940. Sometimes one may wonder how tenancy has been affected during the same period of time. Drouths, grasshoppers, low farm prices, together with many more may have affected tenancy. To what extent each factor has affected tenancy perhaps no one knows. The purpose of Chapter VI is to show the tenure of the farm operator.

### CLASSES OF OPERATORS

According to the Bureau of Census, a "farmer" or "farm operator" is a person who directs the operations of a farm. Owners of farms who do not themselves direct the farm operations are not reported as "farmers". The Bureau divides farmers into three general classes according to the character of their tenure, namely, owners, managers and tenants. The general classes may have sub-divisions. For example, there are several types of tenants such as, share tenants, share cash tenants, cash tenants and other non-specified tenants.<sup>102</sup>

#### Owners and Part Owners

Farm owners may include two types: (1) Farmers operating their own land only, and (2) Those operating not only their own land but also some

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102. U. S. Bureau of Census. 13th Census of the United States. Volume VI. p. 12.

land hired from others as well. The latter are sometimes referred to in the Census report as "part owners". The term "owners" is then restricted to those owning all their land.<sup>103</sup>

#### Owners and Tenants

In the 1900 Census a smaller class of farms was designated as that of "owners and tenants". It comprised those farms which were operated by the united labor and under the joint direction of two or more individuals one owning the farm or at least a part of it, and the other or others owning no part of the farm but receiving for supervision or labor a share of the products.<sup>104</sup> The 1900 Census reports and other following reports did not give the class of "owners and tenants" in their classification.

#### Managers

Farms designated as to being operated by "managers" are farms operated for the owners, or under their general supervision, by salaried managers or overseers. This class of farms would include those farms connected with public institutions or owned by corporations, and many of those operated for non-resident owners.<sup>105</sup>

#### Tenants

A farm tenant or renter is a farmer who operates hired land only.<sup>106</sup> He becomes a tenant when he rather than the owner assumes the risk of crop

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| 103. | U. S. Bureau of Census. | <u>13th Census of the United States.</u> | Volume VI.<br>p. 12.           |
| 104. | U. S. Bureau of Census. | <u>12th Census of the United States.</u> | Volume V,<br>Part I. p. XLIII. |
| 105. | U. S. Bureau of Census. | <u>Ibid.</u>                             | p. XLIII.                      |
| 106. | U. S. Bureau of Census. | <u>13th Census of the United States.</u> | Volume VI.<br>p. 12.           |

failures or other contingencies while attending the operations of the land. The person who operates a farm and pays its owner a fixed quantity of produce or money, or a share of all that is raised is a tenant or renter even though he is subject to some control and direction by the owner of the land. <sup>107</sup>

It should be observed that a person who works on a farm is to be classed as a hired laborer or manager if his income is guaranteed by the owner or tenant of the land to be a definite compensation in money or for a fixed quantity of produce. <sup>108</sup>

Tenants are classified by the Bureau of the Census into several classes such as, share tenants, share-cash tenants and cash tenants. Share tenants are those who pay a certain share of the products, as one-half, one-third, or one-quarter. Share-cash tenants are those who pay a share of the products for part of the land rented by them and cash for part. Cash tenants are those who pay a cash rental or a stated amount of labor or products, such as, \$7.00 or ten bushels of wheat per acre. <sup>109</sup>

#### TENURE

According to Webster's New International Dictionary of the English Language, the definition of tenure is as follows:

Tenure - Act or right of holding, as property, especially real estate, property of a superior; also the manner of holding real property, or land and tenements, property of a superior. Tenure, in its strictest sense of holding of a superior,

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107. U. S. Bureau of Census. 12th Census of the United States. Volume V, Part I. p. 754.  
 108. Ibid.  
 109. U. S. Bureau of Census. 13th Census of the United States. Volume VI. p. 12.

is inseparable from the idea of property in land in the theory of the English Common Law; and this idea of tenure pervades, to a considerable extent, the law of real property in the United States, where the primary title to all land is held essentially in fee simple absolute, and not of a superior.<sup>110</sup>

Since there are classes of tenure, the writer attempted to analyze according to the number in each class the five different classes, which are: owners, part owners, owners and tenants, managers, and tenants. The term tenant includes share tenants, share-cash tenants and cash tenants, if there were any of each class. The following table shows the number of farms in Smith County operated according to the tenure of the operator from 1900 to 1940.

TABLE XXXI

SHOWING THE NUMBER OF FARMS OPERATED ACCORDING TO  
THE TENURE, 1900-1940

Number	<sup>111</sup> 1900	<sup>112</sup> 1910	<sup>113</sup> 1920	<sup>114</sup> 1930	<sup>115</sup> 1940
Farms (Smith County)	2834	2535	2458	2299	1963
Owners	1445	1069	904	703	608
Part Owners	506	538	536	528	421
Owners and Tenants	77				
Managers	7	7	19	7	2
Tenants	799	921	999	1061	932

110. Webster's New International Dictionary of the English Language. p. 2603.  
 111. U. S. Bureau of Census. 12th Census of the United States. Volume V, Part I. pp. 84-85.  
 112. U. S. Bureau of Census. 13th Census of the United States. Volume VI. p. 586.  
 113. U. S. Bureau of Census. 15th Census of the United States. Volume II, Part I. p. 1299.  
 114. Ibid.  
 115. U. S. Bureau of Census. 16th Census of the United States. p. 29.



Table XXXI shows the trend in the number of farms, operated according to the tenure of the operator. In studying the table one must keep in mind the fact that the number of farms has decreased from 2,834 in 1900 to 1,963 in 1940, a decrease of 871 farms which amounts to a 33.8 loss over the 1900 figure.

#### Owners

There has been a steady decrease in the number of farm owners operating their own land since 1900. In 1900 there were 1,445 owners operating their land, whereas, in 1940 there were only 608 such owners. This was a decrease of 837 farm owners or 57.9 per cent operating their land.

#### Part Owners

The number of Part Owners operating their land increased from 506 in 1900 to 538 in 1910. There was a decrease from 1910 to 1940. There were 536 part owners in 1920, 528 in 1930 and 421 by 1940. The greatest decrease came from 1930 to 1940, there being a decrease of 107 part owners. This is a decrease of approximately 20.3 per cent over a ten-year period. However, from 1900 to 1940 there was only a decrease of 85 part owners or 16.8 per cent.

#### Owners and Tenants

There were 77 owners and tenants in 1900. Since figures were not available for the other years, no comparison can be made in this class.

#### Managers

There were 7 managers in Smith County in 1900, 1910 and 1930. In 1920 there were 19 and in 1940 there were only 2 managers. Managers play a



very small part in farm operating in Smith County. At no time for the respective years listed (according to the following table) was there over .8 per cent of the total number of farm operators classed as managers.

### Tenants

With a steady decline in the number of owners one might anticipate an increase in tenancy. According to the preceding table there was a steady increase in the number of tenants from 799 in 1900 to 1061 in 1930, which is a 45.3 per cent increase. From 1061 tenants in 1930 the number took a drop to 932 in 1940, or a decrease of 129, which amounts to a 12.2 per cent decrease.

### FARMS OPERATED ACCORDING TO TENURE

However, to get an unbiased concept of the tenant situation one must study the following table which shows the percentage of farms operated according to the tenure of the operator, from 1900 to 1940.

This table shows the percentage of farms operated according to the tenure of the operator. In 1900, 51.0 per cent of the total number of farm operators were owners, whereas, in 1940 only 31.0 per cent of the total were owners. From 1900 to 1930 there was a steady decline in the percentage of owners as farm operators, but from 1930 to 1940 there was a slight increase. In 1930, 30.6 per cent of the farm operators were owners. In 1940, 31.0 per cent of the farm operators were owners.

The percentage of part owners showed a steady, slight increase

TABLE XXXII

SHOWING THE PERCENTAGE OF FARMS OPERATED ACCORDING TO THE TENURE  
OF THE OPERATOR, 1900-1940

	1900 <sup>116</sup>	1910 <sup>117</sup>	1920 <sup>118</sup>	1930 <sup>119</sup>	1940 <sup>120</sup>
Owners	51.0	42.2	36.8	30.6	31.0
Part Owners	17.9	21.2	21.8	23.0	21.4
Owners and Tenants	2.7				
Managers	0.2	0.3	0.8	0.3	0.1
Tenants	28.2	35.3	40.6	46.1	47.5

from 17.9 per cent in 1900 to 23.0 per cent in 1930. There was a slight decrease from 1930 to 1940, the per cent in 1940 being 21.4.

If we add the percentages given for owners to the percentages given for part owners we have the following per cents as sums for the various years: 68.9 per cent in 1900, 63.4 per cent in 1910, 58.6 per cent in 1920, 53.6 per cent in 1930 and 52.4 per cent in 1940. This shows a steady decrease from 1900 to 1940.

Owners and tenants showed 2.7 per cent in 1900. Figures for the other years were not given.

The per cent of managers increased from 0.2 per cent in 1900 to 0.3 per cent in 1920. From 1920 to 1940 there was a steady decrease, the per cent in 1940 being 0.1.

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116. U. S. Bureau of Census. 12th Census of the United States. Volume V, Part I. pp. 84-85.  
 117. U. S. Bureau of Census. 13th Census of the United States. Volume VI, p. 586.  
 118. U. S. Bureau of Census. 15th Census of the United States. Volume II, Part I. p. 1297.  
 119. Ibid.  
 120. U. S. Bureau of Census. 16th Census of the United States. p. 29.

The percentage of tenants as compared with the total farm operators had shown an increase at each taking of the Census over the previous Census figures. From 28.2 per cent in 1900 there has been an increase at each census taking until in 1940. Of farm operators, 40.7 per cent are tenants.

In 1900, 28.2 per cent of all farm operators were tenants and 51.0 per cent were owners, or if the number of owners is added to the number of part owners the writer found that 68.9 per cent of farm operators are owners.

In 1940, 47.5 per cent of all farm operators were tenants and only 31.0 per cent were owners. The per cent of owners added to the per cent of part owners would give a sum total of 52.4 per cent of the farm operators being owners.

#### TENANTS

Table XXXIII on the following page shows the classification of tenants in Smith County from 1900 to 1940.

The writer wishes to say a word of caution in regard to the use of this table. In some cases information could not be found and in some cases the classes had not been broken up. For example, by referring to the table, we find there were 20 non-specified cases in 1910, 17 non-specified cases in 1920, and 1,005 in 1930 while there were only 43 in 1940. We also find that there were no share-cash and share tenants in 1930.

TABLE XXXIII  
CLASSIFICATION OF TENANTS, 1900-1940

	121 1900	122 1910	123 1920	124 1930	125 1940
Tenants	799	921	999	1061	932
Cash	28	72	66	56	56
Share Cash		145	345		511
Share	771	684	571		322
Non-specified		20	17	1005	42

The number of cash tenants increased from 28 in 1900 to 72 in 1910. In 1920 the number dropped to 66. There were 56 cash tenants in 1930 and also in 1940.

There is a definite trend of increase in the number of share cash tenants. There was an increase from 145 in 1910 to 345 in 1920. No figures were available for 1930, but in 1940 there were 511 share cash tenants, an increase of 366 over the 1910 figure, which in percentage amounts to 252.4 per cent.

There has been a large decrease in the number of share tenants during the last forty years. In 1900 there were 771 share tenants, whereas, in 1940 there were less than one-half that many. There were 322 in 1940. From 1900 to 1940 there was a decrease of 449 share tenants or a 58.2 per cent decrease.

## CHAPTER VII

### DWELLINGS

The writer intended to show the trend in the number of vacant dwellings in Smith County from 1900 to 1940. However, the only records available were for 1940. These figures are given in this chapter. Figures were available for the occupied dwellings so tables showing the average number of persons per dwelling have been prepared.

According to the fourteenth census report taken in 1920 a dwelling is defined as:

Any building or structure in which one or more persons regularly sleep. It may not necessarily be a house in the usual sense of the word. A boat, a tent, a freight car, or a room in a warehouse, if it serves as a regular sleeping place for one or more persons, is treated as a dwelling. On the other hand, an entire apartment house, although the abiding place of many families, constitutes but one dwelling.<sup>126</sup>

### OCCUPIED DWELLINGS

#### Smith County

The following table shows the number of occupied dwellings and the average number of persons per dwelling in Smith County from 1900 to 1940.

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126. U. S. Bureau of Census. 14th Census of the United States. Volume III. p. 11.

TABLE XXXIV

## DWELLINGS FOR SMITH COUNTY, 1900-1940.

	1900 <sup>127</sup>	1910 <sup>128</sup>	1920 <sup>129</sup>	1930 <sup>130</sup>	1940 <sup>131</sup>
Population of Smith County	16,384	15,365	14,985	13,545	10,582
Dwellings, number	3,454	3,599	3,671	3,588	3,205
Average number of persons per dwelling (to nearest 10th)	4.7	4.3	4.1	3.8	3.3

The above table shows that the number of occupied dwellings have increased from 3,454 in 1900 to 3,671 in 1920. From 1920 to 1940 there was a decrease in the number of occupied dwellings with the number in 1940 being 3,205. The number of occupied dwellings decreased by 466 from 1920 to 1940. There were more occupied dwellings in 1900 than there were in 1940, there being 249 more at the 1900 census taking than at the 1940 census taking. There was a 7.2 per cent loss in the number of occupied dwellings in Smith County from 1900 to 1940 and a 12.7 per cent decrease from 1920 to 1940.

The average number of persons per dwelling has steadily declined from 4.7 in 1900 to 3.3 in 1940. Only the future holds in store the answer to

- 127. U. S. Bureau of Census. 12th Census of the United States. Volume II, Part II. p. 627.
- 128. U. S. Bureau of Census. 13th Census of the United States. Volume II. p. 691.
- 129. U. S. Bureau of Census. 14th Census of the United States. Volume III. p. 352.
- 130. U. S. Bureau of Census. 15th Census of the United States. Volume VI. p. 491.
- 131. U. S. Bureau of Census. 16th Census of the United States. An advanced publication released for use on January 9, 1941, relating to housing units in Kansas.



how far this trend can go. We wonder if the time is coming when there will be only two persons per dwelling.

### Kansas

The following table shows the number of occupied dwellings and the average number of persons per occupied dwelling in Kansas from 1900 to 1940.

TABLE XXXV  
DWELLINGS FOR KANSAS, 1900-1940

	1900 <sup>132</sup>	1910 <sup>133</sup>	1920 <sup>134</sup>	1930 <sup>135</sup>	1940 <sup>136</sup>
Population of Kansas	1,470,495	1,690,949	1,769,257	1,880,999	1,801,028
Dwellings, number	314,375	385,672	416,065	464,618	511,414
Average number of persons per dwelling (to nearest 10th)	4.7	4.4	4.3	4.0	3.5

The above table on dwellings for Kansas shows that the number of occupied dwellings in Kansas has steadily increased from 314,375 in 1900 to 511,414 in 1940. This was an increase of 197,039 occupied dwellings which is an increase of 62.7 per cent over the 1900 figure.

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|------|-------------------------|--|--|
| 132. | U. S. Bureau of Census. | <u>12th Census of the United States.</u> | Volume II, Part II. p. CLVII.                                |
| 133. | U. S. Bureau of Census. | <u>13th Census of the United States.</u> | Volume II. p. 675.   |
| 134. | U. S. Bureau of Census. | <u>14th Census of the United States.</u> | Volume III. p. 344.  |
| 135. | U. S. Bureau of Census. | <u>15th Census of the United States.</u> | Volume VI. p. 486.   |
| 136. | U. S. Bureau of Census. | <u>16th Census of the United States.</u> | An advanced publication released for use on January 9, 1941. |

The average number of persons per occupied dwelling has steadily declined from 4.7 in 1900 to 3.5 in 1940.

### VACANT BUILDINGS<sup>137</sup>

In 1940 for the first time, the Bureau of the Census collected information relative to the number, characteristics and geographical distribution of dwelling structures and dwelling units in the United States. A bill passed by the first session of the 76th Congress appropriated \$8,000,000 for the collecting of such data.

In 1940 there were 559 vacant dwelling units for sale or rent. This amounts to 14.7 per cent of the total number of dwelling units in Smith County, which was 3,811. In 1940 there were forty-seven other vacant dwelling units held for absent households, together with a few dwelling units occupied by non-resident households.

#### Rank of Smith County

Five counties in Kansas had a higher per cent of vacant buildings than Smith County. Morton County had a larger percentage of dwelling units vacant than any other county of the state. There were 26.7 per cent of the total vacant in 1940. Stanton County is second with twenty-three per cent. Hamilton County had 18.5 per cent vacant. In Graham County there were 15.3 per cent vacant, and in Jewell County there are 14.8 per cent vacant.

Sedgwick County had the most vacant dwelling units; there were 1,893 vacant in 1940. Shawnee County was second with 1,538 vacant.

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137. U. S. Bureau of Census. 16th Census of the United States. An advanced publication released for use on January 3, 1941.



Seven counties in Kansas had more vacant dwellings than Smith County, which would make Smith County rank eighth in regard to the number of vacant dwellings.

In 1940 in the State of Kansas as a whole there were 546,105 dwelling units. Of this number 511,414 were occupied, 30,202 or 5.5 per cent of the total were vacant for sale or rent. There were 4,489 other vacant dwelling units held for absent households, together with a few dwelling units occupied by non-resident households. There were 4.2 per cent of the urban dwellings vacant as compared with 6.5 per cent of the rural dwellings.

## CHAPTER VIII

### TRENDS AND CONCLUSIONS

People living in Smith County in 1900 would have had a rude surprise if a picture of the trend of farm population and land ownership for the ensuing forty years could have been presented to them at that time. The 16,384 inhabitants of Smith County would have been surprised to think that in 1940 only 10,582 inhabitants would be in the same county.

#### TRENDS

The following trends and conclusions were found:

1. The population steadily decreased from 16,384 in 1900 to 10,582 in 1940, a decrease of 5,802 inhabitants which was a 35.4 per cent loss.
2. Smith County dropped in rank from fortieth in 1900 to fifty-sixth in 1940 in relation to other counties of the State.
3. The average size of families decreased from 4.7 members per family in 1900 to 3.3 members per family in 1940.
4. The average size of families in Kansas decreased from 4.6 members per family in 1900 to 3.5 members per family in 1940.
5. The number of farms decreased from 2,834 in 1900 to 1,963 in 1940, a decrease of 871 farms which is a 30.7 per cent decrease.
6. Small farms under twenty acres and large farms over 499 acres are

increasing as a general rule. Farms from twenty to 200 acres are decreasing in number. Farms from 200 to 400 acres increased from 1900 to 1920 but decreased from 1920 to 1940. These same conditions exist in Kansas as well.

7. The total number of acres in farms in Smith County steadily decreased from 563,121 acres in 1920 to 546,276 acres in 1940. This is in contrast to the state as a whole.
8. The average size of farms increased from 195.1 acres per farm in 1900 to 278.5 acres in 1940. This was an increase of 83.2 acres to each farm or 40.5 per cent of the area in 1900. In Kansas there was an increase from 204.7 acres in 1900 to 306.2 acres in 1940. This was an increase of 101.5 acres per farm or 50.1 per cent increase.
9. The proportion of the approximate land area in farms in Smith County increased from 1900 to 1920 and decreased from 1920 to 1940. In Kansas there was a gradual increase during the thirty-year period.
10. The value of the land alone per acre increased from \$9.40 in 1900 to \$58.53 in 1920 and then decreased to \$14.91 per acre in 1940.
11. The value of land per farm increased from \$1,864 in 1900 to \$14,407 in 1920 and then decreased to \$4,148 in 1940.
12. The value of buildings per farm increased from \$469 in 1900 to \$1,954 in 1920 and then decreased to \$968 in 1940.
13. There was a steady decrease in the number of recorded deeds from 500 in 1900 to 212 in 1940.
14. The number of Warranty and Quit Claim deeds in general decreased, but the number of Sheriff deeds increased.

15. Land in Smith County is fast becoming the property of big companies. In 1940, such companies were deeded 14,197.5 acres.
16. The number of mortgages given in any one year decreased from 540 in 1900 to 74 in 1940.
17. The average amount per mortgage increased from \$591.69 in 1900 to \$3,152.17 in 1920 and then decreased to \$1,394.47 in 1940.
18. The per cent of mortgages given by companies increased from 32.0 per cent in 1900 to 64.8 per cent in 1940.
19. Owners operating their farms decreased from 1,445 in 1900 to 608 in 1940. This was a decrease of 837 farm owners operating their land or a 57.9 per cent decrease.
20. The per cent of owners operating their land decreased from 51.0 per cent in 1900 to 30.6 per cent in 1930. In 1940 there was 31.0 per cent.
21. The number of tenants or renters increased from 799 to 1061 in 1930. In 1940 there were 932 tenants.
22. The per cent of tenants operating farms increased from 28.2 in 1900 to 47.5 in 1940.
23. The number of share tenants steadily decreased while the number of share-cash tenants steadily increased.
24. The average number of persons per occupied dwelling in Smith County decreased from 4.7 in 1900 to 3.3 in 1940.
25. The average number of persons per occupied dwelling in Kansas decreased from 4.7 in 1900 to 3.5 in 1940.
26. There were in 1940, 559 out of a total of 3,811 dwelling units vacant, either for sale or rent. In other words 14.7 per cent of the

dwellings in Smith County were vacant.

#### CONCLUSIONS

Many of the trends indicate that Smith County has been losing its place in the sun. The drought, dust storms, grasshoppers, economic conditions and many other conditions have certainly made it a hard battle for the farmers of Smith County.

Perhaps if a few good years are at hand some of the trends will have reached their low point and the curve will go upward instead of downward, at least it is well to think of it in that manner.

There has been considerable discussion relative to a government dam on the Solomon rivers near Kirwin, Phillips County, Kansas, which is located about ten miles west of Cedar, Smith County, Kansas. If this develops, many of the farmers in the southwestern part of the county will be benefited.

Education and more scientific education will help the situation. Although there are many factors man does not have any control over; and if too many of these come in a destructive way, farmers cannot succeed, no matter how much education and scientific knowledge they possess. However, man must work with and try to control nature rather than work against it.

The writer fully realized that there are many phases of farm population and land ownership that he has not touched upon. It is hoped that other studies may be made to offer solutions or remedies to alter conditions as the trends indicate them to exist.

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## A P P E N D I X



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S M I T H   C O U N T Y

GERMAN					PAWNEE
			BEAVER		
CEDAR			CENTRE		OAK
			HARLAN		
HARVEY				HOUSTON	LINCOLN

POPULATION--(FEDERAL CENSUS).  
(Organized in 1872)

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	1880	189
(a) Beaver Township.....	1,562	
(b) Cedar Township.....	1,449	
(c) Centre Township.....	1,827	
(d) German Township.....	1,200	
(e) Harvey Township.....	1,431	
(f) Houston Township.....	1,819	
(g) Lincoln Township.....	1,486	
(h) Oak Township.....	1,676	
(i) Pawnee Township.....	1,634	
(a) In 1875, from original territory.		
(b) In 1875, from original territory.		
(c) In 1875, from original territory.		
(d) In 1875, from original territory.		
(e) In 1875, from original territory.		
(f) In 1875, from original territory.		
(g) In 1875, from original territory (as Holland); name afterward		
(h) In 1875, from original territory.		changed to Lincoln.
(i) In 1875, from original territory.		

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## S M I T H   C O U N T Y

		N E B R A S K A						
		RXV	RXIV	RXIII	RXII	RXI		
P H I L L I P S C O U N T Y	T.1	GERMAN	MARTIN	BEAVER	PAWNEE	LOGAN	J E W E L L C O U N T Y	
	T.2	SWAN	PLEASANT	WASHINGTON	CORA	WHITE ROCK		
	T.3	CEDAR Kensington x	LANE x Athol	CENTER Center [red square]	BLAIN Smith Center	Lebanon <sup>x</sup> OAK		
	T.4	VALLEY Cedar x	HARVEY	BANNER	CRYSTAL PLAINS	WEBSTER		
	T.5	DOR	HOUSTON	Gaylord <sup>x</sup>	HARLAN	GARFIELD		
		O S B O R N E   C O U N T Y						