This section has a limited amount of land suitable for onion growing or for tobacco growing. Most of the suitable land is already in use for these respective crops. Onion growing requires about three acres of land per person, perhaps ten acres per family. Very little capital equipment is required, horses, tools or buildings. The crop is expensive in labor and fertilizers. Both may be obtained partly on credit. A renter usually bargains for the exact amount of bare land he needs and uses it all for his crop. The yield of onions runs from an average of 400 to about 800 bushels per acre and the price of onions from $1.00 to $3.00 per bushel. Land rents run from $25.00 or $50.00 or more per acre. Capitalized this would mean $500 to $1000 per acre. Some land sells for $500 per acre but much sells for less. It must be said however that few sales of solely onion or tobacco land are made. Most tracts contain a good deal of land unsuitable for either of these crops.

When land is rented on shares the plan is the usual half and half plan from fertilizer to sacks for holding the harvested onions. In a favorable year the share rent landlord has a wide margin of profit over the cash tenant landlord. There are large possibilities of speculative gain both on account of season and of price which is fixed by competing areas. Doubtless the cash rents include a certain element of these prospective gains which the renter prospectively is likely to divide with the landlord. Subtracting this element and considering only land that can be utilized for tobacco or onions and the value of land is approximately equivalent to 20 years rental.

REMARKS ON TENANCY

GEORGE THOMAS, University of Utah

I do not believe at present we have sufficient information upon the tenancy question to begin to dogmatize. Our country is so large that what may be true of Iowa or Illinois may not be true of other states. In Utah the tenancy question turns principally around the sugar beet industry and this has to do primarily with the Japanese. Sometimes they run the land entirely and operate it themselves. Other times they form a joint arrangement with the owner of the land, the owner agreeing to do the team work and the Japanesees the hand work on a certain ratio of the income of the beets, or on a stipulated amount. The Japanese seem very well adapted for this industry and just at present the sugar industry is of vital importance to the United States.

In reference to the discussion that has taken place on the Federal Farm Loan Act, I might say that my experience and study has led me to the conclusion that the act itself as at present arranged, has not done a great deal to promote agriculture only insofar as it has supplied cheaper money to well-to-do farmers who might have gone to the bank and secured an equal amount at a slightly higher rate of interest. It is, however, a praiseworthy undertaking and naturally the first steps would be halting and not always well directed.
The act will eventually have to be modified so as to assist in the
development of agriculture and to take care of the men who have
good ability and opportunities even if they are not yet financially
in a good condition. I would not, however, abolish the act, but with
the experience that is accumulating, modify it to meet the needs
of the country.

REMARKS ON TENANCY

E. D. CHASSELL, Sec.-Treas., Farm Mortgage Bankers Association
of America.

It seems to be popular now at agricultural meetings to express
regret at the shifting of the majority of our population from rural
to city homes. It is maintained that our national life would be
improved, the prosperity of our people increased and the happiness
of our citizens intensified if the tide of population from country to
city could be turned back and the percentage of rural population
increased to that of 75 or 100 years ago. Numerous idealistic, edu-
cational and legislative plans are suggested for overcoming the
drift to cities.

Human nature is not readily changed. Yesterday, today and to-
orrow the same causes are likely to have the same effects upon
people of the same race, nationality and environment. Causes
which induced people of the last generation to move to cities will
have a similar effect upon those of this generation and the next.

While listening today to the excellent papers and the well-con-
sidered discussions of the hegira of the farmer from agricultural
districts to industrial and commercial fields, I have made a mental
census of the gentlemen and ladies composing this convention. Un-
less I am very much mistaken, more than 65% of those present
passed their childhood days on the farms.

To come down to plain speaking, let me inquire, why did you
leave the farm. Why do you not return to the farm tomorrow.
A composite answer to that question would be that you turned your
faces to the city in the hope of bettering your condition. You
expected to have an easier time, make more money, have greater
opportunities for personal development and generally to get greater
enjoyment out of life.

Why do you not go back to the farm? It is because you have
in a measure succeeded in attaining the objects for which you or-
iginally abandoned rural life. You prefer to be college professors,
editors of agricultural papers and followers of other callings.
You prefer to give your wives and families the advantages afforded
by the town rather than to impose upon them the long hours of
labor and drudgery necessarily incident to ordinary farm life.

How much of a government subsidy would it require to induce
you to return with your wife and children to the long hours of
hard work of farm life? Do you think it would be worth while
for the government to impose additional taxes upon the people of