TENANCY IN MICHIGAN

Thesis for Degree of M. S. Oscar William Behrens 1925

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THESIS

/

INTRODUCTION

#### INTRODUCTION

The decision to make a study of Tenancy first received its impulse on an English Railway Train speeding over the green fields of southern England on a day in June of 1918. An English gentleman occupied the compartment with the writer and proved to be an amiable He belonged to that group of people who own large tracts companion. of land that is operated by Tenants. Conversation soon drifted from Food Supply to Land Tenure, and the journey ended all too soon for the story of Land Tenure was a long one and exceedingly interesting. A portion of the remaining summer was spent in visiting typical English Farmsteads and some of the great estates. The contentment of the people, their apparent satisfaction with the system, and the efficiency and order exemplified by the farm home naturally led to comparison with American Tenancy. It was then resolved to look into our own system of Tenancy and satisfy some of the questions that naturally arose. This opportunity did not some until 1920.

Tenancy in the United States has, within recent years, come to the forefront as an Agricultural Economic Problem. It was the original intention of the writer to incorporate the result of the general study in this Thesis, but under the advise of those who directed the study, that plan has been abandoned and the Thesis has been confined to the state of Michigan.

The objective has been primarily to satisfy the interest of the writer in those questions that arose after the war. A certain spirit of unrest and dissatisfaction on the part of Farmers of Michigan, that bordered on rebellion against the present order, left the impression that here was a system threatening the welfare of the state. The questions then asked were about as follows.

- 1.Is tenancy in Michigan developing as to endanger the future of Agriculture?

  - 2. Is Tenancy bad, socially, Economically or Politically?
    3. Can it be encouraged, or discouraged? Should it be discouraged?
    4. What is the State Policy toward Agricultural Land?

  - 5. What shall be the future policy in regard to Agricultural Land? These and many other questions have arisen and an attempt has been

made to answer them. Some questions have been found irrelevant. Others merit more study. At the outset it was discovered that statistical data

was exceedingly meager. Some was decidedly incomplete, and some was hard to secure. Noone will appreciate the incompleteness of this study more than the one who has made it.

More work should be done to determine some of the social relationships of Tenants to their Communities. The future development of Out-over land and market possibilities for agricultural products bears further examination. Studies should be made of the Industrial Trend and surely a more definite policy for Agricultural Land should be adopted by the State.

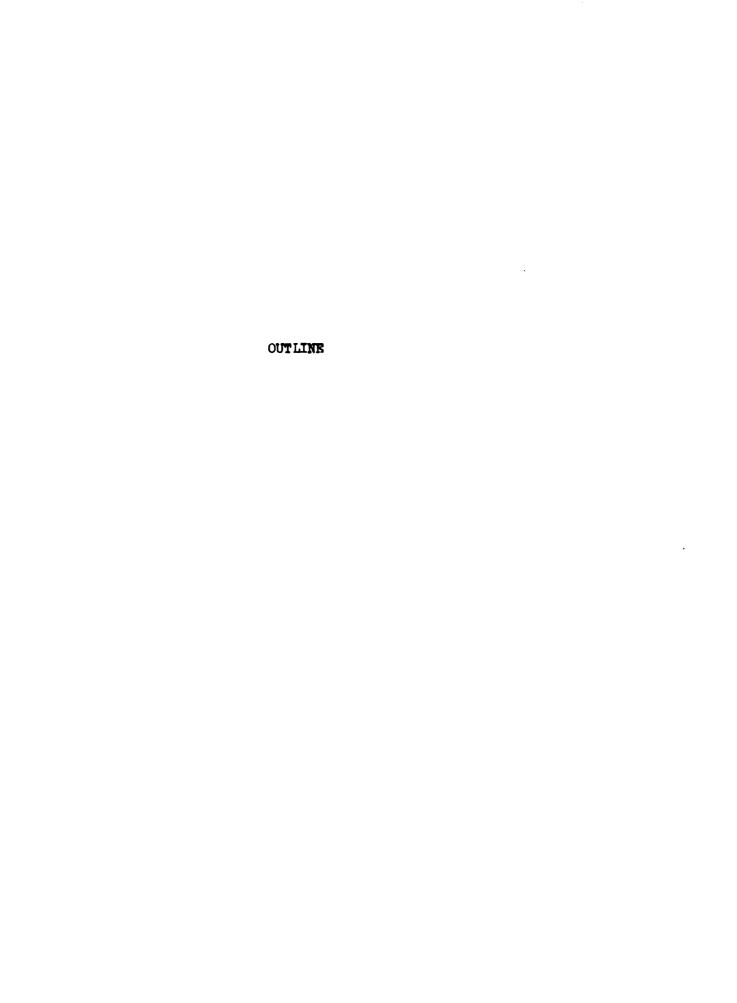
Grateful acknowledgment is here expressed to Professor W.O.Hedrick and Professor J.T.Horner of the Department of Economics, to Professor Eben Numford of the Department of Sociology, to Mr. Verne Church of the Federal Orop Reporting Service for Michigan, and all who so generously assisted by helpful criticism, and by providing material and direction in the study.

The Author

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#### TENANOY IN MICHIGAN

OUTLINE

INTRODUCTION

SPECIAL AREAS IN ANTRIM, BERRIEN, BATON,

HURON, LENAWER, OGEMAW AND TUSCOLA

- (1) Why Chosen.
- (2) Description of Areas
- (3) Types of Agriculture,

CONCLUSIONS

RECOMMENDATIONS

BIBLIOGRAPHY AND SOURCE MATERIAL

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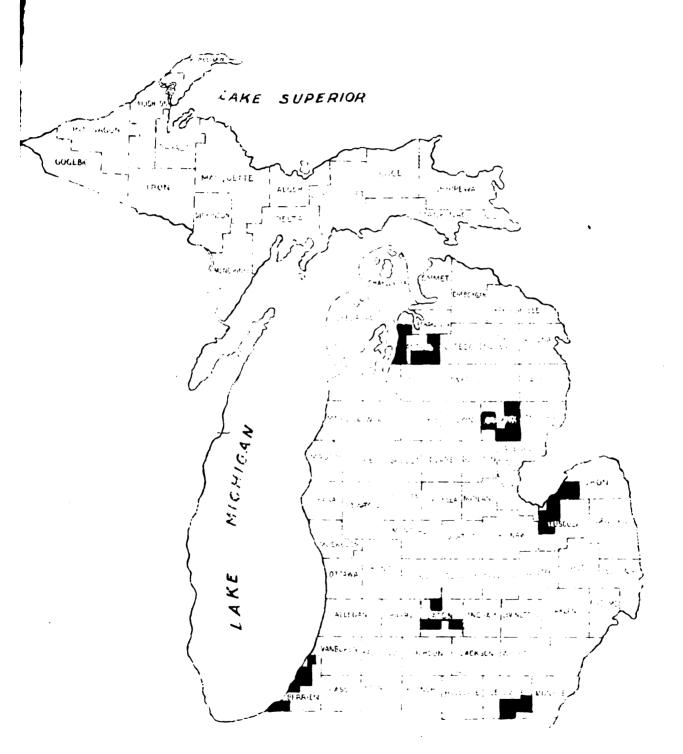
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### MICHICAN

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LAND VALUES. MEAN TEMPERATURE
CURVE OF 46 DEGREES F.
SOURCE
UNITED STATES GENSUS 1986
MICHIGAN AGRICULTURAL CLIMATE

MICHIGAN

### AREA OF LAND IN FARMS

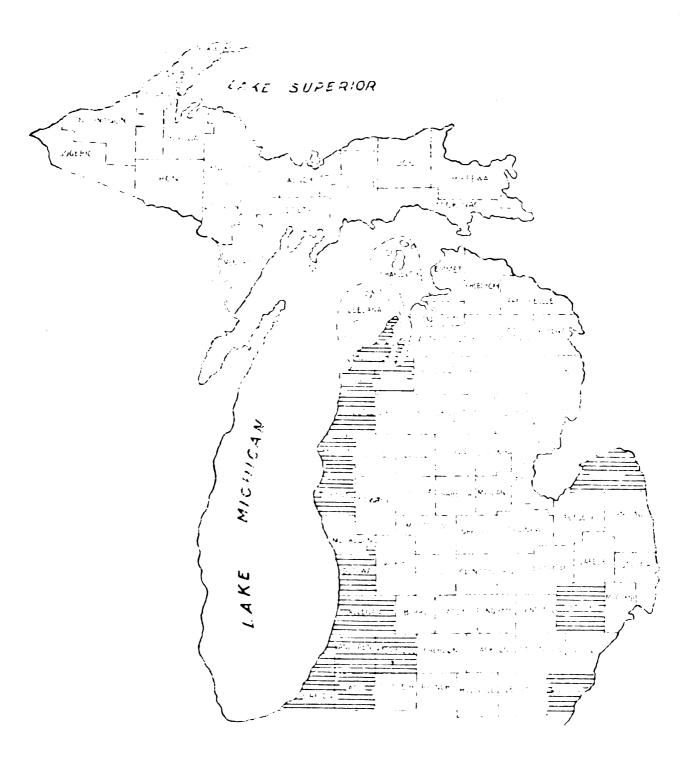
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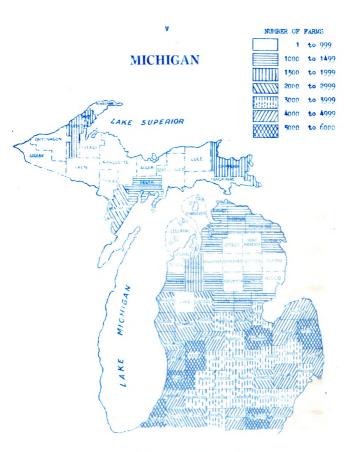
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### **MICHIGAN**



FRUIT PRODUCTION AREA See Table on Next Page

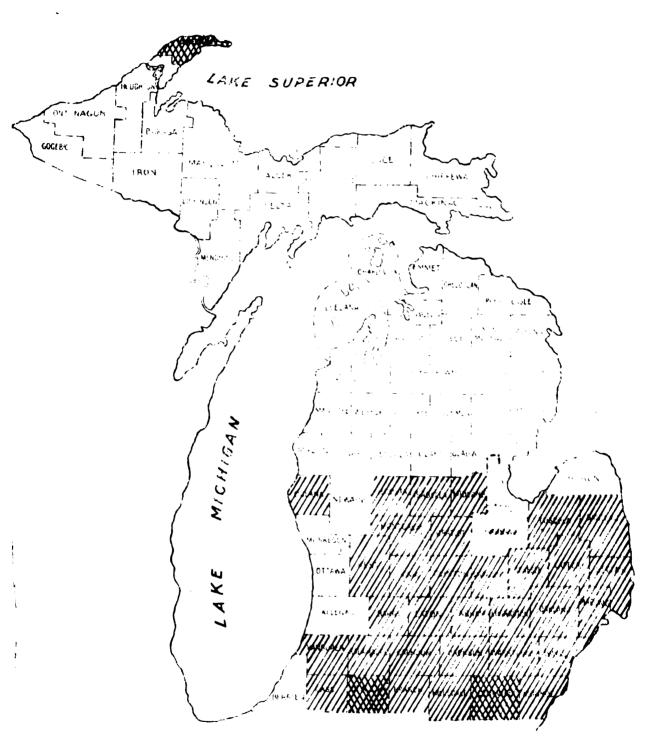


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# UNDER 154 TENANCY 155 to 30 TENANCY Over 30 TENANCY

## **MICHIGAN**



DISTRIBUTION OF FARM OPERATORS IN PERCENT OF ALL FARMS

BY: (1) OWNERS, (2)TENANTS U.S.CENCUS OF 1920

#### MICHIGAN





DISTRIBUTION
OF
SHARF AND CAUL
TENANCY
U.S.CENEUS 1920

In arriving at any conclusions on the relationship that Tenancy bears to Agriculture in Michigan, it must be borne in mind that data from which such conclusions are to be drawn is exceedingly meager. Some of the data cannot be relied upon for a fine degree of accuracy. Since statistical conclusions are only as valuable as the accuracy of the source, there is a disinclination on the part of the writer to place undue emphasis on such conclusions for Michigan.

In choosing the Census Schedules of 1922 and used in the study for separate areas, only those were accepted that contained complete data as recorded by the Supervisors. The areas were chosen in typical counties in which the various types of Agriculture prevailed.

Berrien County was selected, first because the Schedules for the Townships included were fairly complete. Second, because these townships predominated in intensive fruit culture. Third, because of the typical soil for that area. Fourth, because of the apparent economic independence of the people and the very low percentage of Tenancy, and fifth because of the high average land value.

Antrim county was chosen because of its geographical location.

It is above the 46 Degree Mean Temperature curve; is an area devoted to intensive potato culture, and land values are low. The land has been recently cleared and some of it is still covered by the original forest.

Baton County was chosen because it represents a general type of farming, is below the Mean temperature curve, has good facilities in the way of transportation and communication and was settled early in the history of Michigan. Land values have been stabalized and Agricultural activities have settled down to a more permanent type than found in new country. Tenancy is fairly high.

Huron and Tuscola Counties were taken together partly, because they were settled about the same time and the type of farming is approximately the same. The areas chosen for special study lie in close proximity and the factors affecting one affect the other. Data from these townships was well recorded and seemed to be reliable.

Lenawee County is an old county, in which Live Stock raising is one of the chief Agricultural enterprises. It is in the southern tier of counties and land values are high. Tenancy is correspondingly high.

Educationally it has a fair degree of advancement and Cherefore affords fair comparison with some of the others.

Ogenaw County was chosen because it represents typical cut over land. It was settled more recently and contains much land that is of little value agriculturally. Communication and transportation is limited because of poor railread facilities, though in recent years roads have been improved affording fairly convenient opportunity for intercourse with other areas. Population is sparse and some of the land has been exploited.

The entire group of sounties if taken together will represent a fair cross section of Michigan Agricultural Life. Map Number I will show these areas in outline.

#### ANTRIM COUNTY

This county had in 1920 a total number of 1,451 farms. 165 farms were operated by Tenants. 99 of these were farmed on shares. The increase in Tenancy over a ten year period was from 7.4 in 1918 to 11.1 in 1920. Antrin county still contains much land owned by large lumber interests and some of this land is still undergoing the process of clearing. The soil according to Surveys made by the Geological Survey Division in cooperation with the U.S.Geological Survey, describes it as being hilly in the East portion, of clay and clay loam character, and having been laid down on the border of the Ice sheet. The western portion is of an entirely different character. Portions of it were laid down under the ice sheet and are described as Till Plains. Bordering these areas are the remains of ancient lake beds made up of thin sandy soils nearly level except for low wind drifted ridges. This portion of the county is of little value agriculturally.

As an example of exports from this area, a study made under the direction of the Michigan Land Economic Survey for the year 1922-3 indicates the Car Lot shipments from the various shipping points.

See next page.

CAR LOT EXPORTS									
	Kanse lona		Central		Elmi				
		Rap	148	Bellgi		Alb		Ellsworth	
Potatoes	<b>5</b> 2	87	<b>8</b> 6	56	14	3 8	9 55	111	Potatoes
Grain	•	1	4						Grain
Wheat	1	4							Wheat
Ry•		3		1			1		Rye
Buckwheat		1							Buckwheat
Beans		6	3	1			3	క	Beans
Sood		1	•	1					Seed
Sugar Beets								3	Sugar Beets
Pickels		3	4						Piokels
Canned Goods			7 <b>7</b>						Canned Goods
Apples		18	7 <b>7</b> 7 7	17			క	2	Apples
Live Stock	1	9	7	17 8		క		11	Live Stock
Poultry			•	1					Poultry
Misc.Agr.Prod.								4	Miscel. Agri. Prod.
Household Goods	5	1		2			1	•	H.H.Goods
Lumber	5			2		<b>8</b> 6	ار به		Lumber
Forms	ź			_			•		Ferns
Kiln Wood	_		1	18		228	16	23	Kiln Wood
Excelcier Bolts			•				Ĭ.	-)	Excelcier Bolts
Pulp Wood						322	•		Pulp Wood
Logs			క			322 1965			Logs
Posts			U			12			Posts
Shingle Bolts						18			Shingle Bolts
ties									Ties
Gedar Posts						6 26			Cedar Posts
Slab Wood						2			Slab Wood
						20		1749	
Clay	7	•	•			04		1747	Clay
Misoellaneius	3		,			20			Miscellaneious
Total Total	107 l Exports	135 for	198 Entire (	167 Jounty	143 ( 5474 (	2754 <b>3ar</b>	Load:	1913 ••	Total

#### CAR LOT IMPORTS

Coal and Coke (Domestic)	204	Portable Houses	1
	100	Shingles	1
Live Stock	1	Ties	6
Нау	<b>8</b> 6	Barrels	7
Other Feeds	<b>5</b> 6	Boxes	7
Squash (Canning)	16	<b>Building Material</b>	80
Groseries	27	Fortilisor	10
Miscel. Agr. Products	2	Miscel.	102
Lumber	17	Total	725

Here then is described a portion of the exports and imports of this geographic area. It is not complete as will be understood when less than car lot shipments are not recorded, and when automobiles and trucks play such a large part in present methods of transportation. That a considerably larger amount of goods and produce pass in and out by these conveyances must be recognised. However the factor be noted in this particular group of commodities is that the Ocunty is still very new

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and far from a permanent agriculture. In other words the building of a permanent agriculture here is still in process and will continue to be for some time.

Comparing the preceding tables with the table from Census of 1922 and it will be noted that much unimproved land remains and the diversification in crops and livestook particularly characteristic of new Agricultural land is indicated. Here we find the Tenant enterprise in almost every phase of Agricultural practice larger than that of the owner.

Tenancy represents slightly more than 6 % of the total land area. Townships not developed agriculturally being left out of this estimate, if included would bring the average to a still lower percentage.

See next page for Summary of 1922 Census

## SUMMARY OF ANTRIM COUNTY \* TOWNSHIPS OF

STAR, MANCELONA, MILTON, TOROH LAKE AND BANKS

	Total for Owners And Tenants		Total for 643 Owners	Per Tenant	Per Owner
TOTAL ACRES	59•955	4571	55384	<b>54.</b> ಕ	<b>5</b> 5∙ <b>5</b>
In Orops of	•	- 44	•		•
0om	4373	<b>3</b> 66	4007	6.7	6.2
Winter Wheat	994	73	921	1.3	1.4
Spring Wheat	2747		2676	7 1	4.0
Oats for Grain Barley	27 <b>4</b> 7	171	<b>2</b> 0/0 <b>36</b>	<b>3.1</b>	4.2
Rye	2134	266	1868	4.9	2.0
Buckwheat	637	64	573	1.2	2.9 .9 4.9
Potatoes	3443	278	573 3165	5.1	4.9
Clover and Tim.H	ay <b>50</b> 78	433 148	4635	8.0	7•2
Alfalfa Hay	2859	148	2711	2.7	4.2
Marsh Hay	23	13	10	•24	•01
Other Hay Grops	72 <b>ó</b>	10	710	-18	1.1
Field Beans	1197	115	1052	2.1	1.6
Soy Beans	2 <b>9</b> 20	4	1 <b>4</b> 20		
Sugar Beets Cabbage Onions	20		20		
Root and Truck	140	10	130		
Mint	7	••	7		
Woodlots	4296	392	<b>390</b> Å	7.3	7.2
Unimproved Land	<b>29 4</b> 66	1391	19075	2.6	2.6
Pasture or Idle	7087	¥52 26	6645	<b>5.</b> 3	ಕ∙3
Olover for Seed	159	26	133	•5	•5
Timothy for Seed					
Pruit	7640L	7006	2-2/d	-6 -	-1 -
Apple Trees Peach Trees	35194 1102	3026 25	35168	56. <b>e</b> •46	54.7 1.6
Pear Trees	6363	<b>81</b>	1077 62 <b>82</b>	1.5	9.7
Cherry Trees	4871	<b>846</b>	4025	15.0	6.2
Grape Vines	2877	200	2677	3.7	4.1
Hives of Bees	312	2	310		
Live Stock					_
Horses	1411	96 216	1315	1.7	2.0
Dairy Cows	2899		2683	4.0	3:3
Other Cattle	1864	9 <b>3</b>	1771	1.7	2•7
Sheep Salaa	332 61 <b>8</b>	66	331 552	1.0	•5
Swine Silos		96 18	552 19 <b>1</b>	1.2	• 5
OTTOR	209	10	יעי	•3	•3

<sup>\*</sup> Supervisors Census 1922

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#### BERRIEN COUNTY

The Census of 1920 taken by the United States indicates that this county contains 5,443 farms 503 of which are occupied by Tenants, 545 are rented on a share basis.

In comparing the figures for tenant farms with those of the study made from the 1922 Supervisors census it must be borne in mind that the territory for the 1920 census is inclusive of all types of farms and the mamber for the areas studied in 1922 are inclusive only of intensive fruit areas. Therefore the percentage of 1920 given as 14.5 and for 1910 as 15.6 included general farms of the county in which other crops than fruit were produced.

The comparisons in the special study of the township areas included in the summary are intended to show that Tenancy in the highly specialized crop centers is of little significance. More will be said in this regard when the general summary is made for the entire State.

Berrien County Soil is not unlike that of Antrim County. Each type is contained in about the same proportion. The difference however is in latitude and in the division made by the Mean Temperature Curve of 46 Degrees. Berrien County lies well below this curve and thus enjoys a considerably more favorable temperature for fruit production. It is also more favorably located in the way of large markets for its products. Having water, rail and truck transportation developed to its fullest extent it can take advantage of many markets within its reach to dispose of the crops to advantage.

Land values in Berrien County as is shown in Map II show the average as \$90. per acre. This stands as fourth highest in the state. Other land values being as follows, Wayne \$145, Macomb \$99, and Oakland \$92. In all of these counties special factors make for increased land value other than value as Agricultural Land.

A peculiar and yet natural observation made from a special School study of the Rural Schools in the townships, showed among other Economic advantages an overwhelming number of Radio sets as compared with the other counties. The number was in almost exact proportion to land values.

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Owner farmers in Berrien County seem to earry on the enterprise of Grape production to a far greater extent than Tenant farmers. According to the 1922 Census Summary the average owner farmer has 1391 wines per farm while the tenant farmers has but 246.9 wines per farm. This is probably a normal condition. A strange comparison that may be questioned is in the number of Cherry Trees per tenant farmer as compared with owner farms. The small number of tenant farms may introduce the variation. Since only 34 tenants are compared with 1376 owners the probable error is no doubt raised. No other unusual factors are brought out by these various comparisons that cannot be accounted for in the ordinary process of analysis.

See next page for 1922 Census Summary.

The state of the s

# SUMMARY OF BERRIEN COUNTY \* TOWNSHIPS

OF BENTON, ST JOSEPH, NEW BUFFALO, LINCOLN AND COLOMA

	Total for Owners And Tenants	Total for 34 Tenants	Total for 1376 Owners	Per Tenan	Per t Owner
TOTAL AGRES	49,857	2400	47.457	70.6	34.5
m m					
In Grops of	<b>4</b> 19 <b>5</b>	084	7047	7 1	0.0
Oorn	1817	271	39 <b>4</b> 7 1865	7.4	2.9
Winter Wheat	13	75	10	1,5	1.4
Spring Wheat Oats for Grain	2103	251 52 3 148		4.4	1.4
Barley	16	140	195 <del>5</del> 16	707	107
Rye	526	44	452	1.3	•4
Buckwheat	101	77	101	•••	• •
Potatoes	632	<b>41</b>	591	1.2	•4
Olover and Tim.Ha		80	4627	2.4	2.9
Other Hay Crops	385	13	372	-4	2.9 •3
Field Peas	1	• •	~~ <u>1</u>	• •	• ,
Field Beans	17		17		
Soy Beans	27	4	23		
Sugar Beets	•		•		
Cabbage	10		10		
Onions	.2		. 2		_
Root and Truck Cr	ops 943	<b>58</b>	<b>క</b> క5	1.4	•6
Mint	-10-	do	= Lod	٠ 🚙	
Woodlots	<u> 3490</u>	82	3 <b>4</b> 08	_•₹	2.5
Unimproved Land	3510	183	3327	5•4	2.4
Pasture or Tele					
Olover for Seed					
Timothy for Seed Pruit					
Apple Trees	23326	3070	90256	90.3	65.6
Peach Trees	267849	8402	259447	247.1	188.6
Pear Trees	195114	2121	192993	62.4	140.3
Cherry Trees	37 589	7091	36880	208.6	26.8
Grapes	1932237	18359	1813878	245.9	1391.0
<b></b>	• • • •		,.,.	) - )	. ,,,
Hives of Bees	<b>26</b> 6	6	260	•2	•2
Live Stock		•	. •		
Horses	1974	65	1909	1.9	1.4
Dairy Cows	1650	111	1549	1.9 3.3 .7	1.1
Other Cattle	662		577	- 3	•4
Sheep		<b>35</b> 66	239	1.9 1.1	•2 •8
Swine	305 1122	63	1059	1.1	•€
8ilos	54	3	51		

<sup>\*</sup> Supervisors Census of 1922

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Predominating soils in Eaton County are Sandy and Clay Loans with considerable proportions of sands and gravely sands; some being quite stony with subsoil of clay. This county is situated well below the Mean Temperature Curve of 46 Degrees and well removed from the lake shores. Location being almost in the center of the lower half of the Lower Peninsula has made it subject to conditions particularly applicable to general farming.

The Census of 1920 gives the total number of farms in Eaton County as 3,323 and the number as farmed by Tenants as 542. The number farming on shares is give as 663 and the percentage of tenancy for 1920 as 22.6 as against 1910 when it was 23.2. This slight decrease must have been of a temporary nature as the study of the 1922 Census and the inquiry into the special Townships indicates a somewhat larger percentage. However, since there are inaccuracies in both the latter it is not in our province to state here the trend. It might better be accepted at present as stationary.

Maton County is not greatly influenced by the proximity of large cities, except in the case of Lansing. Some farms have been left unworked for periods of time or have been only partially worked; occupants of these being employed in the industries of the city. The tendency now seems to be for some of this land again to be placed under cultivation more extensively. Eaton County ranks third in land value of the counties studied; having in 1920 an average land value of \$55. per acre. This value is below the state average which is \$75.45

In comparison with this it will be noted that Tenanoy is generally more prevalent in the northern states and in areas of less specialisation in Agriculture. General farm practices not demanding as high a degree of technical knowledge offer inducement to those with less training and who can carry on their enterprise without much of a handicap.

Eaton County has been unusually happy in the type of extension work carried on within its bounds. The old classic that "the nearer a farm area is to an Agricultural College the less efficient the agriculture" does not hold in this instance. Agriculture is carried on scientifically and the Tenant operates on a larger scale than the owner.

#### SUMMARY OF EATON COUNTY \* Townships of EATON, CARMEL, KALAMO AND ROXAND

	Total for Owners And Tenants	Total for 211 Tenants	Total for 958 Owners	Per <b>Cenant</b>	Per Owner
TOTAL ACRES	<b>55,90</b> 6	20,701	65,205	98.1	65.1
In Grops of		•	•		
Corn	10194	2359	7 <b>8</b> 35	11.2	₹.2
Winter Wheat Spring Wheat	9047	2525	6524	12.0	6.8
Oats for Grain	7387	2170	5207	10.3	5.4
Barley	696	202	494	1.0	.5
Ryo	2596	470	2126	2.2	2.2
Buckwheat	<sup>-</sup> 75	29	. 16	,1	•05
Potatoes	508	185	323	.•9	•3
Clover and Tim. Hay	y 14139	3473	10666	16.5	11.1
Alfalfa Hay	482	205	277	1.6	•3
Marsh Hay	10	2	.8	_	
Other Hay Crops	72	<b>31</b>	41	•1	•01
Field Peas	15	4455	15 2673	_ ~	
Field Beans	3908	12 <u>35</u>	2673	5∙8	2.5
Soy Beans	62	1235 58 78	4	:3	_
Sugar Beets	180	78	102	•4	•1
Oabbage	66	13	53 7		
Onions	. <b>.</b>	1	/		•
Root and Truck Oro	P8	<b>AP</b>	44-		
Mint	138	25 1826	113	4 9	
Woodlots	5744 13196	1820	3515 9559	8.7	4.0
Unimproved Land	13687	3 <b>3</b> 09 2512		15.7	10.9
Pasture or Idle Clover for Seed	982	2512	11375	11.9	11.9
	902	183	779	•9	•8
Timothy for Seed Pruit	• .				
Apple Trees	15045	2893	12252	13.7	12.5
Peach Trees	1342	170	1272	•8	1.3
Pear Trees	1477	293 338	1274	1.4	1.3
Cherry Trees	1856	358	1515	1.6	1.6
Grape Vines	1424	248	1176	1.2	1.2
Hives of Bees	411	11	400		•4
Live Stock	•		•		
Horses	2775 4063	533 948	2252	2.5	2.4
Dairy Com	4063	948	3115	4.5	<b>3•3</b>
Other Cattle	2845	1577	1268	7.5	1.3
Sheep	1783	4087	13740	19.3	14.3
Swine	9246	2438	6808	11.6	7.1
Silos	238	<i>5</i> 9	179	•5	•2

<sup>\*</sup> Supervisors Census of 1922

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#### HURON AND TUSOOLA COUNTIES

The areas studied in these two counties are adjoining areas and the soil and type of Agriculture is similar. See Map I showing location of the two areas.

The soil is mostly the remains of an old lake bed. It is described as Glacial Glay overlaid with soil of water origin. It is of flat conformation, somewhat covered with boulder and rubble material and is rather poorly drained. The recession of the lake from this area in previous ages has left a deposit of salt marsh land and low lying plains that in time became covered with ferests of pine and some forms of hard wood. The forest covering retarded evaporation of moisture, and since little drainage was possible most of this area has been reclaimed from what was early termed an impenetrable swamp. After the timber had been removed and drainage provided, the land rapidly came under cultivation and was found to be rich in the fertility necessary for beet and bean production. These have been the principle crops of this area.

The population has been largely of foreign extraction, mostly of German and Polish origin. The German element was first to enter this area and only in recent years have Polish immigrants settled in what is called the Thumb. The German element soon undertook to subdue the land and same into ownership early in the history of the state. Names of towns, villages, schools and churches are of German origin, and have continued to retain many of the German habits and customs.

The census of 1920 records the number of farms in Huron County as 4,604. The number as farmed by Tenants is 545 and the number of Share Tenants as 261. Percentage of Tenancy in 1920 was 11.9 and in 1910 was 7.4 percent. The percent of Tenancy in 1922 of the special areas studied was slightly over 5 per cent. As long as the population continues to be strongly of the type it now is, Tenancy will probably not increase to any extent. Should the economic conditions change due perhaps to transportation changes, market developments or otherwise, or should the population change, Tenancy might increase. However since the German and Pole both prefer ownership to Tenancy the latter will not increase much.

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Tuscola County had in 1920 4,656 farms of which 516 were farmed by Tenants. 526 were farmed on Share basis. In 1920 tenancy was 17.6 percent of the total and in 1910 only 13.3 per cent. This is slightly larger than Huron and is due to a somewhat different soil and population in the southwestern part of Tuscola. Land values in Tuscola are given as \$53. per acre and in Huron as \$47.

SUMMARY OF HURON COUNTY \* TOWNSHIPS OF

	ROOKFIELD, SEBEWAING,	WINSOR. PA	IRHAVEN		
	Total for Owners	Total for	Total for	Per	Per
	And Tenants		873 Owners	Tenant	_
TOTAL ACRES	75,621	6785	68,836	gg • 1	78.8
		. /	- ,		•
In Orops of			<b>.</b>		
Corn	7,62 <del>5</del>	717	690 <b>8</b>	9.3	7.9
Winter Wheat	6716	717 406	6355	9•3 5•2	7•9 7•3
Spring Wheat	11	2	~_9		
Oats for Grain	<b>8853</b>	<b>ජ</b> 00	<b>50 5 3</b>	10.3	9.2
Barley	2823	260	2563	3.5	2.9
Rye	<b>24</b> 6	20	<b>2</b> 26	<b>.</b> 25	•\$
Buckwheat	<b>80</b>	14	66	- 18	.1
Potatoes	306	28	278	•36	• 3
Clever and Tim.H	ay 10045	933 15	9115	12.1	10.4
· Alfalfa Hay	171	15	156	•19	•2
Marsh Hay	13	-7	13	• • •	•
Other Hay Crops		1	54		
Field Peas	55 14	•	14		
Field Beans	9138	<b>870</b>	<b>5</b> 26 <b>5</b>	11.2	9.5
Sov Beans	13	-,0	13		7+7
Sugar Beets	<b>4</b> 222	547	3675	7.1	4.2
Cabbage	19	ודיל	~19	, • •	700
Onions	i4		11		
Root and Truck		41	265	•5	•3
Mint	20pa	71	20)	•9	• )
Woodlots	2052	299	2653	7.0	3.0
Unimproved Land	<b>295</b> 2 <b>4</b> 930	<b>E</b> 27	4403	3.2 6.5	5•0
Pasture or Idle	13974	1664	12910	13.6	14.8
Clover for Beed	600	3 <del>4</del>		17.0	
Timothy for Beed		2₹	566 2	••	•6
Fruit	<b>5</b>		4		
	19895	2617	17278	71 0	10 4
Apple frees	216	. "		<b>34.0</b>	19.5
Peach Trees	1844	14	202	•2	•2
Pear Trees		151	1693	1.9	1.9
Cherry Trees	1377	125	1252	1.6	15.5
Grape Vines	42236	1553	40683	20.2	46.6
Hives of Bees	407	17	704	•2	
	407	13	394	• 6	•5
Live Stock	7107	220	oda k	2.0	7 7
Horses	3103 1040	229 278	2874	2.9	3.5
Dairy Cows	4240 7070	27 <b>6</b>	3964 2854	3.5	<b>‡•</b> 2
Other Cattle	<b>3</b> 079	225	2 .	2.8	2•5
Sheep	30 1 6888	21 600	280 50ere	-27	<b>~•</b> 2
Swine	08 <b>88</b>	600	6288	7.5	/•2
64300	007	40	049	4	^
Silos	227	10	217	•1	•2

<sup>\*</sup> Supervisors Census of 1922

See next page for Summary of Tuscola County

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#### SUMMARY OF

#### TUBCOLA COUNTY +

#### TOWNSHIP OF

#### GILFORD, FAIRGROVE, DENMARK AND AKRON

	Total for Owners And Tenants	Total for 167 Tenants	Total for 1051 Owners	Per Tenant	Per Owner
TOTAL ACRES	92,712	15,383	77.329	92.1	71.5
In Crops of					
Dorn	9363	1451	7912	5.7	7.3
Winter Wheat	9363 8640	1064	7576	6.4	7•3 7•0
Spring Wheat	54	10	44	•1	•04
Oats for Grain	11565	2005	9560	12.0	ಕ.ಕ
Barley .	2912	557 88	2455	3•3	2.3
Rye	494	88	4ó5	•5	•4
Buckwheat	236 610	146	_90	•9	•1
Potatoes		66	544	• 4	6.5
Clover and Tim.Hay	7 10839	1836	7003	11.0	6•5
Alfalfa Hay	676	24	652	•1	.6
Marsh Hay	1		406	•	
Other Hay Orops	173	46	126	•3	•1
Field Peas	16	2	14 8465	11.6	7 4
Field Beans	10400	1935	_/	11.0	7.8
Boy Beans	70 6 <b>=</b> 46	1601	70 <b>4945</b>	9.6	4.6
Sugar Beets Cabbage	. 65 <b>46</b>	1001	7772	7.0	400
Onions	22	: <b>6</b>	16		
Root and Truck Ore	me ZR1	18	222	.1	•3
Mint	ops 351 57 6074	1	166	• •	• )
Woodlots	607Å	7 <b>4</b> 5	5329	4.5	4.9
Unimproved Land	3218	223	2994	4.5	2.8
Pasture and Idle	20077	<b>3</b> 659	16318	21.9	15.1
Clover for Seed	312	54	268	•3	.2
Timoth for Seed	3		3	•	
Pruit		-11.			- 4 -
Apple Trees	<b>30</b> 56 4	3661	26903	21,9	24.9
Peach Trees	439	28	411	.1	.•4
Pear Trees	2071	219 273	1852 2148	1.3	1.7
Cherry Trees	2385	237		1.4	2.0
Grape Vines	9965	203	9762	1.2	9•0
Hives of Rees	422	37	355	•2	•4
Live Stock					
Horses	3228	444	2784	2.7	2.6
Dairy Cattle	40 36	499	3537		1.0
Other Cattle	2519	260	2259	3•7 1•6	2.1
Sheep	1189	113	1076	•7	1.0
Swine	6685	624	6061	3•7	5.6
Silos	362	35	327	•2	•3

<sup>\*</sup> Supervisors Census of 1922

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#### LENAWER COUNTY.

Lenawee County belongs to the famous southern tier of counties in the Lower Peninsula of Michigan. It was chosen because of the fact that in 1920 the percentage of Tenancy in Lenawee was the highest of any county in the state. The 1920 Census indicates that at the time the Census was taken 30.7 per cent of the agricultural land was occupied by Tenants. This was an increase of 3.5. percent over 1910. In 1910 St Joseph county shared honors with Lenawee in having the same percentage of tenancy i.e. 26.9. St Joseph County in 1920 had 30.4 percent Tenancy, Lenawee having a small margin of .3 of 1 percent.

Lenawee was chosen rather than St Joseph because of the type of Agricultural enterprise. In the last decade it has become a livestock County. During the past year many thousands of sheep have been brought in from other areas and fed until prime for the markets of the east. Swine feeding is a great enterprise and one in which Tenants have the lions share. The Census of 1922 reveals the fact that Tenants in Lenawee fed an average of 22.7 swine per tenant to 6.9 swine per owner farmer. Mearly every other Agricultural Activity is engaged in to a greater extent by Tenants than by owners. Acreage of Tenant farms is 55.5 to Owners 50.4. Lenawee had in 1920 5,050 farms. 1561 were farmed by Tenants of which 1,040 were on a share basis.

Lenawee Soil is described in a Special Bulletin published by the Michigan State College, on Farm Land adjacent to Detroit. The territory studied is composed of Sandy Lake Bed formation, and Lake Clay. The Drainage is fairly good and the area including Lenawee County is of almost exact similarity to the Thumb area, except that it is drained in a more satisfactory manner.

Geographically it is also losated more favorably since it is on the main highways and in reach of splendid markets for its produce. Rail roads also are favorably distributed over its entire area and furnish an outlet as well as a means of bringing in supplies.

Seing one of the first counties to be developed it has long since emerged from the constructive period of Agriculture and has settled down to a

system of farming that can be described as fairly permanent. Land values are high, and therefore less likely to be farmed extensively by owner farmers. The gradual incease in Tenancy in this region indicates some speculation in land and also a change in population. It has not yet been touched by the influence of the great city of Detroit. It must for some time remain as a purely agricultural area. Tenancy will probably increase for some time though not to any alarming extent.

Its population is made up largely of early American stock of English descent and a sprinkfling of those other northern European peoples who migrated to America in its early history.

The type of people must normally be elassified as Mordie if one uses the latest term of the Ethnologist.

Social organisations have undergone a great change within recent years. Religious life as indicated by Church activity is marked by decedence. Many Church organisations are abandoned and these structures are scattered about the County and stand as monuments to a changing order and in a measure to the decedence of the early religious life. Communications and methods of travel have wrought their change and in turn may be partially responsible for the change. Young people are moving cityward, and farming is carried on in measure by older men, or younger tenants.

The end of the present trend is not yet. Predictions ventured on the basis of present facts would be hazardous. Too many factors are entering in today to life in Michigan to make for hard and fast rules.

#### SUMMARY

OF
LEMANCE COUNTY \*
TOWNSHIPS OF
BLIESFIELD, OGDEN, DEERFIELD, AND PALMYRA

	Total for Owners And Tenants	Total for 261 Tenants	Total for 1051 Owners	Per Tenant	Per Owner
Total Acres	76,127	23,102	53,025	<b>88.</b> 5	50 • 4
In Orops of		-			
Corn	21319	6633	14686	25.4	14.0
Winter When	at 6073	1567	4506	6.0	4.3
Spring When	at 46	. 17	(29	•07	-03
Oats for G		<b>4</b> 109	<b>8909</b>	15•7	8.5
Barley	1707	648	1059	2•5	1.0
Rye	404	143	261	•5	•2
Buckwheat	214	84	130	•2	•1
Potatoes	548	174	1312	-7	•4
Olover and	TimeHay 6594	2048	<b>4946</b> 2260	7.8	2.2
Alfalfa Hay	7 3225 5	96 <b>8</b>	2200 <b>8</b>	3-7	2.2
Marsh Hay Other Hay (			12		
Pield Peas	18	10	8	-4	
Field Beans		10		• •	
Soy Beans	7	1	6		
Sugar Beet		483	66 <b>5</b>	1.9	•6
Cabbage	3	Ϋ́í	2	,	•
Onions	ř	·	_	•	
	ruok Grops 989	240	7 <b>4</b> 9	•9	•7
Mint	1	2	Ź		
Woodlots	<b>4114</b>	1143	2971	4.4	2.5
Unimproved	Land 6347	2203	4144	8.4	<b>3•9</b>
Pasture or		2092	56 <b>00</b>	<b>ಕ</b> •0	5•3 •3
Clover for		214	360	•€	- 3
Timothy for	r Bood		-		
Pruit	22.106		474/5	00.1	41.1
Apple Tree		5329	15167	20 • 4	14.4
Peach Tree		945	4071	3.6 2.6	3.9 2.1
Pear Trees	2856	116	21 <b>51</b> 3 <b>5</b> 31	Z • O	3.6
Oherry Tree		1493		6.1	
Grape Vine Hives of Be		65	5974 400	•2	5•7
Live Stock	409	07	400	•6	• •
Horses	2555	<b>ಕ</b> ಕ1	1077	3.3	1.9
Dairy Catt		1187	1977 2446	<b>3.</b> 3 <b>4.</b> 5	1.9 2.3
Other Catt		933	2144	3.5	2.0
Sheep	2637	1260	1376	4.6	1.3
Swine	13142	5922	7220	22.7	6.9
		•	,		/
Silos	169	46	123	•2	•1

<sup>\*</sup> Supervisors Census of 1922

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#### OGEMAW COUNTY

Ogenaw County is located well north of the Mean Temperature line of 46 degrees and is in what is known's the "New Cut-over Land." The area studied lies in a basin that might be described as till plain, and of moraine and sandy lake beach origin. Some ten years ago it was eleared of forest and partially developed agriculturally. Climatically it is unfavorably located for Agricultural purposes. Seasons are short, soil as a rule is poor and thin and communication and transportation is handicapped by lack of railroads and roadways. The sparse population makes difficult the provision of adequate school facilities, or the building of a social structure of any great significance.

This area is typical of much of the land north of the Mean Temperature Curve of 46 degrees and will be discussed further in the general summary.

Population is of mixed origin. Many of the pioneer settlers are still in the county and occupy the same land they developed. A certain love for the picturesque hills and valleys of this area seems to impress the people common and hold them there regardless of meager economic rewards. Most of the population is what might be described as American stock. Some signs of degeneration were noted on the writers visit through this section. Communities in which too frequent intermarriage has taken place seem to have evolved a few degenerate individuals. In the little village of Lupton this condition was particularly observed. Lupton is an old lumber village. The railroad has ceased to entice commerce and the people down in the pocket of the hills have experienced a period of isolation that no doubt has tended to produce the conditions mentioned above.

Tenancy is not a great factor. The Census of 1920 gives the number of farms as 1251 and the number of tenants as 162 of which 69 were share tenants. The percentage is given for 1920 as 12.6 and in 1910 as 7.1 percent. This again is not an alarming increase when compared with the small population of the county and the relatively meager possibilities for future development.

Educational facilities are limited because of the Economic limitations. What is true of Ogemaw county is also true of a great many other counties of this northern area. More will be said regarding

SUMMARY

this in the final summary.

Looking back over the description of these various counties it can be seen that types of soil, agriculture, peoples and geographic distribution is varied in sufficient degree for generalisation.

While the data secured is not all of equal weight and importance it is of sufficient value for comparative study to provide a basis for the conclusions to follow.

	OGEMAW CO	UNTY *			
	TOWNSHIPS	OF			
	LOGAN, WEST BRA	NCH, HILL,	RICHMOND		
	Total for Owners	Total for	Total for	Per	Per
	and Tenants	63 Tenants		Tenant	
Total Aereage	71,422	5263	66159	83.5	110.3
In Grops of					
Corn	<b>30</b> 87	<b>336</b>	2751	F. 3	4.6
Winter Wheat	281	15	266	5•3 •2	•4
Spring Wheat	10	• /	10	••	• •
Oats for Grain	3943	492	3501	7.8	5∙8
Barley	<sup>*</sup> 305	19	286		25
Ry•	2247	200	2047	• 3 3•2	7.1
Buckwheat	253		234	703	7.7
P <b>otat</b> oes	253 1122	19 160	962	•3 2•5	1.6
. Clover and Timo Alfalfa Hay	thy Hay 4355	831	3524	13.2	5.9
Alfalfa Hay	128	1	127	. , , ,	.2
Marsh Hay	73	14		•2	.1
Other Hay Crops	141	27	59 11 <b>4</b>	•4	•2
Field Peas	604	ฮี1์	523	1.3	٥٠
Field Beans	1368	202	523 1166	3.2	1.9
Soy Beans	. 12	12		2.2	,
Onlons	2	2		• •	
Root and Truck	<b>Orops</b> 189	25	164	•4	. 7
Woodlots	2209	25 233	1976	3•7	.3.3
Unimproved Land	<b>39</b> 669	1929	28740	30.6	47.9
Pasture or Idle	8407	606	7801	9.6	13.0
Clover for Seed	350	9	341	41	7.6
Timothy for See	4	,	<b>J</b>	•	••
Prait					
Apple Trees	9070	931	<b>8139</b>	14.8	13.6
Peach Trees	<b>. 8</b> 9		₹9		•1
Pear Trees	474	<del>5</del> 2	<b>4</b> 2 <b>2</b>	•€	•7
Grape Vines	237	1	236		. 4
Hives of Bees	237 172	7	165	.1	•3
Live Stock		• •			• •
Horses	1383	143	1240	2.3	2.1
Dairy Cattle	2173	198	1965	3-1	3.3
Other Cattle	2 <b>5</b> 00	288	2512	4.6	3·3 4·2
Sheep	<b>54</b> 20	473	4947	7.5	8.2
Swine	1648	171	1577	2.7	2.6
8ilos	<b>5</b> 2	4	7 <b>8</b>		•1
			, -		• •

<sup>\*</sup> Supervisors Census of 1922

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#### GENERAL CONCLUSIONS AND SUMMARY

#### Questions involved.

- 1. What is the trend of Tenancy in Michigan? Will it continue to develop in the future as it has in the past?
- 2. (a) Is Tenancy in Michigan Harmful?
- (b) Is the present increase of Tenancy a menace to Agriculture, and the Economic and Social welfare of the state?
- 3. Is tenancy more common among certain types of peoples than among others.
- 4. Is Tenancy more ecomon among certain types of agriculture than among others?
- 5. What forms of tenancy are most common?
- 6. What shall be the future policy toward Agricultural Land? Ehall Tenancy be discouraged? Can anything be done to retard or increase Tenancy in Michigan?
- 1. What is the trend of Tenancy in Michigan? Will it continue to develop in the future as it has in the past?

The trend of Tenancy has been to increase slightly in the areas where general farming practices prevail and where land values at the same time are high. A slight increase is also noticed in the central portion of the Upper Peninsula and a few counties in the northern portion of the Lower Peninsula. See Map VII AND TABLE Page 23.

It is the belief of the writer that Tenancy in Michigan will not increase greatly except in a few counties where land values continue to rise and where general farming will continue to be practiced.

2. Is Tenanoy in Michigan harmful? It would be unfair to facts of the ease to venture an unconditional NO. Its increase, while by no means rapid, is fairly constant. In the vicinities of large cities such as Detroit, Flint, Pontiac, Grandrapids, Lansing and other industrial centers the rapid subdivision, for residential purposes, has removed much land from the field of agricultural practice.

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In these areas tenancy is no longer a factor. Along the shores of the Great Lakes and the areas surrounding the inland lakes the use of land for Resort purposes has also removed much land from use for growing orops. In the intensive areas of highly specialized crops, Tenancy will never be a great factor as it seems to be a rule within this state, that farms demanding highly specialised training for operators, are not in the Tenant class. The reasons for this are so obvious that space will not be given to a discussion of them. Land in the Upper Peninsula and the upper part of the Lower Peninsula, particularly that portion lying above the Mean Temperature Curve of 46 degrees, contains a very small percentage of tenancy. (See Maps IV V VI VIII for Comparison). The reason is not primarily due to temperature and short seasons but also because of distance from potential markets and a soil not generally adapted to a large farming program. The upper part of the lower Peninsula and the Upper Peninsula contain lands that average not more than \$30. (See Map II.) It has been stated elsewhere that low land values and high tenancy do not go together. Where land can be obtained so cheaply, ownership is made easy and fenancy as a stepping stone is only nominal.

higher there is found a correspondingly high rate of tenancy, (See Map VIII) but not in the measure to constitute a menace to the welfare of the state.

3. Is tenancy more common among certain types of people than among others? The situation was examined to determine the facts relating to the case and it was found that no correlations could be developed along this line. A general impression that really is not fully substantiated is that immigrants seek ownership more scalously than native Americans, meaning by native Americans, those descendants of our early pioneers, who came to this country to escape from so called Old World Tyranny. Tenancy is not apparently confined to any particular race or group in the state. It does not seem to be related in any way to races, or nationalities. Mationals such as the German, Finnish, Polish and Scandinavian seem to have deep scated desires for ownership and in the areas where these people settle the tendency has been for them to acquire land as soon as possible.

In the lower portion of the Lower Peninsula where land values are

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4. Is Tenancy more common among certain types of agriculture than among others?

From the study of the Supervisors Gensus of 1922, the various Gensus of the United States, and special inquiry of each County studied, it is very apparent that Tenancy is not very common in the areas devoted to Fruit Farsing, Potato growing and other highly specialized crops requiring unusual skill and management. The reason is no doubt simple enough. In these forms of Agriculture a minimum of land is required and success in the enterprise depends more upon the skill and technique of the operator than upon the land itself. Skill and high development of ability in producing the specialized crops are largely a matter of education and since education requires an outlay of capital, the individual who would ordinarily be found in the classification of tenant would not be able to reach this degree of preparation.

General Farming, which will include alivestock, grains, hay and products common in our general farming areas, naturally tends to have a higher percentage of tenancy. The agricultural ladder, a phrase that has become common in recent years, when speaking of the way toward ownership, has in it this rung called tenancy, which a large propertion of farmers must experience who wish to obtain ownership without capital. Since general farming can be learned thru a rather short period of apprenticeship, as a farm hand, and requires no great financial outlay, it naturally follows that this type of farming has the greatest percentage of Tenancy in the northern states. This is amply demonstrated in Michigan. Both Eaton and Lenawee Counties have yielded data pointing to this tendency very emphatically. So it may be said without uncertainty that Tenancy in Michigan has naturally followed this path. It has been largely confined to the general farming areas. These areas are indicated in Map Number VIII

5. What forms of Tenancy are most common? Share tenancy is most common in Michigan amounting, according to the 1920 Gensus to 12.1 percent. Cash Tenancy icludes about 5.6 percent.of all farms. Proportion of Tenancy has been about the same over the period in which we have records.

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The Supervisors Census of 1922 made no inquiry into this subject and therefore supplies us with no data for comparisons. The Census of 1925 has revealed an increase in Cash Tenancy in some parts of the state but since the final statistics on this are not available a conclusion can not be advanced as to the trend at present.

There must inevitably be a correlation between the Economic and Social conditions of a people and there is no doubt a correlation of these conditions as related to Tenancy. The tables summarising the Gensus data for the Counties studied show quite generally a larger enterprise per tenant than owner. Crop averages are larger per tenant, as are averages for live stock and work animals. Acreages too are generally larger for Tenants than for owners. The question that cannot be answered here is that of the relation socially. Is the tenant as well off socially as he is economically? Inquiry made of approximately 100 so-operative managers in the fall of 1924 brought forth the impression that tenant farmers did not take the vital interest in co-operative marketing organizations that owner farmers did. In the fruit areas so few tenants were encountered that the inquiry in that section was of no value. In the general farming districts the tenant farmer took little interest in the cooperative grain elevators or in the livestock shipping associations. The writer was informed that the reason for this was without question the short time lease, and often the lack of desire to invest money in an enterprise that might not be of use the following In the dairy sections and centers about dairy enterprises, tenants took an active part in the cooperative oreamery or station. The reason being that no great economic outlay was required and there seemed no period of waiting, and further stock could generally be disposed of at a profit should the holder find it necessary to move to another community.

Special inquiry in the form of 130 questionaires sent to the rural teachers elicited the general opinion that the Tenant did not take as much interest in the schools as did the owner farmer. Less interest was taken by the tenant in the churches of the community, and a general inference was that the Tenant was indifferent toward community enterprises.

FARM AND FARM AGREAGE, WITH PERGENTAGE OF FARM LAND INPROVED AND AGREAGE PER PARM, BY TENURE GENSUS OF 1920

	Number		er All Improved Land in land		Average acreage per Farm		
	of Farms	Farms (Aeres)	in Barms	Land Improved	Land	Improved Land	
Owners Owning en-	159,406	14,541,461	9,846,841	67.7	91.2	61.8	
ire farm liring ad-	139,874	12,125,947	8,163,836	67.3	86.7	58.4	
ditional -	19,532	2,412,514	1,683,005	69.8	123.5	86.2	
(anager -	2,319	587,891	272,352	46.3	253.5	117.4	
Fenants - Share - Share-Cash Cash Unspecific	422	3,903,609 2,857,252 52,677 814,698 178,982		71.9 72.6 72.6 70.2 68.7	112.4 122.7 124.5 57.5 104.5	50 • 5 59 • 1 90 • 5 61 • 4 71 • 9	
Entire State	196,447	19,032,961	12,925,521	67.9	96.9	65.8	

### NUMBER OF FARMS BY TENURE, WITH PER CENT DISTRIBUTION FOR MICHIGAN 1850 to 1920

Michigan	1920	1910	1900	1890	1880	1920	1910	1900	1890	1880
Total		206,960	203,261	172,344	154,008	100 30	100 •0	€00.0	100.0	100 .0
Owner and Manager		174,271	171,048	148,208	138,597	82.3	84.7	84.0	<b>86.</b> 0	90.0
Tenant	34,722	32,689	32,213	24,136	15,411	17.7	15.8	15.8	14.0	10.0
Share and ShareCasl		21,248	22,482	15,924	10,396	12.1	10.3	11.1	9.2	6.8
Cash and Unspecif		11,441	9.731	8,212	5,015	5.6	5.5	4.8	4.8	3.3
United St	tates					38.1	37 •0	35.3	28.4	25.6

MICHIGAN U.S. JENSUS 1910 1920 FARM OPERATORS, BY AGE AND TENURE, WITH PERCENTAGE OF TENANTS IN EACH AGE GROUP. 1920 1910

				TENANTS					
	A L L-0	P ERATOR	S OW	Numi	ber	Percent of All operators			
	1920	1910	1920	1910	1920	1910	1920	1910	
Reporting Age Repor	196,447 <b>t194,</b> 077	206,960	159,406	172,310 171,746	34,722	32,698 32,624	17:7	15•8 15•8	
Under 25 2534	5.775	6,589	2,307	2,974	3,264 12,510	3.431	56.5	52.1 32.8	
35- 44	47,591	49.935	37,388	40,886	9.574	8,519	20.1	17.1	
55 64	37,474	38,060	34,674	35,179	2,548	2,689	6.8	7.1	
Not Re-	21,650	23,615	20,479	22,453	1,054	1,067	4.9	4.5	
Porting	2,370	652	1,867	564	452	65	19.1	10.0	

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6. What is the State Land Policy? What shall be the future policy toward Agricultural Land? Shall Tenancy be discouraged? Can anything be done to retard or increase Tenancy in Michigan?

Michigan is still a new state so far as Agricultural Development is concerned. Definite policies have not been possible that would comprehend the whole state so long as population was in flux, so long as industries made such rapid inroads in absorbing country population and land, and so long as the persistent policy of outting off the timber continued. Now that the lumbering stage has passed and vast areas are denuded of wirgin forest, some effort is being manifest toward a partial restoration of stripped land. A forestry program has begun to shape itself, though at this writing it is of so little significance that the farmer is hardly aware of it. Population is still in transit. Speculation in cut-over land, over development of certain areas unadapted to agricultural practices has led to much unrest and shifting of population. Mentioning again the Mean Temperature Curve as a dividing line; much of the land to the north of it must inevitably be unprofitable for general agriculture. A study of the auditor generals report for the year 1924 reveals the fact that many of the northern counties are failing to pay expenses. In order to meet costs of providing schools, roads and salaries for county officials, as well as other county expenses, other portions of the state must bear the additional expense. Much of the land while fertile and capable of producing good crops, is climatically handicapped, and geographically removed from good market centers.

Many studies are being made by the State Department of Conservation, under the Geological Survey. These studies are valuable in that not only the resources of the upper portion of the state are being determined but the economic and social conditions are being defined.

Obviously today too much land is being used for agricultural purposes that should be devoted to a reforestration program. Gost of county government in outover land areas is continually increasing and income is decreasing. Land continues to revert to the state. This land should be planted to trees as soom as possible. Counties should be consolidated in order to reduce cost of government. The geographical

boundaries of a county today are out of tune with our modern methods of travel and communication. Distances do not mean what they did before the automobile. Four counties today could be consolidated and one set of officials accomplish what it now takes four to do. This change is inevitable or otherwise the land in many counties will revert to the state because of excessive taxes. Furthermore the people of the group that must shoulder the tax burden will become increasingly opposed to such wasteful practices. While this statement is not a specific reference to fenancy it must be borne in mind that the people now shouldering the greater burden of taxation live where land values are highest and in the areas where a high percentage of tenancy prevails. It is inevitable that tenancy will increase in these sections as long as such a condition exists.

In a certain measure Tenancy can be discouraged, but only as it is made easier for the young farmer to acquire ownership of land. American people are so constituted that they will prefer ownership with hardship to tenancy and prosperity. As taxes increase and other costs mount proportionately, ownership of land becomes less possible for those with limited means. The rung of Tenancy in the Agricultural ladder must become of increasing length. As it increases in length the number of tenants will increase. At least this will be true in the sections where general farming is practiced and where land values remain high.

Tenancy in Michigan however is not yet an alarming condition.

Generally speaking, the system as followed in this state has led to ownership. It is however on the increase. American people will for many years to come look upon it with misgiving. A certain percent of tenants will remain so, not of choice but of necessity. Inability on their part, shiftlessness, poor management, and misfortune will keep them in the ranks of the tenant. The better fitted individuals will climb the ladder and reach the top of ownership.

Tenancy is as bad as the bad tenant and the bad landlord. Both can function in a way to destroy the best and the finest in the social fabric of country life. Istitutions created for the upbuilding of the social

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 and moral structures of Country Life die from want of vital interest of the people concerned. The picture of vacant and weather worn churches all over the state of Michigan is not so much that great institutions have died, for some of them probably never did render much of a service, but that they are a monuments to failure. Each year of ravage of sum, wind, and storm makes them more fitting examples of failure: Failure, on the part of the people to put them to some use, and too often examples of the passing of an interest when owner farmers left the land to a disinterested tenant.

Those who have devoted much time to studies of the best forms of Tenancy have declared unanimously in favor of the Share type of tenancy. The long time lease as used in England does not seem to be practical in this country, but written agreements with clear under the part of both owner and tenant are absolutely essential. Under these conditions opportunity for financial advancement is afforded the tenant, and a fair return from the investment of the owner. If conditions are not ideal, and frequently they are not, it becomes a wasteful practice, resulting in land robbery, in a poorer social community, and a lack of interest on the part of the tenant in those common enterprises and associations that make for the best of a people living together.

Michigan should have a land policy comprehensive enough to embrace the whole realm of Agricultural life. At present the multiplicity of bureaus and agencies have a wealth of material in vaults and storage that tell a wonderful story. This should be used. A Souncil of all these agencies should establish a policy that aimed to solve the problems stated above. Many years of splendid work have been done by faithful servants of the state. Their services should merit the reward that comes in using constructively the lessons they have learned.

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