

# Farm Real Estate Activity in Oklahoma, 1945

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**OKLAHOMA AGRICULTURAL EXPERIMENT STATION**

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# Farm Real Estate Activity in Oklahoma, 1945\*

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Land prices in Oklahoma have shown an average increase of one percent a month over a period of five years. A volume of land roughly equal to one-third the area of the State has changed hands during that time. During 1945, nearly one-half of the land mortgaged was carrying a mortgage debt that was greater than the total sales price of comparable land in 1941. These are factors which are serious and which must be considered carefully in appraising the future.

As against these inflationary factors there remains the facts that six-tenths of the land sold during the past five years sold for cash. During these five years the volume of land sold to land-owning farmers rose from four-tenths of the total sold to seven-tenths. Sales by non-farmers and by corporations have been heavy. It seems clear that nearly three-fourths of the land sold has moved into the hands of owner-operator farmers. The farm real estate market has become a predominantly farmer market.

The key to the question of "boom or bust" remains with the future. Land "booms" become obvious only when they have passed. The inability of the general price level of agricultural products to maintain the level reached by land prices is not a symptom but the acknowledgement of the accomplished fact. The level of agricultural prices during the next decade will supply the answer for the land sold during the past five years. *One fact remains clear. A continuation of the present trend in the farm real estate market will put a severe strain upon even the most favorable future price level of agricultural products.*

## The State Situation

Within the State of Oklahoma there exist wide differences in soil, climate, crops and livestock, and economic and social conditions. Any statewide summarization of sample data therefore must be used cautiously. The reader seeking specific in-

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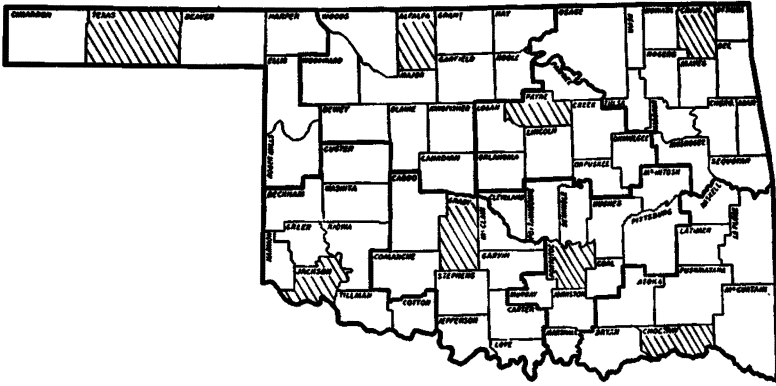


Fig. 1.—Counties where farm real estate transfers were studied, and general area represented by each county. The 1945 data from each of the sample counties are discussed beginning on page 6.

formation relating to a given area of the State is referred to the discussion of the sample counties which follows the State summary. The sample counties and the general area represented by each are shown in Figure 1. Data for each of the sample counties are given in Tables I to X, pp. 18 to 27.

#### PRICE OF FARM LAND

Land prices in Oklahoma continued their upward trend during 1945. During the year, land prices for the State averaged \$40.95 an acre, an increase of 17 percent over 1944 and 63 percent above the 1941 level. The upward trend was not uniform throughout the State. Greatest increases were recorded in the northwestern cash grain area and in the southeastern portion of the State. Land prices actually declined in the southwestern area of the State. However, there was evidence of a slight recovery in land prices in this area by the end of 1945. Land prices rose the least in the northeastern area. The Panhandle, the northwest, and the east north-central show the greatest gain during the five-year period 1941-1945.

#### VOLUME OF LAND SOLD

The volume of land voluntarily changing hands in 1945 was the highest of any year since 1941. The volume of land moving

in western Oklahoma showed little change from 1944, but heavy increases were recorded in the central and eastern parts of the State.

#### TYPES OF SELLERS AND BUYERS<sup>1</sup>

Sales of land in 1945 by owner-operators increased for the fifth year. However, the greatest volume of land sold was sold by non-farmers in 1945. Sales by corporations continued low and showed little change from 1944. Regionally, sales by owner-operators showed the greatest increase in the southeast. Heaviest decline in owner-operator sales was recorded in the northwest. Sales by owner-operators averaged smaller in number of acres transferred than sales made by non-farmers.

Among land buyers, owner-operator purchases increased in 1945 while purchases by tenants and by non-farmers continued to decline. Owner-operators were the heaviest purchasers in the west. Tenants were prominent among buyers only in the southeast. Purchases by non-farmers were greatest in 1945 in the central area, and in these areas there was extensive oil activity during 1945. In most parts of the State, non-farmers were buying larger tracts of land than were being purchased by owner-operators. Purchases by tenants were characterized by acreages substantially less extensive in size than purchases made by either of the other classes of buyers.

#### INTENT OF BUYERS

The indicated intention of buyers to operate the land they bought continued its upward trend in 1945. Three-fourths of the land classified was purchased to operate. Regionally, the intent to operate was the least in central Oklahoma where purchases by non-farmers were high. These central counties were the scenes of extensive oil development in 1945. Purchase with intent to operate was highest in the western cash-grain, cotton, and livestock areas, and, outside of oil areas, was lowest in northeastern Oklahoma.

#### TYPE OF FINANCING

*Method of Financing.*—Sales of land for cash in Oklahoma decreased in 1945. Cash sales had risen from one-half of all sales in 1941 to nearly seven-tenths in 1944. In 1945 cash sales amounted to six-tenths of all sales. The percentage of sales

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<sup>1</sup> A complete coverage of all land transferred was obtained in the eight sample counties. However, it was not possible to obtain complete data on buyers and sellers in the case of each land transfer. The data are as complete as local knowledge can make them but the data on buyers, sellers, and buyers' intentions are not as complete as the rest of the information presented.

with seller as mortgagee remained unchanged. However, with the greater volume of sales during 1945 the actual number of sales with seller as mortgagee increased.

Of special interest is the large increase in assumed mortgages. In 1945 the number of assumed mortgages was more than twice the number recorded in 1944. This is indicative of resales of land and may point toward the realization of profits from speculation.

*Types of Lenders.*—The pattern of lenders in sales partially financed by a mortgage showed little change in 1945 from the pattern existing in 1944. Individuals as lenders continued to predominate. Insurance companies increased the volume of loans made by them, while loans made by mortgage companies, the Farm Security Administration, and other lenders declined.

*Owner's Equity and Mortgage Debt.*—The average mortgage debt per mortgaged acre increased about 10 percent in 1945. The owner's equity at time of purchase increased in 1945 but the increase in the equity was not as great as the increase in land prices. An average 44 percent equity at time of purchase in 1945 amounts to about an 8 percent equity in terms of 1941 land prices. This equity is only half the average deflated equity of 16 percent on land purchased in 1944. This indicates that any major recession in agricultural prices will cause repayment difficulties on many mortgages contracted in 1945. However, the study revealed that, with the exception of the northwestern wheat area and the Panhandle, mortgages were placed upon land whose quality averaged from 20 percent to 50 percent above the average of all land sold during 1945.

## The Situation in the Sample Counties

### ALFALFA COUNTY

Farm real estate prices in Alfalfa County seem to be highly inflated. Land prices increased by nearly one-third in 1945 and were nearly double their 1941 level. The average mortgage debt in 1945 exceeded the 1941 price of farm land. Cash sales are down and heavy mortgages may cause serious problems during the years that are ahead.

Alfalfa County is located in west north-central Oklahoma in the cash-grain area. It contains some of the best agricultural land in Oklahoma. There is little mineral development in this county, but some mineral activity is found along the eastern and southern boundary of the region it represents.

Farm land prices, adjusted for quality, increased 30 percent in Alfalfa County during 1945. This was the greatest percentage increase recorded in any sample county in 1945. Farm land prices in Alfalfa County in 1945 exceeded the 1941 level by 83 percent. The volume of land sold during 1945 was about the same as that sold during 1944.

The sale of farm land by owner-operators declined in Alfalfa County during 1945.<sup>2</sup> Sales by estates and by non-farmers showed proportionate increases. Among land buyers, the volume of land sold to owner-operators continued at a high level but an increase in non-farmer purchases was recorded. The intention to self-operate land purchased in 1945 remained practically unchanged over 1944.

A significant development during 1945 in Alfalfa County was the sharp decline in the volume of cash sales of farm land. Loans on land by individuals and insurance companies was up in 1945. The volume of mortgages assumed showed an increase in 1945.

During 1945 the mortgage debt per mortgaged acre increased about 10 percent to its highest level since 1941. Owner's equity at time of purchase averaged 43 percent of the purchase price. However, on the basis of 1941 land prices, the mortgage debt in Alfalfa County was 4 percent greater than the 1941 price of comparable land. This constitutes a serious threat to the stability of ownership should a downward drift in agricultural prices occur.

#### CHOCTAW COUNTY

The farm real estate market in Choctaw County seemed to be heading toward "boom" conditions during 1945. Land prices held a sustained upward drive throughout the entire year and the volume of land transferred was increasing rapidly. Many transfers were made of small land units. The average quality of land sold during 1945 was considerably below the average for the whole county.

Choctaw County is located on the southern boundary of eastern Oklahoma. Its lands vary from black waxy uplands and stream valley alluvium to badly eroded uplands.

Farm land prices, adjusted for quality, increased about 29 percent in Choctaw County during 1945. The upward trend was sustained during each quarter. The yearly average price

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<sup>2</sup> See footnote 1, page 5.

of farm land exceeded the 1941 level by 40 percent in 1945. The volume of land sold during the year was about 25 percent greater than the volume sold during 1944.

The sale of farm land by owner-operators sharply increased during 1945.\* Sales by non-farmers showed a heavy decline, but the volume of land sold by non-farmers in 1945 continued to be the greatest in total volume. Among land buyers a substantial increase was recorded in the number of purchases made by owner-operators. Roughly half of all land purchases were made by farmers. Purchases by tenants and non-farmers declined. About four-fifths of the purchasers on two-thirds of the land sold intended to operate the land they purchased. This would indicate that units purchased to operate in Choctaw County were substantially smaller than those purchased to lease.

Farm real estate sales for cash declined in Choctaw County in 1945. However, cash sales accounted for nearly seven-tenths of all sales. Where the land purchase was mortgage financed, loans by individuals declined in percentage of the total. Loans by insurance companies doubled in 1945. Loans were being placed upon land that averaged about 40 percent higher in quality than the average of all land sold. The mortgage debt per mortgaged acre declined in 1945 in Choctaw County and the owner's equity at time of purchase rose from 25 percent in 1944 to 45 percent in 1945. In terms of 1941 land prices, this equity deflates to an average of 27 percent. This is above the 18 percent average equity recorded in 1944.

#### CRAIG COUNTY

The farm real estate market in Craig County continues quiet. Land prices have shown little change. The situation might be termed abnormal by the lack of increase in land price which could be justified in terms of the five-year level of agricultural income.

Craig County is located in northeast Oklahoma in the East Oklahoma Prairies. It is in an area of mixed farming, with some ranching and some small part-time farms. The quality of the land is fair to good. It is generally believed that there has been a heavy abandonment of farms in this area during the war period, primarily a movement of farm operators to defense plants that have been in operation in the area.

Farm land prices, adjusted for quality, increased 7 percent during 1945. The last quarter of 1945 recorded a substantial increase. Examination of past data indicates this increase is

\* See footnote 1, page 5.



partially seasonal but the extent of increase is greater than seasonal and may be indicative of a rising level of prices for 1946. By 1945 land prices in Craig County had risen 19 percent over 1941. This is the smallest increase recorded among the eight sample counties. The volume of land sold continued its moderate increase for the fourth consecutive year.

While non-farmers sold one-half of all the land sold in Craig County in 1945, sales by owner-operators increased.<sup>4</sup> Among land purchasers, owner-operators declined slightly and non-farmers increased in volume. Owner-operators continued to predominate among farm land buyers. In line with the decline in purchases by owner-operators, land purchased with the intention of self-operation declined in 1945.

Sales for cash declined in Craig County during 1945. Where land purchase was partially financed by mortgage there occurred a marked shift in the type of lender. Loans by the Federal Land Bank and by insurance companies greatly increased. Loans by individuals declined by nearly 50 percent. The mortgage debt per mortgaged acre rose in 1945, as did the owner's equity at time of purchase. An equity of 35 percent in 1945 declines to an average of 21 percent when land prices are deflated to the 1941 level. Lands mortgaged in Craig County in 1945 averaged 27 percent higher in quality than the average of all land transferred.

#### GRADY COUNTY

The farm real estate situation in Grady County is clouded by the extensive mineral activity which occurred in 1945. Heavy non-farmer purchases may be a result of this mineral development. Otherwise, the situation seems to be normal.

Grady County is located in the west south-central part of Oklahoma. The soils range from the productive type in the bottom lands of the Washita River to the less productive upland soils of the Cross Timbers. During the past five years there has been some oil activity in Grady County which has had an influence on the land market.

Farm land prices, adjusted for quality, increased 19 percent in Grady County during 1945. The general price level of land was maintained with little change throughout the year. The 1945 average farm land price was 51 percent above the level which prevailed in 1941. The volume of land sold during 1945 increased nearly 40 percent over the volume sold in 1944.

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<sup>4</sup> See footnote 1, page 5.

Sales of land by non-farmers declined in 1945, yet this was the largest single group of sellers.<sup>5</sup> Sales by owner-operators and by corporations increased. Among land buyers, purchases by non-farmers increased sharply in 1945 while owner-operator purchases fell. This may be a result of the mineral development previously noted. The volume of land purchased with the intention of self-operation remained about the same as in 1944.

There was little change in the type of financing in Grady County during 1945 as compared with 1944. Roughly two-thirds of the sales were made for cash. In the case of land purchases partially financed by mortgage, the volume of loans made by individuals remained predominant. Loans by the Federal Land Bank declined. Mortgages were being made on land whose quality was roughly 20 percent above the quality of all land sold. The mortgage debt per mortgaged acre declined in Grady County during 1945. Owner's equity at time of purchase rose to 49 percent in 1945. When the mortgaged land is deflated to the 1941 average price level this equity falls to 23 percent.

#### JACKSON COUNTY

The farm real estate situation in Jackson County has varied significantly from the trend in the State. Land prices declined during 1945 although recovering some of the loss in the last quarter. It would appear that a peak of activity has been passed and that a lower price level may have been reached.

Jackson County is located in southwestern Oklahoma. Its principal agricultural products are cotton, wheat, and livestock. Land prices were somewhat depressed in the late 1930's due to a succession of crop failures resulting from drought. An extensive area of the county will be irrigated upon completion of the Altus-Lugert Irrigation Project.

Farm land prices, adjusted for quality, declined 6 percent in Jackson County during 1945. Prices were substantially lower throughout all the year although a seasonal rise was recorded during the fourth quarter. During 1945 land prices averaged about 60 percent above the level averaged during 1941. The volume of land sold declined 15 percent in 1945 as compared with the volume sold in 1944.

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<sup>5</sup> See footnote 1, page 5.

Sales by owner-operators increased sharply in 1945.<sup>4</sup> Sales by non-farmers and other selling classes declined. Among farm land buyers, purchases by owner-operators greatly increased and accounted for nearly nine-tenths of all purchases. This was the highest percentage of owner-operator purchases among the eight sample counties. Some owner-operators were buying to lease as the volume intended for self-operation declined.

Cash sales of farm land increased during 1945 in Jackson County. Where farm land purchases were partially financed by mortgage loans, the trend in type of lenders was toward the Farm Credit Administration and insurance companies. Loans made by individuals, the Farm Security Administration and mortgage companies declined. Loans were being made upon land whose quality was roughly 17 percent above the average of all land sold. Mortgage debt per mortgaged acre increased. Owner's equity at time of purchase declined to 44 percent. This equity when placed in terms of 1941 land prices declined to an average of 12 percent. A year ago the deflated equity was 15 percent. This is too low to withstand any substantial recession in agricultural income.

#### PAYNE COUNTY

The farm real estate situation in 1945 was characterized by a larger volume of land sales in which one or both participants were non-farmers. Extensive speculation over potential oil development has been a major contributing factor to the real estate market in Payne County. Mortgage debts in 1945 exceeded the 1941 land price. Were it not for the oil activity farm real estate prices in Payne County could be termed seriously inflated.

Payne County is located in the east north-central portion of Oklahoma. It contains some prairie land and some blackjack oak land of the Cross Timbers. Oil development and speculation in the five-year period of study are reflected in the over-financing of farm real estate sales. A relatively large volume of land was purchased to obtain mineral rights and some of this land was subsequently sold again but with mineral rights reserved to the short-time land owner.

Farm land prices, adjusted for quality, increased 19 percent in Payne County during 1945. For five years land prices have consistently risen in Payne County and in 1945 the average price of land was 79 percent above the 1941 level. During 1945 the volume of land sold was 30 percent greater than the volume sold during 1944.

<sup>4</sup> See footnote 1, page 5.

The sale of farm land by non-farmers rose during 1945 to more than seven-tenths of the total.<sup>†</sup> Sales by owner-operators declined proportionately. Among the land buyers, purchases by owner-operators declined by one-fourth while purchases by tenants and non-farmers sharply increased. The percentage of sales to non-farmers in Payne County during 1945 was the highest of any of the eight sample counties. A sizeable portion of non-farmers bought land in Payne County with the intention of self-operation. The over-all intention of buyers showed little change from 1944.

The method of financing farm land purchases showed practically no change during 1945 from those employed in 1944. Cash sales continued to predominate. Where land purchases were partially financed by mortgage loans there was a large shift to commercial banks as the lender. Loans by individuals remained the greatest source of funds while loans by the Farm Credit Administration sharply declined. Mortgages were placed on land averaging one-third higher in quality than the average of all land sold during 1945. The mortgage debt per mortgaged acre increased in Payne County. Owner's equity at time of purchase increased in 1945, but the increase in equity was less than the increase in farm land prices. The average 41 percent equity in 1945 entirely disappears if the land is deflated to 1941 average prices. The mortgage debt in 1945 exceeded by 5 percent the price of comparable land in 1941. Unless these mortgage debts can be reduced by the sale of mineral rights or reduced through income from oil lease bonus, serious repayment problems will be encountered.

#### PONTOTOC COUNTY

The farm real estate situation in Pantotoc County was relatively stable during 1945. The volume of land sold was high. The acreage purchased by individuals intended for self-operation was substantially smaller than average purchases.

Pontotoc County is located in the east south-central portion of Oklahoma, in the west Cross Timbers. Mixed farming and ranching predominate. Extensive oil development has taken place in the county in the past.

Farm land prices, adjusted for quality, increased 9 percent during 1945. Throughout most of the year land prices held at their 1944 level. Since 1941 land prices have increased by about 35 percent in Pontotoc County. During 1945 the volume of land sold increased by 36 percent over the volume sold during 1944.

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<sup>†</sup> See footnote 1, page 5.

Sale of farm land by non-farmers declined during 1945, but still accounted for two-thirds of the land sales.<sup>1</sup> Owner-operators sharply increased the volume of land they sold. Owner-operators were selling smaller tracts of land. Among land buyers the volume of land purchased by owner-operators increased during 1945. Here again the size of tract purchased by owner-operators was smaller than the average of all sales. The volume of land purchased with the intention of self-operation declined while sales of this type increased. This means an increase in the number of small farm units.

Cash sales continued high in Pontotoc County during 1945. Eight-tenths of all transactions were for cash. Where purchases were partially financed by mortgage loans, the volume of funds supplied by individuals increased. Loans by insurance companies showed a relatively heavy decrease. Mortgage loans during 1945 were being placed upon land whose quality was 52 percent above the average of the quality of all land sold. The mortgage debt per mortgaged acre increased by one-third during 1945. Owner's equity at time of purchase remained practically unchanged. An equity of 44 percent in 1945 becomes an equity of 23 percent when land prices are deflated to the 1941 land price level.

#### TEXAS COUNTY

Farm real estate prices in Texas County are the most seriously inflated of any of the eight sample counties. Land prices have made a sustained advance for five years with no sign of abatement. Considering past history, the high climatic risk, and the future potential for agricultural prices, present land prices seem too high.

Texas County is in the center of Oklahoma Panhandle. It contains much good wheat land and also a considerable area of rough broken land along the north Canadian River. Two factors have had a stimulating effect on land sales in the county: Weather conditions have been highly favorable for crop production and there has been extensive development of natural gas.

Farm land prices, adjusted for quality, advanced 18 percent in Texas County during 1945. This advance was sustained throughout the year, and the fourth quarter of 1945 was 125 percent above the average level of land prices in 1941. The volume of land sold during 1945 was unchanged from 1944.

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<sup>1</sup> See footnote 1, page 5.

There was little change in the composition of land sellers during 1945.<sup>9</sup> Sales by non-farmers accounted for about half the sales, but non-farmers were selling smaller acreages than were being sold by other classes of sellers. Among land buyers, purchases by owner-operators increased to eight-tenths of all sales. Non-farmers declined in importance in 1945, and tenants disappeared from the market. The intention of purchases by owner-operators was self-operation, while non-farmers largely purchased intending to lease.

Cash sales increased during 1945 and accounted for more than three-fourths of all land sales. Where land purchases were partially financed by mortgage loan, individuals supplied nearly half of the credit. Loans by insurance companies sharply declined during 1945. In Texas County, mortgages were being placed on land whose quality was 20 percent *below* the average quality of all land sold during 1945. The mortgage debt per mortgaged acre remained unchanged. Owner's equity at time of purchase increased to 50 percent during 1945. However, if the mortgaged land was reduced in price to the level of comparable land at 1941 prices, this equity would disappear and the mortgage debt would be 1 percent greater than the 1941 land prices. This means a serious problem of repayment will be encountered if unfavorable weather or prices are soon encountered.

### The National Farm Real Estate Situation

Farm land prices continued to advance for the United States as a whole during 1945. On November 1, 1945, they were 60 percent above the 1935-39 average and the United States index (1912-14=100) had advanced to 133, a rise of 11 percent from the preceding year.<sup>10</sup> This 11 percent increase during the year compares with an average increase of 14 percent during the year ended November, 1944, and of 13 percent for 1943. While average prices are now less than one-fourth below the 1920 inflation peak, they are still below those existing at the approximate close of World War I. But the upswing started from a lower level at the outbreak of World War II, and the percentage rise has been greater this time than during the corresponding period of World War I.

Price levels on farm real estate are now higher in 10 states than during the 1920 peak and the increase during World War II was greater in 36 states than in World War I.

<sup>9</sup> See footnote 1, page 5.

<sup>10</sup> "Current Developments in the Farm Real Estate Market," U. S. D. A., B. A. E., December 1945.

They have more than doubled in Colorado, South Carolina and Kentucky, and are up 80 percent or more in Arkansas, Georgia, Indiana, North Carolina, Montana and Wyoming.

Oklahoma, Kansas, Texas, Louisiana and Missouri have had somewhat similar increase in average values over the past five years. As of November 1, 1945, increases ranging from 50 to 55 percent had occurred in each of these states. Somewhat smaller increases took place in the New England and Middle Atlantic States (Figure 2).

Preliminary figures for the fourth quarter indicate that sales for the 1945 calendar year may be only slightly below the highest volume on record, which occurred during the year ending March 1, 1944. Nationally, volume of sales declined slightly from the preceding year during the first quarter of 1945. However, during the second and third quarters recorded transfers were up 2 to 10 percent from the same quarters a year earlier.

From 10 to 12 percent of all sales during 1945 were resales of farms held two years or less. Although resales varied considerably among regions, the rate is about the same nationally as for the preceding year. Resale within 6 months after original purchase was heavy in some areas. Profits on farms resold within two years ranged from 10 to 40 percent.

Individuals remained the most important seller group in 1945. Holdings of corporations, states and counties are less important than during the early years of World War II; consequently sales by these groups are less. Nearly four-fifths of the sellers in the last half of 1945, were individuals, and of these about 50 percent were owner-operators. While non-farmer buyers appear to be increasing, almost two-thirds of all sales were made to farmers.

Over 50 percent of all land sales have been entirely for cash for more than two years. Cash sales in 1945 approached the 60 percent level during the second and third quarters. This large proportion of cash sales reflects the high level of farm income and the heavy volume of liquid funds in the hands of farmers.

In farm land sales involving mortgages, down-payments averaged about 42 percent during the last half of 1945 as compared with 40 percent for the same period of 1944, 39 percent for 1943, and 33 percent for 1942. Although, on an average, substantial down-payments were made, still about one-third of

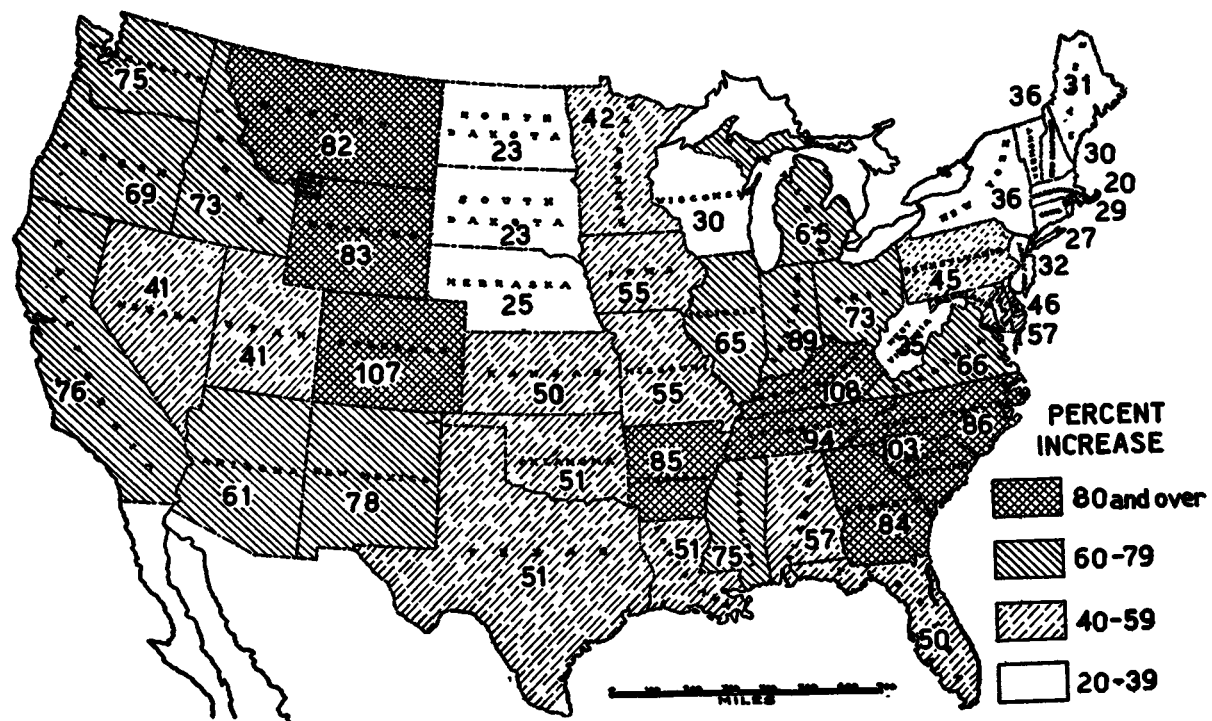


Fig. 2.—Percentage change in average value per acre from 1935-39 to November 1945. (1935-39=100.)



all credit-financed sales were encumbered with a debt for 75 percent or more of the sale price. The debt is larger on many of these farms than the price they would have sold for on the market a few years ago.

Commercial banks and individuals continued to increase in importance as sources of credit used to finance farm sales. Loans by the land banks and Commissioner remained about the same as a year ago, while the proportion supplied by insurance companies and other lenders decreased.

Inflationary factors at work in the land market may tend to push prices still higher before the peak is reached in the current uptrend. Some of the significant forces tending to inflate farm land prices are: A continued high level of farm incomes, further accumulation of relatively liquid savings available for land purchase, and an abundance of credit at low interest rates. However, the pressure of these influences may tend to be eased by other factors such as unfavorable weather conditions and increased supplies of consumer goods for purchase with current and accumulated savings.

No doubt some prospective purchasers are not buying at current high prices. But the current demand for farm land is strong; and, even though the remaining high income years may be limited in number, many people will undoubtedly continue to be in the market for farm lands.

Excluding the possibility of further advances in the general price level and barring a further substantial reduction in capitalization rates, farm real estate values in many areas of the Nation appear to be higher than are likely to be maintained over the long run.

**TABLE I.—Farm Land Price: Average Per-acre Land Prices, Adjusted for Land Quality, Eight Oklahoma Counties and State, 1941-44 and by Quarters, 1945.**

Year and Quarter	Alfalfa	Choctaw	Craig	Grady	Jackson	Payne	Pontotoc	Texas	State
				(Dollars)					
1941	43.20	9.20	18.90	23.80	23.10	17.10	14.00	10.90	25.05
1942	46.60	9.80	19.70	26.20	24.80	19.75	15.50	12.30	27.55
1943	52.50	9.05	20.25	28.20	30.10	22.40	14.80	13.15	30.20
1944	59.30	10.00	20.10	30.20	39.10	25.85	17.45	18.20	35.10
1945									
1st quarter	71.15	9.65	20.65	36.45	35.65	28.60	16.60	20.25	37.55
2nd quarter	86.00	13.10	20.85	35.25	37.70	29.25	24.50	20.70	42.55
3rd quarter	83.00	13.90	22.00	35.45	36.80	33.70	18.15	20.15	41.65
4th quarter	72.55	14.65	26.15	36.45	37.45	31.15	18.85	24.65	40.05
Average	80.15	12.90	22.55	35.95	36.90	30.65	18.95	21.45	40.95

**TABLE II.—Farm Land Price: Quarterly and Average Annual Index Numbers of Land Quality,<sup>1</sup> Price,<sup>2</sup> and Weighted Price,<sup>3</sup> Eight Oklahoma Counties, 1941-45. (1941=100)**

Year and Quarter	Alfalfa			Choctaw			Crosby			Grady		
	Index of Quality	Index of Land Price	Weighted Price Index	Index of Quality	Index of Land Price	Weighted Price Index	Index of Quality	Index of Land Price	Weighted Price Index	Index of Quality	Index of Land Price	Weighted Price Index
1941 (Act.) <sup>4</sup>	100 (99)	100 (97)	100 (97)	100 (136)	100 (127)	100 (93)	100 (110)	100 (106)	100 (96)	100 (109)	100 (108)	100 (99)
1942	110	118	107	94	101	108	100	104	104	111	121	109
1943	90	109	123	82	80	99	97	104	107	109	124	114
1944												
1st quarter	89	123	139	75	64	85	100	109	109	102	137	134
2nd quarter	87	119	138	68	86	126	98	92	95	108	125	115
3rd quarter	121	160	133	74	77	105	95	92	97	96	124	128
4th quarter	111	170	155	75	95	128	105	122	116	105	124	118
Average	102	141	140	74	80	110	101	107	106	103	130	126
1945												
1st quarter	98	163	168	83	88	106	99	109	109	108	165	152
2nd quarter	94	189	203	88	127	144	100	110	110	116	169	147
3rd quarter	96	186	196	55	84	153	94	109	116	99	146	148
4th quarter	79	133	168	84	135	161	104	142	138	104	156	152
Average	94	171	182	73	104	142	99	118	119	107	160	150

(Continued)

Farm Real Estate Activity

TABLE II.—(Continued.)

Year and Quarter	Jackson			Payne			Pontotoc			Texas		
	Index of Quality	Index of Land Price	Weighted Price Index	Index of Quality	Index of Land Price	Weighted Price Index	Index of Quality	Index of Land Price	Weighted Price Index	Index of Quality	Index of Land Price	Weighted Price Index
1941 (Act.) <sup>4</sup>	100 (106)	100 (88)	100 (83)	100 (103)	100 (89)	100 (86)	100 (113)	100 (110)	100 (97)	100 (95)	100 (69)	100 (101)
1942	105	112	107	109	125	115	99	110	111	112	127	114
1943	95	128	135	112	145	130	109	115	106	85	103	121
1944												
1st quarter	95	153	161	104	162	157	96	99	104	109	153	140
2nd quarter	86	140	163	107	152	142	70	79	113	109	191	174
3rd quarter	99	169	171	109	145	134	110	148	135	95	155	164
4th quarter	101	177	176	113	184	164	96	129	134	94	173	185
Average	96	163	169	109	164	151	94	117	126	100	168	167
1945												
1st quarter	109	168	154	104	173	167	91	109	120	104	195	186
2nd quarter	92	150	163	106	180	171	105	186	177	100	190	190
3rd quarter	100	159	159	109	212	197	89	117	131	99	183	185
4th quarter	106	172	162	117	212	182	119	163	136	98	221	226
Average	102	162	159	109	195	179	99	135	137	100	197	197

<sup>1</sup> Ratio of average assessed value of land sold to average assessed value of land in county.

<sup>2</sup> Ratio of average price of land sold to average price of land in county as reported in 1940 census of Agriculture.

<sup>3</sup> Ratio of index of land price to index of quality.

<sup>4</sup> Unadjusted 1941 ratio.

**TABLE III.—Volume of Land Sales: Percentage Ratio of Farm Acreage Sold to All Land in Farms, Eight Oklahoma Counties and State, 1941-45.**

County	All Land in Farms <sup>1</sup> Acres	Percentage Ratio of Land Sold to All Land in Farms				
		1941 Percent	1942 Percent	1943 Percent	1944 Percent	1945 Percent
Alfalfa	507,276	4.9	2.4	4.2	4.1	4.2
Choctaw	315,371	13.0	7.2	9.3	9.2	11.6
Craig	422,876	6.5	4.2	4.6	7.1	7.9
Grady	654,393	5.2	4.8	6.5	4.3	7.0
Jackson	470,017	4.5	4.1	7.3	8.5	7.2
Payne	376,110	3.8	4.0	6.0	5.1	6.7
Pontotoc	353,597	9.2	6.6	7.4	6.6	9.0
Texas	1,153,916	5.8	6.0	7.2	4.2	4.2
State	34,803,317	6.1	4.6	6.2	5.8	6.5

<sup>1</sup> United States Census of Agriculture, 1940.

**TABLE IV.—Types of Sellers: Percentage Distribution of Number of Transfers of Farm Land and Acreage Transferred by Types of Sellers, Eight Oklahoma Counties and State, 1943-45.**

County	Year	Percent of Transfers				Percent of Acres Transferred					
		Owner-Operator	Non-Farmer	Estate	Corporation	Total	Owner-operator	Non-Farmer	Estate	Corporation	Total
Alfalfa	1943	40.0	25.6	28.9	5.5	100.0	39.8	27.7	24.9	7.6	100.0
	1944	48.5	31.4	17.9	2.2	100.0	49.4	34.2	15.2	1.2	100.0
	1945	37.7	32.8	23.0	6.5	100.0	34.5	41.7	19.7	4.1	100.0
Choctaw	1943	15.6	60.9	6.3	17.2	100.0	12.1	60.9	5.2	21.8	100.0
	1944	18.1	77.3	1.5	3.1	100.0	25.3	69.5	1.6	3.6	100.0
	1945	38.2	51.5	3.9	6.4	100.0	30.1	58.2	3.6	8.1	100.0
Craig	1943	16.8	59.9	11.4	11.9	100.0	12.6	58.9	15.2	13.3	100.0
	1944	25.6	54.4	9.2	10.8	100.0	38.2	41.6	8.3	11.9	100.0
	1945	31.4	50.4	5.7	12.5	100.0	29.7	50.3	5.3	14.7	100.0
Grady	1943	27.4	44.0	15.4	13.2	100.0	26.3	38.9	16.6	18.2	100.0
	1944	37.2	51.1	6.9	4.8	100.0	38.5	49.0	7.7	4.8	100.0
	1945	39.6	45.8	7.5	7.1	100.0	41.1	43.9	7.9	7.1	100.0
Jackson	1943	6.6	34.1	20.5	28.8	100.0	23.6	26.5	21.0	28.9	100.0
	1944	24.6	39.7	24.6	11.1	100.0	22.5	40.5	23.9	13.1	100.0
	1945	34.6	35.4	21.3	8.7	100.0	33.8	35.0	21.0	10.2	100.0
Payne	1943	16.3	60.0	20.6	3.1	100.0	13.4	57.8	24.8	4.0	100.0
	1944	32.4	61.5	6.1	-	100.0	32.6	61.8	5.6	-	100.0
	1945	23.6	72.0	3.1	1.3	100.0	21.1	73.5	4.8	0.6	100.0
Pontotoc	1943	27.1	55.3	12.8	4.8	100.0	28.0	51.0	14.6	6.4	100.0
	1944	20.2	67.6	4.6	7.6	100.0	18.7	63.4	7.7	10.2	100.0
	1945	29.1	64.0	3.3	3.6	100.0	23.5	68.4	3.9	4.2	100.0
Texas	1943	11.3	56.6	8.0	24.1	100.0	10.4	43.4	4.6	11.6	100.0
	1944	30.2	46.7	7.0	16.1	100.0	26.1	43.9	5.8	24.2	100.0
	1945	30.2	48.5	9.9	11.4	100.0	34.2	41.9	10.0	13.9	100.0
State	1943	20.3	31.9	13.7	14.1	100.0	18.3	45.1	12.8	23.8	100.0
	1944	28.2	55.6	9.0	7.2	100.0	30.5	49.6	9.3	10.6	100.0
	1945	33.8	46.1	12.6	7.5	100.0	32.2	48.2	11.9	7.7	100.0

**TABLE V.—Types of Buyers: Percentage Distribution of Number of Transfers of farm Land and Acreage Transferred by Types of Buyers, Eight Oklahoma Counties and State, 1943-45.**

County	Year	Owner			Total	Non-			Total
		Operator	Farmer			Operator	Tenant	Farmer	
		Percent of Transfers				Percent of Acres Transferred			
Alfalfa	1943	70.1	7.5	22.4	100	73.7	7.1	19.2	100
	1944	90.3	--	9.7	100	87.8	--	12.2	100
	1945	81.2	4.9	13.9	100	84.1	3.3	12.6	100
Choctaw	1943	49.8	18.5	31.7	100	46.3	17.6	36.1	100
	1944	37.9	31.9	30.2	100	41.9	25.2	32.9	100
	1945	49.0	24.3	26.7	100	38.9	18.7	42.4	100
Craig	1943	53.2	15.6	31.2	100	50.2	18.3	31.5	100
	1944	76.4	4.9	18.7	100	76.7	4.1	19.2	100
	1945	70.2	2.2	27.6	100	69.3	2.4	28.3	100
Grady	1943	46.5	18.4	35.1	100	44.4	21.5	34.1	100
	1944	54.8	12.9	32.3	100	48.9	11.7	39.4	100
	1945	49.8	5.9	44.3	100	47.8	3.8	48.4	100
Jackson	1943	60.8	8.4	30.8	100	65.8	4.8	26.2	100
	1944	77.0	2.6	20.4	100	75.1	2.9	22.0	100
	1945	89.3	1.4	9.3	100	89.6	1.7	8.7	100
Payne	1943	47.0	11.3	41.7	100	43.1	15.1	41.8	100
	1944	60.5	3.8	35.7	100	59.9	4.9	35.2	100
	1945	45.5	8.1	46.4	100	45.4	8.8	45.8	100
Pontotoc	1943	46.2	9.1	44.7	100	45.1	9.6	45.3	100
	1944	54.7	7.5	37.8	100	53.4	5.2	41.4	100
	1945	60.9	3.2	35.9	100	51.0	1.5	47.5	100
Texas	1943	71.7	4.0	24.3	100	70.4	4.1	25.5	100
	1944	77.2	0.5	22.3	100	76.2	0.3	23.5	100
	1945	81.6	--	18.4	100	83.0	--	17.0	100
State	1943	53.7	12.5	33.8	100	55.6	12.1	32.3	100
	1944	63.9	9.4	26.7	100	65.7	6.6	27.7	100
	1945	70.4	4.7	24.9	100	69.5	3.8	26.7	100

**TABLE VI.—Intent of Buyer: Percentage Distribution of Number of Transfers of Farm Land and Acreage Transferred by Type and Intent of Buyer, Eight Oklahoma Counties and State, 1943-45.**

County	Year	To Operate			To Lease			To Operate			To Lease		
		Farmer	Non-Farmer	(Sub-Total)	Farmer	Non-Farmer	Total	Farmer	Non-Farmer	(Sub-Total)	Farmer	Non-Farmer	Total
		<b>Percent of transfers</b>						<b>Percent of acres transferred</b>					
Alfalfa	1943	71.2	4.5	(75.7)	6.1	18.2	100.0	72.6	3.0	(75.6)	7.9	16.5	100.0
	1944	83.9	1.6	(84.9)	6.5	8.0	100.0	82.4	1.9	(84.3)	5.4	10.3	100.0
	1945	82.0	2.7	(84.7)	3.6	11.7	100.0	84.7	3.8	(88.5)	2.3	9.2	100.0
Choctaw	1943	65.5	1.3	(66.8)	3.1	30.1	100.0	61.2	1.2	(62.4)	2.7	34.9	100.0
	1944	69.7	3.2	(72.9)	0.4	26.7	100.0	66.9	2.8	(69.7)	0.3	30.0	100.0
	1945	71.5	11.3	(82.8)	3.6	13.6	100.0	57.3	9.5	(66.8)	2.9	30.3	100.0
Craig	1943	63.3	6.7	(70.0)	14.7	15.3	100.0	64.1	4.3	(68.4)	16.7	14.9	100.0
	1944	76.8	0.4	(77.2)	4.1	18.7	100.0	77.2	0.2	(77.4)	3.4	19.2	100.0
	1945	72.2	0.3	(72.5)	0.6	26.9	100.0	71.9	0.1	(72.0)	0.3	27.7	100.0
Grady	1943	63.2	4.1	(67.3)	1.8	30.9	100.0	61.0	3.4	(64.4)	4.9	30.7	100.0
	1944	66.4	1.3	(67.7)	1.3	31.0	100.0	59.4	2.6	(62.0)	1.2	36.8	100.0
	1945	57.3	6.2	(63.5)	3.0	33.5	100.0	54.7	7.4	(62.1)	3.7	34.2	100.0
Jackson	1943	71.3	7.4	(78.7)	4.3	17.0	100.0	80.4	4.2	(84.6)	2.7	12.7	100.0
	1944	86.0	0.5	(87.1)	9.7	3.2	100.0	82.7	0.6	(83.3)	12.1	4.6	100.0
	1945	82.9	—	(82.9)	7.8	9.3	100.0	83.9	—	(83.9)	7.4	8.7	100.0
Payne	1943	56.3	4.0	(60.3)	2.0	37.7	100.0	56.2	3.3	(59.5)	2.1	38.4	100.0
	1944	62.1	2.2	(64.3)	1.6	34.1	100.0	61.8	2.5	(64.3)	1.7	34.0	100.0
	1945	52.4	11.3	(63.7)	1.9	34.4	100.0	52.0	10.9	(62.9)	2.5	34.6	100.0
Pontotoc	1943	54.4	7.8	(62.2)	1.0	36.8	100.0	54.0	6.5	(60.5)	0.9	38.6	100.0
	1944	61.4	7.1	(68.5)	0.8	30.7	100.0	57.6	6.4	(64.0)	0.4	35.6	100.0
	1945	62.6	7.8	(70.4)	1.1	28.5	100.0	50.5	6.4	(56.9)	1.6	41.5	100.0
Texas	1943	74.6	3.5	(78.1)	1.1	20.8	100.0	73.7	4.0	(77.7)	0.7	21.6	100.0
	1944	74.5	1.5	(76.0)	3.6	20.4	100.0	73.7	1.7	(75.4)	3.1	21.5	100.0
	1945	80.1	1.0	(81.1)	1.0	17.9	100.0	81.7	0.7	(82.4)	1.0	16.6	100.0
State	1943	64.0	4.6	(68.6)	3.8	27.6	100.0	65.8	3.7	(69.5)	3.7	26.8	100.0
	1944	71.8	2.3	(74.1)	3.1	22.8	100.0	70.5	2.2	(72.7)	3.5	23.8	100.0
	1945	72.6	3.9	(76.5)	3.1	20.4	100.0	71.4	4.0	(75.4)	2.8	21.8	100.0



**TABLE VII.—Types of Financing: Percentage Distribution of Farm Properties Transferred by Types of Financing, Eight Oklahoma Counties and State, 1943-45.**

County	Year	Cash	Seller as Mortgagee	Other New Mortgage	Assumed Mortgage	Total Classified
		Percent	Percent	Percent	Percent	Percent
Alfalfa	1943	58	4	24	14	100
	1944	56	4	28	12	100
	1945	43	9	31	17	100
Choctaw	1943	79	14	7	--	100
	1944	84	10	6	--	100
	1945	72	10	12	6	100
Craig	1943	61	12	22	5	100
	1944	71	9	17	3	100
	1945	66	10	20	4	100
Grady	1943	56	11	21	12	100
	1944	66	10	14	10	100
	1945	65	11	16	8	100
Jackson	1943	39	20	26	15	100
	1944	43	13	38	6	100
	1945	55	7	27	11	100
Payne	1943	68	11	18	3	100
	1944	57	15	23	5	100
	1945	57	14	23	6	100
Pontotoc	1943	83	6	5	6	100
	1944	79	7	8	6	100
	1945	80	6	7	7	100
Texas	1943	62	19	10	9	100
	1944	74	13	7	6	100
	1945	77	11	7	5	100
State	1943	64	12	16	8	100
	1944	68	10	17	5	100
	1945	60	10	21	9	100

**TABLE VIII.—Types of Lenders: Percentage Distribution of Lenders on Farm Mortgages by Amount of Credit Extended, Eight Oklahoma Counties and State, 1943-45<sup>1</sup>**

County	Year	Individual	Federal Land Bank	Insurance Company	Commercial Bank	Others <sup>2</sup>	Total
		Percent	Percent	Percent	Percent	Percent	Percent
Alfalfa	1943	17	30	46	2	5	100
	1944	26	19	27	9	19	100
	1945	31	16	41	8	2	100
Choctaw	1943	33	7	20	9	31	100
	1944	53	—	9	15	23	100
	1945	46	1	18	16	19	100
Craig	1943	37	7	21	9	26	100
	1944	45	7	9	13	26	100
	1945	24	23	19	15	19	100
Grady	1943	25	33	25	5	12	100
	1944	40	35	12	7	6	100
	1945	43	12	17	9	19	100
Jackson	1943	17	18	30	2	33	100
	1944	34	15	21	4	26	100
	1945	31	33	25	5	6	100
Payne	1943	70	5	9	12	4	100
	1944	65	14	—	15	6	100
	1945	68	4	2	25	1	100
Pontotoc	1943	38	13	5	15	29	100
	1944	45	5	12	28	10	100
	1945	63	6	5	12	14	100
Texas	1943	29	27	29	8	7	100
	1944	36	15	37	7	5	100
	1945	48	17	21	11	3	100
State	1943	28	23	27	5	17	100
	1944	38	17	18	10	17	100
	1945	39	16	23	11	11	100

<sup>1</sup> Includes junior liens.

<sup>2</sup> Farm Security Administration, farm mortgage and loan companies, institutions, et cetera.

**TABLE IX.—Mortgage Debt: Average Mortgage Debt per Mortgaged Acre in Credit Financed Sales, Eight Oklahoma Counties and State, 1941-45.**

County	Dollars Per Mortgaged Acre				
	1941	1942	1943	1944	1945
	Dollars	Dollars	Dollars	Dollars	Dollars
Alfalfa	28	30	25	34	37
Choctaw	11	10	9	12	10
Craig	15	14	16	17	19
Grady	16	19	20	24	22
Jackson	20	17	20	22	24
Payne	13	14	17	21	24
Pontotoc	11	15	12	12	16
Texas	7	9	9	9	9
State	18	19	18	22	24

**TABLE X.—Owner's Equity: Average Equity of Buyer at Time of Farm Land Purchase, Eight Oklahoma Counties and State, 1941-45.**

County	Average Equity in Mortgaged Purchase				
	1941	1942	1943	1944	1945
	Percent	Percent	Percent	Percent	Percent
Alfalfa	33	40	48	43	43
Choctaw	20	28	17	25	45
Craig	31	28	36	32	35
Grady	34	38	38	37	49
Jackson	27	37	44	50	44
Payne	39	44	43	38	41
Pontotoc	41	30	42	43	44
Texas	29	37	36	42	50
State	32	36	41	40	44