CHAPTER XII.

PLANTATIONS IN THE SOUTH.

Introduction.—Previous to the Civil War there were many large farms in the South which were mostly worked by slave labor. These were ordinarily called plantations. There was no sharp line of distinction at that time, nor is there at present, between plantations and other farms, the term "plantation" being applied simply to large farms usually comprising several hundred or even thousands of acres. Prior to the war each plantation was, of course, a single agricultural unit and was so reported by the census, being counted as one of the farms of the country.

During the period of reconstruction after the Civil War the owners of the plantations largely tried to work them by hiring labor. A movement soon began, however, for the substitution of the tenant system of operation. Under this system a plantation was subdivided into small tracts—commonly called "parcels" or "cuts"—each of which was operated by a tenant. The tenants were designated by various terms, such as "cropper," "standing renter," and the like.

Since there were considerable numbers of tenant farms in the North as well as in the South, the Census Bureau very naturally adopted the practice of treating the tenant farms in the South in the same manner as those in the North; that is to say, each tract of land operated by a tenant was treated as a separate farm. As a matter of fact, however, a large proportion of the tenants in the South actually occupied a very different economic position from that usually occupied by tenants in other parts of the country. The plantation as a unit for general purposes of administration has not disappeared, and in many cases the tenants on plantations are subjected to quite as complete supervision by the owner, general lessee, or manager as that to which the hired laborers are subjected on large farms in the North and West. Where this is the case a tenant is very similar in his economic position to the hired farm laborer, practically the only difference being that he confines his work to a particular parcel of land which he works by himself and that he is paid by a share of the crop instead of by wages. There are also some plantations in the South which are operated by hired labor. The distinction drawn in popular speech is still based on the size of the agricultural unit and not on the form of organization.

Significance of statistics of plantations.—From what has been said it is evident that the statistics of agriculture for the South, when each tenant holding is treated as a separate farm, are in some respects not comparable with those for other parts of the country. In the North and the West a tenant farm is very similar in its method of operation to a farm operated by the owner himself. The owner ordinarily exercises very little supervision over the operations of the tenant, and the latter has substantially an independent economic status. Tenant farms in the North and West are in general quite as large as the farms operated by their owners, and the tenant farmer often employs hired labor to assist him. In the South, on the other hand, a very large proportion of the tenant farms are decidedly small, containing no more land than can be effectively worked by the tenant alone, with perhaps the assistance of his own family. Moreover, many, though not all, of the tenants are subjected to very thorough supervision by the owner or manager of the plantation of which the farm is a part. As the result of this difference in conditions, the average size of farms in the South, when each separate tenant farm is counted as a unit, is very much less than in the North or the West, and the statistics give an impression which does not correspond to actual conditions.

The effect of the practice of the Census Bureau in treating each tenant farm in the South as a separate unit is brought out to some extent by a comparison of the changes in the number of farms in that section during the last 50 years with the changes in farm acreage and the value of farm land and buildings. In order to permit such a comparison Table 1 is presented, which shows, for the 11 Southern states in which the plantation system is of importance taken together, the number and total and improved acreage of farms as reported at each census from 1850 to 1910, inclusive, together with averages.

FARMS, FARM LAND, AND VALUE OF LAND AND BUILDINGS IN ELEVEN SOUTHERN STATES:[1] 1850–1910.

Table 1 — Census year	Farms or plantations.		All land in farms.		Improved land in farms.		Value of land and buildings.		Average per farm.		
	Number.	Per cent of increase.	Acres.	Per cent of increase.[2]	Acres.	Per cent of increase.[2]	Amount.	Per cent of increase.[2]	Total acreage.	Improved acreage.	Value of land and buildings.
1910	2,491,509	17.0	287,275,860	—4.3	109,180,849	16.1	$5,411,779,196	131.6	115.3	43.8	$2,172
1900	2,128,882	39.6	300,159,285	36.8	94,016,661	8.3	2,337,027,934	26.5	141.0	44.2	1,098
1890	1,524,998	21.8	217,246,062	10.3	86,844,124	28.9	1,847,425,688	49.6	142.5	56.9	1,211
1880	1,252,249	95.4	197,002,545	25.6	67,350,802	43.3	1,234,958,624	58.0	157.3	53.8	986
1870	692,076	26.0	156,791,224	—21.8	46,987,274	—17.3	781,714,004	—57.8	226.6	67.9	1,130
1860	549,109	33.3	200,476,346	35.0	56,832,154	33.1	1,850,708,493	133.3	365.1	103.5	3,370
1850	412,043	.....	148,479,380	.....	42,684,965	.....	793,344,268	.....	360.3	103.6	1,925

[1] Alabama, Arkansas, Florida, Georgia, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Texas, and Virginia.
[2] A minus sign (—) denotes decrease.

During the half century between the census of 1860, the last census before the process of breaking the plantations up into tenant farms commenced, and that of 1910, the amount of land in farms in the 11 Southern states covered by Table 1 increased only 43.3 per cent, while the number of farms, as returned by the census, increased from somewhat more than half a million to about two and a half million, or 353.7 per cent. In 1860 the average farm contained 365.1 acres, of which 103.5 acres were improved, and the average value of land and buildings per farm was $3,370. In 1910 the average farm had decreased in size to 115.3 acres, of which 43.8 acres were improved, the average value of land and buildings being $2,172. In the East South Central and South Atlantic divisions the average total acreage in 1910 was materially lower than that for all of the states covered by the table, the latter being increased by the presence of many very large ranches in the West South Central division, particularly in Texas. The table shows further that there has been a continuous decline since 1860 in the average size of farms in the plantation districts, the greatest decrease taking place between 1860 and 1870.

The effect of the method of classifying farms in the South is further shown in Table 2 by a comparison of the average total and improved acreage and value of land and buildings for that section with the corresponding averages for the North.

Table 2 — Census year	Average acres of land per farm.		Average improved acres per farm.		Average value of land and buildings per farm.	
	The South.	The North.	The South.	The North.	The South.	The North.
1910	114.4	143.0	48.6	106.3	$2,374	$8,182
1900	138.2	133.2	48.1	90.9	1,251	4,190
1890	139.7	123.7	58.8	87.8	1,402	3,721
1880	153.4	114.9	56.2	76.6	1,224	3,314
1870	214.2	117.0	69.2	69.2	1,456	3,463
1860	335.4	126.4	101.3	68.3	3,455	3,180
1850	332.1	127.1	101.1	65.4	2,051	2,380

It would be highly desirable that, in addition to statistics in which each tenant farm in the South is counted as a unit, statistics should also be presented in which each plantation operated by tenants—provided the tenants are subjected to a considerable degree of supervision—should be treated as a unit among other farms. If this were done the average size of farms in the South would be very much greater than the averages based on the present method of defining farms. For reasons more fully explained hereafter, however, it has been found impossible to carry out this plan in its entirety, and it is doubtful whether it will ever prove possible to do so in the future. Nevertheless it is highly desirable that some attention should be paid to the plantation system in the South, and the Census Bureau has therefore undertaken to collect statistics relating to it and to present them so far as they were found clear and satisfactory in their significance.

Definition of a tenant plantation.—As already stated the definition of a plantation in popular usage in the South is primarily based on the size of the agricultural unit and not on its method of organization. There would, however, be no particular utility in presenting statistics for plantations, merely in the sense of large farms, in the South any more fully than they are presented for large farms elsewhere. So far as a plantation is operated by hired labor, it differs in no significant respect from large farms operated by hired labor elsewhere, and the mere name "plantation" gives no added significance to the agricultural unit. Each plantation operated by hired labor in the South is treated as a single farm in the census statistics, just as it would be if it were in any other part of the country.

What is required to permit a true picture of conditions in the South to be obtained is information regarding those plantations which are operated by tenants, which in many cases differ in their method of organization from any form of agricultural unit at all commonly found in other parts of the country. In order to make a clear distinction with reference to the plantations concerning which statistics were desired, the Census Bureau adopted the following definition of a "tenant plantation:"

A tenant plantation is a continuous tract of land of considerable area under the general supervision or control of a single individual or firm, all or a part of such tract being divided into at least five smaller tracts, which are leased to tenants.

This definition, in the first place, eliminates from consideration as plantations groups of tenant farms which are not contiguous. In the South, as in the North, a single individual may own several separate farms each of which is leased to a tenant, but it is obvious that these holdings, taken as a whole, in no sense constitute a plantation. In the second place, the tenant plantation, as defined by the Census Bureau, must be a tract of land of considerable size and containing at least five tenant holdings. It not infrequently happens in the South, as elsewhere, that a single individual owns a tract of land of moderate size which he leases to two or three different tenants; but to treat such a holding as a plantation would be going distinctly contrary to the popular usage of the term and would serve no particular purpose.

The definition further involves the idea of supervision or control over the tenants on the part of the owner or his representative. There are, however, widely differing degrees of supervision in different cases, and, while some special information regarding the methods and degree of supervision was obtained in regard to a limited number of plantations, it was found impossible to obtain such information of a clear and conclusive character with regard to all plantations. Consequently, of necessity, the Census Bureau had to treat as a plantation any tract of land conforming to the other features of the definition above set forth, without regard to the exact character or degree of supervision exercised over the tenants. It is probable, therefore, that in some cases tracts of land have been treated as plantations, on which each tenant occupies approximately as independent an economic position as tenant farmers in other parts of the country. Beyond question, however, in most instances the plantations for which statistics are hereafter presented are those on which very considerable supervision is exercised over the tenants and on which the position of the tenants is in many respects not far different from that of hired laborers.

The statistics presented in this chapter, therefore, relate to tenant plantations conforming to the above definition. For brevity, the term "plantation" alone is frequently used in the text and in the tables, but it should be distinctly understood that none of the tables include plantations operated by hired labor.

Ordinarily the land in a tenant plantation is not wholly subdivided into tenant farms. The owner of the plantation or his manager retains in his own possession part of the land. The land thus retained usually contains the owner's house, barns, and other buildings, his kitchen garden, and the major part of the uncultivated land of the plantation. In some cases, moreover, the owner or manager retains a considerable quantity of improved land which he operates with his own labor or with hired labor. Consequently, in the census statistics of farms, as ordinarily presented, each plantation is represented by the number of farms operated by tenants, plus one farm operated by the owner or his representative. In the special statistics regarding plantations presented in this chapter, data regarding the farms retained by landlords are presented separately from those regarding the tenant holdings.

In the tables which follow the term "landlord" is used to designate the owner of the plantation or the person who, as general lessee or local manager or overseer, represents the owner in the management of the plantation, while the term "tenant" refers to any individual who leases a tract of land on the plantation and pays for its use a share of the crops, or a fixed amount of money, of cotton, or of other products. The acreage retained by the landlord together with the total acreage of all the tenants make up the acreage of the plantation. All land of every description in the plantation which is not leased or subleased to tenants constitutes the landlord's part of the plantation.

Method of investigation of plantations and scope of the statistics.—The special investigation of plantations undertaken by the Census Bureau in 1910 was the first that had ever been made by this bureau, although, of course, prior to the Civil War the agricultural statistics treated plantations as farms along with the other farms of the country. In its conduct of the plantation investigation in 1910 this bureau made use of a special plantation schedule in addition to the ordinary agricultural schedule. A copy of this special schedule is presented on page 925. In addition to making use of this plantation schedule the Census Bureau continued the practice of previous censuses in obtaining a separate agricultural schedule for each farm in the plantation; that is to say, one schedule for each tenant farm and one for the land retained by the landlord. These general agricultural schedules for the tenant farms were, under the instructions to the enumerators, to be filled out by interviewing the tenants themselves, although doubtless in some cases at least part of the information for them was furnished by the landlord. The plantation schedule, which was also placed in the hands of the enumerators, was to be filled out by interviewing the landlord or his representative. This schedule called for information regarding the plantation as a whole, regarding the land retained by the landlord for his own use, and regarding each tenant holding.

The plantation schedules obtained from landlords were carefully compared with the general agricultural schedules obtained for the farms in the same plantation. In fact, one of the objects of the use of the plantation schedule was to furnish a check upon the figures returned by the tenants and also to avoid duplication in the statistics. At prior censuses considerable difficulty was encountered from the fact that owners of plantations, misunderstanding the inquiry, not infrequently gave information regarding the entire plantation, while at the same time the information regarding the land operated by tenants was secured from the tenants, thus involving duplication of acreage, value of farm property, and even of the production of crops and other agricultural products.

The plantation schedule being novel and more or less complex, it was but natural that some of the enumerators failed to secure plantation reports from all plantations in their territory. They secured the separate reports for the tenant holdings and for the land retained by the landlord, but not the general report covering the plantation as a whole. In order to remedy this deficiency in the returns the Census Bureau carefully examined the schedules for tenant farms and assembled into groups those which showed the same landlord. In case, for example, it was found that there was a return for a certain farm operated by its owner and a return for five or more tenant farms in the same locality, each of which reported such owner as the owner also of the tenant farm, it was assumed that these returns represented the parts of a single plantation, and the figures for the several tenants and for the farm of the owner were assembled into totals in the Census Bureau. Where it was evident that the tenant farms reported as having a single owner were not contiguous, or where, although perhaps contiguous, there was no return for the farm operated by the owner himself, no such assembling of the statistics was done. It is believed that the figures for plantations thus assembled in the Census Bureau represent in the great majority of cases true plantations, comparable with those for which plantation schedules were actually secured through the enumerators, but nevertheless in the more important tables hereafter presented a distinction is made between the "plantation reports" and the "plantations without plantation reports."

Although the plantation schedule was placed in the hands of enumerators throughout the South, it was known in advance that the plantation system is for the most part confined to certain sections of the South, following primarily the sweep of the great cotton belt and of the belt containing a very large proportion of negro population. After examination of the schedules it was deemed desirable to confine the tabulation of the plantation statistics to those parts of the South in which the plantation system is extensively developed. Accordingly 325 counties distributed through the Southern states were selected for tabulation. For most of the other counties in the South the number of plantations reported was small, and in some of them a great many of the plantation schedules were not very satisfactorily filled out, presumably because of the rarity of the plantation system and the ignorance of the enumerators as to its characteristics and significance.

The 325 selected counties for which statistics are presented in this chapter are distributed through 11 states, as follows: 47 in Alabama, 23 in Arkansas, 1 in northern Florida, 70 in Georgia, 29 in Louisiana, 45 in Mississippi, 21 in North Carolina, 35 in South Carolina, 11 in southern Tennessee, 41 in eastern Texas, and 2 in southern Virginia. The map opposite this page shows these counties, and also indicates the boundaries of the cotton belt and shows which counties contain 50 per cent or more negro population. It will be seen that in the great majority of the counties for which plantation statistics are presented the negroes constitute at least half of the total population, and that, on the other hand, there are comparatively few counties outside of the area for which plantation statistics are presented in which the proportion is as high as 50 per cent.

It will be noted from the map that in some cases the boundary of the area for which plantation statistics are presented is very irregular, and that there is a large territory in northern Alabama and Mississippi and southern Tennessee which is entirely surrounded by counties for which plantation statistics are presented, but for which such statistics are not presented. These irregularities are largely due to differences in the topographical and soil conditions. In some counties these conditions are such that cotton can not be raised on a large scale; and the plantation system, which is usually closely associated with cotton production, is not extensively developed in them.

EXTENT OF THE PLANTATION SYSTEM IN THE SELECTED TERRITORY.

Summary.—Table 3 summarizes the principal facts for all tenant plantations and the farms comprised in them in the 325 selected counties of 11 Southern states for 1910. It includes the data for the plantations without complete reports.

There were 39,073 tenant plantations of five or more plantation farms in the restricted territory under consideration. These plantations contained 28,296,815 acres of farm land, of which 15,836,363 acres were improved. The improved land represented 56 per cent, or more than one-half, of the total acreage in farms. The combined value of the land and buildings of these plantations was $676,803,000.

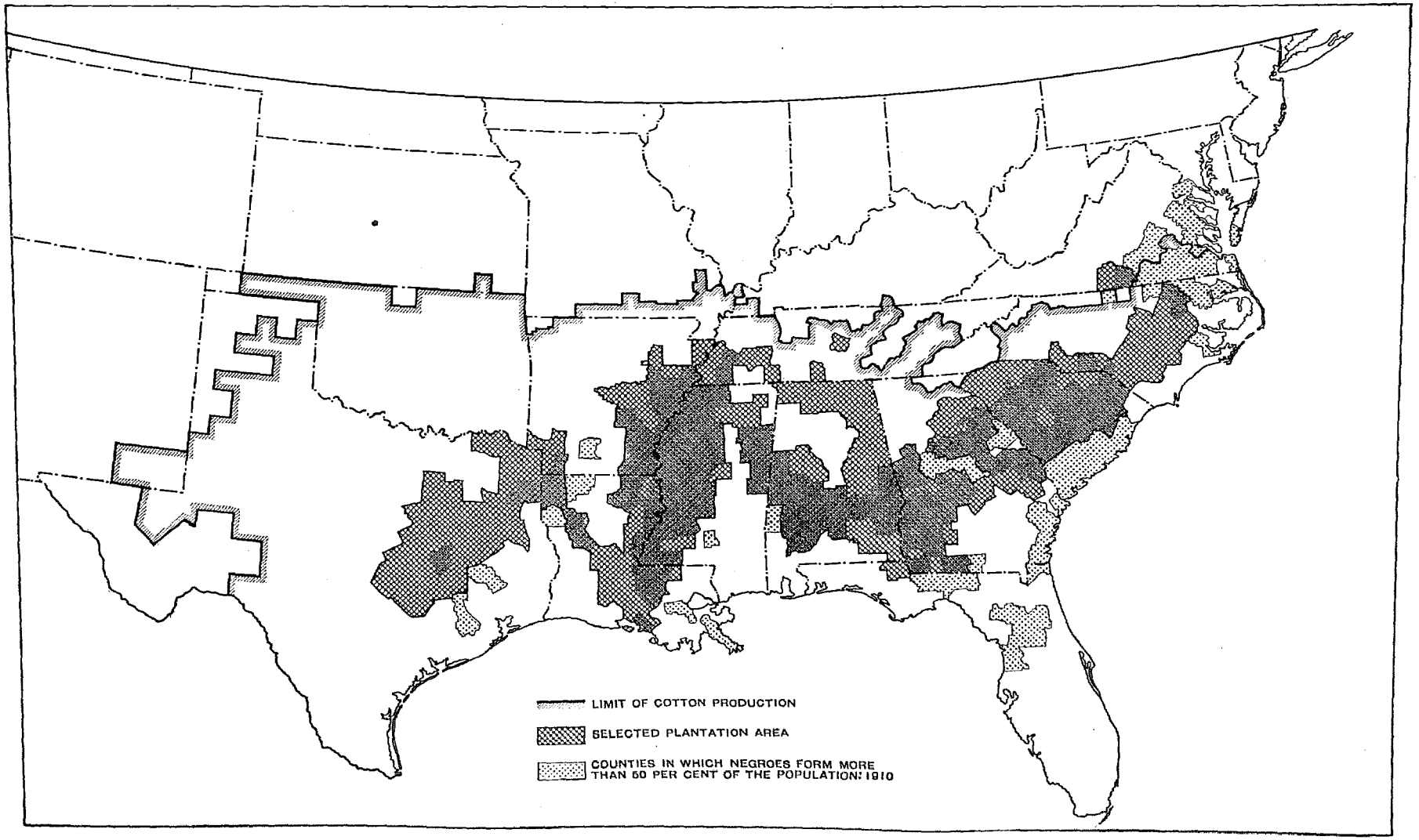
The average plantation contained 724.2 acres of land, of which 405.3 acres were improved. The value of its land and buildings was $17,322. In acreage it was more than five times as large and in value of land and buildings three times as great as the average farm of the United States. As the average farm of the South was smaller and of less value than in the country as a whole these differences are wider especially in that of value, when comparisons are confined to the South. However, the average value of land and buildings per acre of farm land in the United States as a whole, $39.60, was higher than that for the plantations which was only $23.92. In the selected territory, however, the opposite is the case, for plantations are usually located in the more fertile and productive sections of a community.

On these tenant plantations the farms retained and operated by landlords contained 12,929,417 acres, or 45.7 per cent of the total plantation acreage. The

SELECTED PLANTATION AREA, BOUNDARIES OF COTTON BELT, AND COUNTIES HAVING 50 PER CENT OR MORE OF NEGRO POPULATION: 1910.

Thirteenth Census of the United States: 1910.

Department of Commerce, Bureau of the Census.



48381°. (To face page 880.)

value of this land with its buildings was $256,494,000. Only 26.2 per cent of all the land in the landlord farms was improved, much being woodland and other land yet to be opened to cultivation or was incapable of cultivation.

Table 3	TENANT PLANTATIONS: 1910		
	Plantations.	Landlord farms.[1]	Tenant farms.[2]
Number of plantations or farms	39,073	39,073	398,905
Total acreage	28,296,815	12,929,417	15,367,398
Improved acreage	15,836,363	3,384,040	12,452,323
Average total acreage	724.2	330.9	38.5
Average improved acreage	405.3	86.6	31.2
Per cent of total acreage improved	56.0	26.2	81.0
Value of land and buildings	$676,802,983	$256,494,386	$420,308,597
Land	$559,457,268	$210,401,728	$349,055,540
Buildings	$117,345,715	$46,092,658	$71,253,057
Average value of land and buildings per plantation or farm	$17,322	$6,564	$1,054
Land	$14,319	$5,385	$875
Buildings	$3,003	$1,179	$179
Average value of land and buildings per acre of land	$23.92	$19.84	$27.35
Land	$19.77	$16.27	$22.71
Buildings	$4.15	$3.57	$4.64

[1] Parts of tenant plantations retained by landlords.
[2] Parts of tenant plantations leased to tenants.

The average farm retained by the landlord was 330.9 acres. The land and buildings of this farm were valued on the average at $6,564, with less than 18 per cent representing buildings. With more than four-fifths of its value in land and almost three-fourths of its acreage still unimproved, the average value of land and buildings per acre for the landlord farm was only $19.84.

Besides the farms of landlords, on these tenant plantations, there were also 398,905 farms operated by tenants. These tenant farms covered 15,367,398 acres of farm land—54.3 per cent of the total plantation acreage—of which 12,452,323 acres, or 81 per cent, were improved. The improved land in tenant farms represented 78.6 per cent of the total improved acreage of the plantations. The tenant farms were valued at $420,309,000, or 62.1 per cent of the total value of the plantations. The average tenant farm contained only 38.5 acres and of this acreage 31.2 were improved. Its value in land and buildings was little more than $1,000, of which only $179 represented buildings, yet its average value per acre was $27.35. The most fertile land on the plantations is usually leased to tenants.

There were thus on the tenant plantations of the selected counties more than ten times as many tenant farms as farms of landlords; yet the total acreage of the tenant farms was not very much greater than that of the landlord farms, the average size of tenant farms being much less than that of the landlord farms. The tenant farms, however, were nearly all under cultivation, while only a little over one-fourth of the land in the landlord farms was improved. This difference can be accounted for by the fact that the tenant usually leases only such land as he can put into active use. This is the "law of the land" on the larger and more closely supervised plantations.

While the average farm of the landlord contained more than eight times as may acres of land as that of the tenant and had an average value of land and buildings per farm six times as great, the average value of land and buildings per acre was highest in tenant farms. The higher value of tenant farms per acre was doubtless due principally to their larger proportion of improved land.

Plantations classified according to number of tenants.—Table 4 shows statistics as to plantations grouped according to the number of tenants.

Table 4	TENANT PLANTATIONS OF—				
	All classes.	5 to 9 tenants.	10 to 19 tenants.	20 to 49 tenants.	50 tenants and over.
All tenant plantations.					
Number:					
Plantations	39,073	26,562	9,160	2,939	412
Landlord farms	39,073	26,562	9,160	2,939	412
Tenant farms	398,905	168,089	118,862	82,494	29,550
Acreage of all land:					
Plantations	28,296,815	13,147,956	8,731,179	4,961,152	1,456,528
Landlord farms	12,929,417	6,038,777	4,015,806	2,308,518	566,315
Tenant farms	15,367,398	7,109,179	4,715,372	2,652,634	890,213
P.c. in tenant farms	54.3	54.1	54.0	53.5	61.1
Acreage of improved land:					
Plantations	15,836,363	7,273,782	4,828,606	2,865,313	858,658
Landlord farms	3,384,040	1,732,611	978,337	552,212	129,880
Tenant farms	12,452,323	5,541,171	3,850,271	2,313,101	727,778
P.c. in tenant farms	78.6	76.2	79.8	80.7	85.9
Value of land and buildings:					
Plantations .....dols.	676,802,983	303,295,530	205,617,622	125,452,829	42,436,602
Landlord farms .dols.	256,494,386	120,546,973	76,709,209	46,549,652	12,688,552
Tenant farms ...dols.	420,308,597	182,748,857	128,908,413	78,903,187	29,748,140
P.c. in tenant farms	62.1	60.3	62.7	62.9	70.1
Tenant plantations with complete reports.					
Number:					
Plantations	22,157	14,861	5,336	1,734	226
Landlord farms	22,157	14,861	5,336	1,734	226
Tenant farms	228,123	94,304	69,390	48,456	15,973
Acreage of all land:					
Plantations	19,219,098	8,568,855	6,150,486	3,546,782	952,975
Landlord farms	11,117,225	4,984,336	3,592,689	2,076,135	464,065
Tenant farms	8,101,873	3,584,519	2,557,797	1,470,647	488,910
P.c. in tenant farms	42.2	41.8	41.6	41.5	51.3
Acreage of improved land:					
Plantations	9,569,705	4,293,487	3,016,191	1,786,172	473,855
Landlord farms	2,726,469	1,333,361	825,841	468,240	99,027
Tenant farms	6,843,236	2,960,126	2,190,350	1,317,932	374,828
P.c. in tenant farms	71.5	68.9	72.6	73.8	79.1
Value of land and buildings:					
Plantations .....dols.	440,456,195	189,138,833	138,085,521	87,542,053	25,689,288
Landlord farms .dols.	214,751,896	96,172,995	67,266,983	41,040,226	10,301,692
Tenant farms ...dols.	225,704,299	92,965,838	70,818,538	46,531,827	15,388,096
P.c. in tenant farms	51.2	49.2	51.2	53.2	59.9
Tenant plantations without complete reports.					
Number:					
Plantations	16,916	11,701	3,824	1,205	186
Landlord farms	16,916	11,701	3,824	1,205	186
Tenant farms	170,782	73,785	49,472	33,948	13,577
Acreage of all land:					
Plantations	9,077,717	4,579,101	2,580,693	1,414,370	503,553
Landlord farms	1,812,192	1,054,441	423,118	232,383	102,250
Tenant farms	7,265,525	3,524,660	2,157,575	1,181,987	401,303
P.c. in tenant farms	80.0	77.0	83.6	83.6	79.7
Acreage of improved land:					
Plantations	6,266,658	2,980,295	1,822,417	1,079,143	384,803
Landlord farms	657,571	399,250	152,496	83,972	21,853
Tenant farms	5,609,087	2,581,045	1,669,921	995,171	362,950
P.c. in tenant farms	89.5	86.6	91.6	92.2	94.3
Value of land and buildings:					
Plantations .....dols.	236,346,788	114,156,997	67,532,101	37,910,736	16,746,904
Landlord farms .dols.	41,742,490	24,373,978	9,442,236	5,539,426	2,386,860
Tenant farms ...dols.	194,604,298	89,783,019	58,089,875	32,371,360	14,360,044
P.c. in tenant farms	82.3	78.6	86.0	85.4	85.7

The number of individual tenant farms into which each plantation is divided is usually regulated by the size of the plantation. The table presents combined statistics for all tenant plantations and also separate statistics for those with and those without complete reports. Tenant plantations with complete reports are practically all true plantations with a high degree

of supervision on the part of the landlord or his representative, but, as already explained, a few, at least, of the tenant plantations without complete reports may not be real units at all. Moreover, a good many of these plantations are doubtless more or less loosely organized, some of them being old plantations with practically all their improved land subdivided into tenant holdings. Some of these plantations without complete reports are presumably now in the transition stage, passing from the class of true plantations to that of independent farms or possibly in some cases the reverse.

Table 4 shows that there were 26,562 plantations (68 per cent of the total number) having from 5 to 9 tenants; 9,160 (23.4 per cent), from 10 to 19 tenants; 2,939 (7.5 per cent), from 20 to 49 tenants; and 412 (1.1 per cent), 50 tenants or more. There were some plantations which had more than a hundred tenants. In general, the large plantations with many tenant farms are better organized and more closely supervised than the smaller plantations. In some localities these larger plantations still have many of the characteristics of the older régime.

For reasons already suggested, the statistics for tenant plantations with complete reports are in some respects more significant than those for all plantations. This class of plantations numbered 22,157 in the 325 counties. They contained 19,219,098 acres of land, of which 9,569,705 acres were improved. The farms retained by landlords contained 11,117,225 acres, or considerably more than half the total acreage, while the 228,123 tenant farms contained 8,101,873 acres. Of the land in the landlord farms, only 24.5 per cent was improved, much the larger part consisting of woodland and unimproved land, a good deal of which is capable of cultivation. The opportunity for future agricultural development on many of these plantations is large. On the other hand, more than five-sixths (84.5 per cent) of the land in the tenant farms on plantations with complete reports was under cultivation. In many cases, in fact, the tenant farms were entirely under cultivation except for the small area occupied by buildings and yards.

The land and buildings of the plantations with complete reports were valued at $440,456,000, of which a little less than half, $214,752,000, was represented by the farms retained by the landlords, and $225,704,000 by the farms of tenants.

Of the plantations with complete reports, there were 14,861 (67.1 per cent of the total) having from 5 to 9 tenants, 5,336 (24.1 per cent) having from 10 to 19 tenants, 1,734 (7.8 per cent) having from 20 to 49 tenants, and 226 (1 per cent) having 50 tenants or more.

The Census Bureau has compiled statistics for 16,916 plantations without complete reports in the selected counties. As already stated, some of these may not be true plantations. Certainly the conditions with respect to the group, taken as a whole, were somewhat different from those with respect to the plantations with complete reports.

The plantations without complete reports contained 9,077,717 acres of farm land, of which 6,266,658 acres, or 69 per cent, consisted of improved land, the percentage being much higher than in the case of plantations with complete reports. Of the total farm acreage in these plantations, only 1,812,192 acres, or one-fifth, was held by landlords, the proportion contrasting markedly with that in the case of plantations with complete reports. The 170,782 farms of tenants contained 7,265,525 acres. The comparatively small acreage reported as held by landlords is one of the indications that many of the plantations in this class are in a transitory state or have ceased entirely to be agricultural units. It is possible that in some cases the landlords failed to report their entire holdings, some of the unimproved tracts perhaps not being looked upon as constituting farms at all.

Of the land retained by landlords in the case of tenant plantations without complete reports, the proportion improved, 36.3 per cent, was decidedly higher than that in the case of tenant plantations with complete reports, 24.5 per cent. There was no very great difference between the two classes of plantations with respect to the percentage of the land in tenant farms which was improved, although the percentage for the plantations with complete reports, 84.5, was somewhat higher than that for the other plantations, 77.2. The distribution of the plantations without complete reports with respect to size, as indicated by the number of tenants, was not materially different from that of the plantations with complete reports.

Averages for plantations and plantation farms.—Table 5 presents averages and percentages derived from the preceding table regarding plantations, landlord farms, and tenant farms.

The average plantation in the selected counties in 1910 contained 724.2 acres of land, of which 405.3 acres were improved. These averages are based on all plantations, including those without complete reports. The value of the land and buildings of the plantation was, on the average, $17,322. The average plantation was more than five times as large as the average farm in the United States as a whole, and the average value of its land and buildings was three times as great as that for the average farm in the country as a whole. The average value of land and buildings per acre of land for the plantations was $23.92. This average was considerably lower than that for the United States as a whole, $39.60, a fact attributable to the generally lower values of land in the South than in the North. In the territory where the plantations are found, however, the average value of land and buildings per acre is higher in the case of plantations than in the case of other farms, since the plantations are usually located in the more fertile and productive sections of a community.

AVERAGE ACREAGE AND VALUE OF ALL TENANT PLANTATIONS, WITH AND WITHOUT COMPLETE REPORTS, IN 325 SELECTED COUNTIES OF ELEVEN SOUTHERN STATES: 1910.

Table 5	TENANT PLANTATIONS OF—														
	All classes.			5 to 9 tenants.			10 to 19 tenants.			20 to 49 tenants.			50 tenants and over.		
	Plantations.	Landlord farms.	Tenant farms.	Plantations.	Landlord farms.	Tenant farms.	Plantations.	Landlord farms.	Tenant farms.	Plantations.	Landlord farms.	Tenant farms.	Plantations.	Landlord farms.	Tenant farms.
All tenant plantations															
Average total acreage per plantation or farm	724.2	330.9	38.5	495.0	227.3	42.3	953.2	438.4	39.7	1,688.0	785.5	32.2	3,535.3	1,374.6	30.1
Average improved acreage per plantation or farm	405.3	86.6	31.2	273.8	65.2	33.0	528.2	106.8	32.5	974.9	187.9	28.1	2,084.0	293.4	25.0
Per cent of total acreage improved	56.0	26.2	81.0	55.3	28.7	78.0	55.4	24.4	81.9	57.8	23.9	87.3	59.0	21.3	82.9
Average value of land and buildings per plantation or farm	$17,322	$6,564	$1,054	$11,418	$4,538	$1,087	$22,447	$8,374	$1,085	$42,686	$15,839	$958	$103,002	$30,797	$1,007
Land	14,319	5,385	875	9,325	3,628	900	18,720	6,969	906	35,673	13,414	794	86,024	26,122	835
Buildings	3,003	1,179	179	2,093	910	187	3,727	1,405	179	7,013	2,425	164	16,978	4,675	172
Average value of land and buildings per acre of land	$23.92	$19.84	$27.35	$23.07	$19.96	$25.71	$23.55	$19.10	$27.34	$25.29	$20.16	$29.75	$29.14	$22.41	$33.42
Land	19.77	16.27	22.71	18.84	15.96	21.28	19.64	15.90	22.83	21.13	17.08	24.66	24.33	19.00	27.72
Buildings	4.15	3.57	4.64	4.23	4.00	4.43	3.91	3.20	4.51	4.16	3.08	5.09	4.81	3.41	5.70
Tenant plantations with complete reports															
Average total acreage per plantation or farm	867.4	501.7	35.5	576.6	335.4	38.0	1,152.6	673.3	36.9	2,045.4	1,197.3	30.4	4,216.7	2 053.4	30.6
Average improved acreage per plantation or farm	431.9	123.1	30.0	288.9	89.7	31.4	565.3	154.8	31.6	1,030.1	270.0	27.2	2,096.7	498.2	23.5
Per cent of total acreage improved	49.8	24.5	84.5	50.1	26.8	82.6	49.0	23.0	85.6	50.4	22.6	89.6	49.7	21.3	76.7
Average value of land and buildings per plantation or farm	$19,879	$9,692	$989	$12,727	$6,471	$980	$25,878	$12,606	$1,021	$50,486	$23,651	$960	$113,672	$45,583	$962
Land	16,474	8,009	822	10,383	5,209	815	21,641	10,577	851	42,606	20,184	802	94,483	38,116	797
Buildings	3,405	1,683	167	2,344	1,262	171	4,237	2,029	170	7,880	3,467	158	19,189	7,467	166
Average value of land and buildings per acre of land	$22.92	$19.32	$27.86	$22.07	$19.30	$25.94	$22.45	$18.72	$27.69	$24.68	$19.75	$31.64	$26.96	$22.20	$31.47
Land	18.99	15.96	23.15	18.01	15.53	21.45	18.78	15.71	23.08	20.83	16.86	26.44	22.41	18.56	26.06
Buildings	3.93	3.36	4.71	4.06	3.77	4.49	3.67	3.01	4.61	3.85	2.89	5.20	4.55	3.64	5.41
Tenant plantations without complete reports															
Average total acreage per plantation or farm	536.6	107.1	42.5	391.3	90.1	47.8	674.9	110.6	43.6	1,173.8	192.8	34.8	2,767.3	549.7	29.6
Average improved acreage per plantation or farm	370.5	38.9	32.8	254.7	34.1	35.0	476.6	39.9	33.8	895.6	69.7	29.3	2,068.8	117.5	25.7
Per cent of total acreage improved	69.0	36.3	77.2	65.1	37.9	73.2	70.6	36.0	77.4	76.3	36.1	84.2	76.4	21.4	90.4
Average value of land and buildings per plantation or farm	$13,972	$2,468	$1,139	$9,756	$2,083	$1,217	$17,660	$2,469	$1,174	$31,461	$4,597	$954	$90,037	$12,832	$1,058
Land	11,495	1,947	946	7,982	1,621	1,009	14,643	1,934	982	25,696	3,672	782	75,745	11,549	880
Buildings	2,477	521	193	1,774	462	208	3,017	535	192	5,765	925	172	14,292	1,283	178
Average value of land and buildings per acre of land	$26.04	$23.03	$26.78	$24.93	$23.12	$25.47	$26.17	$22.32	$26.92	$26.80	$23.84	$27.39	$33.26	$23.34	$35.78
Land	21.42	18.17	22.23	20.40	17.99	21.12	21.70	17.48	22.53	21.89	19.04	22.45	27.98	21.01	29.75
Buildings	4.62	4.86	4.55	4.53	5.13	4.35	4.47	4.84	4.39	4.91	4.80	4.94	5.28	2.33	6.03

The average amount of land retained by the landlords of all the plantations was 330.9 acres, the value of which, including that of buildings, was $6,564, the value of buildings representing 18 per cent of the total. In view of the fact that almost three-fourths of the acreage of the landlord farms was still unimproved, it is not surprising that the average value of land and buildings per acre for the landlord farms was comparatively low, $19.84.

The average tenant farm on these plantations contained only 38.5 acres of land, of which 31.2 acres were improved. The average value of the land and buildings of the tenant farm was $1,054, of which only $179 represented the value of buildings. The average value of land and buildings per acre, however, $27.35, was decidedly higher than that for the land retained by the landlords, this being the natural result of the fact that the greater part of the land in tenant farms is improved and that the most fertile land on plantations is usually leased to tenants.

There are very material differences between the averages shown in the table for the plantations with complete reports and those for the plantations without complete reports, particularly with respect to the landlord farms. The average plantation with a complete report was very much larger than the average plantation without a complete report, but it contained comparatively little more improved land, the percentage of farm land improved being much lower. The average value of land and buildings for the plantations with complete reports was $19,879, as compared with $13,972 for those without complete reports. The average value per acre, however, was considerably higher for the plantations without complete reports, $26.04, as compared with $22.92 for the plantations with complete reports, a difference naturally resulting from the greater proportion of improved land in plantations of the first-named class.

The average amount of land retained by landlords of plantations with complete reports was no less than

501.7 acres, while for the plantations without complete reports the corresponding average was only 107.1 acres. This difference, as already suggested, may probably be attributable to the fact that some, if not many, of the plantations without complete reports are either not true plantations at all or are in a transitory state. Since, however, a larger proportion of the landlord farms consists of improved land in the case of the plantations without complete reports, the average value of land and buildings per acre is higher for them than for the plantations with complete reports.

There are no very great differences between the tenant farms on plantations with complete reports and those on plantations without complete reports. On the average the latter are somewhat the larger and consequently have the greater value of land and buildings, but the average value of land and buildings per acre for such farms is slightly lower than for those on plantations with complete reports—a natural result of the smaller proportion of improved land.

It is noteworthy that, whereas in most parts of the country the very large farms contain a much smaller proportion of improved land than farms of moderate size and consequently have a lower value per acre, this is by no means true with respect to plantations. The large plantations of the South are for the most part located in the most fertile sections. Confining attention to the tenant plantations with complete reports as being most typical, it will be seen that there is practically no difference between the different classes of plantations, based on the number of tenants, with respect to the proportion of farm land improved, about half being improved in each case. The average value of land per acre, however, increases with the number of tenants, being $18.01 in the case of plantations with complete reports having from 5 to 9 tenants, and rising gradually to $22.41 in the case of plantations having 50 or more tenants. There is no such uniform movement in the averages for the value of buildings per acre of land, but this average for plantations of 50 or more tenants is higher than for those of any other class.

The magnitude of the agricultural operations conducted on some of the southern plantations may be judged from the fact that the 226 plantations with complete reports having 50 tenants or more each contained on the average 4,216.7 acres, of which 2,096.7 acres were improved, and that the average value of land and buildings for such plantations was $114,000.

As might be expected, the landlords of the very large plantations retain a somewhat smaller proportion of the total acreage in their own hands and lease a larger proportion to tenants than the landlords of the smaller plantations. In the case of some of the large plantations the greater part consists of improved land which is leased to tenants. In the case of the tenant farms, however, a somewhat smaller proportion of the land is improved on the very large plantations than on the smaller plantations.

Plantations, by states.—Table 6 presents statistics regarding plantations classified according to number of tenants, by states, the plantations without complete reports being included with the others. In comparing the figures for different states, and particularly in considering the relation between these figures and those for all farms in the several states, it should be borne in mind that the statistics do not cover all the counties of any state, and that for some of the states they cover a much larger proportion of the total number of counties than for others. There are of course some plantations in counties not covered by the table, although they are largely confined to the counties covered. The concentration of the plantation system is due to the fact that it is chiefly found in districts which produce large quantities of cotton and which have a large negro population. Some of the plantations in the sugar cane districts of Louisiana, however, are very highly organized. It should be borne in mind that while the plantations may represent only a very small part of the total farm area in some of the states, yet in some of the counties of such states plantations may be the dominant form of agricultural operation.

There is little doubt that the plantation system is both absolutely and relatively more important in Mississippi than in any other state. On the 7,960 plantations in this state for which the Census Bureau has tabulated statistics there were 99,432 tenant farms. These plantations contained more than 5,000,000 acres of farm land, of which more than 3,000,000 acres were improved. The value of the land and buildings of the Mississippi plantations was over $140,000,000. The plantation system is probably more firmly fixed in the Yazoo-Mississippi delta than in any other area of the South. The fertile soil and climatic conditions favorable for cotton raising, together with the large negro population, make the plantation the dominant form of agricultural organization in the delta.

In two other states, Alabama and Georgia, the area of the plantations for which statistics were tabulated by the Census Bureau exceeded 5,000,000 acres. South Carolina ranked fourth, with more than 3,000,000 acres in such plantations. The plantations in Alabama contained 3,028,979 acres of improved land, and those in Georgia 2,855,402 acres of such land. There was more improved land in the plantations of Texas, as tabulated by the bureau, than in those of South Carolina.

On the 7,287 plantations in Alabama for which statistics were tabulated there were 76,746 tenant farms; on the 6,627 plantations in Georgia there were 57,003 tenant farms; and on the 5,105 plantations in South Carolina there were 43,624 tenant farms.

In the value of the land and buildings of plantations the states did not rank in the same order as in acreage. Mississippi was first, with more than $140,000,000; Georgia was second, with more than $100,000,000; South Carolina third, with more than $92,000,000; Texas fourth, with more than $91,000,000; and Ala-

bama fifth, with over $81,000,000. There are some differences among the states with respect to the relative importance of the plantations with complete reports and those without complete reports. In every state, however, the former are the more numerous, and contain the greater acreage.

NUMBER, ACREAGE, AND VALUE OF LAND AND BUILDINGS OF ALL TENANT PLANTATIONS AND OF LANDLORD FARMS AND TENANT FARMS ON TENANT PLANTATIONS IN 325 SELECTED COUNTIES OF ELEVEN SOUTHERN STATES: 1910.

Table 6

	TENANT PLANTATIONS OF—									
	All classes.	5 to 9 tenants.	10 to 19 tenants.	20 to 49 tenants.	50 tenants and over.	All classes.	5 to 9 tenants.	10 to 19 tenants.	20 to 49 tenants.	50 tenants and over.
	THE SOUTH (325 COUNTIES).					FLORIDA (1 COUNTY).				
Number:										
Plantations	39,073	26,562	9,160	2,939	412	84	53	24	6	1
Landlord farms	39,073	26,562	9,130	2,939	412	84	53	24	6	1
Tenant farms	398,905	168,089	118,862	82,404	29,550	912	356	279	179	98
Acreage of all land:										
Plantations	28,296,815	13,147,956	8,731,179	4,961,152	1,456,528	70,275	30,461	22,615	8,481	8,718
Landlord farms	12,929,417	6,038,777	4,015,807	2,308,518	566,315	29,893	15,246	10,657	80	3,910
Tenant farms	15,367,398	7,109,179	4,715,372	2,652,634	890,213	40,382	15,215	11,958	8,401	4,808
Per cent in tenant farms	54.3	54.1	54.0	53.5	61.1	57.5	49.9	52.9	99.1	55.2
Acreage of improved land:										
Plantations	15,836,363	7,273,782	4,838,608	2,865,315	858,658	47,577	20,774	14,263	7,795	4,745
Landlord farms	3,384,040	1,732,611	978,337	552,212	120,880	10,819	7,141	3,248	79	360
Tenant farms	12,452,323	5,541,171	3,860,271	2,313,103	737,778	36,758	13,633	11,015	7,725	4,385
Per cent in tenant farms	78.6	76.2	79.8	80.7	85.9	77.3	65.6	77.2	99.1	92.4
Value of land and buildings:										
Plantations	$676,802,983	$303,295,830	$205,617,622	$125,452,839	$42,436,692	$946,669	$442,301	$294,785	$118,013	$91,570
Landlord farms	256,494,386	120,546,973	76,709,209	46,549,052	12,688,552	406,417	233,462	133,775	1,500	37,680
Tenant farms	420,308,597	182,748,857	128,908,413	78,903,187	29,748,140	540,252	208,839	161,010	116,513	53,890
Per cent in tenant farms	62.1	60.3	62.7	62.9	70.1	57.1	47.2	54.6	98.7	58.9
	ALABAMA (47 COUNTIES).					GEORGIA (70 COUNTIES).				
Number:										
Plantations	7,287	4,703	1,907	616	61	6,627	4,948	1,417	239	23
Landlord farms	7,287	4,703	1,907	616	61	6,627	4,948	1,417	239	23
Tenant farms	76,746	30,113	24,939	17,309	4,385	57,003	31,186	18,071	6,171	1,575
Acreage of all land:										
Plantations	5,379,047	2,274,619	1,756,736	1,100,244	247,448	5,219,145	2,795,142	1,670,449	621,279	132,284
Landlord farms	2,439,140	1,036,089	786,699	513,694	102,658	2,100,219	1,123,963	666,919	289,236	29,101
Tenant farms	2,939,907	1,238,530	970,037	586,550	144,790	3,118,926	1,671,179	1,003,530	341,934	103,183
Per cent in tenant farms	54.7	54.4	55.2	53.3	58.5	59.8	59.8	60.1	54.9	78.0
Acreage of improved land:										
Plantations	3,028,979	1,266,647	1,069,679	613,151	139,502	2,855,402	1,551,505	905,327	313,498	85,162
Landlord farms	603,709	291,563	198,805	100,272	13,129	504,605	300,972	144,650	48,903	10,080
Tenant farms	2,425,210	975,084	810,874	512,879	126,373	2,350,797	1,250,533	760,677	264,595	75,132
Per cent in tenant farms	80.1	77.0	80.3	83.6	90.6	82.3	80.6	84.0	84.4	88.2
Value of land and buildings:										
Plantations	$81,165,493	$34,254,344	$26,645,589	$17,111,916	$3,153,644	$100,583,439	$55,883,235	$31,512,477	$10,689,535	$2,498,242
Landlord farms	31,364,848	13,772,233	9,986,628	6,700,759	905,228	37,270,897	21,084,103	11,516,952	4,165,842	504,000
Tenant farms	49,800,645	20,482,111	16,658,961	10,411,157	2,248,416	63,312,592	34,799,132	19,995,525	6,523,693	1,994,242
Per cent in tenant farms	61.4	59.8	62.5	60.8	71.3	62.9	62.3	63.5	61.0	79.8
	ARKANSAS (23 COUNTIES).					LOUISIANA (29 PARISHES).				
Number:										
Plantations	2,674	1,518	714	364	78	2,480	1,419	698	329	34
Landlord farms	2,674	1,518	714	364	78	2,480	1,419	698	329	34
Tenant farms	35,179	9,659	9,468	10,426	5,626	29,654	9,115	8,976	9,382	2,261
Acreage of all land:										
Plantations	1,646,424	494,955	418,244	497,410	235,815	2,241,840	737,825	804,030	585,080	114,905
Landlord farms	673,884	194,212	151,211	228,988	99,473	1,499,254	484,009	574,414	374,162	66,669
Tenant farms	972,540	300,743	267,033	268,422	136,342	742,586	253,816	229,616	210,918	48,236
Per cent in tenant farms	59.1	60.8	63.8	54.0	57.8	33.1	34.4	28.6	36.0	42.0
Acreage of improved land:										
Plantations	1,054,049	312,274	289,357	303,783	148,635	1,190,599	426,189	369,118	323,140	72,152
Landlord farms	161,580	51,500	42,807	48,254	19,019	495,038	192,110	155,250	120,936	26,742
Tenant farms	892,469	260,774	246,550	255,529	129,616	695,561	234,079	213,868	202,204	45,410
Per cent in tenant farms	84.7	83.5	85.2	84.1	87.2	58.4	54.9	57.9	62.6	62.9
Value of land and buildings:										
Plantations	$57,378,476	$15,531,841	$14,568,544	$17,558,547	$9,719,544	$59,641,048	$19,700,185	$20,669,360	$16,159,281	$3,112,222
Landlord farms	16,799,121	4,779,731	3,505,717	5,574,839	2,938,834	33,862,955	11,470,447	12,610,392	8,275,807	1,506,309
Tenant farms	40,579,355	10,752,110	11,062,827	11,983,708	6,780,710	25,778,093	8,229,738	8,058,968	7,883,474	1,605,913
Per cent in tenant farms	70.7	69.2	75.9	68.2	69.8	43.2	41.8	39.0	48.8	51.6
	MISSISSIPPI (45 COUNTIES).					TENNESSEE (11 COUNTIES).				
Number:										
Plantations	7,960	4,735	2,098	938	189	1,413	1,069	286	53	5
Landlord farms	7,960	4,735	2,098	938	189	1,413	1,069	286	53	5
Tenant farms	99,432	30,311	27,892	27,101	14,128	12,074	6,696	3,636	1,473	269
Acreage of all land:										
Plantations	5,281,155	1,878,526	1,551,981	1,233,020	617,628	690,462	388,937	217,879	69,849	13,805
Landlord farms	2,400,607	919,918	728,178	532,054	220,457	244,583	151,783	72,879	12,941	6,980
Tenant farms	2,880,548	958,608	823,803	700,966	397,171	445,879	237,154	145,000	56,899	6,825
Per cent in tenant farms	54.5	51.0	53.1	56.9	64.3	64.6	61.0	66.6	81.5	49.4
Acreage of improved land:										
Plantations	3,196,834	1,118,594	924,169	796,644	357,427	449,506	258,817	134,973	49,049	6,667
Landlord farms	701,269	306,008	203,184	147,580	44,497	88,501	61,493	22,215	4,447	346
Tenant farms	2,495,565	812,586	720,985	649,064	312,930	361,005	197,324	112,758	44,602	6,321
Per cent in tenant farms	78.1	72.6	78.0	81.5	87.5	80.3	76.2	83.5	90.9	94.8
Value of land and buildings:										
Plantations	$140,381,389	$40,312,784	$39,800,561	$39,389,665	$20,878,379	$19,241,636	$10,990,884	$6,015,790	$1,909,857	$325,105
Landlord farms	51,062,344	16,570,899	14,977,005	13,570,332	5,944,108	5,935,670	3,893,842	1,583,798	393,900	64,130
Tenant farms	89,319,045	23,741,885	24,823,556	25,819,333	14,934,271	13,305,966	7,097,042	4,431,992	1,515,957	260,975
Per cent in tenant farms	63.6	58.9	62.4	65.5	71.5	69.1	64.6	73.7	79.4	80.3

NUMBER, ACREAGE, AND VALUE OF LAND AND BUILDINGS OF ALL TENANT PLANTATIONS AND OF LANDLORD FARMS AND TENANT FARMS ON TENANT PLANTATIONS IN 325 SELECTED COUNTIES OF ELEVEN SOUTHERN STATES: 1910—Continued.

Table 6—Continued.	TENANT PLANTATIONS OF									
	All classes.	5 to 9 tenants.	10 to 19 tenants.	20 to 49 tenants.	50 tenants and over.	All classes.	5 to 9 tenants.	10 to 19 tenants.	20 to 49 tenants.	50 tenants and over.
	NORTH CAROLINA (21 COUNTIES).					TEXAS (41 COUNTIES).				
Number:										
Plantations	1,775	1,447	292	36	.....	3,468	2,659	662	138	9
Landlord farms	1,775	1,447	292	36	.....	3,468	2,659	662	138	9
Tenant farms	13,548	8,887	3,623	1,038	.....	29,190	16,522	8,414	3,704	550
Acreage of all land:										
Plantations	1,161,100	776,813	291,042	92,345	.....	2,972,967	1,697,810	872,572	358,213	43,472
Landlord farms	568,150	390,256	131,141	46,753	.....	1,201,772	708,080	330,636	144,642	17,814
Tenant farms	592,950	386,557	160,801	45,592	.....	1,770,295	989,130	541,936	213,571	25,658
Per cent in tenant farms	51.1	49.8	55.1	49.4	.....	59.6	58.3	62.1	59.6	59.0
Acreage of improved land:										
Plantations	530,830	352,029	139,374	39,427	.....	1,752,524	971,546	535,083	218,374	27,521
Landlord farms	124,819	89,222	28,630	6,967	.....	302,793	181,790	72,393	43,127	5,483
Tenant farms	406,011	262,807	110,744	32,460	.....	1,449,731	789,756	462,690	175,247	22,038
Per cent in tenant farms	76.5	74.7	79.5	82.3	.....	82.7	81.3	86.5	80.2	80.1
Value of land and buildings:										
Plantations	$30,660,981	$20,881,149	$7,573,907	$2,205,925	.....	$91,400,589	$49,604,454	$20,540,695	$10,807,326	$1,439,114
Landlord farms	12,562,638	8,896,845	2,891,583	774,210	.....	25,354,658	14,130,606	7,359,754	3,431,103	424,195
Tenant farms	18,098,343	11,984,304	4,682,324	1,431,715	.....	66,045,931	35,464,848	22,189,941	7,376,223	1,014,919
Per cent in tenant farms	59.0	57.4	61.8	64.9	.....	72.3	71.5	75.1	68.3	70.5
	SOUTH CAROLINA (35 COUNTIES).					VIRGINIA (2 COUNTIES).				
Number:										
Plantations	5,105	3,849	1,029	215	12	200	162	33	5	.....
Landlord farms	5,105	3,849	1,029	215	12	200	162	33	5	.....
Tenant farms	43,624	24,247	13,145	5,574	658	1,543	997	419	127	.....
Acreage of all land:										
Plantations	3,458,985	1,961,896	1,071,880	382,757	42,452	176,315	110,972	52,851	12,492	.....
Landlord farms	1,718,318	986,059	541,658	171,348	19,253	53,597	28,502	21,415	3,620	.....
Tenant farms	1,740,667	975,837	530,222	211,409	23,199	122,718	82,410	31,436	8,872	.....
Per cent in tenant farms	50.3	49.7	49.5	55.2	54.6	69.6	74.3	59.5	71.0	.....
Acreage of improved land:										
Plantations	1,652,865	942,205	498,037	194,876	16,847	77,198	53,202	18,328	5,668	.....
Landlord farms	373,162	238,008	103,454	30,426	1,274	17,685	12,804	3,701	1,180	.....
Tenant farms	1,279,703	704,197	395,483	164,450	15,573	59,513	40,398	14,627	4,488	.....
Per cent in tenant farms	77.4	74.7	79.3	84.4	92.4	77.1	75.9	79.8	79.2	.....
Value of land and buildings:										
Plantations	$92,530,700	$53,750,740	$28,229,857	$9,331,231	$1,218,872	$2,872,513	$1,943,913	$757,057	$171,543	.....
Landlord farms	40,834,910	25,034,600	11,824,282	3,611,960	364,068	1,039,928	671,205	319,323	49,400	.....
Tenant farms	51,695,790	28,716,140	16,405,575	5,719,271	854,804	1,832,585	1,272,708	437,734	122,143	.....
Per cent in tenant farms	55.9	53.4	58.1	61.3	70.1	63.8	65.5	57.8	71.2	.....

Plantation averages, by states.—Table 7 shows averages and percentages with reference to the plantations and plantation farms in each of the 11 selected states.

While the average size of all the plantations in the South for which statistics were tabulated was 724.2 acres, six states showed higher averages than this, the highest being in Louisiana, 904 acres, and the lowest in Tennessee, 488.6 acres.

The percentage of improved land in the plantations of the several states varied considerably, the highest percentage, 67.7, being in Florida, where, however, statistics were tabulated for only one county, and the lowest, 43.8, in Virginia, where the number of counties covered was also small.

The average value of land and buildings per plantation was highest in Texas, $26,355, equal to $30.75 per acre. The figures for Texas do not include live stock ranches. Louisiana ranked second and Arkansas third in respect to the average value of land and buildings of plantations, but the average per acre was higher in Arkansas than in any other state, $34.85, this high average being, no doubt, due to the fertility of the cotton lands in the river deltas, where the plantation system is found.

AVERAGE ACREAGE AND VALUE OF ALL TENANT PLANTATIONS, BY PLANTATIONS AND LANDLORD AND TENANT FARMS, IN THE 325 SELECTED COUNTIES OF ELEVEN SOUTHERN STATES:[1] 1910.

Table 7

STATE.	TENANT PLANTATIONS OF— All classes.			5 to 9 tenants.			10 to 19 tenants.			20 to 49 tenants.			50 tenants and over.		
	Plantations.	Landlord farms.	Tenant farms.	Plantations.	Landlord farms.	Tenant farms.	Plantations.	Landlord farms.	Tenant farms.	Plantations.	Landlord farms.	Tenant farms.	Plantations.	Landlord farms.	Tenant farms.
THE SOUTH (325 counties).															
Average total acreage per plantation or farm	724.2	330.9	38.5	495.0	227.3	42.3	953.2	438.4	39.7	1,688.0	785.5	32.2	3,535.3	1,374.6	39.1
Average improved acreage per plantation or farm	405.3	86.6	31.2	273.8	65.2	33.0	528.2	106.8	32.5	974.9	187.9	28.1	2,084.1	293.4	25.0
Per cent of total acreage improved	56.0	26.2	81.0	55.3	28.7	77.9	55.4	24.4	81.9	57.8	23.9	87.2	59.0	21.3	82.9
Average value of land and buildings per plantation or farm	$17,321	$6,564	$1,054	$11,418	$4,538	$1,087	$22,447	$8,374	$1,085	$42,686	$15,839	$958	$103,002	$30,797	$1,007
Land	14,318	5,385	875	9,325	3,628	900	18,720	6,968	906	35,673	13,414	794	86,024	26,122	835
Buildings	3,003	1,179	179	2,093	910	187	3,727	1,406	179	7,013	2,425	164	16,978	4,675	172
Average value of land and buildings per acre of land	$23.92	$19.84	$27.35	$23.07	$19.96	$25.71	$23.55	$19.10	$27.34	$25.29	$20.16	$29.75	$29.14	$22.41	$33.42
Land	19.77	16.27	22.71	18.84	15.96	21.28	19.64	15.90	22.83	21.13	17.08	24.66	24.33	19.00	27.72
Buildings	4.15	3.57	4.64	4.23	4.00	4.43	3.91	3.20	4.51	4.16	3.08	5.09	4.81	3.41	5.70
Alabama (47 counties).															
Average total acreage per plantation or farm	738.2	334.7	38.3	483.7	220.3	41.1	921.2	412.5	38.9	1,786.1	833.9	33.9	4,056.5	1,682.9	33.0
Average improved acreage per plantation or farm	415.7	82.9	31.6	269.3	62.0	32.4	529.5	104.3	32.5	995.4	162.8	29.6	2,286.9	215.2	28.8
Per cent of total acreage improved	56.3	24.8	82.5	55.7	28.1	78.7	57.5	25.3	83.6	55.7	19.5	87.4	56.4	12.8	87.3
Average value of land and buildings per plantation or farm	$11,138	$4,304	$649	$7,284	$2,928	$680	$13,973	$5,237	$668	$27,779	$10,878	$601	$51,699	$14,840	$513
Land	8,904	3,483	515	5,732	2,285	538	11,183	4,221	532	22,815	9,398	477	41,739	12,962	400
Buildings	2,234	821	134	1,552	643	142	2,790	1,016	136	4,964	1,480	124	9,960	1,878	113
Average value of land and buildings per acre of land	$15.09	$12.86	$16.94	$15.06	$13.29	$16.54	$15.17	$12.69	$17.17	$15.55	$13.04	$17.75	$12.74	$8.82	$15.53
Land	12.06	10.40	13.44	11.85	10.37	13.09	12.14	10.23	13.69	12.77	11.27	14.09	10.29	7.70	12.12
Buildings	3.03	2.46	3.50	3.21	2.92	3.45	3.03	2.46	3.48	2.78	1.77	3.66	2.45	1.12	3.41
Arkansas (23 counties).															
Average total acreage per plantation or farm	615.7	252.0	27.6	326.1	127.9	31.1	585.8	211.8	28.2	1,366.5	629.1	25.7	3,023.3	1,275.3	24.2
Average improved acreage per plantation or farm	394.2	60.4	25.4	205.7	33.9	27.0	405.3	60.0	26.0	834.6	132.6	24.5	1,905.6	243.8	23.0
Per cent of total acreage improved	64.0	24.0	91.8	63.1	26.5	86.7	69.2	28.3	92.3	61.1	21.1	95.2	63.0	19.1	95.1
Average value of land and buildings per plantation or farm	$21,458	$6,282	$1,154	$10,232	$3,149	$1,113	$20,404	$4,910	$1,168	$48,238	$15,315	$1,149	$124,630	$37,077	$1,205
Land	18,271	5,325	984	8,628	2,634	942	17,349	4,149	995	41,270	13,059	985	107,048	32,369	1,035
Buildings	3,187	957	170	1,604	515	171	3,055	761	173	6,968	2,256	164	17,582	5,308	170
Average value of land and buildings per acre of land	$34.85	$24.93	$41.73	$31.38	$24.61	$35.75	$34.83	$23.18	$41.43	$35.30	$24.35	$44.65	$41.22	$29.54	$42.73
Land	29.67	21.13	35.60	26.46	20.58	30.25	29.62	19.59	35.30	30.20	20.76	38.26	35.41	25.38	42.72
Buildings	5.18	3.80	6.13	4.92	4.03	5.50	5.21	3.59	6.13	5.10	3.59	6.39	5.81	4.16	7.01
Florida (1 county).															
Average total acreage per plantation or farm	836.6	355.9	44.3	574.7	287.7	42.7	942.3	440.0	42.9	1,413.5	13.3	46.9	3,718.0	3,910.0	49.1
Average improved acreage per plantation or farm	566.4	128.8	40.3	392.0	134.7	38.3	594.3	135.3	39.5	1,299.2	11.7	43.2	4,745.0	360.0	44.7
Per cent of total acreage improved	67.7	36.2	91.0	68.2	46.8	89.7	63.1	30.5	92.1	91.9	87.5	92.0	54.4	9.2	91.2
Average value of land and buildings per plantation or farm	$11,270	$4,838	$592	$8,345	$4,405	$587	$12,283	$5,574	$577	$19,669	$250	$651	$91,570	$37,660	$550
Land	9,293	4,069	481	6,914	3,639	488	9,915	4,605	457	16,306	208	540	78,380	37,160	420
Buildings	1,977	769	111	1,431	767	99	2,368	969	120	3,363	42	111	13,190	500	130
Average value of land and buildings per acre of land	$13.47	$13.60	$13.38	$14.52	$15.31	$13.73	$13.03	$12.55	$13.46	$13.91	$18.75	$13.87	$10.50	$9.64	$11.21
Land	11.11	11.43	10.87	12.03	12.65	11.41	10.52	10.37	10.66	11.54	15.62	11.50	8.99	9.51	8.57
Buildings	2.36	2.17	2.51	2.49	2.66	2.32	2.51	2.18	2.80	2.37	3.13	2.37	1.51	0.13	2.64
Georgia (70 counties).															
Average total acreage per plantation or farm	787.6	316.9	54.7	564.9	227.2	53.6	1,178.9	470.7	55.5	2,599.5	1,172.5	55.3	5,751.5	1,265.3	65.5
Average improved acreage per plantation or farm	430.9	76.1	41.2	313.6	60.8	40.1	638.9	102.1	42.1	1,311.3	204.8	42.9	3,702.7	438.1	47.7
Per cent of total acreage improved	54.7	24.0	75.3	55.5	26.8	74.8	54.2	21.7	75.8	50.4	17.5	77.6	64.4	34.5	72.8
Average value of land and buildings per plantation or farm	$15,178	$5,624	$1,111	$11,294	$4,261	$1,116	$22,239	$8,128	$1,106	$44,726	$17,430	$1,057	$108,619	$21,913	$1,206
Land	12,183	4,518	891	8,964	3,330	894	18,023	6,680	889	36,815	15,090	841	88,808	17,574	1,047
Buildings	2,995	1,106	220	2,330	931	222	4,216	1,448	217	7,911	2,340	216	19,811	4,339	219
Average value of land and buildings per acre of land	$19.27	$17.75	$20.30	$19.99	$18.76	$20.82	$18.86	$17.27	$19.93	$17.21	$14.87	$19.13	$18.89	$17.32	$19.33
Land	15.47	14.26	16.29	15.87	14.66	16.68	15.29	14.19	16.02	14.16	12.87	15.22	15.44	13.49	15.99
Buildings	3.80	3.49	4.01	4.12	4.10	4.14	3.57	3.08	3.91	3.05	2.00	3.91	3.45	3.83	3.34
Louisiana (29 parishes).															
Average total acreage per plantation or farm	904.0	604.5	25.0	522.0	341.1	27.8	1,151.9	822.9	25.6	1,778.4	1,137.3	22.7	3,379.6	1,960.9	21.3
Average improved acreage per plantation or farm	480.1	199.6	23.5	300.3	135.4	25.7	528.8	222.4	23.8	982.2	367.6	21.7	2,122.1	786.5	20.1
Per cent of total acreage improved	53.1	33.0	93.7	57.8	39.7	92.2	45.9	27.0	93.1	55.2	32.3	95.9	62.8	40.1	94.1
Average value of land and buildings per plantation or farm	$24,049	$13,654	$869	$13,883	$8,083	$903	$29,612	$18,066	$898	$49,116	$25,154	$848	$91,536	$44,303	$719
Land	19,857	11,370	710	11,490	6,724	742	24,954	15,489	736	39,574	20,126	688	73,618	35,994	566
Buildings	4,192	2,284	159	2,393	1,359	161	4,658	2,577	162	9,542	5,028	160	17,918	8,309	144
Average value of land and buildings per acre of land	$26.60	$22.58	$34.71	$26.70	$23.69	$32.42	$25.71	$21.96	$35.09	$27.62	$22.12	$37.38	$27.08	$22.58	$33.29
Land	21.96	18.81	28.34	22.09	19.72	26.64	21.66	18.82	28.77	22.26	17.69	30.34	21.78	18.35	26.52
Buildings	4.64	3.77	6.37	4.61	3.97	5.78	5.04	3.14	6.32	5.36	4.43	7.04	5.30	4.23	6.77

[1] Alabama, Arkansas, Florida, Georgia, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Texas, and Virginia.

AVERAGE ACREAGE AND VALUE OF ALL TENANT PLANTATIONS, BY PLANTATIONS AND LANDLORD AND TENANT FARMS, IN THE 325 SELECTED COUNTIES OF ELEVEN SOUTHERN STATES:[1] 1910—Continued.

Table 7—Continued.

STATE.	TENANT PLANTATIONS OF— All classes. Plantations.	All classes. Landlord farms.	All classes. Tenant farms.	5 to 9 tenants. Plantations.	5 to 9 tenants. Landlord farms.	5 to 9 tenants. Tenant farms.	10 to 19 tenants. Plantations.	10 to 19 tenants. Landlord farms.	10 to 19 tenants. Tenant farms.	20 to 49 tenants. Plantations.	20 to 49 tenants. Landlord farms.	20 to 49 tenants. Tenant farms.	50 tenants and over. Plantations.	50 tenants and over. Landlord farms.	50 tenants and over. Tenant farms.
Mississippi (45 counties).															
Average total acreage per plantation or farm	663.5	301.6	29.0	396.7	194.3	31.6	739.7	347.1	29.5	1,314.5	567.2	25.9	3,267.9	1,166.4	28.1
Average improved acreage per plantation or farm	401.6	88.1	25.1	236.2	64.6	26.8	440.5	96.8	25.8	849.3	157.3	23.9	1,891.1	235.4	22.1
Per cent of total acreage improved	60.5	29.2	86.6	59.5	33.3	84.8	59.6	27.9	87.5	64.6	27.7	92.6	57.9	20.2	78.8
Average value of land and buildings per plantation or farm	$17,636	$6,415	$898	$8,514	$3,500	$783	$18,071	$7,139	$890	$41,963	$14,467	$953	$110,468	$31,450	$1,057
Land	14,388	5,246	732	6,738	2,748	623	15,560	5,874	729	34,848	12,141	786	91,496	26,638	868
Buildings	3,248	1,169	166	1,776	752	160	3,411	1,265	161	7,145	2,326	167	18,972	4,812	189
Average value of land and buildings per acre of land	$26.58	$21.27	$31.01	$21.46	$18.01	$24.77	$25.65	$20.57	$30.13	$31.95	$25.51	$36.83	$33.80	$26.96	$37.60
Land	21.69	17.39	25.26	16.98	14.14	19.71	21.03	16.92	24.67	26.51	21.40	30.39	28.00	22.84	30.86
Buildings	4.89	3.88	5.75	4.48	3.87	5.06	4.62	3.65	5.46	5.44	4.11	6.44	5.80	4.12	6.74
North Carolina (21 counties).															
Average total acreage per plantation or farm	654.1	320.1	43.8	536.8	269.7	43.5	999.8	449.1	44.4	2,565.1	1,298.7	43.9	.....	.....	.....
Average improved acreage per plantation or farm	299.1	70.3	30.0	243.3	61.7	29.6	477.3	98.0	30.6	1,095.2	193.5	31.3	.....	.....	.....
Per cent of total acreage improved	45.7	22.0	68.5	45.3	22.9	68.0	47.7	21.8	68.9	42.7	14.9	71.2	.....	.....	.....
Average value of land and buildings per plantation or farm	$17,274	$7,078	$1,336	$14,430	$6,148	$1,349	$25,938	$9,003	$1,292	$61,276	$21,506	$1,379	.....	.....	.....
Land	13,977	5,706	1,084	11,640	4,887	1,100	20,978	8,084	1,039	51,110	19,318	1,102	.....	.....	.....
Buildings	3,297	1,372	252	2,790	1,261	249	4,960	1,819	253	10,166	2,188	277	.....	.....	.....
Average value of land and buildings per acre of land	$26.41	$22.11	$30.52	$26.88	$22.80	$31.00	$25.94	$22.05	$29.12	$23.89	$16.56	$31.40	.....	.....	.....
Land	21.37	17.83	24.76	21.68	18.12	25.28	20.98	18.00	23.41	19.92	14.88	25.10	.....	.....	.....
Buildings	5.04	4.28	5.76	5.20	4.68	5.72	4.96	4.05	5.71	3.97	1.68	6.30	.....	.....	.....
South Carolina (35 counties).															
Average total acreage per plantation or farm	677.6	366.6	39.9	509.7	256.2	40.2	1,041.7	526.4	40.3	1,780.3	797.0	37.9	3,537.7	1,604.4	35.3
Average improved acreage per plantation or farm	323.8	73.1	29.3	244.8	61.8	29.0	484.9	100.5	30.1	906.4	141.5	29.5	1,403.9	106.2	23.7
Per cent of total acreage improved	47.8	21.7	73.5	48.0	24.1	72.2	46.6	19.1	74.6	50.9	17.8	77.8	39.7	6.6	67.1
Average value of land and buildings per plantation or farm	$18,125	$7,099	$1,185	$13,065	$6,504	$1,184	$27,434	$11,491	$1,248	$43,401	$16,800	$1,026	$101,573	$30,339	$1,299
Land	15,078	6,551	1,000	11,496	5,231	994	23,111	9,497	1,066	36,647	14,508	854	88,780	26,089	1,143
Buildings	3,047	1,408	185	2,469	1,273	190	4,323	1,994	182	6,754	2,292	172	12,793	4,250	156
Average value of land and buildings per acre of land	$26.75	$23.76	$29.69	$27.30	$25.39	$29.43	$26.34	$21.83	$30.94	$24.38	$21.08	$27.05	$28.71	$18.90	$36.84
Land	22.25	19.40	25.07	22.55	20.43	24.71	22.19	18.04	26.42	20.58	18.20	22.51	25.09	16.26	32.43
Buildings	4.50	4.36	4.62	4.84	4.96	4.72	4.15	3.79	4.52	3.80	2.88	4.54	3.62	2.64	4.41
Tennessee (11 counties.)															
Average total acreage per plantation or farm	488.6	173.1	36.9	363.8	142.0	35.4	761.8	254.8	36.9	1,317.7	244.2	38.6	2,761.2	1,396.0	25.4
Average improved acreage per plantation or farm	318.1	62.6	29.9	242.1	57.5	29.5	471.9	77.7	31.0	925.5	83.9	30.3	1,333.4	69.2	23.5
Per cent of total acreage improved	65.1	36.2	81.0	66.5	40.5	83.2	61.9	30.5	77.8	70.2	34.4	78.4	48.3	5.0	92.6
Average value of land and buildings per plantation or farm	$13,618	$4,201	$1,102	$10,281	$3,643	$1,060	$21,034	$5,538	$1,219	$36,035	$7,432	$1,029	$65,021	$12,826	$970
Land	11,178	3,266	926	8,306	2,773	883	17,668	4,401	1,044	29,967	6,246	853	54,701	12,226	789
Buildings	2,440	935	176	1,975	870	177	3,366	1,137	175	6,068	1,186	176	10,320	600	181
Average value of land and buildings per acre of land	$27.87	$24.27	$29.84	$28.26	$25.65	$29.93	$37.61	$21.73	$30.57	$27.35	$30.44	$26.64	$23.54	$9.19	$38.23
Land	22.88	18.87	25.07	22.83	19.53	24.94	23.19	17.27	26.17	22.74	25.58	22.10	19.81	8.75	31.11
Buildings	4.99	5.40	4.77	5.43	6.12	4.99	4.42	4.46	4.40	4.61	4.86	4.54	3.73	0.44	7.12
Texas (41 counties).															
Average total acreage per plantation or farm	857.0	346.5	60.6	638.5	266.5	59.9	1,318.1	499.5	64.4	2,595.7	1,048.1	57.7	4,830.2	1,979.3	46.7
Average improved acreage per plantation or farm	505.3	87.3	49.7	365.4	68.4	47.8	808.3	109.4	55.0	1,582.4	312.5	47.3	3,057.0	609.2	40.1
Per cent of total acreage improved	59.0	25.2	81.9	57.2	25.7	79.8	61.3	21.9	85.4	61.0	29.8	82.1	63.3	30.8	85.9
Average value of land and buildings per plantation or farm	$26,355	$7,311	$2,203	$18,655	$5,317	$2,147	$44,637	$11,117	$2,637	$78,314	$24,863	$1,991	$159,902	$47,133	$1,845
Land	23,286	6,282	2,020	16,298	4,448	1,907	39,883	9,803	2,366	70,486	22,345	1,793	143,377	42,711	1,647
Buildings	3,069	1,029	243	2,357	869	240	4,754	1,314	271	7,828	2,518	198	16,525	4,422	198
Average value of land and buildings per acre of land	$30.75	$21.10	$37.31	$29.22	$19.95	$35.85	$33.87	$22.26	$40.95	$30.17	$23.72	$34.54	$33.10	$23.81	$39.55
Land	27.17	18.13	33.31	25.52	16.69	31.85	30.26	19.63	36.74	27.15	21.32	31.11	29.68	21.58	35.31
Buildings	3.58	2.97	4.00	3.70	3.26	4.00	3.61	2.63	4.21	3.02	2.40	3.43	3.42	2.23	4.24
Virginia (2 counties).															
Average total acreage per plantation or farm	881.6	268.0	79.5	685.0	176.3	82.7	1,601.5	648.9	75.0	2,498.4	724.0	69.9	.....	.....	.....
Average improved acreage per plantation or farm	386.0	88.4	38.6	328.4	79.0	40.5	555.4	112.2	34.9	1,133.6	236.0	35.3	.....	.....	.....
Per cent of total acreage improved	43.8	33.0	48.5	47.9	44.8	49.0	34.7	17.3	46.5	45.4	32.6	50.6	.....	.....	.....
Average value of land and buildings per plantation or farm	$14,363	$5,200	$1,188	$11,999	$4,143	$1,276	$22,941	$9,676	$1,045	$34,309	$9,880	$902	.....	.....	.....
Land	10,470	3,396	917	8,686	2,572	993	16,935	6,912	790	25,591	6,880	737	.....	.....	.....
Buildings	3,893	1,804	271	3,313	1,571	283	6,006	2,764	255	8,718	3,000	225	.....	.....	.....
Average value of land and buildings per acre of land	$16.29	$19.40	$14.93	$17.52	$23.50	$15.44	$14.32	$14.91	$13.92	$13.73	$13.65	$13.77	.....	.....	.....
Land	11.88	12.67	11.53	12.68	14.59	12.02	10.57	10.65	10.52	10.24	9.50	10.54	.....	.....	.....
Buildings	4.41	6.73	3.40	4.84	8.91	3.42	3.75	4.26	3.40	3.49	4.15	3.23	.....	.....	.....

[1] Alabama, Arkansas, Florida, Georgia, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Texas, and Virginia.

Comparison of plantations with other farms.—Table 8 presents a comparison between the total number, acreage, and value of all farms in the 325 counties covered by the plantation statistics and the number, acreage, and value of farms on tenant plantations. Corresponding statistics are also presented for each of the 11 states. In this table the number of tenant plantation farms given represents the total number of farms retained by landlords, plus the number leased to tenants.

In the selected territory under consideration, the census of 1910 reported 1,182,099 farms. Of this number, 437,978, or 37.1 per cent, were plantation farms. Of the total acreage of farms in these counties, 31.5 per cent was in plantations, and of the total improved acreage, 33.4 per cent. Of the total value of land and buildings of farms in these counties, 32.8 per cent was represented by that of plantations.

The relative importance of the plantation system varies considerably in the different states. Thus, in the 45 counties of Mississippi which are covered by the tabulation, plantation farms constituted 53.7 per cent of the total number of farms, contained 44.1 per cent of the total acreage, and represented 55.4 per cent of the total value of land and buildings, these being the highest proportions shown for any state. On the other hand, in the two counties in Virginia in which any considerable number of plantations existed, plantation farms constituted in 1910 only 14.8 per cent of the total number of farms and contained 16 per cent of the total farm acreage. Aside from Mississippi, there was only one state—Louisiana—in which as much as two-fifths of the farm land in the counties covered by the investigation was in plantations, and only three others—Georgia, Alabama, and Arkansas—in which the proportion was as great as one-third.

Table 8

STATE.	Number of farms.	ACREAGE.		Value of land and buildings.
		All land.	Improved land.	
THE SOUTH (325 counties).				
All farms	1,182,099	89,923,619	47,435,641	$2,061,014,705
Plantation farms	437,978	28,296,815	15,836,363	676,802,983
Per cent plantation farms represent of total	37.1	31.5	33.4	32.8
Alabama (47 counties).				
All farms	205,969	15,434,159	7,920,638	217,811,434
Plantation farms	84,033	5,379,047	3,028,979	81,165,493
Per cent plantation farms represent of total	40.8	34.9	38.2	37.3
Arkansas (23 counties).				
All farms	77,749	4,837,379	2,678,643	126,635,955
Plantation farms	37,853	1,646,424	1,054,049	57,378,476
Per cent plantation farms represent of total	48.7	34.0	39.4	45.3
Florida (1 county).				
All farms	4,096	375,603	181,537	4,477,980
Plantation farms	996	70,275	47,577	946,669
Per cent plantation farms represent of total	24.3	18.7	26.2	21.1
Georgia (70 counties).				
All farms	169,234	14,195,823	7,693,857	285,072,287
Plantation farms	63,630	5,219,145	2,855,402	100,583,489
Per cent plantation farms represent of total	37.6	36.8	37.1	35.3
Louisiana (20 parishes).				
All farms	73,207	5,322,169	3,033,031	143,258,552
Plantation farms	32,134	2,241,840	1,190,599	59,641,048
Per cent plantation farms represent of total	43.9	42.1	39.3	41.6
Mississippi (45 counties).				
All farms	199,903	11,986,264	6,678,649	$253,297,355
Plantation farms	107,392	5,281,155	3,196,834	140,381,289
Per cent plantation farms represent of total	53.7	44.1	47.9	55.4
North Carolina (21 counties).				
All farms	79,609	6,626,469	2,703,083	139,722,629
Plantation farms	15,323	1,161,100	530,830	30,660,981
Per cent plantation farms represent of total	19.2	17.5	19.6	19.2
South Carolina (35 counties).				
All farms	150,299	11,077,189	5,268,766	301,328,329
Plantation farms	48,729	3,458,985	1,652,865	92,530,700
Per cent plantation farms represent of total	32.4	31.2	30.8	30.7
Tennessee (11 counties).				
All farms	48,910	3,175,211	1,898,586	86,390,245
Plantation farms	13,487	690,462	449,506	19,241,636
Per cent plantation farms represent of total	27.6	21.7	23.7	22.3
Texas (41 counties).				
All farms	161,322	15,794,068	8,760,980	463,557,191
Plantation farms	32,658	2,972,067	1,752,524	91,400,589
Per cent plantation farms represent of total	20.2	18.8	20.0	19.7
Virginia (2 counties).				
All farms	11,801	1,099,285	517,271	19,464,757
Plantation farms	1,743	176,315	77,198	2,872,517
Per cent plantation farms represent of total	14.8	16.0	14.9	14.8