

HISTORY OF AGRICULTURAL LAND VALUES OF OHIO

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1917

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HISTORY OF AGRICULTURAL LAND VALUES OF OHIO

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A Thesis Presented for the Degree  
of Master of Science

by

Francis Lewis Morison, B. Sc. in Agr.

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THE OHIO STATE UNIVERSITY

1917

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## Introduction.

In this paper it shall be the aim of the writer to point out past and recent fluctuations in the value of agricultured land of Ohio, taking the State as a unit, and later discussing the various sections of the state, and to attempt to correlate these fluctuations with changes in agricultural and economic conditions. A knowledge of the past and present may make it possible to predict what will be the state of affairs in the future.

In order to ascertain what have been the fluctuations in land values, two main sources of information have been used. Both have their advantages and disadvantages. The first of these was the United States Census Reports. From these it has been possible to secure the value of farm lands in each county from 1850 to 1910, which material is shown graphically in the accompanying maps. One objectionable feature of these data, and likewise of the other source of information, is that the values shown are not for farm land alone, but for land and it's improvements, including fences and buildings. The process of arriving at these values in the Census reports was somewhat tedious, being secured by dividing the value of farms by the total number of acres in farms. In 1850, '60 and '70 the total number of acres must be found by adding the improved and unimproved acres, and in 1870 there are two classes of the latter. In 1880 and 1890 total values are given for land, fences and buildings; in 1900 and 1910 valuations of land and improvements (except buildings) and of

buildings are listed separately. The values of 1870 as given by the Census are in terms of paper dollar. These were transferred to the gold basis. The advantages of the Census reports as a source of information are that they are authentic, represent values which are close to the actual values, and extend back over a long period of years.

The second source of material regarding land valuations was the annual reports of the Secretary of State. Each year since 1877 the county recorders have reported to the Secretary of State the sales of agricultural land, showing the number of deeds recorded, the number of acres sold, average selling price per acre and total consideration for the county. These data are published annually in 'Ohio Statistics.' They have the advantage that they represent the actual selling value of farms. It is the opinion of the writer, however, that the values thus given may be lower than the actual values, since in the localities familiar to him, the poorer grades of farms, and those without buildings, are sold more often than are those of the better class, the latter being, as a rule, held by the better farmers and those in better financial circumstances, which means that forced sales are not necessary. It is found that these values, for the State as a whole, are lower than those given by the United Census, which helps to substantiate this opinion. There is no proof, however, that the Census figures are not too high, except that farmers would be reluctant in placing too high a value on their farms, fearing that these values might become known to tax officials.

This second source of information has the advantage in that it shows annual fluctuations instead of ten-year periods.

It has been found that data published by the State must be used with considerable care. After the average values were found and a chart of the fluctuations made, including fluctuations of the prices of farm products, it was surmised that the values for the early eighties were too high, while that for 1894 was too low. One examination of the tables in the annual reports it was found that in several instances a mistake had been made in the tabulation. Thus in 1882 and 1884 the total consideration received from sale of land in Putnam county was reported as over eleven million dollars when it should have been but over one hundred and ten thousand; likewise for Ashland in 1883 and 1885. Several similar instances were found. In 1894 three counties report with error in the amount of total consideration, while Pike County reports over 303,000 acres sold, where the figure should have been but over 30,000, making a difference of about 270,000 acres sold and six dollars per acre in average selling price of land. The fact that several counties reported with error at different times led to the conclusion that it was not an error on the part of the printer but on the part of the statisticians or county recorders. The 1894 figures were checked on the adding machines, with results which confirmed the writer's opinion.

## Part 1.

This paper shall deal largely with the period since 1850, when the first data as to land values are available. However, it is thought advisable to spend a little time in portraying the conditions existing before 1850, dividing this into the period before the building of the Ohio and Erie Canal and from 1832 to 1850.

### The Period Before 1832.

The agricultural industry in the early history of Ohio, so far as any existed, was one largely for domestic consumption. As a general thing very little livestock was kept beyond what was absolutely necessary for the use of the family and to perform labor on the farm - the Scioto Valley being perhaps the only place where exception to this general condition was to be found in the State. Among the early pioneers of the Scioto Valley were a number of families from Virginia who understood the business of feeding cattle. In the winter of 1804 - '05 George Renick of Chillicothe fed a lot of cattle and drove them to Baltimore the following Spring, the first fat cattle that ever crossed the Allegheny mountains. The result was a complete success; the trade increased gradually but not rapidly until some years after the close of the war of 1812, when the failure of wheat to command cash gave a great impetus to the raising and feeding of livestock in this section of the State.

Almost every family during this period kept a few sheep

in order to be supplied with wool for clothing. The wool was carded by hand, spun in the cabin, and not infrequently dyed, and woven into garments.<sup>1.</sup>

As most of the immigrants brought with them the best household and farming implements their limited means would allow them to obtain in the older States, so too they brought the best strains of livestock they could obtain.

Most of the immigrants brought here also either young fruit trees or grafts of some favorite variety from the 'old homestead.'

Deer, bears, wild turkeys, in a word, almost all varieties of game were abundant; so indispensable had the rifle become- not for protection against Indians- but to procure necessities of life- that the gunsmith outrivalled the blacksmith in the number of his patrons.<sup>2.</sup>

Thus the agriculture of the early days was very largely of a self-sufficing type. But it was not long after the first settlement of the interior of the State until the early pioneers realized that markets must be found for the products of the soil. Not only was the distance to market great, but as New Orleans was for many years the chief market for the agricultural products, transportation was largely influenced by the weather and condition of the rivers.

The costs of reaching the market were almost prohibitive during most of the year, and hence the grains were reduced in

2. Ohio Agricultural report 1859, p. 468

1. Report of State Board of Agriculture. 1859, p. 459



bulk, the corn being fed to hogs and cattle, or distilled, and the wheat ground into flour. Notwithstanding the hazards to be encountered in this river voyage, the extreme scarcity of money, combined with the restless character of the men of that period, led to this trade being taken up with a will. This shipment of flour was generally a remunerative enterprise. To float a flat boat down to New Orleans was easy enough, provided they got safely out of the smaller streams; but the return trip of nearly one thousand miles, the greater part of the way through an almost unbroken forest, was generally made on foot. Nevertheless the trade flourished and rapidly increased, until some years after the close of the War of 1812, when the supply of flour so far outran the demand that the business became very precarious, often resulting in a loss to the shipper of almost the entire cargo. It resulted in the price of wheat being reduced so low that it was no longer regarded as the staple product of the western farmer, and indeed it finally ceased for a time to be a cash article. It was no uncommon sight to see stacks of wheat rotting down in the field - 25 cents per bushel in store goods being the highest price obtainable by the farmer.<sup>3.</sup> It was about this time that the driving of cattle to eastern markets began its rapid increase.

During the period of 1810 to 1820 wheat had declined

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3. Census 1860, Agriculture, p. CXXK.

to 25¢ per bushel; corn 12 to 15¢; oats 10¢; potatoes 10 to 12¢ per bushel; and rarely was a sale effected for cash at these minimum rates; but these things were bartered to the merchant and mechanic for things which the farmer could not produce. The price of a cow was from \$6 to \$8; a horse, \$25 to \$40; pork was worth from \$1.50 to \$1.75 per cwt. During the war of 1812, prices were considerably augmented, but as there was very little communication of one portion of the State with another, the increase of prices benefitted only a small proportion of the producers. The indispensable article, salt, sold at \$18 per barrel at ports on the lake, while flour was worth only \$3 per barrel. Farmers throughout Stark, Wayne, Portage and other famous wheat producing counties in that vicinity would leave the 'log cabin' on Monday morning, with six barrels of flour for Cleveland, and return on Saturday night, having bartered the six barrels of flour for a single barrel of sale.<sup>4</sup>

In 1825 apples were very plentiful in Cincinnati market in the month of April at 25 cents per bushel; corn 15 cents; flour \$2.75 per barrel; iron, \$1.20 per ton; beef \$6 per barrel; pork \$6 per barrel; fresh pork \$2 per cwt; fresh butter 5 and 6¢; hams 4¢; salt 95 cents per bushel; Karawha salt, 33 cents per bushel; whiskey 17 and 18¢ per gallon; manufactured tobacco, 4 and 8 cents per pound.<sup>5</sup>

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4 Ohio Agricultural Report 1859, p. 469

5 Ibid., p. 495.

In Howe's Historical Collections is related an instance of a Medina County farmer hauling an ox wagon filled with corn a distance of eight miles to market, where the load of corn was gladly exchanged for three yards of satinet.<sup>6</sup> The influence of low prices and lack of markets was felt throughout the State. Thus the conditions in Darke County are described: 'Rich as the land was it could not produce money, and this must be had to meet payments and taxes. Clearing, aside from small patches, had no stimulus. Of what avail were bins of corn and wheat and droves of swine without a purchaser or market? Wheat was worth about two shillings a bushel and corn changed hands at about half that price,---Pork was sold, when it could be sold, at two and three cents per pound; beef brought about the same price; maple syrup was held at about 25¢ per gallon. Wages ranged from two to three shillings per day,---Improvements in wages, prices and health were yet far in the future, and this border life between the civilized and the savage had few attractions such as society affords.<sup>7</sup>

A very important branch of industry, aside from agriculture, was distilling. There were in 1820, not half a dozen points in Ohio where wheat could be sold for cash; there was no demand for rye or corn. But if they were converted into whiskey, it could be shipped to some point in Ohio and sold for cash. It was a much easier matter to ship a barrel of

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6 Howe's Historical Collections, Vol. 2 p. 201

7 Ibid. Vol. 1, p. 537.

32 gallons of whiskey, for which \$6.90 could be obtained, than to ship fifty-five bushels of corn, which if it could have been sold, would not have been worth any more,---  
The condition of the country--no markets, no outlet for supplies farm products, was what first induced the establishment of so many distilleries.<sup>8.</sup>

The abundance of land and the low price of products of course meant that land had but little value. In 1825 the amount of land returned for taxation was 15,143,309 acres; its average value per acre was \$2.475.<sup>9.</sup> In 1830 the number of acres of land in possession of individuals was 15,525,318, or about two-thirds the territory of the State, and was valued at \$2.58 per acre.<sup>10.</sup>

The great necessity for a more ready means of transporting surplus products and the great desire of farmers to exchange their commodities for products of other regions, led the Legislature to create a commission to survey routes for a canal connecting Lake Erie with the Ohio River. In the inaugural address on Dec. 14, 1818, Governor Brown said, 'If we would raise the character of our State by increasing industry and our resources, it seems necessary to improve the internal communications and open a cheaper way to market for the surplus produce of a large portion our fertile country.'<sup>11.</sup>

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8 Ohio Agr. Report 1859, p. 481

9 Ibid, p. 481

10 Ibid, p. 495

11 Ibid, p. 477

The advantages which the people of Ohio thought would result from a system of Canals are indicated by the report of the Committee to which Governor Brown's message of 1822 was referred. It was pointed out that the New York market was preferable to that of New Orleans. A trader who arrived in New Orleans in the spring with a cargo of flour, wheat, pork and other Ohio products usually found the markets overstocked. Rather than lose a large part of his cargo by spoiling which would result if he waited for a higher price, he was often forced to sell his products at a sacrifice. During the season of 1818-19 there were received at Cincinnati 130,000 barrels of flour, which at this time sold in Cincinnati at \$3.50 per barrel and in New York at \$8.00 per barrel. The cost of shipping by canal to the latter market would be \$1.70, thus making a saving of \$2.80 per barrel. Again it was pointed out that while the Scioto Valley then produced enormous quantities of flour, wheat, corn and pork, production would be many times increased if better means of transportation could be secured. The commissioners argued that most of the imported goods and those manufactured goods of the eastern States, bought for this <sup>section,</sup> including the surrounding states, would be purchased in New York and sent by way of the Ohio Canals. Such arguments as these appealed strongly to the people of the regions affected.<sup>12.</sup> In 1825, when the work on the Ohio and Erie Canal was begun, and the

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12 Gephart - Transportation and Industrial Development  
in the Middle West, p. 113.

same year that the National Road was extended through the State, the outlook for the people of Ohio was very encouraging.

However, there was not a little opposition to the construction of the Canal from farmers not living on the line of the canal. They supposed it would be of benefit only to the towns and villages through which it would pass; even in the Legislature it was opposed on the ground that it would be taxing the many for the benefit of the few. From Wheeling westward, through the central and southern portion of the State, and from Pittsburg westward, as far as Richland county, were two common thoroughfares, over which the commerce was conducted by teams (butter, cheese, pot and pearl ashes, bees-wax, feathers and other products of Ohio being taken eastward, and manufactured or foreign goods brought back). The farmers along the line occasionally sold a horse for cash to a teamster; the village hotels purchased oats from the farmers for cash to supply the teamsters; and they foresaw that the construction of a canal would eventually abolish this trade, and, therefore, opposed the canal project.<sup>13.</sup>

13. Ohio Agr. Report 1859, p. 479.

The Period From 1832 to 1850.

Agriculture of Ohio did not begin to assume real importance as a commercial industry until the opening of the canals. It was the facilities and certainty that the canals offered to the interior of the state that placed the industry on a firm basis. The following quotation taken from Klippart, and by him from 'The West - its commerce and Navigation' seems appropriate here. 'But commerce came, bringing a market, offering rich rewards to industry, and stimulating labor to the highest point of exertion. She brought with her, money, established credit, confidence, commercial intercourse, united action and mutuality of interest. Through her influence the forests were penetrated by roads, bridges were thrown over rivers, and highways constructed through dreary morasses. Traveling was rendered easy and transportation cheap. Through this influence the earth was made to yield its mineral treasures. ---Our agricultural products are daily increasing in variety and value; while in every village is seen the smoke of the manufactory and heard the cheerful sounds of the engine and hammer.<sup>14</sup>

The Ohio and Erie Canal was completed and navigation commenced in April 1832. Canal building continued until 1846 when the canal system of the State, totaling 813 miles,

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14 Ibid, p. 495.

was completed.

The low prices of farm products and poor facilities, before the Canal period, have been noted. But the opening of the Canals changed all this. Wheat rose in price to 75 cents in the interior of the State, and the prices of other products rose in proportion, while many imported articles gradually fell in price.

By this increase in price of farm products, production was stimulated and exportation increased. In 1835 there were exported from the State, by canal, wheat and flour equivalent to 560,742 bushels of wheat; this increased to 5,784,447 bushels in 1840.<sup>15.</sup>

In 1837 farm products reached a higher price than ever before. Wheat was sold along the canal at \$1.75, clover seed at \$15, potatoes at \$1.25 per bushel, and other products proportionally high. Farmers involved themselves in debt for new lands, laboring under the impression that the prices of '37 would be maintained or even increased. This impression was no doubt derived from the fact that prices had steadily increased since the completion of the canal. Money was cheap and abundant. The drafts on the future by the excesses of 1837 stimulated improvements and progress in agriculture.<sup>16.</sup>

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15 Ibid, p. 497

16 Ibid, p. 515



Before the Miami and Erie Canal was built north of Piqua, seven entire counties were without a market, save that there was a very limited demand due to slow immigration. But the completion of that canal changed conditions. By the end of 1848 that wilderness district was in direct communication with northern and southern markets. And where in 1845 no flour, pork or grain found it's way out of the immediate neighborhood, there were in 1848 not less than \$400,000 worth of those articles produced and exported by canal, chiefly to the north. Besides farm products, there was a very large export trade in lumber, staves, hoop-poles, and ashes, all of which had, previously, very little value in that region.<sup>17</sup>

The impetus given to all industrial branches by the circulation of a large amount of money distributed to the laborers on the canal, and subsequently by commission merchants and dealers in produce, was almost incredible. New life, new energy appeared to be infused into the population; industry found an abiding place in every log cabin. When navigation was fairly opened on the canal, every farmer regarded his farm no longer as an abiding place only, but regarded it as a mine of wealth in which he delved day and night to increase his wealth.<sup>18</sup>

The growth of towns and cities was in many cases greatly

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17 Huntington and McClelland - History of the Ohio Canals, p. 131.

18 Ohio Agricultural Report p. 486.



MAP OF OHIO  
CANALS

hastened by the canals, especially where there was extensive water power to be derived from them, as at Akron, Massillon, and other places. Akron owes it's beginning to the settlement there in 1825 of laborers engaged in constructing the Ohio Canal.<sup>19</sup>

Through cheapened transportation, better markets and higher prices it can easily be seen how industry was stimulated and wealth increased. Huntington has shown<sup>20</sup> the increase of wealth in the canal countries and non-canal countries. In 1826 the assessed valuation of real property in the 37 canal counties was \$25,600,000; this increased to \$549,100,000 in 1859, and to \$922,000,000 in 1900. The value of real property in the 51 non-canal counties was in 1826, \$19,200,000. In 1859 the valuation was \$284,200,000, and in 1900, \$450,600,000. This shows a greater increase of wealth in the canal counties than in the non-canal counties, but it by no means is conclusive to say that the canals are to be credited with all this increase. The accompanying map shows the completed canal system of the state.

In this period from 1832 to 1850 there were other factors leading to a bettered condition of Ohio Agriculture. In 1832, the same year that Canal navigation commenced, a law was passed providing for the establishment of county agricultural societies. In 1846 the State Board of Agriculture was formed,

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19 History of the Ohio Canals, p. 121.

20 Ibid, p. 122.

which together with the county Societies, did much to encourage the development of agriculture, in the way of improved methods of soil culture, stock breeding and the use of agricultural machinery. Agricultural machinery, however, made it's rapid strides in the following period.

Another influential factor had it's beginning late in this period of 1832 to 1850. Those engaged in Commercial enterprises perceived that, notwithstanding the state's system of canals, the means for transportation were inadequate for placing in market at a proper time the surplus products of Ohio. During the period from 1840 to 1850 more than 3000 miles of railroads were surveyed, the greater portion of it put under contract and commenced, and a part of it in operation before 1850. The first railroad in Ohio was that from Toledo, Ohio to Adrian, Michigan, built in 1836. The first important railroad in the State, and the first one chartered in Ohio, was the "Mad River and Lake Erie," extending from Sandusky to Dayton. It's charter was granted in 1832; the road was opened to Bellevue (sixteen miles) in 1839, and through to Dayton in 1844.<sup>21</sup> In 1848, in connection with the "Little Miami" it formed the first continuous line of railway from Lake Erie to the Ohio River. The Little Miami was commenced in 1837, completed to Springfield in 1846.<sup>22</sup> A line extended from Sandusky to Mansfield, Richland County, and that part of the "Cleveland, Columbus, and Cincinnati" between Columbus

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21 Howe's Historical Collections, Vol. 11, p. 156

22 Poor's Manual of Railways of the U.S., 1868-9, p. 17.



*Railroads in  
Operation,  
Dec. 1850.*

and Xenia was completed before 1850. The accompanying map compiled from Clark's "History of Manufactures in the United States" and Howe's Historical Collections, 1852 edition, shows the railroads in operation, December, 1850.

Period From 1850 to 1874.

Railway construction in Ohio went on even more rapidly during this period, and especially from 1850 to 1860. Some of the more important roads next built were the following: The Cleveland, Columbus and Cincinnati, commenced in 1848 and opened late in 1850, formed the second line between the lake and the Ohio river. The Cleveland and Pittsburg, the third line making the same connection was opened in 1852. Of the lines running east and west in the State, the Central Ohio was opened from Wheeling to Columbus in 1854; the Marietta and Cincinnati in 1857; and the Pittsburg, Fort Wayne and Chicago, to Chicago in 1858.

The following table shows the number of miles of railroad in Ohio at different dates:

| <u>Year</u> | <u>Miles of Railroad</u> |
|-------------|--------------------------|
| 1840.....   | 30                       |
| 1844.....   | 84                       |
| 1848.....   | 301                      |
| 1852.....   | 756                      |
| 1856.....   | 1808                     |
| 1860.....   | 2946                     |
| 1864.....   | 3311                     |

23 Ibid, p. 17.

24 Manual of Railroads, 1869-70, p. XXVI.

This indicates the rapidity of railway building between 1850 and 1860.

By referring to the graph of prices it may be seen that, although there were fluctuations, the general price level in the last half of the decade 1850 - '60 was considerably higher than prices just previous to and following 1850. The high prices in 1854 and 1856 were undoubtedly the result of excessive drouths which occurred those years, while in 1858 there were crop failures due to heavy rains.<sup>25</sup> The lower prices of 1855 and 1860 were in part the result of large crop yields those years,<sup>26</sup> while the fall in 1857 was due to a crisis and depression in the financial world. The influence of the canals on prices has been noted: "but when two or three of the main railroad lines were finished in 1852-53 the rise in prices and the amount carried to the eastern markets was even more increased. --- From 1835 to 1860, under the influence of railroad competition with canals, the price of corn advanced fifty per cent, and that of hogs one hundred per cent."<sup>27</sup> Hence in so far as the railroads were a factor in bringing about a further increase in the price of farm products, they were also a factor in the increase in value of farms in this decade.

The amount of improved land in farms was increased from 9,850,000 acres in 1850 to 12,625,000 acres in 1860; farms

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25 Ohio Agricultural Reports, 1854, '56, '58.

26 Ohio Agricultural Reports, 1855, 1860.

27 Census 1860, Agriculture, p. clxviii.

rose in value from \$19.93 per acre in 1850 to \$33.12 per acre for the state as a whole, or over \$12.00 per acre, which was a greater increase than occurred in the succeeding forty years, according to Census values.

In this decade there were other factors contributing to this great increase in farm land values. Chief among these is the development of agricultural machinery. The decade witnessed the introduction and practical use of the grain drill, corn planter, reaping and mowing machine, combined thresher and cleaner, portable saw mill and other machinery throughout the state. It was estimated that the labor saving machinery took the place of over 150,000 laborers.<sup>28.</sup>

The largest amount of machinery manufactured in any one county in the United States in 1860 was in Stark County, Ohio, in which fifteen establishments produced \$900,480 worth of implements and machinery, the larger part of which consisted of mowers and reapers, and of threshing machines and separators.

The next largest production in this branch was in Cook County, Illinois, which made to the value of \$529,000, chiefly in the city of Chicago. From 1850 to 1860 the production of agricultural implements in Ohio was increased 417.6 per cent.<sup>29.</sup>

Then there was the beginning of underdrainage. In several of the south west-central counties the mole plow was used with good results, while in some of the central counties and others in the north-east section, drain tile works were es-

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28. Ohio Agricultural, 1862, - Corresponding Sec'y.

29. Census 1860, Agriculture, p. XVI.



established and a system of tile drainage commenced.<sup>30.</sup>

Improved machinery enabled the farmer to operate large acres with little labor, while drainage brought large acres of unprofitable land into use and increased crop yields. Thus were the farmer's net returns increased and his farm enhanced in value.

Cheaper transportation, due to railroads, and the repeal of the corn laws in Great Britain and the rapid development of manufacturing in that country, all contributed to opening a market for our bread stuffs in Europe, meaning of course better prices.

Moreover the discovery of gold in California and Australia, and the resulting increase in the production of that metal affected the whole scale of prices and became a factor in increasing farm values.

The potato famine in Ireland in 1847 and the revolution of 1848 in Germany, assisted in setting in motion an important movement of population toward America. These immigrants settled in all the northern states, westward as far as Wisconsin. As a rule they were thrifty, industrious and experienced in European methods of agriculture. The cheapness of the new lands of the West and the growing markets for American farm products caused great numbers of people to move from New England and other Eastern States to the Middle West.<sup>31.</sup>

A great rage for land speculation set in, which was no

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<sup>30</sup> Ohio Agr. Report, 1858, Corresponding Sec'y.

<sup>31</sup> Census 1900, Agriculture, p. XXVI

less marked in Ohio than in the States further West. When farms were selling for thirty dollars per acre in Ohio, it was often of interest to the farmer to sell out and buy ten-dollar-an-acre land in the West or in the less settled sections of this state. Between 1850 and 1860 this moving to the West took 300,000 people out of the state, resulting in an actual loss in population in many of the old agricultural counties.<sup>32</sup> The new counties of the north west section of the state increased in population as rapidly as did the Western States, since they, too, had cheap and fertile farm land.

The remainder of the period from 1850 to 1874 is characterized by high prices of farm products and advancement of agriculture. However, there were fluctuations in prices, as may be seen in the accompanying chart. The period includes the Civil War, and the accompanying high prices, largely the result of inflation of the currency, due to "greenback" issue. There was, however, a greater demand for farm products, due to the increased number of consumers.

The Civil War was a very great factor in hastening the invention and use of agricultural machinery. The withdrawal of an army of men from the fields of production to the battlefield caused a large substitution of mechanical for muscular power in the agricultural industry. As a result of the increased use of machinery the progress of agriculture in Ohio was not hindered by the war, the total area in crops not

<sup>32</sup> Gephart, *Transportation and Industrial Development in the middle West*, p. 248.

Varying materially from the ordinary annual average. In 1850 there were less than 100 reapers and mowing machines in the state, which in 1866 it was estimated that there were between 30,000 and 40,000 in actual use.<sup>33.</sup> In 1867 there were 256 establishments in the State, devoted to the manufacture of agricultural implements and machinery.<sup>34.</sup>

During the War there was a falling off in the cattle and swine industry of the State. The number of cattle decreased from 1,630,000 with a value of \$19,700,000 in 1861 to 1,240,000 valued at \$22,000,000 in 1865. The number of hogs decreased from 2,600,000, valued at \$7,200,000 to 1,450,000, valued at \$6,700,000. However, in the sheep industry there was a great increase. In 1861 there were 3,900,000 head of sheep, valued at \$6,680,000; by 1865 the number had increased to 6,300,000 with a valuation of \$22,000,000. This great increase was caused by the interruption of cotton growing, and the unprecedented price of it, as well as by the great demand for the medium and coarse grades of wool for army clothing.

The Superintendent of the Census, writing in 1864 makes the following statement: " There can be little doubt that the war is destined to make a great change in our agriculture. Farming was never so remunerative as at the present time. Prices have increased to a figure never before reached in this country. Everything that the farmer can raise is in

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33 President State Bd. of Agr., 1866.

34 U. S. Dept. of Agr. Report, 1867, p. 352.

demand at rates which are highly remunerative."<sup>35</sup>.

And in 1866 the status of agriculture in the Northern States is summed up as follows in the annual Report of the Department of Agriculture:

"The agricultural condition of the northern states was never more flourishing. High prices, accessible markets and crops of average abundance have insured good profits, and as a result mortgages have been paid, farm buildings erected, permanent improvements accomplished, farm implements and machinery obtained and in thousands of instances a surplus invested in government funds."<sup>36</sup>.

The value of Ohio farm land and it's improvements increased from \$33.12 per acre in 1860 to \$48.56 (paper money basis) in 1870.

In 1874 the President of the State Board of Agriculture sums up the prosperity of the State thus: "The increased price of produce and profits from farming since 1846 can be credited to various causes, principal of which are the facilities now afforded by the increased number of internal improvements. The farmers of Ohio, with 6,000 miles of turnpikes, 800 miles of canals and 4,300 miles of railroads to carry their produce wherever the telegraph or daily paper informs them are the best markets, have innumerable advantages over the farmers of 1846, who were governed by the

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35 Census 1860, Agriculture, p. XI

36 Report of U. S. Dept. of Agr., 1866, p. 5.

condition of roads and streams as to when they could market their crops. "(The canals, however, were built before this time.)" Another source of profit is the large amount of produce consumed at home by mechanics and laborers employed by the furnaces and manufactories distributed over the State. These, and the great improvements made in farm machinery have made increased profits over former years."

#### The Period from 1875 to 1896.

This period in the history of prices is characterized by a decline in prices of farm products, with the exception of a rise in 1880-82 and a slight recovery in 1887.

Data concerning selling values of farms were obtainable for only three years previous to 1880. However, it is safe to conclude that land values fell till about 1880, then rose during the middle of the '80's, then declined until late in the '90's.

The two outstanding factors in the decline of Ohio land values and agricultural prosperity in general were the effects of the Homestead Law and Construction of railroads.

In consequence of the panic of 1873, which was brought about by excessive construction of railroads and overspeculation, and as a result of the demonetization of silver, prosperity began to decline and continued downward to 1878. And up to the beginning of this period the prosperity of Ohio farmers was always spoken of in the annual meetings of the State Board of Agriculture. But in 1875 the President of the

Board of Agriculture makes note of the condition of the farmers, mentioning an "unusually cold and backward Spring," "long continued rains and floods at harvest time," "great losses due to hog cholera," "rather stringent money matters" and "dull markets."<sup>37</sup>

At a meeting of the American Economic Association in Dec. 1910, D. F. Houston speaks of the period of falling prices in this manner: - "The period of 1873 - '79 was one of tremendous industrial activity, characterized by the opening up of vast regions of new and fertile lands, the completion of transportation facilities through a greater part of these regions, and the effective use of numerous important inventions in agriculture and manufacturing, which had as their effect, the production of a great increase in the quantities of commodities generally at a lower cost. The period was further characterized by chaotic financial systems, experimentation with them, and final settling down to a gold standard. Much of the new gold and of the silver was sent into new and rapidly developing sections of the earth to furnish the very foundation of a currency system and to meet the demands for rapidly developing trade. The result was that the increase in money did not quite keep pace with the demand for it brought about by the readjustments of the financial system of the world and by the rapidly expanding commerce."<sup>38</sup>

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<sup>37</sup> Ohio Agricultural Report, 1875.

<sup>38</sup> Am. Ec. Association, Bul. 4th Ser. 1:48-49.

Following the resumption of specie payment and improvement of business conditions, prices of farm products rose to 1881, and of that year the President of the State Board thus comments: "The year just closed has been fraught with bountiful blessings. The continuance of the revival of business has inspired the people with confidence. Capital is seeking investment at low rates of interest and farm products, though not as abundant as last year, are commanding proportionately greater prices. Labor has been in constant demand at wages 15 to 20 percent higher than last year." 39.

Although there was a decline in prices to 1878, the subsequent rise was instrumental in raising land values in 1880 above the gold values of 1870.

The panic of 1873 resulted in the reorganization of many railroads, and in lower transportation rates, which in turn assisted in settlement of new farm lands of the West. The eager pioneers pushed into western Kansas and Nebraska as they had into the Northern Ohio Valley a half-century before. Nebraska grew from a population of one hundred and twenty-three thousand in 1870, to nearly a half million in 1880 and to more than a million in 1890. From a little over three hundred thousand in 1870, the population of Kansas rose to nearly a million and a half in 1890.<sup>40</sup>

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39. Ohio Agricultural Report, 1881.

40. Census Reports.

The roads centering in Chicago thrust out their lines to develop wheat farms in interior Iowa, Minnesota, and the Dakotas. From the seventies till the middle of the nineties the cost of transporting agricultural products from the west to the seaboard constantly decreased, and the competition of Western land became more and more apparent.

An examination of the graph of relative prices reveals the fact that the selling value of farms continued to rise until 1884, following the short period of high prices for farm products, and rose again in 1887. Data for 1888 were not available, so it can not be said whether the real decrease in selling price of farms began that year or in 1889. But through all the years from 1885 to 1896 are heard the murmurings of discontent on the part of the farmers. Thus in 1886, the President of the State Board of Agriculture says: "There is very general complaint that the prices of farm products have not been remunerative during the past season. The cattle interest has been depressed, owing to the low prices, perhaps the lowest in twenty years. The dairy interest has been suffering from the competition of oleomargarine and butterine. The sheep and woolen industry is slowly recovering from adverse legislation." In 1888 he makes the statement that "Agriculture has not been as prosperous during the past year, and in fact for some years past, as it should have been, to secure a fair compensation for the labor and capital involved," and in 1889 that the "past year has generally brought discouragement to the agriculturists of the country." In 1888 President Warfield of Miami University thus



comments on the period of depression:<sup>41</sup>. "There is a panicky condition throughout all our agricultural circles, which has given farmers want of confidence, not only in the markets of the world, but in themselves."

In an address before the Ohio Agricultural Convention in 1889, Prof. Chamberlain of Iowa, assigns the agricultural depression to the following causes: "Unjust taxes, falling heaviest on the farmer; railroad discriminations; demonitization of silver; overproduction; trusts and monopolies, and middlemen."<sup>42</sup>.

By referring to the chart of prices it may be seen that in addition to low prices, the years from 1887 to 1896 were characterized by low yields, which made the depression even stronger.

In his report for the year 1895, the President of the Board of Agriculture sums up conditions thus: "For some time agriculture has been groaning under a heavy burden, occasioned by some interests to which it is tributary. Taxation, debt and interest cannot be met with present prices and cost of marketing our products."<sup>43</sup>.

And for the year 1896: "The year just ended has been one of unparalleled financial depression. Business has been almost paralyzed. Stagnation has threatened every enterprise. Agriculturists have borne a heavy burden;...and after the crops

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41 Ohio Agr. Report 1888.

42 Ohio Agr. Report 1889.

43 Ohio Agr. Report 1895.

were harvested they could not be sold for enough to pay the actual cost of planting and harvesting."<sup>44</sup>.

The panic of 1893 is not, directly at least, to be traced to the silver purchases, as authorized by the Sherman Act of 1890, but was the result of various causes, including the agricultural depression, farm mortgages, reckless railroad financiering and unsound banking in the United States as well as to Argentine and European financial troubles. The panic began in the Spring with the failure of the Reading railway, which had undertaken the acquisition of coal land and an extension of activity beyond it's resources...Currency remained at a premium for a month; deposits in National banks shrank enormously; failures were common; 22,000 miles of railroad were under receiverships, and construction almost ceased. The interruption to business is indicated by the decline of iron production by one-fourth.<sup>45</sup>.

The Homestead Act was passed May 20, 1862. Up to 1896, 162,892,132 acres had been entered by homestead settlers. Between the years 1883 and 1896 the government, by patents to States, railroads, homestead and other settlers, and by sales, disposed of about 326,000,000 acres of the public domain.<sup>46</sup>.

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44 Ohio Agr. Report, 1896.

45 Encyclopaedia Britannica, V. 27. p. 728.

46 Year Book, Dept. of Agr. 1896, p. 558.

This giving away of something for nothing resulted in an abnormally rapid increase of the acreage under tillage in the United States. Lands in the Eastern States long tilled and rendered partially infertile could not sell in competition with virgin soil which was being donated by the government. Reduction in the cost of transportation made the long haul of the products of those western farms but a trifle more than the freight rates upon products grown in the middle and Eastern States going to the same market.<sup>47.</sup>

Cheap water transportation also strengthened the competition of the North-West. Thus spoke one of the members of the Ohio Agricultural Convention in 1895: "A ton of freight can be transported from the farthest western end of our Great Lake System to New York, cheaper, by far, than the same freight can be sent from Central Ohio...We are not in a position to compete with the Great Northwest. The difference between the cost of water transportation and that of railroads is so great that unless some relief can be given Ohio farmers, they will be obliged to either change the character of their production or abandon their Ohio farms and move to the great Northwest."<sup>48.</sup>

Thus it may be concluded that the chief factor in the depression which manifested itself in Ohio was the rapid expansion of the West, accompanied by cheapened railway

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47. Ibid., p. 49.

48. Ohio Agr. Report 1895, p. 259.

transportation and steamboat navigation on the lakes. Prices of farm products fell; further than this, the yields in Ohio were low most of these years. The farmers of Ohio and other States in the East were unable to compete with the Homestead farmers of the West, and farm lands decreased in value.

The effects of this agricultural depression on land values continued for four years after the year of 1896, or until 1900, when land values began to rise again. This is brought out in the graph of relative prices.

That this depression was not felt West of Ohio is shown in the following table, compiled from the Census:

Value of Farm Land and Improvements, per acre: 1850-1910.

| Year  | <u>New York</u> | <u>Ohio</u> | <u>Indiana</u> | <u>Illinois</u> | <u>Iowa</u> | <u>Wisconsin</u> |
|-------|-----------------|-------------|----------------|-----------------|-------------|------------------|
| 1850- | \$29.00         | \$19.93     | \$10.58        | \$ 7.98         | \$ 6.82     | —                |
| 1860- | 38.30           | 33.12       | 21.76          | 19.55           | 11.90       | —                |
| 1870- | 49.95           | 39.67       | 28.62          | 29.15           | 20.64       | 20.95            |
| 1880- | 44.41           | 45.96       | 31.10          | 31.87           | 22.92       | 23.95            |
| 1890- | 44.08           | 44.96       | 37.06          | 41.40           | 28.12       | 28.45            |
| 1900- | 39.21           | 42.28       | 38.90          | 53.80           | 43.32       | 34.54            |
| 1910- | 53.78           | 68.62       | 74.85          | 108.31          | 96.00       | 57.06            |

\*Gold basis.

These data show that New York farms decreased in valuation from 1870 to 1900, and Ohio from 1880 to 1900, whereas the other states continued to advance in value. However, the lands of Indiana showed only a slight increase, from 1890 to 1900. There may have been a time, about 1896, when the value of farm lands in Indiana were lower than in 1890. But in the three other states, the greatest increase in farm values, previous to the decade ending 1900, occurred between 1890 and 1900, with large increases between 1880 and 1890, during which twenty years there was a gradual decline in Ohio.

Concerning the low prices of farm lands the Editor of the "Ohio Farmer" thus comments: "The farms sold these times are forced upon the market, and forced sales in hard times are no correct indication of values. We know of a very good 115 acre farm in Morrow County that sold for a little over \$23 an acre this winter, but farms along side of it, belonging to those not in debt, are held at \$40 and \$50. Every man who buys land at these forced sales and low prices knows that he is making a good investment....The hard times will not last long. With the advent of better times there will be increased demand for farm products, at increased prices, and land will begin to advance in value again, and we have faith to believe that in a few years it will attain a higher value than ever before."<sup>49</sup>.

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49. Ohio Farmer, Feb. 14, 1895.

## The Period from 1897 to the Present.

The competition of Western land began to decrease about the middle of the last decade of the Nineteenth century. From that time on, the larger portion of the Public domain remaining undisposed of has been less desirable agriculturally.

In 1897, prices of most farm products started to increase, and of that year the President of the State Board of Agriculture commented in these encouraging words: "The hope of returning prosperity seems about to be realized. With few exceptions the varied products of our State have yielded fair returns, and this, with the general advance in prices and the revival of other industries, affords the most gratifying evidence that we are on the eve of almost universal prosperity."<sup>50</sup> A true prophecy, indeed, for the predominating characteristic of the past twenty years has been rapidly and almost constantly increasing prices of farm products.

Even as early as 1906 this rapid increase in the prosperity of farmers was a subject of much comment. "In the Middle West," writes the Secretary of Agriculture, "the prosperity of the farmers during the last half-dozen years and over has advanced in such mass and with such speed that no parallel can be found in the economic history of Agriculture. One of the great changes that have come over this region is the conversion of a million agricultural debtors, paying high rates of interest and finding great difficulty in procuring the wherewithal

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50. Ohio Agricultural Report, 1897.

out of prices much too low, into financially independent farmers."<sup>51</sup>.

After the period of depression, ending in 1896, it was four years until confidence was restored, so that the selling price of farms remained about stationary. But since 1900, the average selling price of land has increased even more rapidly than have the prices of farm products, as is revealed in the chart of index numbers. Explanation of this may be found in several factors.

The yields of the important farm crops have been much better than in many of the years of the period of depression. Higher yields and increasing prices mean increasingly higher net returns.

In a period of prosperity it is very easy for buyers of farms to become optimistic and overestimate the probabilities of a rise in the net returns from land. Hence it is easily possible that the selling price of farms of Ohio are rising too high, or higher than their earning power would justify.

The increase in the price of farm products is explainable largely on two grounds; increase in the gold supply, and increased demand for farm products. In 1910, at a meeting of the American Economic Association, referred to before, D.F.Houston said, "Since 1896, conditions have changed. For the first time in the world's history, each of the leading nations have devised a much more rational and satisfactory monetary system. Confidence has superceded distrust. The foundations were laid for these changes by the additions to the gold stock of the world by the large output of the mines during the last half

## Exports of Leading Agricultural Products, 1897 - 1914.

| Year  | Cattle,<br>number | Beef and its<br>products, lbs | Pork and its<br>products, lbs | Corn and *<br>corn meal | Wheat and *<br>wheat flour |
|-------|-------------------|-------------------------------|-------------------------------|-------------------------|----------------------------|
| 97-01 | 415,488           | 537,268,235                   | 1,528,138,779                 | 192,531,378             | 197,427,246                |
| 02-06 | 508,103           | 622,843,230                   | 1,242,136,649                 | 74,615,465              | 140,025,529                |
| 07-11 | 253,867           | 448,024,017                   | 1,028,996,659                 | 56,568,465              | 116,137,728                |
| 1911  | 150,100           | 265,923,983                   | 879,455,006                   | 65,568,030              | 69,311,760                 |
| 1912  | 105,506           | 233,924,626                   | 1,071,951,724                 | 41,614,522              | 79,689,404                 |
| 1913  | 24,714            | 166,463,344                   | 984,696,710                   | 50,780,143              | 141,132,166                |
| 1914  | 18,376            | 148,487,828                   | 921,913,029                   | 10,725,819              | 145,590,349                |

\* In terms of bushels of grain.

Between the years 1897-1901 and 1914, the number of cattle exported from the United States decreased 95 per cent, the amount of beef and its products exported decreased 76 per cent, pork and its products 40 per cent, corn and corn meal 94 per cent, and wheat and wheat flour 26 per cent.



Excess of Agricultural Exports over Imports, not including forest products, 1897-1914.

| Year ending<br>June 30. | Value of<br>Excess of Exports. |
|-------------------------|--------------------------------|
| 1897 - 1901             | \$481,977,989                  |
| 1902 - 1906             | 403,582,501                    |
| 1907 - 1911             | 352,954,048                    |
| 1912                    | 279,277,316                    |
| 1913                    | 323,380,919                    |
| 1914                    | 207,456,481                    |

There have been other factors at work causing this increase in the value of farm land and its improvements. There is a greater amount of capital seeking investment in farm land. The increased prosperity of the farmer and the free rural mail delivery, interurban railways, telephone service, automobiles and better roads, all of which have come since the beginning of this period have broken down the prejudices against farm life, brought the farmer greater economic independence and resulted in higher capitalization of farms. Since the farmer has been getting better returns for his labor and capital invested he has a larger amount of money to spend in improving his land, in the way of better buildings, new fences and more tile drains.

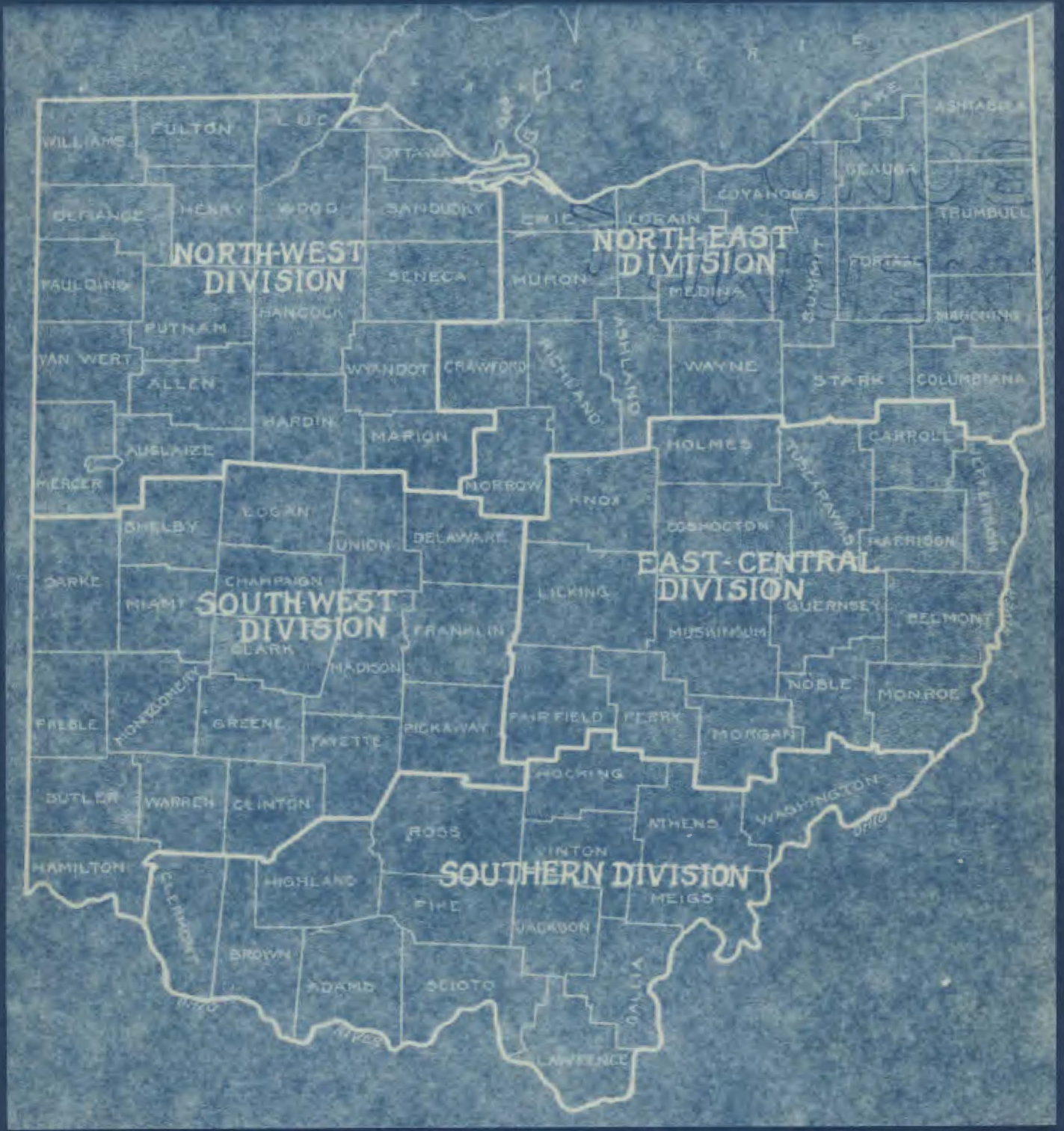
Because the farm is becoming a better place to live, there is an increasing demand, near our industrial centers, coming from the more wealthy business men, for farms as summer homes.

Further than this, there is a demand for farms in certain sections of the state, caused by a return of farmers from Illinois and other states west of Ohio. This movement began as early as 1905, this report appearing the Ohio Farmer in that year:

"Hardin, Wyandot, Paulding, Crawford and one or two other counties in this part of the state are reaping a harvest of agricultural settlers from Illinois. Whole communities are colonizing and coming east to Ohio. Their leaving Illinois is attributed to high value of farms and high taxes." 54.

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54. Ohio Farmer, Jan. 21, 1905.



WILLIAMS FULTON LUCAS ASHTABULA  
 DEFRANCE HENRY WOOD SANDUSKY ERIE CUYAHOGA GEauga TRUMBULL  
 PAULding NORTHWEST DIVISION SENECA MURON NORTH-EAST DIVISION  
 PUTNAM HANCOCK MEDINA SUMMIT WASHINGTON  
 VAN WERT ALLEN WYANDOT CRAWFORD ASHLAND WAYNE STARK COLUMBIANA  
 MERCEr AUSAIZE HARDIN MARION HIGHLAND HOLMES CARROLL  
 SHELBY LOGAN MORROW KNOX OSHOOTON HARRISON  
 DARKE CHAMPAIGN UNION DELAWARE LICKING EAST-CENTRAL DIVISION  
 MIAMI CLARK MADISON FRANKLIN MUSKINGUM GUERNSEY BELMONT  
 PREBLE MONTGOMERY GREENE YAFETTE PICKAWAY FAIRFIELD FERRY MORGAN NOBLE MONROE  
 BUTLER WARREN CLINTON Hocking ATHENS WASHINGTON  
 HAMILTON ROSS VINTON MEIGS  
 CLEVELAND HIGHLAND PIKE JACKSON GALIA  
 BROWN ADAMS SCIOTO LAWRENCE

Part 11

The fluctuations in land values for the State as a whole having been discussed, the State shall now be divided into five districts, as indicated in the following map. Four or five rather typical counties are to be selected from each division and an attempt made to explain the fluctuations which have taken place. It would be an almost endless task to try to account for changes that farm land values of all eighty-eight counties have undergone.

The North-East Division.

- In this section the growing of certain crops and following of certain types of agriculture are, and have been for many years in the past, more or less characteristic. The early settlers of the Western Reserve, coming from Connecticut, continued here the making of cheese. This industry, earning for this section the title of "Cheesedom," was at it's height between 1862, when the factory system was established, and the seventies. The making of cheese continued to be of considerable importance until the eighties, since when the production of butter, and later, market milk have been of greater importance.

Oats and hay have been important crops in nearly all parts of this section for at least sixty years, the soil and climate being favorable for these crops. The raising of potatoes is also a distinct industry in this section, as is the making of maple syrup. In the southern and western counties,

and of those selected, in Wayne and Stark, wheat has for many years been an important cereal. In several of the counties, and in particular in Wayne and Medina, the growing of tobacco as a minor crop increased up till about 1890, since when it has decreased in importance.

The counties in this section selected for study are: Ashtabula, Geauga, Lorain, Stark and Wayne. In these regional studies Census data shall be given; the data obtained from the Secretary of State's reports shall be used to show fluctuations between Census periods and conditions since 1910.

Table showing value of land and improvements in selected counties of north-east division, in dollars per acre. (a)

| Year | Ashtabula | Gauga | Lorain | Stark | Wayne |
|------|-----------|-------|--------|-------|-------|
| 1850 | 11.00     | 16.00 | 19.00  | 26.00 | 28.00 |
| 1860 | 27.00     | 28.00 | 31.00  | 43.00 | 46.00 |
| 1870 | 34.00     | 37.00 | 47.00  | 58.00 | 57.00 |
| 1880 | 35.00     | 38.00 | 48.00  | 78.00 | 80.00 |
| 1890 | 36.00     | 32.00 | 56.00  | 65.00 | 65.00 |
| 1900 | 32.00     | 34.00 | 52.00  | 58.00 | 54.00 |
| 1910 | 47.00     | 50.00 | 76.00  | 88.00 | 79.00 |

(a) All values in gold.

On the five pages following are given data obtained from the annual reports of the Secretary of State:

Sales of Agricultural Land, Ashtabula County, Ohio, for years ending June 30, 1877 - 1915.

| Year | Number of acres sold | Average price per acre |
|------|----------------------|------------------------|
| 1877 | 29,336               | \$32.00                |
| 1878 | 33,520               | 30.00                  |
| 1879 |                      |                        |
| 1880 | 37,047               | 33.44                  |
| 1881 | 35,851               | 26.00                  |
| 1882 | 49,784               | 31.40                  |
| 1883 | 45,713               | 33.00                  |
| 1884 | <del>33,800</del>    | 37.04                  |
| 1885 | 28,367               | 34.30                  |
| 1886 | 29,391               | 32.65                  |
| 1887 | 28,236               | 30.10                  |
| 1889 | 26,234               | 43.34                  |
| 1890 | 22,387               | 31.72                  |
| 1891 | 19,462               | 27.96                  |
| 1892 | 15,769               | 24.39                  |
| 1893 | 14,807               | 21.07                  |
| 1894 | 12,724               | 20.00                  |
| 1895 | 11,160               | 18.00                  |
| 1896 | 9,865                | 16.10                  |
| 1897 | 9,565                | 17.00                  |
| 1898 | 9,800                | 18.00                  |
| 1899 | 10,946               | 20.00                  |
| 1900 | 11,976               | 19.00                  |
| 1901 | 29,067               | 20.00                  |
| 1902 | 26,528               | 31.88                  |
| 1903 | 43,923               | 88.95                  |
| 1904 | 33,287               | 43.94                  |
| 1905 | 31,553               | 32.42                  |
| 1906 | 36,615               | 29.46                  |
| 1907 | 32,682               | 54.07                  |
| 1908 | 34,831               | 35.26                  |
| 1909 | 36,962               | 35.05                  |
| 1910 | 38,415               | 40.29                  |
| 1911 | 42,294               | 41.63                  |
| 1912 | 30,797               | 44.92                  |
| 1913 | 24,252               | 46.00                  |
| 1914 | 24,227               | 43.00                  |
| 1915 | 22,018               | 55.00                  |
| 1917 | 16,842               | 51.00                  |
| 1918 | 17,420               | 45.00                  |

Sales of Agricultural Land, Geauga County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of acres sold | Average price per acre |
|------|----------------------|------------------------|
| 1877 | 14,354               | \$35.12                |
| 1878 | 14,340               | 40.00                  |
| 1879 | 17,508               | 30.30                  |
| 1880 | 17,797               | 27.00                  |
| 1881 | 13,856               | 35.00                  |
| 1882 | 25,914               | 34.00                  |
| 1883 | 20,659               | 41.62                  |
| 1884 | 15,559               | 44.00                  |
| 1885 | 13,150               | 40.00                  |
| 1886 | 12,067               | 43.00                  |
| 1887 | 10,903               | 40.00                  |
| 1888 |                      |                        |
| 1889 | 13,731               | 32.00                  |
| 1890 | 12,354               | 35.00                  |
| 1891 | 11,937               | 34.00                  |
| 1892 | 13,024               | 35.00                  |
| 1893 | 14,461               | 29.00                  |
| 1894 | 20,064               | 25.00                  |
| 1895 | 19,334               | 24.00                  |
| 1896 | 13,605               | 29.00                  |
| 1897 | 16,389               | 22.00                  |
| 1898 | 17,744               | 22.00                  |
| 1899 | 15,376               | 19.00                  |
| 1900 | 12,094               | 28.00                  |
| 1901 | 16,481               | 24.00                  |
| 1902 | 21,300               | 24.38                  |
| 1903 | 19,194               | 32.86                  |
| 1904 | 17,024               | 29.60                  |
| 1905 | 16,936               | 27.32                  |
| 1906 | 17,774               | 31.51                  |
| 1907 |                      |                        |
| 1908 | 13,474               | 26.31                  |
| 1909 | 14,632               | 27.00                  |
| 1910 | 11,986               | 36.83                  |
| 1911 | 8,566                | 39.16                  |
| 1912 | 6,870                | 28.51                  |
| 1913 | 6,768                | 32.00                  |
| 1914 | 6,274                | 41.00                  |
| 1915 | 6,541                | 44.00                  |
| 1917 | 4,838                | 50.00                  |
| 1918 | 6,029                | 48.00                  |

Sales of Agricultural Land, Lorain County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of acres sold | Average price per acre |
|------|----------------------|------------------------|
| 1877 | 15,225               | \$44.00                |
| 1878 |                      |                        |
| 1879 | 15,242               | 56.27                  |
| 1880 | 13,987               | 70.00                  |
| 1881 | 20,833               | 64.64                  |
| 1882 | 26,751               | 65.00                  |
| 1883 | 19,176               | 62.34                  |
| 1884 | 16,575               | 67.68                  |
| 1885 | 14,702               | 65.05                  |
| 1886 | 13,634               | 61.51                  |
| 1887 | 12,125               | 62.00                  |
| 1888 |                      |                        |
| 1889 | 11,526               | 60.00                  |
| 1890 | 10,117               | 58.02                  |
| 1891 | 12,428               | 53.00                  |
| 1892 | 12,105               | 46.00                  |
| 1893 | 13,246               | 49.32                  |
| 1894 | 17,400               | 50.88                  |
| 1895 | 14,935               | 52.00                  |
| 1896 | 12,155               | 46.27                  |
| 1897 | 11,589               | 44.98                  |
| 1898 | 12,431               | 42.61                  |
| 1899 | 10,997               | 46.00                  |
| 1900 | 13,856               | 45.00                  |
| 1901 | 13,980               | 46.00                  |
| 1902 | 15,930               | 47.76                  |
| 1903 | 16,727               | 49.31                  |
| 1904 | 16,368               | 55.05                  |
| 1905 | 16,429               | 51.95                  |
| 1906 | 16,429               | 61.25                  |
| 1907 | 14,596               | 64.66                  |
| 1908 | 14,086               | 69.26                  |
| 1909 | 15,045               |                        |
| 1910 | 14,789               | 68.28                  |
| 1911 | 15,633               | 65.27                  |
| 1912 | 12,475               | 79.00                  |
| 1913 | 11,110               | 79.00                  |
| 1914 | 10,882               | 78.00                  |
| 1915 | 10,193               | 77.00                  |
| 1912 | 10,547               | 104.00                 |
| 1914 | 10,684               | 50.00                  |



Sales of Agricultural Land, Stark County, Ohio  
for years ending June 30, 1877 - 1915.

| Year | Number of acres sold | Average price per acre |
|------|----------------------|------------------------|
| 1877 | 19,555               | \$72.66                |
| 1878 | 25,973               | 70.00                  |
| 1879 | 14,302               | 76.55                  |
| 1880 | 23,493               | 70.28                  |
| 1881 | 21,938               | 82.44                  |
| 1882 | 27,175               | 91.00                  |
| 1883 | 24,596               | 91.46                  |
| 1884 | 18,457               | 106.57                 |
| 1885 | 14,200               | 110.00                 |
| 1886 | 13,788               | 95.00                  |
| 1887 | 15,202               | 84.90                  |
| 1889 | 16,796               | 97.88                  |
| 1890 | 10,892               | 103.00                 |
| 1891 | 13,483               | 68.00                  |
| 1892 | 12,972               | 89.00                  |
| 1893 | 9,898                | 89.00                  |
| 1894 | 7,492                | 71.00                  |
| 1895 | 8,354                | 72.00                  |
| 1896 | 7,962                | 65.00                  |
| 1897 |                      | 55.00                  |
| 1898 | 7,681                | 64.00                  |
| 1899 | 9,975                | 56.00                  |
| 1900 | 10,655               | 58.00                  |
| 1901 | 12,743               | 65.00                  |
| 1902 | 25,500               | 77.91                  |
| 1903 | 21,400               | 76.63                  |
| 1904 | 27,126               | 68.44                  |
| 1905 | 39,350               | 51.13                  |
| 1906 | 24,281               | 62.31                  |
| 1907 | 21,699               | 60.07                  |
| 1908 | 19,608               | 76.24                  |
| 1909 | 20,686               | 73.97                  |
| 1910 | 17,130               | 94.67                  |
| 1911 | 18,000               | 105.60                 |
| 1912 | 18,150               | 96.60                  |
| 1913 | 9,000                | 92.00                  |
| 1914 | 12,207               | 101.00                 |
| 1915 | 10,071               | 110.00                 |
| 1917 | 8,532                | 77.00                  |
| 1918 | 12,651               | 107.00                 |

Sales of Agricultural Land, Wayne County, Ohio  
for years ending June 30, 1877 - 1915.

| Year | Number of acres sold | Average price per acre |
|------|----------------------|------------------------|
| 1877 | 20,887               | \$55.11                |
| 1878 | 21,270               | 61.00                  |
| 1879 | 17,905               | 62.74                  |
| 1880 | 27,453               | 69.00                  |
| 1881 | 23,460               | 67.25                  |
| 1882 | 22,444               | 80.00                  |
| 1883 | 17,319               | 81.83                  |
| 1884 | 12,496               | 84.00                  |
| 1885 | 16,097               | 80.93                  |
| 1886 | 16,793               | 77.30                  |
| 1887 | 16,462               | 76.30                  |
| 1889 | 18,987               | 52.60                  |
| 1890 | 18,022               | 45.15                  |
| 1891 | 16,540               | 55.80                  |
| 1892 | 15,448               | 62.87                  |
| 1893 | 16,217               | 59.61                  |
| 1894 | 14,340               | 54.82                  |
| 1895 | 23,539               | 41.93                  |
| 1896 | 21,805               | 33.22                  |
| 1897 | 16,573               | 42.12                  |
| 1898 | 21,525               | 34.91                  |
| 1899 | 19,575               | 37.74                  |
| 1900 | 18,572               | 47.46                  |
| 1901 | 18,476               | 48.33                  |
| 1902 | 21,506               | 46.38                  |
| 1903 | 23,856               | 51.76                  |
| 1904 | 20,167               | 54.31                  |
| 1905 | 22,583               | 55.52                  |
| 1906 | 20,296               | 53.34                  |
| 1907 | 29,956               | 51.17                  |
| 1908 | 24,631               | 54.90                  |
| 1909 | 25,620               | 48.07                  |
| 1910 | 26,994               | 54.17                  |
| 1911 |                      |                        |
| 1912 | 22,100               | 58.96                  |
| 1913 | 20,901               | 57.00                  |
| 1914 | 16,204               | 67.00                  |
| 1915 | 17,421               | 73.00                  |
| 1917 | 15,040               | 68.00                  |
| 1918 | 12,222               | 79.00                  |

The farmers of Ashtabula, Geauga and Lorain have, for many years, been engaged in the dairy industry, while in Stark and Wayne, grain farming, with wheat the important crop, has been practise.

The beginning of the cheese industry dates from the first settlement. In the summer of 1820 the first cargo of cheese was taken to a southern market. Two thousand pounds were hauled by wagon to Beaver Point, Pa., there transferred to a pine skiff and floated down stream, being sold at Wheeling, Marietta, other river towns, and Louisville. In 1826 a cargo of 30 tons, collected at Aurora and Bainbridge, was taken to Louisville and there divided, part going to Alabama, part to Nashville. At the latter place the market was overstocked, so two 6 horse teams with large wagons were hired to haul four tons each over the Cugberland Mountains, into Eastern Tennessee and North Carolina, where the cheese was disposed of at 25¢ to 37¢ per pound.<sup>1.</sup>

Between 1850 and 1860 the value of farms had increased, as in all sections of the State. In these selected counties the increase ranged from \$12 to \$16 per acre. The price of wheat in the last half of this decade was from 30¢ to 40¢ per bushel higher than it was at about 1850. (See index.) During the decade tile drainage had been begun in Geauge and Lorain Counties.<sup>2.</sup> Nor must the influence of railroads be forgotten.

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1. Howe's Historical Collections, II:433.

2. Ohio Agr. Report 1858.

From 1860 to 1870 values of farm lands further increased, following the great increase in the prices of farm products. In 1862, the first cheese factory was built; the number increased every year, which greatly stimulated the dairy industry.

The following table shows the number of cheese factories in the leading dairy counties at various dates.<sup>3</sup>

Number of Cheese Factories in -

| County    | 1866 | 1868 | 1870 | 1875 |
|-----------|------|------|------|------|
| Ashtabula | 1    | 7    | 12   | 54   |
| Geauga    | 19   | 20   | 24   | 58   |
| Lorain    | 4    | 7    | 29   | 25   |
| Portage   | 6    | 8    | 13   | 52   |
| Summit    | 8    | 7    | 16   | 27   |
| Trumbull  | 3    | 4    | 11   | 42   |

From 1870 to 1880 the land values of the three selected dairy counties increased only \$1.00 per acre in each case, when the values for 1870 are expressed in gold; if expressed in "greenbacks" there would be a decrease of \$10 per acre in Lorain and \$7 in the other two counties. Whereas in the counties of Wayne and Stark there was an increase of over \$20 per acre, or \$8 per acre when the 1870 values are given in terms of "paper."

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<sup>3</sup> See Ohio Agricultural Reports for these years. In 1881 there were 72 cheese factories in Lorain County.

Between 1869 and 1879 the average price of butter in Cincinnati fell from 28.33 cents per pound to 17.44 cents, or a decrease of nearly 40 per cent. The price of cheese fell from 17 to 11.47 cents, a decrease of 50 per cent.

(Up to 1892 average annual prices cover the period from August 31 to August 31. Consequently the prices of one year would not show up in land values until a year later.) This decrease in the price of dairy products is sufficient to account for the only slight increase in land values in these dairy counties, or a decrease of about 15 per cent, (1870 values in greenbacks.) (In the quotations of prices of farm products during the period of inflated money, values are expressed in "paper" not in "gold.")

- There was little difference in the period of wheat in 1869 and 1879, that in the latter being only slightly higher.

The selling price of land in the dairy counties rose until 1884, starting to decline in 1885. In 1884 and 1885 there was a big increase in the price of dairy products. The figures then show a decrease until 1897 and 1898. The price of dairy products reached the lowest point in 1896, so that it took two years for confidence in land to return. Prices of products did not show any marked increase until 1902. In 1902 and 1903 the selling price of farms showed a marked increase and continued to increase on the whole since that time. Between 1900 and 1915 there has been an increase of \$32 per acre in Lorain, \$36 in Ashtabula, \$16 in Geauga, or since 1910, \$9, \$15, and \$7 per acre, respectively.

In regard to Stark and Wayne, there is a rapid advance in selling price of farms from 1877 to 1885, occasioned by the high price of wheat. The price of wheat began to fall in 1882 but this did not show its influence until later. Following this there was a rather steady decline in selling price of farms till 1898 and 1899; there was a rise in 1892 and 1893, however: in 1890 and 1891 the price of wheat had increased slightly. Since 1900 there has been an almost steady increase in selling price of land. An exception is noted in 1907: in 1906 there had been a decrease in the price of wheat. Since 1909 there has been a rapid increase in land values, but it is of interest to note that in 1915 the selling price of land in Wayne was still lower than it had been in 1885 and that of Stark was no higher. Explanation of this is found in the fact that the average price of wheat at Cincinnati for the five years previous to 1885 was \$1.07 per bushel, while that of the years 1910 - 1914 was \$1.04.

The East Central Division.

This section, like the next to be discussed, is not of great importance agriculturally. With the exception of the three counties on the western side, this section is outside of the limits of the glaciated area of the state: the topography is rough and broken. The most characteristic feature of the agriculture of this section has been the raising of sheep, except in Fairfield County, and for the last two decades or more, in Tuscarawas. The growing of cereal crops does not assume much importance due to the rough topography. Hay is an important crop. In the Western part, and more especially in Fairfield County, the raising of wheat and corn and the fattening of hogs have been important. In the counties of Belmont, Monroe and Noble the tobacco crop has been of considerable importance, but not so much so since 1890. The industry was at its height here about 1860. At that date these counties together with lesser areas in Guernsey, Morgan and Washington counties comprised the important tobacco region of Ohio.

The counties selected in this district are: Belmont, Harrison, Licking and Fairfield. The following figures represent data as obtained from Census Reports, values for 1870 being expressed in gold.

Value of Land and Improvements, per acre.

|       | Belmont | Harrison | Licking | Fairfield |
|-------|---------|----------|---------|-----------|
| 1850- | \$23.00 | \$21.00  | \$12.00 | \$22.00   |
| 1860- | 32.00   | 30.00    | 42.00   | 36.00     |
| 1870- | 43.00   | 46.00    | 43.00   | 47.00     |
| 1880- | 43.00   | 40.00    | 45.00   | 51.00     |
| 1890- | 42.00   | 41.00    | 37.00   | 52.00     |
| 1900- | 34.00   | 32.00    | 37.00   | 46.00     |
| 1910- | 52.00   | 45.00    | 59.00   | 77.00     |

On the four succeeding pages are figures representing the average selling price of farms, per acre, as found in the State Reports.



Sales of Agricultural Land, Belmont County, Ohio  
for years ending June 30, 1877 - 1915.

| Years | Number of<br>acres sold | Average price<br>per acre |
|-------|-------------------------|---------------------------|
| 1877  | 18,303                  | \$36.77                   |
| 1878  | 12,612                  | 43.00                     |
| 1879  | 16,171                  | 35.00                     |
| 1880  | 25,442                  | 33.72                     |
| 1881  | 18,928                  | 42.86                     |
| 1882  | 22,544                  | 40.00                     |
| 1883  | 18,557                  | 48.59                     |
| 1884  | 19,045                  | 50.00                     |
| 1885  | 18,035                  | 51.00                     |
| 1886  | 17,860                  | 51.00                     |
| 1887  | 19,270                  | 51.00                     |
| 1888  | 20,210                  | 47.00                     |
| 1889  | 23,000                  | 40.00                     |
| 1891  | 19,400                  | 33.00                     |
| 1892  | 20,400                  | 30.00                     |
| 1893  | 16,500                  | 24.00                     |
| 1894  | 15,480                  | 23.00                     |
| 1895  | 16,574                  | 22.00                     |
| 1896  | 19,128                  | 23.51                     |
| 1897  | 17,916                  | 29.84                     |
| 1898  | 13,725                  | 28.48                     |
| 1899  | 10,601                  | 28.58                     |
| 1900  | 22,701                  | 27.00                     |
| 1901  | 13,432                  | 30.91                     |
| 1902  | 20,018                  | 37.96                     |
| 1903  | 19,601                  | 41.00                     |
| 1904  | 13,077                  | 58.43                     |
| 1905  | 15,297                  | 43.97                     |
| 1906  | 15,842                  | 52.20                     |
| 1907  | -----                   | -----                     |
| 1908  | 16,196                  | 47.53                     |
| 1909  | 16,529                  | 43.03                     |
| 1910  | 18,013                  | 42.01                     |
| 1911  | 17,261                  | 44.10                     |
| 1912  | 15,680                  | 60.53                     |
| 1913  | 15,104                  | 59.00                     |
| 1914  | 12,974                  | 50.00                     |
| 1915  | 17,144                  | 32.00                     |
| 1917  | 14,367                  | 49.00                     |
| 1918  | 91,949                  | 78.00                     |

Sales of Agricultural Land, Harrison County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | .....                   | .....                     |
| 1878 | 7,872                   | \$43.00                   |
| 1879 | 12,063                  | 58.75                     |
| 1880 | 17,758                  | 57.26                     |
| 1881 | 16,400                  | 40.10                     |
| 1882 | 17,350                  | 39.00                     |
| 1883 | 16,510                  | 58.20                     |
| 1884 | 17,464                  | 57.00                     |
| 1885 | 15,452                  | 36.25                     |
| 1886 | 14,256                  | 36.00                     |
| 1887 | 17,200                  | 57.25                     |
| 1889 | 20,650                  | 57.00                     |
| 1890 | 16,550                  | 59.38                     |
| 1891 | 18,000                  | 36.25                     |
| 1892 | 16,250                  | 34.02                     |
| 1893 | 14,970                  | 53.17                     |
| 1894 | 12,868                  | 27.02                     |
| 1895 | 15,765                  | 22.00                     |
| 1896 | 16,220                  | 23.25                     |
| 1897 | 17,150                  | 25.10                     |
| 1898 | 18,110                  | 27.00                     |
| 1899 | 13,920                  | 27.00                     |
| 1900 | 10,132                  | 28.00                     |
| 1901 | 9,875                   | 36.80                     |
| 1902 | 13,383                  | 36.25                     |
| 1903 | 19,117                  | 36.91                     |
| 1904 | 15,419                  | 30.00                     |
| 1905 | 22,433                  | 28.46                     |
| 1906 | 22,118                  | 37.39                     |
| 1907 | 15,246                  | 32.77                     |
| 1908 | 13,252                  | 38.75                     |
| 1909 | 16,965                  | 32.22                     |
| 1910 | 14,989                  | 36.07                     |
| 1911 | 13,019                  | 41.49                     |
| 1912 | 10,391                  | 42.17                     |
| 1913 | 9,325                   | 41.00                     |
| 1914 | 11,455                  | 36.00                     |
| 1915 | 18,051                  | 34.00                     |
| 1917 | 19,463                  | 35.00                     |
| 1918 | 5,120                   | 66.00                     |

Sales of Agricultural Land, Licking County, Ohio,  
for years ending June 30, 1877 - 1915.

| Years                    | Number of<br>acres sold | Average price<br>per acre |
|--------------------------|-------------------------|---------------------------|
| 1877                     | 21,681                  | \$54.00                   |
| 1878                     | 19,561                  | 56.00                     |
| 1879                     | 14,321                  | 67.20                     |
| 1880                     | 15,466                  | 63.70                     |
| 1881                     | 15,766                  | 65.00                     |
| 1882                     | 21,660                  | 60.00                     |
| 1883                     | 25,660                  | 59.00                     |
| 1884                     | 15,667                  | 60.00                     |
| 1885                     | 25,000                  | 55.00                     |
| 1886                     | 30,000                  | 58.00                     |
| 1887                     | 20,936                  | 23.00                     |
| 1889                     | 39,070                  | 23.20                     |
| 1890                     | 38,227                  | 22.81                     |
| 1891                     | 27,832                  | 27.67                     |
| 1892                     | 23,831                  | 35.65                     |
| 1893                     | 24,611                  | 38.63                     |
| 1894                     | 21,082                  | 27.50                     |
| 1895                     | 22,258                  | 40.45 a                   |
| 1896                     | 14,525                  | 45.74 a                   |
| 1897                     | 19,669                  | 28.39                     |
| 1898                     | 21,348                  | 29.57                     |
| 1899                     | 19,220                  | 33.45                     |
| 1900                     | 21,874                  | 34.25                     |
| 1901                     | 18,064                  | 39.02                     |
| 1902                     | 19,412                  | 40.57                     |
| 1903                     | 26,189                  | 41.53                     |
| 1904                     | 21,880                  | 43.37                     |
| 1905                     | 21,318                  | 50.46                     |
| 1906                     | 21,844                  | 54.13                     |
| 1907                     | -----                   | -----                     |
| 1908                     | 18,511                  | 59.67                     |
| 1909                     | 18,065                  | 56.20                     |
| 1910                     | 15,602                  | 53.00                     |
| 1911                     | 13,964                  | 62.00                     |
| 1912                     | 14,425                  | 60.60                     |
| 1913                     | 11,563                  | 60.00                     |
| 1914                     | 9,990                   | 66.00                     |
| 1915                     | 10,197                  | 70.00                     |
| 1917                     | ----- 10,343 -----      | 75.00                     |
| 1916                     | ----- 7,064 -----       | 81.00                     |
| * -- Probably erroneous. |                         |                           |

Sales of Agricultural Land, Fairfield County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | 16,226                  | \$42.86                   |
| 1878 | 17,304                  | 41.00                     |
| 1879 | 16,303                  | 37.68                     |
| 1880 | 28,918                  | 30.80                     |
| 1881 | 21,264                  | 38.63                     |
| 1882 | 26,550                  | 37.00                     |
| 1883 | 28,012                  | 49.16                     |
| 1884 | 18,635                  | 52.00                     |
| 1885 | 19,919                  | 40.00                     |
| 1886 | 17,580                  | 40.00                     |
| 1887 | 18,435                  | 41.32                     |
| 1889 | 21,471                  | 37.76                     |
| 1890 | 16,980                  | 43.13                     |
| 1891 | 17,887                  | 32.18                     |
| 1892 | 17,571                  | 38.41                     |
| 1893 | 15,676                  | 41.55                     |
| 1894 | 21,563                  | 34.06                     |
| 1895 | 38,232                  | 23.20                     |
| 1896 | 20,698                  | 27.83                     |
| 1897 | 19,379                  | 26.98                     |
| 1898 | 19,699                  | 30.35                     |
| 1899 | 20,373                  | 29.15                     |
| 1900 | 24,188                  | 30.82                     |
| 1901 | 21,988                  | 36.02                     |
| 1902 | 20,574                  | 32.93                     |
| 1903 | 22,858                  | 47.60                     |
| 1904 | 18,045                  | 48.91                     |
| 1905 | 19,721                  | 46.38                     |
| 1906 | 21,739                  | 49.09                     |
| 1907 | -----                   | -----                     |
| 1908 | 19,309                  | 50.15                     |
| 1909 | 16,169                  | 67.60                     |
| 1910 | 17,560                  | 64.75                     |
| 1911 | 22,223                  | 60.48                     |
| 1912 | 12,974                  | 65.30                     |
| 1913 | 11,650                  | 60.00                     |
| 1914 | 13,344                  | 75.00                     |
| 1915 | 12,847                  | 81.00                     |
| 1917 | ----- 12,866 -----      | ----- 75.00 -----         |
| 1918 | ----- 10,751 -----      | ----- 53.00 -----         |

Some idea of the conditions existing in Eastern Ohio about 1850 may be given by stating that in Belmont County there were 69 grist mills, 105 saw mills, 9 woolen factories, 3 paper mills, and 1 iron foundry, of which 15 grist mills, 12 saw mills, 3 woolen factories and the 3 paper mills were worked by steam.<sup>4</sup> The number of grist and saw mills would represent those times just as would the number of siloes in a given county today. At this time no underdrainage had been done in Harrison County, except 40 or 50 rods constructed by one farmer. A trench, 30 inches deep, was filled to the depth of one foot with stones. On top of these were placed shavings or sod, then earth.<sup>5</sup>

Land values increased rapidly from 1850 to 1870. Between 1870 and 1880 there was no increase in Belmont, Harrison showed a \$6 decline, while Licking and Fairfield showed increases of but \$2 and \$4 per acre, respectively (the values of 1870 being expressed in gold); if the 1870 values are expressed in paper the decreases are: Belmont \$10; Harrison \$16; Licking \$8; Fairfield \$7.

The difference may be explained as follows: It is easily possible that the high prices of farm products in the decade 1860 - 1870, and especially the high price of wool, may have resulted in too high valuation of farm land. In the decade following, the decrease in prices resulted in a lowering of farm values, (compared with the "greenback" values of 1870)

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4 Ohio Agr. Report, 1849.

5 Ibid

which was greater in the eastern counties than those in the interior, market facilities in the latter being better.

Following 1880, the selling price of farms decreased till 1885 in Licking and Harrison, both important in sheep raising. During this time farm products, in general, had fallen in price. This influence was not felt in Fairfield and Belmont, just as in many other counties of the State. A slight increase in land values occurred in 1886 and 1887, following a slight rise in prices at that time. The lowest selling price of farm land occurred in 1895. Since 1900 there have been great increases: between 1910 and 1900 the farms of Licking and Fairfield increased \$17 per acre. In Belmont and Harrison the selling prices between 1912 and 1915 decreased. This is rather difficult of explanation; there may be some relation between this and the decreasing price of sheep and wool during these years.

### The Southern Division.

This section like the one last discusses is not of much importance agriculturally. In the southern part of Ohio are the least productive and least valuable farm lands in the State. The rough and broken topography and the then unglaciated soil makes the land of the majority of these counties unsuitable for agricultural purposes. In these counties and most of those of the East-Central Division Coal mining and the burning of Clay products have been and are important industries. The mining of Iron ores was formerly an important branch of industry, also.

The counties Clermont, Brown, Highland and the north-western three-fifths of Ross are in the glaciated area, and in the two counties last mentioned are some valuable farming lands.

In Ross, Highland, and to a less extent in Brown County, corn is and has been for many years, an important crop. Wheat also finds a rather prominent place. The fattening of swine and beef cattle have been important lines of business here. In the river counties tobacco is increasing in importance.

In this division, Brown, Highland, Lawrence and Jackson Counties have been chosen for study.

Table showing value, per acre of land and improvements in selected counties, according to Census data, 1850 - 1910. (a)

|        | <u>Brown</u> | <u>Highland</u> | <u>Jackson</u> | <u>Lawrence</u> |
|--------|--------------|-----------------|----------------|-----------------|
| 1850 - | \$22.00      | \$19.00         | \$ 8.00        | \$10.00         |
| 1860 - | 31.00        | 33.00           | 16.00          | 15.00           |
| 1870 - | 27.00        | 32.00           | 20.00          | 15.00           |
| 1880 - | 33.00        | 29.00           | 20.00          | 19.00           |
| 1890 - | 33.00        | 25.00           | 16.00          | 19.00           |
| 1900 - | 30.00        | 30.00           | 16.00          | 19.00           |
| 1910 - | 41.00        | 46.00           | 20.00          | 23.00           |

(a) All figures in gold.

Following are the data of these counties, as found in the annual State Reports.



Sales of Agricultural Land, Brown County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of acres sold | Average price per acre |
|------|----------------------|------------------------|
| 1877 | 14,453               | \$35.98                |
| 1878 | 18,069               | 28.00                  |
| 1879 | 20,188               | 24.80                  |
| 1880 | 32,407               | 16.34                  |
| 1881 | 23,595               | 26.84                  |
| 1882 | 28,378               | 31.09                  |
| 1883 | 18,201               | 31.51                  |
| 1884 | 19,163               | 32.00                  |
| 1885 | 16,033               | 34.00                  |
| 1886 | 15,010               | 34.00                  |
| 1887 | 12,649               | 28.00                  |
| 1889 | 13,828               | 33.20                  |
| 1890 | 25,071               | 25.50                  |
| 1891 | 22,361               | 23.05                  |
| 1892 | 15,094               | 28.71                  |
| 1893 | 22,224               | 19.59                  |
| 1894 | 26,251               | 16.75                  |
| 1895 | 18,329               | -----                  |
| 1896 | 13,549               | 18.10                  |
| 1897 | 27,581               | 15.75                  |
| 1898 | 28,453               | 16.05                  |
| 1899 | 26,308               | 15.75                  |
| 1900 | 36,045               | 12.15                  |
| 1901 | 25,290               | 14.53                  |
| 1902 | 27,501               | 16.90                  |
| 1903 | 21,277               | 22.49                  |
| 1904 | 22,654               | 23.95                  |
| 1905 | 18,314               | 33.19                  |
| 1906 | 20,514               | 32.66                  |
| 1907 | 18,314               | 32.93                  |
| 1908 | 16,969               | 33.67                  |
| 1909 | 13,071               | 36.54                  |
| 1910 | 19,513               | 36.49                  |
| 1911 | 16,953               | 39.20                  |
| 1912 | 12,655               | 38.11                  |
| 1913 | 11,867               | 40.00                  |
| 1914 | 11,793               | 35.00                  |
| 1915 | 10,446               | 38.00                  |
| 1917 | 9,921                | 42.00                  |
| 1918 | 10,755               | 43.00                  |

Sales of Agricultural Land, Highland County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of acres sold | Average price per acre |
|------|----------------------|------------------------|
| 1877 | 35,320               | \$14.81                |
| 1878 | 16,890               | 34.00                  |
| 1879 | 11,792               | 29.00                  |
| 1880 | 22,016               | 39.47                  |
| 1881 | 34,090               | 41.00                  |
| 1882 | 29,380               | 40.00                  |
| 1883 | 16,884               | 42.41                  |
| 1884 | 18,600               | 37.20                  |
| 1885 | 36,463               | 35.00                  |
| 1886 | 30,000               | 30.00                  |
| 1887 | 35,000               | 25.00                  |
| 1889 | 12,452               | 24.29                  |
| 1890 | 16,612               | 24.46                  |
| 1891 | 22,548               | 26.44                  |
| 1892 | 18,844               | 25.60                  |
| 1893 | 15,666               | 24.24                  |
| 1894 | 20,798               | 23.92                  |
| 1895 | 16,453               | 28.96                  |
| 1896 | 15,825               | 24.85                  |
| 1897 | 15,371               | 22.00                  |
| 1898 | 15,322               | 23.45                  |
| 1899 | 14,524               | 22.44                  |
| 1900 | 21,891               | 23.00                  |
| 1901 | 21,691               | 26.05                  |
| 1902 | 18,706               | 27.33                  |
| 1903 | 21,876               | 28.64                  |
| 1904 | 23,422               | 28.77                  |
| 1905 | 17,805               | 32.04                  |
| 1906 | 16,601               | 35.16                  |
| 1907 | 20,843               | 37.31                  |
| 1908 | 14,604               | 35.74                  |
| 1909 | 12,546               | 35.56                  |
| 1910 | 11,456               | 37.26                  |
| 1911 | 10,871               | 43.03                  |
| 1912 | 8,518                | 43.74                  |
| 1913 | 7,626                | 46.00                  |
| 1914 | 7,600                | 47.00                  |
| 1915 | 7,569                | 37.00                  |

1917 ----- 6,146 ----- 52.00  
 1918 ----- 5,253 ----- 77.00

Sales of Agricultural Land, Jackson County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of acres sold | Average price per acre |
|------|----------------------|------------------------|
| 1877 | 25,475               | \$19.95                |
| 1878 | 15,877               | 15.00                  |
| 1879 | 13,625               | 15.80                  |
| 1880 | 21,214               | 15.48                  |
| 1881 | 28,898               | 29.00                  |
| 1882 | 23,594               | 23.00                  |
| 1883 | 15,688               | 20.55                  |
| 1884 | 12,494               | 21.11                  |
| 1885 | 12,478               | 22.22                  |
| 1886 | 16,639               | 17.58                  |
| 1887 | 19,897               | 23.49                  |
| 1889 | 12,444               | 22.68                  |
| 1890 | 13,503               | 23.25                  |
| 1891 | 21,604               | 22.35                  |
| 1892 | 35,005               | 20.52                  |
| 1893 | 19,438               | 28.08                  |
| 1894 | 14,370               | 20.36                  |
| 1895 | 14,302               | 19.51                  |
| 1896 | 14,237               | 24.21                  |
| 1897 | 12,832               | 14.73                  |
| 1898 | 9,836                | 16.93                  |
| 1899 | 12,869               | 14.15                  |
| 1900 | 13,000               | 14.07                  |
| 1901 | 12,022               | 25.04                  |
| 1902 | 9,400                | 20.00                  |
| 1903 | 10,600               | 22.00                  |
| 1904 | 10,800               | 20.00                  |
| 1905 | 43,589               | 29.80                  |
| 1906 | 8,882                | 14.59                  |
| 1907 | 8,526                | 16.50                  |
| 1908 | 7,493                | 16.64                  |
| 1909 | 9,542                | 17.20                  |
| 1910 | -----                | 14.00                  |
| 1911 | -----                | 11.00                  |
| 1912 | 1,723                | 18.00                  |
| 1913 | 1,671                | 19.00                  |
| 1913 | 8,614                | 15.00                  |
| 1915 | 9,935                | 15.00                  |

1912 ----- 9,125 ----- 45.00  
 1915 ----- 9,025 ----- 17.00

Sales of Agricultural Land, Lawrence County, Ohio,  
for years ending June 30, 1877 - 1915/

| Year              | Number of acres sold | Average price per acre |
|-------------------|----------------------|------------------------|
| 1877              | 29,000               | \$13.00                |
| 1878              | 14,400               | 16.00                  |
| 1879              | 17,400               | 18.00                  |
| 1880              | 18,700               | 13.00                  |
| 1881              | 10,038               | 18.29                  |
| 1882              | 12,313               | 17.00                  |
| 1883              | 14,425               | 17.28                  |
| 1884              | 15,218               | 14.65                  |
| 1885              | 8,171                | 16.45                  |
| 1886              | 14,480               | 12.00                  |
| 1887              | 12,223               | 16.00                  |
| 1889              | 11,577               | 24.40                  |
| 1890              | 16,827               | 20.50                  |
| 1891              | 17,163               | 21.48                  |
| 1892              | 14,721               | 17.63                  |
| 1893              | 8,408                | 42.67 <sup>a</sup>     |
| 1894              | 16,569               | 13.00                  |
| 1895              | 12,468               | 22.00                  |
| 1896              | 18,418               | 12.00                  |
| 1897              | 9,210                | 17.31                  |
| 1898              | 18,537 <sup>7</sup>  | 15.00                  |
| 1899              | 29,625               | 13.00                  |
| 1900              | 15,042               | 13.00                  |
| 1901              | 29,784               | 10.50                  |
| 1902              | 15,688               | 17.90                  |
| 1903              | 30,820               | 11.97                  |
| 1904              | 13,839               | 17.00                  |
| 1905              | 18,908               | 17.00                  |
| 1906              | 16,578               | 19.00                  |
| 1907              | 8,419                | 26.00                  |
| 1908              | 11,001               | 19.00                  |
| 1909              | 10,832               | 17.60                  |
| 1910              | 14,441               | 23.00                  |
| 1911              | 30,309               | 9.00 <sup>a</sup>      |
| 1912              | 13,761               | 13.00                  |
| 1913              | 27,460               | 13.00                  |
| 1914              | 16,570               | 14.00                  |
| 1915              | 13,332               | 26.00                  |
| 1917              | 14,029               | 15.00                  |
| <sup>a</sup> 1917 | Probably erroneous.  |                        |
| 1918              | 11,245               | 20.00                  |

These counties show the usual increase in land values between 1850 and 1860.

The following quotation taken from an early Ohio farm paper may be of interest: "The growth of iron mining in Ohio has increased immensely in the last seven years. In the counties of Lawrence, Jackson, Vinton and Hocking, many new furnaces have been opened, and in these as in other things there are great improvements....In this mining we find a good illustration of the dependence of various industries on each other. These iron furnaces consume a great amount of food for men and horses. This opens a market for the farmers of the mining counties. This region will need the highest cultivation to supply the demand.<sup>6</sup>

This section of the State is interesting in that it's farm land values were the first to decline. Thus of these four counties, Jackson was the only one that showed an increase between 1860 and 1870 (gold values.) The fact that values in Jackson county increased may find explanation in the following: "In 1869 the discovery of inexhaustible beds of coal of a superior quality attracted attention of capitalists to this region and in November, 1873 contracts were made for the construction of the first iron furnace for the Wellston Coal and Iron Co. Notwithstanding the panic and hard times, the town grew, railroads were built and new enterprises started.<sup>7</sup>

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6 Ohio Cultivator, Sept 14, 1857

7 Howe's Historical Collections, I:958.

This coal industry possibly kept land values in Jackson County from falling in the next decade. In this decade (1870 - 1880) farm land values in Highland County continued to decrease, while those of Brown and Lawrence increased above the gold values of 1870. In Brown County tobacco was increasing in importance and in price. So great an interest was taken in raising the crop that timber was cut down and burned upon the ground so that fresh ground might be obtained.<sup>8</sup> In 1881 comes the following report: "The vast increase in the number of acres in tobacco in the last few years is a marked feature in our agriculture. The high price of tobacco is the cause of farmers giving so much of their time and care to it's cultivation."<sup>9</sup> Large numbers of tobacco farms were built. The tobacco industry undoubtedly accounts for the increase in the values of farms there.

In Lawrence County a change was taking place about 1880. In 1877 the Secretary of the County Agricultural Society reports that agriculture had been neglected, due to the mining interests. Many thousands of acres of land of which the iron furnaces each held from 5,000 to 10,000 acres, stripped of their timber to furnish charcoal, were being used for pasturing purposes.<sup>10</sup> In 1884 conditions in the same country are thus pictured: "Ten years ago our furnaces were all in blast and more were being built; and our lands were largely valued with reference to the iron industry; our forests were being

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18. Ohio Agr. Report, 1877.

19. Ohio Agr. Report, 1884.

10 Ohio Agr. Report, 1877.

converted into charcoal, and our hills torn up for ores and limestones. Agriculture and stock raising were but secondary pursuits, and engaged in only by those whose lands were outside the famed "Iron Belt." But now all this is changed. Our furnaces are mostly idle, and the lands belonging thereto fenced, and used for pasturage." 11.

The Census data show that only Lawrence County increased in land values between 1860 and 1890, and in the next decade Highland showed the only increase. The selling price of farms continued fairly high in Brown County until 1889, during which time the price of tobacco was good. After 1883 the values in Highland decreased rather steadily for more than fifteen years. The prices of land in Lawrence fluctuated from year to year, but show a general decrease after 1881. The lowest prices received were from 1897 to 1901. Since that time, Brown and Highland have shown good increases, having more than doubled in value of farm lands, just as prices of products have doubled.

But in Jackson and Lawrence, very unimportant agricultural counties, there has been very little increase in the selling value of farm lands, in fact some years show lower figures than the low prices following the period of agricultural depression. It is further of interest to note that the farms at these two counties show little increase, if any, over the selling values of thirty-five years ago. Some years show an actual de-

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11. Ohio Agr. Report, 1884.

crease. This is the case with many of the counties in the Southern and South-Eastern parts of the state. The farm lands of Vinton, Jackson, Lawrence and Adams counties have the lowest selling values in the State.

#### The South-West Division.

This section, of chiefly gently rolling topography, and the North-West Division, comprise the great grain growing section of the State. The Divisions differ in several respects, however.

With the exception of Hamilton County, wheat raising increased in importance throughout the South-West Division until and including the Census year 1900. The returns of the 1910 Census showed a great decrease, except in Pickaway and Fayette Counties, where, together with Clinton and Franklin Counties, the concentration of this crop was greatest. Previous to 1900, wheat was of relatively little importance in Union and Madison Counties. The most important crop in the South-Western section is corn. The characteristic cash crop of Montgomery, Darke, Miami and Preble Counties is tobacco; this is the big tobacco raising district of the State. Since this is a corn raising section it is but logical to expect hog raising to be an important industry. And so it is, but chiefly in the Eastern half and more especially in Clinton, Fayette and Pickaway Counties. Dairying is well developed in



Delaware, Franklin and Union Counties; here hay is an important crop. There is also considerable dairying around Cincinnati and Dayton.

Of the counties in this district, those selected are Clinton, Darke, Franklin, Montgomery, Pickaway and Union. The following table is taken from Census data.

Value in dollars per acre, of land and improvements in selected counties of South-West Division, 1850 - 1910.

|       | Clinton | Darke   | Franklin | Montgomery | Pickway | Union   |
|-------|---------|---------|----------|------------|---------|---------|
| 1850- | \$22.00 | \$10.00 | \$24.00  | \$30.00    | \$22.00 | \$12.00 |
| 1860- | 40.00   | 27.00   | 45.00    | 56.00      | 43.00   | 22.00   |
| 1870- | 42.00   | 35.00   | 54.00    | 69.00      | 51.00   | 38.00   |
| 1880- | 44.00   | 47.00   | 71.00    | 84.00      | 49.00   | 40.00   |
| 1890- | 48.00   | 51.00   | 70.00    | 74.00      | 47.00   | 45.00   |
| 1900- | 46.00   | 52.00   | 82.00    | 71.00      | 54.00   | 42.00   |
| 1910- | 82.00   | 101.00  | 115.00   | 128.00     | 93.00   | 77.00   |

Following are the average annual selling values per acre, of farms in these counties, 1877 to 1915.

Sales of Agricultural Land, Clinton County, Ohio  
for years ending June 30, 1877 - 1915.

| Years | Number of<br>acres sold | Average price<br>per acre |
|-------|-------------------------|---------------------------|
| 1877  | 20,000                  | \$50.00                   |
| 1878  | 19,500                  | 40.00                     |
| 1879  | 21,310                  | 30.00                     |
| 1880  | 18,500                  | 40.00                     |
| 1881  | 16,200                  | 40.00                     |
| 1882  | 18,400                  | 40.00                     |
| 1883  | 21,000                  | 42.38                     |
| 1884  |                         |                           |
| 1885  | 18,259                  | 53.61                     |
| 1886  | 18,752                  | 42.00                     |
| 1887  | 18,245                  | 41.50                     |
| 1889  | 12,950                  | 44.70                     |
| 1890  | 14,204                  | 45.00                     |
| 1891  | 13,535                  | 46.53                     |
| 1892  | 13,535                  | 46.53                     |
| 1893  | 17,443                  | 47.00                     |
| 1894  | 14,122                  | 46.00                     |
| 1895  | 19,270                  | 34.00                     |
| 1896  | 12,266                  | 39.00                     |
| 1897  | 11,133                  | 36.40                     |
| 1898  | 16,372                  | 34.00                     |
| 1899  | 15,737                  | 39.00                     |
| 1900  | 18,272                  | 42.50                     |
| 1901  | 18,943                  | 41.00                     |
| 1902  | 15,904                  | 50.41                     |
| 1903  | 14,485                  | 54.96                     |
| 1904  | 14,201                  | 53.80                     |
| 1905  | 11,880                  | 55.99                     |
| 1906  | 13,020                  | 62.88                     |
| 1907  | 16,044                  | 62.09                     |
| 1908  | 13,166                  | 68.36                     |
| 1909  | 12,181                  | 65.40                     |
| 1910  | 10,571                  | 71.92                     |
| 1911  | 10,728                  | 76.50                     |
| 1912  | 8,708                   | 87.00                     |
| 1913  | 7,057                   | 85.00                     |
| 1914  | 6,842                   |                           |
| 1915  | 4,802                   | 90.00                     |
| 1917  | 5,133                   | 101.00                    |
| 1918  | 7,047                   | 119.00                    |

Sales of Agricultural Land, Darke County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year                    | Number of<br>acres sold | Average price<br>per acre |
|-------------------------|-------------------------|---------------------------|
| 1877                    | 25,400                  | \$40.00                   |
| 1878                    | 28,540                  | 37.00                     |
| 1879                    | 27,398                  |                           |
| 1880                    | 37,779                  | 36.40                     |
| 1881                    | 35,373                  | 44.00                     |
| 1882                    | 43,020                  | 46.00                     |
| 1883                    | 34,251                  | 55.64                     |
| 1884                    | 27,505                  | 45.00                     |
| 1885                    | 33,679                  | 40.50                     |
| 1886                    | 30,821                  | 38.93                     |
| 1887                    | 32,076                  | 32.50                     |
| 1889                    | 29,164                  | 42.87                     |
| 1890                    | 21,495                  | 49.76                     |
| 1891                    | 24,681                  | 44.72                     |
| 1892                    | 26,751                  | 44.42                     |
| 1893                    | 27,625                  | 39.50                     |
| 1894                    | 27,140                  | 37.67                     |
| 1895                    | 30,089                  | 43.56                     |
| 1896                    | 28,466                  | 43.87                     |
| 1897                    | 30,233                  | 33.85                     |
| 1898                    | 31,446                  | 38.55                     |
| 1899                    | 26,680                  | 41.43                     |
| 1900                    | 35,071                  | 38.95                     |
| 1901                    | 30,511                  | 47.17                     |
| 1902                    | 26,162                  | 55.60                     |
| 1903                    | 28,914                  | 58.65                     |
| 1904                    | 25,494                  | 60.90                     |
| 1905                    | 25,108                  | 69.68                     |
| 1906                    | 22,824                  | 66.72                     |
| 1907                    | 47,705                  | 47.59 - a                 |
| 1908                    | 16,131                  | 71.11                     |
| 1909                    | 19,907                  | 81.55                     |
| 1910                    | 22,505                  | 84.42                     |
| 1911                    | 21,636                  | 101.12                    |
| 1912                    | 17,791                  | 96.00                     |
| 1913                    | 17,025                  | 99.00                     |
| 1914                    | 19,119                  | 106.00                    |
| 1915                    | 20,890                  | 115.00                    |
| 1917                    | 20,529                  | 120.00                    |
| a-- Probably erroneous. |                         |                           |
| 1918                    | 25,399                  | 133.00                    |

Sales of Agricultural Land, Franklin County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | 16,431                  | \$ 57.59                  |
| 1878 | 15,809                  | 66.00                     |
| 1879 | 15,759                  | 54.78                     |
| 1880 | 23,838                  | 51.11                     |
| 1881 | 19,258                  | 54.17                     |
| 1882 | 24,226                  | 56.00                     |
| 1883 | 26,242                  | 59.00                     |
| 1884 | 21,904                  | 61.00                     |
| 1885 | 21,095                  | 65.00                     |
| 1886 | 28,560                  | 70.00                     |
| 1887 | -----                   | 75.00                     |
| 1889 | 61,068                  | 75.00                     |
| 1890 | -----                   | 80.00                     |
| 1891 | 35,000                  | 80.00                     |
| 1892 | 11,200                  | 65.00                     |
| 1893 | 22,090                  | 65.00                     |
| 1894 | 21,150                  | 65.00                     |
| 1895 | -----                   | 65.00                     |
| 1896 | 23,160                  | 41.97                     |
| 1897 | 15,410                  | 41.93                     |
| 1898 | 15,173                  | 48.92                     |
| 1899 | 19,088                  | 37.78                     |
| 1900 | 35,273                  | 23.00                     |
| 1901 | 24,442                  | 38.50                     |
| 1902 | 24,955                  | 51.88                     |
| 1903 | 29,544                  | 52.99                     |
| 1904 | 27,546                  | 54.50                     |
| 1905 | 24,578                  | 60.00                     |
| 1906 | 26,935                  | 61.00                     |
| 1907 | 20,797                  | 70.00                     |
| 1908 | 25,372                  | 75.00                     |
| 1909 | 23,212                  | 95.00                     |
| 1910 | 20,452                  | 97.00                     |
| 1911 | 11,414                  | 127.86                    |
| 1912 | 7,021                   | 117.61                    |
| 1913 | 8,124                   | 116.00                    |
| 1914 | 8,733                   | 76.00                     |
| 1915 | 5,360                   | 73.00                     |
| 1917 | 6,520                   | 111.00                    |
| 1918 | 23,901                  | 30.00                     |

Sales of Agricultural Land, Montgomery County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | 10,769                  | \$101.50 a                |
| 1878 | 18,570                  | 63.00                     |
| 1879 | 16,093                  | 82.31                     |
| 1880 | 20,257                  | 85.30                     |
| 1881 | 17,999                  | 99.00                     |
| 1882 | 24,770                  | 93.00                     |
| 1883 | 16,979                  | 93.56                     |
| 1884 | 18,012                  | 94.24                     |
| 1885 | 14,458                  | 89.47                     |
| 1886 | 11,029                  | 66.43                     |
| 1887 | 14,877                  | 84.96                     |
| 1889 | 23,936                  | 84.10                     |
| 1890 | 16,932                  | 83.11                     |
| 1891 | 13,296                  | 53.62                     |
| 1892 | 15,022                  | 61.33                     |
| 1893 | 16,674                  | 64.11                     |
| 1894 | 14,767                  | 59.88                     |
| 1895 | 14,214                  | 61.55                     |
| 1896 | 15,712                  | 55.59                     |
| 1897 | 15,231                  | 46.46                     |
| 1898 | 18,647                  | 46.46                     |
| 1899 | 17,942                  | 61.41                     |
| 1900 | 17,856                  | 58.11                     |
| 1901 | 18,028                  | 67.27                     |
| 1902 | 18,221                  | 82.00                     |
| 1903 | 22,376                  | 70.67                     |
| 1905 | 21,923                  | 63.06                     |
| 1906 | 27,486                  | 79.12                     |
| 1907 | 24,501                  | 104.39                    |
| 1908 | 15,488                  | 103.10                    |
| 1909 | 10,805                  | 121.82                    |
| 1910 | 15,736                  | 103.80                    |
| 1911 | 13,610                  | 116.42                    |
| 1912 | 10,857                  | 112.58                    |
| 1913 | 6,123                   | 128.00                    |
| 1914 | 7,824                   | 114.00                    |
| 1915 | 6,014                   | 117.00                    |

1877 - - - - - <sup>6,644</sup> - - - - - 130.00  
a - - - - - Probably erroneous.

1915 - - - - - 16,749 - - - - - 107.00

Sales of Agricultural Land, Pickaway County, Ohio  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | 19,568                  | \$37.31                   |
| 1878 | 15,844                  | 48.00                     |
| 1879 | 16,303                  | 40.00                     |
| 1880 | 18,127                  | 39.00                     |
| 1881 | 16,885                  | 48.00                     |
| 1882 | 19,632                  | 54.00                     |
| 1883 | 12,982                  | 55.53                     |
| 1884 | 11,444                  | 56.00                     |
| 1885 | 13,826                  | 55.55                     |
| 1886 | 10,403                  | 50.00                     |
| 1887 | 12,003                  | 46.43                     |
| 1889 | 10,553                  | 54.96                     |
| 1890 | 12,924                  | 45.75                     |
| 1891 | 16,808                  | 46.22                     |
| 1892 | 12,723                  | 50.20                     |
| 1893 | 12,085                  | 52.00                     |
| 1894 | 15,284                  | 48.00                     |
| 1895 | 14,498                  | 45.38                     |
| 1896 | 12,157                  | 53.00                     |
| 1897 | 9,966                   | 46.98                     |
| 1898 | 9,606                   | 48.54                     |
| 1899 | 14,259                  | 45.49                     |
| 1900 | 12,243                  | 47.97                     |
| 1901 | 13,863                  | 55.24                     |
| 1902 | 14,283                  | 54.54                     |
| 1903 | 15,423                  | 65.11                     |
| 1904 | 10,505                  | 67.09                     |
| 1905 | 12,745                  | 60.22                     |
| 1906 | 11,456                  | 74.28                     |
| 1907 | 14,096                  | 73.87                     |
| 1908 | 10,505                  | 67.09                     |
| 1909 | 14,496                  | 86.00                     |
| 1911 | 11,456                  | 74.29                     |
| 1912 | 11,970                  | 92.89                     |
| 1913 | 6,900                   | 93.00                     |
| 1914 | 6,078                   | 106.00                    |
| 1915 | 6,269                   | 113.00                    |
| 1917 | 4,799                   | 113.00                    |
| 1918 | 8,247                   | 120.00                    |

Sales of Agricultural Land, Union County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | 23,572                  | \$36.26                   |
| 1878 | 24,018                  | 38.00                     |
| 1879 | 24,761                  | 33.38                     |
| 1880 | 22,310                  | 31.64                     |
| 1881 | 20,085                  | -----                     |
| 1882 | 24,682                  | 48.00                     |
| 1883 | 22,086                  | 51.86                     |
| 1884 | 19,029                  | 40.25                     |
| 1885 | 15,764                  | 34.70                     |
| 1886 | 17,106                  | 36.90                     |
| 1887 | 13,750                  | 47.65                     |
| 1889 | 18,787                  | 41.52                     |
| 1890 | 17,229                  | 40.62                     |
| 1891 | 12,585                  | 42.40                     |
| 1892 | 14,826                  | 37.44                     |
| 1893 | 19,161                  | 35.83                     |
| 1894 | 15,110                  | 40.22                     |
| 1895 | 18,133                  | 38.65                     |
| 1896 | 16,333                  | 40.68                     |
| 1897 | 14,893                  | 49.01                     |
| 1898 | 18,493                  | 34.61                     |
| 1899 | 18,169                  | 29.50                     |
| 1900 | 25,611                  | 27.61                     |
| 1901 | 28,200                  | 32.81                     |
| 1902 | 30,758                  | 33.38                     |
| 1903 | 31,812                  | 44.30                     |
| 1904 | 16,682                  | 52.40                     |
| 1905 | 22,443                  | 46.65                     |
| 1906 | 22,478                  | 52.16                     |
| 1907 | 24,130                  | 60.00                     |
| 1908 | 16,586                  | 62.55                     |
| 1909 | 16,497                  | 71.52                     |
| 1910 | 26,224                  | 70.74                     |
| 1911 | 16,449                  | 81.62                     |
| 1912 | 18,319                  | 80.64                     |
| 1913 | 14,866                  | 82.00                     |
| 1914 | 14,840                  | 85.00                     |
| 1915 | 12,190                  | 74.00                     |
| 1917 | 11,355                  | 89.00                     |
| 1918 | 8,019                   | 96.00                     |

In 1850 Darke County had a low land value, being far from markets and without railway or canal facilities, as was the case in Union, also. Clinton had neither, but this was an older agricultural county and hence her farms had reached a higher value. The following editorial from an early farm journal describes a condition characteristic of a part of this division: "The sale of farming lands is going on quite briskly in Fayette and adjoining counties. This is not due to the increase of population by the coming in of new settlers, but to the large and more prosperous farmers buying out the poorer classes and the moving of the latter to the West. Many, if not most of the farmers in these parts came originally from Virginia and Kentucky and with them the desire for large possessions is as strong as that of any miser for gold. It is true, however, that in order to carry on a large business in raising and feeding beef cattle with hogs, as is done in this valley, a large amount of land is necessary."<sup>12</sup> Land values increased in the selected counties between 1850 and 1870, as revealed in the Census data; between 1870 and 1880, Pickaway alone showed a decrease, only slight, however, in this decade the largest increase were in Franklin and in the tobacco growing counties. In the latter, tobacco increased in importance and in price.

In Union, Darke, Montgomery, and Pickaway counties the average selling values of farm lands increased from 1880 to 1883-'85, during the earlier part of which time prices of farm

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12. Ohio Cultivator, June 15, 1852.



products were good. It was at this time, too, that farmers were actively engaged in tile drainage. Thus in Pickaway County, in 1883, a dozen tile factories were unable to supply the demand, and 150,000 rods of tile were put in. The same year, with thirteen kilns in Clinton County, and in Union, where the number of tile factories had increased from seventeen in 1880 to thirty in 1885, the demand for tile could scarcely be met.<sup>13</sup> Following this, selling values of farms in Montgomery and Pickaway decrease until 1898 and 1899, following the fall of prices of products. Franklin and Clinton counties did not show the effects of the agricultural depression until later, the selling prices of farms increasing till 1891 in the former county and till 1894 in the latter. In Union county values remained reasonably constant till 1898. It is of interest to note how low selling values fell in Franklin county from 1890 to 1900, then the enormous increase to 1911, with a decrease following. Montgomery County shows little or no increase in the years 1911-1915. It is also of interest to see that in some of these counties, as in many others of the state, much less land was being sold of late, either because it was being held for higher prices, or because it was not in such demand because of the high prices.

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13 See Ohio. Agricultural Reports of those years.

The North-West Division.

This section of the State was the last to be settled; but it has developed the most rapidly of any, due to it's level topography and it's rich, black soils, rendered highly productive through drainage. Corn has become the leading grain crop; since 1820 oats have made the counties of Van Wert, Paulding, Defiance, Henry, Wood, Lucas, Fulton and Williams the leading section in the production of this cereal. In these counties not much attention has been given to the raising of wheat, but in the remaining counties of the district this cereal has been raised to a large extent. The raising of hogs is one of the important industries; the south-eastern part is in the sheep-raising section of the state. Dairying has received little consideration, comparatively, except in Fulton County. In the Northwestern third of this area, and particularly in Paulding county the sugar beet industry has assumed large proportions.

The counties selected out of this section, and the fluctuations in their land values are shown below.

|       | <u>Allen</u> | <u>Hancock</u> | <u>Hardin</u> | <u>Paulding</u> | <u>Wood</u> |
|-------|--------------|----------------|---------------|-----------------|-------------|
| 1850- | \$12.00      | \$12.00        | \$11.00       | \$12.00         | \$10.00     |
| 1860- | 24.00        | 27.00          | 24.00         | 12.00           | 21.00       |
| 1870- | 29.00        | 33.00          | 25.00         | 16.00           | 30.00       |
| 1880- | 44.00        | 54.00          | 40.00         | 21.00           | 45.00       |
| 1890- | 55.00        | 57.00          | 43.00         | 36.00           | 62.00       |
| 1900- | 48.00        | 50.00          | 43.00         | 38.00           | 63.00       |
| 1910- | 85.00        | 96.00          | 86.00         | 99.00           | 102.00      |

Data on the five pages following were obtained from State reports.

Sales of Agricultural Land, Allen County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | 10,754                  | \$44.61                   |
| 1878 | 17,264                  | 29.00                     |
| 1879 | 15,164                  | 22.80                     |
| 1880 | 16,807                  | 38.61                     |
| 1881 | 13,544                  | ---                       |
| 1882 | 19,602                  | 43.00                     |
| 1883 | 16,650                  | 54.13                     |
| 1884 | 21,200                  | 32.38                     |
| 1885 | 17,147                  | 47.60                     |
| 1886 | 17,720                  | 44.95                     |
| 1887 | 14,477                  | 64.90                     |
| 1889 | 25,234                  | 29.49                     |
| 1890 | 27,197                  | 43.46                     |
| 1891 | 12,891                  | 39.53                     |
| 1892 | 15,623                  | 45.78                     |
| 1893 | 19,598                  | 31.57                     |
| 1894 | 11,495                  | 36.76                     |
| 1895 | 12,000                  | 35.75                     |
| 1896 | 15,000                  | 40.00                     |
| 1897 | 13,500                  | 30.00                     |
| 1898 | 15,225                  | 32.00                     |
| 1899 | 16,124                  | 34.00                     |
| 1900 | 19,365                  | 35.00                     |
| 1901 | 18,492                  | 34.00                     |
| 1902 | 18,967                  | 34.70                     |
| 1903 | 19,841                  | 26.10                     |
| 1904 | 19,058                  | 41.20                     |
| 1905 | 22,162                  | 39.80                     |
| 1906 | 20,060                  | 41.43                     |
| 1907 | 16,320                  | 61.30                     |
| 1908 | 39,220                  | 64.27                     |
| 1909 | 8,148                   | 102.61                    |
| 1910 | 20,657                  | 109.58                    |
| 1911 | 10,695                  | 112.76                    |
| 1912 | 12,437                  | 96.96                     |
| 1913 | 11,294                  | 113.00                    |
| 1914 | 10,381                  | 115.00                    |
| 1915 | 8,780                   | 101.00                    |

1917 ----- 7,595 ----- 124.00

Sales of Agricultural Land, Hancock County, Ohio  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1878 | 30,940                  | \$37.00                   |
| 1879 | 23,222                  | 37.54                     |
| 1880 | 20,464                  | 53.50                     |
| 1881 | 20,651                  | 60.00                     |
| 1882 | 39,340                  | 40.00                     |
| 1883 | 27,550                  | 42.37                     |
| 1884 | 30,474                  | 31.58                     |
| 1885 | 22,539                  | 21.10                     |
| 1886 | 15,913                  | 58.56                     |
| 1887 | 29,007                  | 174.50                    |
| 1889 | 14,715                  | 80.38                     |
| 1890 | 30,983                  | 35.00                     |
| 1891 | 29,614                  | 35.60                     |
| 1892 | 40,803                  | 23.90                     |
| 1893 | 35,440                  | 24.50                     |
| 1894 | 23,202                  | 42.50                     |
| 1895 | 23,324                  | 38.63                     |
| 1896 | 25,482                  | 35.92                     |
| 1897 | 22,080                  | 50.00                     |
| 1898 | 17,953                  | 34.92                     |
| 1899 | 20,087                  | 39.45                     |
| 1900 | 16,737                  | 48.60                     |
| 1901 | 15,884                  | 44.23                     |
| 1902 | 20,634                  | 55.41                     |
| 1903 | 22,135                  | 48.22                     |
| 1904 | 18,775                  | 52.70                     |
| 1905 | 20,698                  | 46.70                     |
| 1906 | 19,819                  | 56.50                     |
| 1907 | 15,249                  | 58.88                     |
| 1908 | 18,418                  | 55.70                     |
| 1909 | 20,595                  | 68.68                     |
| 1910 | 23,275                  | 76.85                     |
| 1911 | 12,418                  | 87.95                     |
| 1912 | 16,624                  | 84.97                     |
| 1913 | 13,370                  | 100.00                    |
| 1914 | 11,796                  | 92.00                     |
| 1915 | 11,825                  | 74.00                     |
| 1917 | 16,131                  | 84.00                     |

Sales of Agricultural Land, Hardin County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | 31,171                  | \$25.05                   |
| 1878 | 34,855                  | 25.00                     |
| 1879 | 16,991                  | 35.82                     |
| 1880 | 19,466                  | 38.80                     |
| 1881 | 15,763                  | 40.27                     |
| 1882 | 36,285                  | 42.00                     |
| 1883 | 27,061                  | 42.15                     |
| 1884 | 17,333                  | 40.03                     |
| 1885 | 18,285                  | 38.42                     |
| 1886 | 26,359                  | 41.75                     |
| 1887 | 16,532                  | 40.59                     |
| 1889 | 17,100                  | 39.00                     |
| 1890 | 7,455                   | 35.00                     |
| 1891 | 25,593                  | 26.47                     |
| 1892 | 17,729                  | 41.58                     |
| 1893 | 23,066                  | 33.70                     |
| 1894 | 20,270                  | 33.00                     |
| 1895 | 21,576                  | 35.00                     |
| 1896 | 24,742                  | 25.50                     |
| 1897 | 17,582                  | 35.03                     |
| 1898 | 18,848                  | 36.20                     |
| 1899 | 12,202                  | 39.62                     |
| 1900 | 17,999                  | 39.00                     |
| 1901 | 20,292                  | 41.03                     |
| 1902 | 22,812                  | 44.03                     |
| 1903 | 22,965                  | 52.30                     |
| 1904 | 20,889                  | 45.33                     |
| 1905 | 17,413                  | 48.17                     |
| 1906 | 15,621                  | 57.51                     |
| 1907 | 17,844                  | 60.08                     |
| 1908 | 15,214                  | 56.77                     |
| 1909 | 24,600                  | 58.17                     |
| 1910 | 22,626                  | 69.99                     |
| 1911 | 19,822                  | 78.89                     |
| 1912 | 19,450                  | 76.75                     |
| 1913 | 14,461                  | 83.00                     |
| 1914 | 14,636                  | 84.00                     |
| 1915 | 11,548                  | 99.00                     |
| 1917 | 5,755                   | 110.00                    |

Sales of Agricultural Land, Paulding County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | 58,881                  | \$ 7.47                   |
| 1878 | 61,926                  | 9.00                      |
| 1879 | 50,792                  | 9.00                      |
| 1880 | 64,240                  | 10.00                     |
| 1881 | 66,000                  | 12.00                     |
| 1882 | 100,700                 | 11.00                     |
| 1883 | 101,950                 | 24.80                     |
| 1884 | 78,886                  | 15.00                     |
| 1885 | 72,850                  | 15.00                     |
| 1886 | 75,725                  | 17.00                     |
| 1887 | 41,314                  | 18.50                     |
| 1889 | 52,650                  | 22.50                     |
| 1890 | 45,875                  | 23.00                     |
| 1891 | 33,374                  | 24.50                     |
| 1892 | 38,382                  | 25.13                     |
| 1893 | 34,727                  | 25.61                     |
| 1894 | 35,126                  | 25.41                     |
| 1895 | 40,210                  | 27.00                     |
| 1896 | 41,621                  | 28.00                     |
| 1897 | 33,488                  | 29.00                     |
| 1898 | 29,205                  | 29.50                     |
| 1899 | 36,708                  | 31.00                     |
| 1900 | 35,512                  | 30.57                     |
| 1901 | 40,532                  | 39.00                     |
| 1902 | 40,306                  | 40.75                     |
| 1903 | 39,052                  | 46.75                     |
| 1904 | 39,760                  | 61.35                     |
| 1905 | 36,4000                 | 61.03                     |
| 1906 | 24,198                  | 60.38                     |
| 1907 | 51,285                  | 77.67                     |
| 1908 | 34,688                  | 78.48                     |
| 1909 | 40,620                  | 87.50                     |
| 1910 | 47,781                  | 98.61                     |
| 1911 | 49,435                  | 118.48                    |
| 1912 | 34,190                  | 118.65                    |
| 1913 | 26,973                  | 120.00                    |
| 1914 | 25,440                  | 124.00                    |
| 1915 | 20,889                  | 126.00                    |
| 1917 | 19,513                  | 133.00                    |

Sales of Agricultural Land, Wood County, Ohio,  
for years ending June 30, 1877 - 1915.

| Year | Number of<br>acres sold | Average price<br>per acre |
|------|-------------------------|---------------------------|
| 1877 | 30,212                  | \$44.50                   |
| 1878 | 31,346                  | 48.00                     |
| 1879 | 29,356                  | 41.59                     |
| 1880 | 31,111                  | 30.00                     |
| 1881 | 32,688                  | 31.60                     |
| 1882 | 49,000                  | 38.00                     |
| 1883 | 39,816                  | 40.81                     |
| 1884 | 26,478                  | 42.79                     |
| 1885 | 34,712                  | 40.00                     |
| 1886 | 38,600                  | 40.00                     |
| 1887 | 41,000                  | 55.00                     |
| 1889 | 53,650                  | 60.00                     |
| 1890 | 62,550                  | 70.00                     |
| 1891 | 38,600                  | 35.00                     |
| 1892 | 37,960                  | 38.00                     |
| 1893 | 39,000                  | 35.00                     |
| 1894 | 56,600                  | 35.00                     |
| 1895 | 52,3000                 | 35.00                     |
| 1896 | 11,580                  | 43.00                     |
| 1897 | 29,400                  | 48.00                     |
| 1898 | 30,630                  | 47.00                     |
| 1899 | 29,540                  | 36.00                     |
| 1900 | 37,160                  | 38.86                     |
| 1901 | 30,680                  | 61.00                     |
| 1902 | 34,640                  | 62.00                     |
| 1903 | 39,780                  | 63.84                     |
| 1904 | 31,560                  | 66.24                     |
| 1905 | 33,820                  | 72.48                     |
| 1906 | 27,542                  | 76.92                     |
| 1907 | 23,920                  | 82.45                     |
| 1908 | 21,630                  | 86.50                     |
| 1909 | 23,470                  | 88.40                     |
| 1910 | 20,380                  | 90.00                     |
| 1911 | 18,460                  | 93.00                     |
| 1912 | 20,734                  | 115.00                    |
| 1913 | 11,300                  | 118.00                    |
| 1914 | 12,655                  | 121.00                    |
| 1915 | 9,325                   | 130.00                    |
| 1917 | 9,956                   | 143.00                    |



The Census data show that three of these counties are similar to the states of Illinois and Iowa in that their agricultural lands did not decline, at the Census period at least, during the period of agricultural depression.

It is of interest to note the low values in the beginning, being no higher than those of some of the poor agricultural counties in the southern part of the State. In 1850 the north western part of the state was the most sparsely settled section of Ohio. Especially so was Paulding County, with a population of only 1,768. The soils of this section were swampy and badly in need of drainage, a thing which came later and worked wondrous results.

For many years the chief operations were the clearing of the forests and draining of swamps. The following comes from the secretary of the Paulding County agricultural society in 1873: "In the Spring time the banks of the Maumee and Auglaise Rivers and the Maumee and Erie and the Wabash Canals are all lined with lumber ready for the opening of navigation."<sup>14</sup> Concerning the same county the following is written in 1867; "The greater part of the population of Paulding live with their families in hoop shanties or log cabins in the woods and engage in getting our staves and hoops. There are about fifteen or sixteen stave factories in the county." "About 1½ mile south of Cecil is the Paulding furnace, the only one in Northwestern Ohio, with bee-hive ovens for the burning of charcoal. This furnace was established here in 1864 because the country was full of wood. It proved a great civilizer....clearing annually

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14 Ohio Agr. Reports, 1873.

1,000 acres. As late as 1878 wild timbered lands could be bought within 4 miles of Paulding at \$4 to \$6 per acre: now (1887) they bring \$10 to \$12, improved lands \$30 to \$50.<sup>15</sup>

The following gives some impression of the work which was being done in the way of drainage: "The petition for the construction of the first ditch in Wood County was filed April 28, 1859, and up to September 1869, there were constructed and in process of construction in this county, 140 ditches whose aggregate length is 495 miles. Up to January, 1872, there had been constructed in the Black Swamp no less than 3000 miles of main or county ditches and fully 2000 miles of township or side ditches, together with thousands of tile, plank, and sapling underdrains. In 1890, the largest ditch in Wood County had cost \$110,000 and drained 30,000 acres. It was estimated at that time that the total drainage system of Wood County amounted to 16,000 miles, its cost reaching into the millions.<sup>16</sup> Great work had also been done before this date in the drainage of the swamps of Hardin County. The Census data show that all of these counties increased in the value of their farm lands, up to 1890.

The annual statistics show that, following 1880, there were large increases in the selling price of farms between 1886 and 1889 in the counties of Allen, Hancock and Wood. It was at this time that there was a big boom in this section, due to the discoveries of oil and gas. Findlay was a small and almost unknown

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15 Howe's Historical Collections, Vol II, p.376-380; see also Vol. I, p. 250.

16 Howe's Historical Collections, Vol. II, p.473.

town when gas was struck. It took a year for the news of the wonderful discoveries to spread, and it was not until 1896, when the Great Karg well, with a capacity of 15,000,000 cubic feet daily was struck that the greatest interest was aroused. There was a great deal of speculation in farms in the gas belt, titles changing hands many times in the same year. Hundreds of farmers were made rich. In three months one farm advanced in value from \$30,000 to \$150,000. The population of Findlay grew from 5,000 to 15,000 in a year.<sup>17.</sup>

The counties, other than Paulding, showed a period when lands fell in value. In no other county in the State have farm lands increased with such speed and regularity as in Paulding. The increase has been especially rapid since 1900. A big increase occurs in 1910 and 1911. In 1910 a large sugar beet factory was built at Paulding, which was a great stimulus to this section.<sup>18.</sup> Wood, Hardin and Allen have witnessed great increases since 1900. Allen has not increased as much as the others since 1900, while Hancock County lands showed considerable decrease between 1913 and 1915.

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17. Howe's Historical Collections, Vol. I, p. 873

18. See Ohio Farmer, May 6, 1911.

### Summary.

This thesis has aimed to point out the fluctuations in the farm land values of Ohio and present economic reasons for these fluctuations. No attempt has been made to study the effect of changes or differences in land values with changes in size of farms or to see what relation exists between land values and the problem of tenancy. Either of these, in themselves, would be a big subject for investigation.

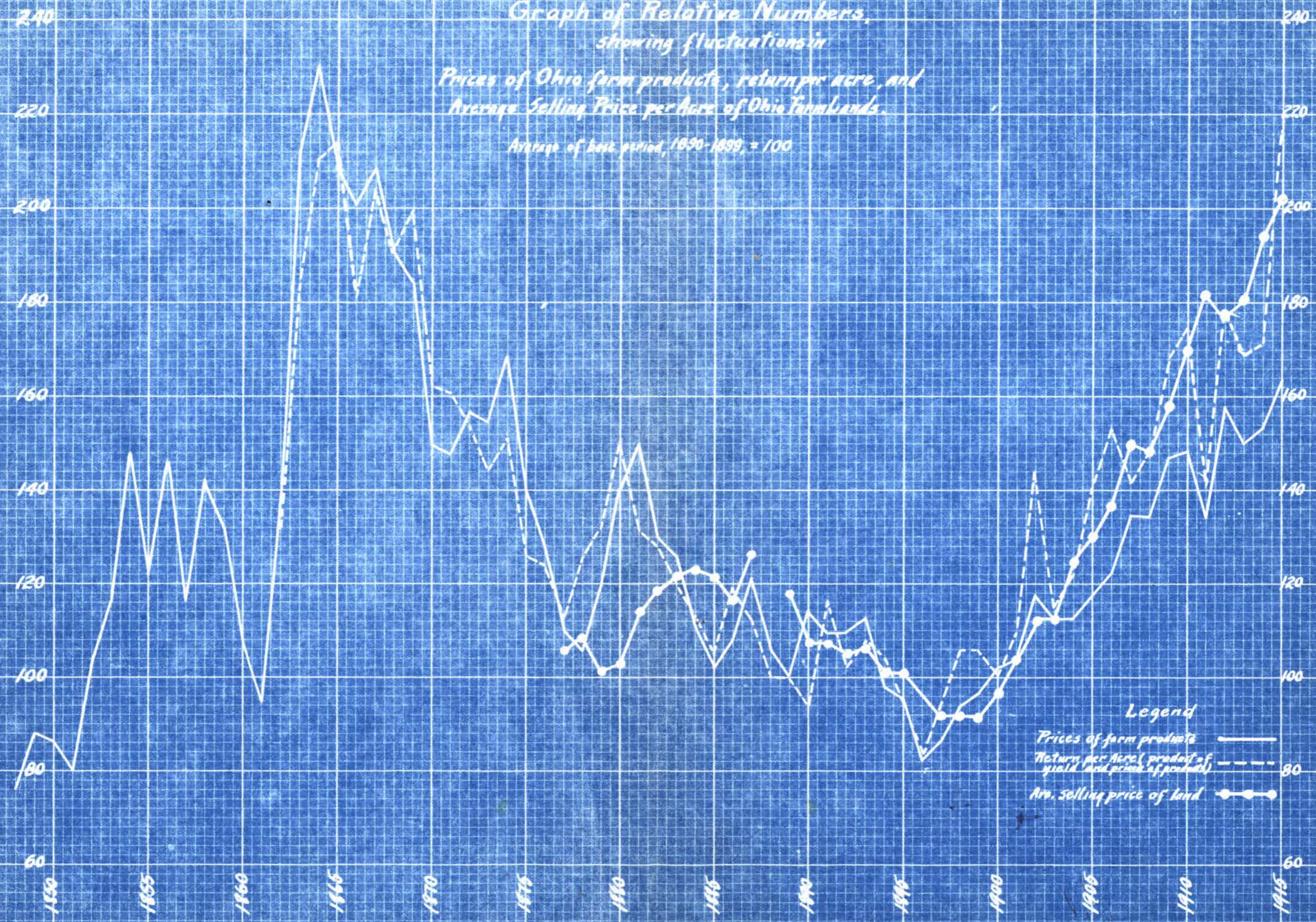
It would have been very desirable if the selling values of farm lands could have been ascertained for the years of 1916 and 1917, to see what effect the unprecedented prices of farm products are having. It is safe to conclude that land values have increased since 1915, but whether in the same ratio as have farm products, is impossible to say. The April crop report of the U. S. Dept. of Agriculture estimates the value of Ohio farm lands and improvements at \$77.00 per acre in 1912, \$91.00 in 1916, and \$95.50 per acre in 1917.

The following table represents the sales of farms in Ohio from 1877 to 1915, showing the number of deeds recorded, total number of acres sold, average price per acre, and relative price, using the average of the 10 year period 1880-1889 as 100.

Sales of Agricultural Land in Ohio, for years  
ending June 30, 1877 - 1915.

| Year                 | Number<br>of deeds | Acres sold | Average price<br>per acre | Relative price<br>(Ave. '90-'99 100) |
|----------------------|--------------------|------------|---------------------------|--------------------------------------|
| 1877                 | .....              | 1,804,820  | \$34.90                   | 105.5                                |
| 1878                 | .....              | 1,816,675  | 36.19                     | 109.4                                |
| 1879                 | .....              | 1,677,216  | 33.50                     | 101.2                                |
| 1880                 | 41,032             | 1,958,775  | 34.10                     | 103.0                                |
| 1881                 | 39,594             | 1,804,401  | 37.98                     | 114.8                                |
| 1882                 | 49,159             | 2,232,741  | 39.04                     | 118.0                                |
| 1883                 | 50,510             | 1,983,437  | 40.63                     | 122.2                                |
| 1884                 | 45,434             | 1,741,194  | 40.85                     | 123.5                                |
| 1885                 | 35,935             | 1,597,130  | 40.36                     | 122.0                                |
| 1886                 | 33,769             | 1,554,944  | 38.33                     | 115.8                                |
| 1887                 | 46,673             | 1,565,160  | 41.94                     | 126.8                                |
| 1888                 | .....              | .....      | .....                     | .....                                |
| 1889                 | 48,717             | 1,598,783  | 39.37                     | 119.0                                |
| 1890                 | 43,320             | 1,662,137  | 35.40                     | 107.0                                |
| 1891                 | 33,890             | 1,530,043  | 35.35                     | 106.9                                |
| 1892                 | 33,622             | 1,530,952  | 34.87                     | 106.4                                |
| 1893                 | 35,691             | 1,523,638  | 35.70                     | 107.9                                |
| 1894                 | 39,149             | 1,491,720  | 33.45                     | 101.1                                |
| 1895                 | 39,570             | 1,495,472  | 33.40                     | 100.9                                |
| 1896                 | 31,485             | 1,459,723  | 31.60                     | 95.5                                 |
| 1897                 | 28,142             | 1,320,775  | 30.35                     | 91.7                                 |
| 1898                 | 33,228             | 1,484,141  | 30.43                     | 91.9                                 |
| 1899                 | 32,438             | 1,489,999  | 30.30                     | 91.6                                 |
| 1900                 | 37,185             | 1,579,639  | 32.00                     | 96.7                                 |
| 1901                 | 37,712             | 1,628,429  | 34.44                     | 104.1                                |
| 1902                 | 41,493             | 1,829,729  | 37.40                     | 115.0                                |
| 1903                 | 42,109             | 2,083,507  | 37.34                     | 112.9                                |
| 1904                 | 40,010             | 1,739,362  | 41.50                     | 125.4                                |
| 1905                 | 37,362             | 1,669,153  | 43.05                     | 130.1                                |
| 1906                 | 37,318             | 1,654,741  | 45.40                     | 137.2                                |
| 1907                 | 38,215             | 1,707,087  | 49.74                     | 150.3                                |
| 1908                 | 31,546             | 1,496,669  | 49.00                     | 148.1                                |
| 1909                 | 31,209             | 1,480,805  | 52.08                     | 157.4                                |
| 1910                 | 31,599             | 1,594,855  | 55.89                     | 168.9                                |
| 1911                 | 29,429             | 1,406,886  | 60.42                     | 182.6                                |
| 1912                 | 23,673             | 1,211,896  | 58.48                     | 176.7                                |
| 1913                 | 22,177             | 1,061,790  | 59.81                     | 180.8                                |
| 1914                 | 23,849             | 1,117,689  | 64.27                     | 194.2                                |
| 1915                 | 23,658             | 1,214,526  | 67.06                     | 202.7                                |
| 1916                 | 19,906             | 1,023,059  | 67.00                     | 202.4                                |
| Average, 1890 - 1899 |                    |            | 33.08                     | 100.0                                |
| 1917                 | 18,764             | 846,647    | 68.14                     | 206.0                                |
| 1918                 | 20,196             | 977,939    | 71.00                     | 215.0                                |
| 1919                 | 21,591             | 1,027,094  | 72.50                     | 220.0                                |
| 1920                 |                    |            | 87.50                     | 264.5                                |

Graph of Relative Numbers,  
 showing fluctuations in  
 Prices of Ohio farm products, return per acre, and  
 Average Selling Price per Acre of Ohio Farmlands.  
 Average of base period, 1890-1899, = 100



Legend  
 Prices of farm products ———  
 Return per Acre (prod of yield and price of product) - - -  
 Avg. selling price of land ●●●

These figures show that in the first part of the decade 1880 to 1890, when the price of land temporarily increased, large numbers of sales were made. Then as the value of land fell the number of acres sold likewise declined; in the three years following 1897, when the price of land remained almost stationary, the amount sold increased. The acreage sold increased until 1903, since which time there has been a somewhat steady decrease. Owners are evidently holding on to their farms, this being the result of the period of prosperity. Since 1910 the largest amount of land sold per County, has been in Paulding, Putnam, Ashtabula, Trumbull, Wayne, Adams, and Scioto (not in order of importance), while the least amount has been transferred in Lucas, Geauga, Franklin, Fayette, Clark and Butler Counties.

It may be stated with certainty that the price of farm products is the most important factor; though it is by no means the only one, affecting land values. By examining the chart of relative numbers it appears that if it were possible to predict future prices of farm products correctly, it would be the trend in the value of farm lands. It is impossible to predict how long the present crisis will continue or what its outcome will be. After the war has been brought to a successful end, prices of farm products will fall in a few years at least; if buyers of farms become over-optimistic as the result of the present high prices they are most sure to lose. If prices fall no lower than they were previous to the war, then farm land values will at least be as high as they were in 1915.

APPENDIX.

Table A. Value of Land and Improvements, per Acre, by Counties: 1850-1910

| County     | 1850  | 1860  | 1870  | 1880  | 1890  | 1900   | 1910   |
|------------|-------|-------|-------|-------|-------|--------|--------|
| Adams      | 13.00 | 19.00 | 16.00 | 17.00 | 18.00 | 16.00  | 25.00  |
| Allen      | 12.00 | 24.00 | 29.00 | 44.00 | 55.00 | 48.00  | 95.00  |
| Ashland    | 21.00 | 37.00 | 44.00 | 44.00 | 55.00 | 40.00  | 62.00  |
| Ashtabula  | 11.00 | 27.00 | 24.00 | 35.00 | 36.00 | 32.00  | 47.00  |
| Athens     | 11.00 | 19.00 | 21.00 | 25.00 | 26.00 | 25.00  | 29.00  |
| Auglaize   | 9.00  | 20.00 | 28.00 | 37.00 | 46.00 | 45.00  | 84.00  |
| Belmont    | 23.00 | 32.00 | 43.00 | 43.00 | 43.00 | 34.00  | 52.00  |
| Brown      | 22.00 | 31.00 | 27.00 | 33.00 | 33.00 | 30.00  | 41.00  |
| Butler     | 38.00 | 61.00 | 72.00 | 70.00 | 53.00 | 50.00  | 75.00  |
| Carroll    | 17.00 | 24.00 | 38.00 | 47.00 | 39.00 | 29.00  | 37.00  |
| Champaign  | 20.00 | 38.00 | 49.00 | 55.00 | 50.00 | 45.00  | 81.00  |
| Clark      | 27.00 | 47.00 | 56.00 | 61.00 | 64.00 | 62.00  | 92.00  |
| Clermont   | 25.00 | 45.00 | 47.00 | 41.00 | 36.00 | 30.00  | 46.00  |
| Clinton    | 22.00 | 40.00 | 42.00 | 44.00 | 48.00 | 46.00  | 82.00  |
| Columbiana | 22.00 | 33.00 | 47.00 | 52.00 | 46.00 | 41.00  | 55.00  |
| Coshocton  | 15.00 | 25.00 | 29.00 | 39.00 | 39.00 | 30.00  | 37.00  |
| Crawford   | 16.00 | 33.00 | 42.00 | 58.00 | 54.00 | 52.00  | 81.00  |
| Cuyahoga   | 24.00 | 47.00 | 69.00 | 81.00 | 99.00 | 120.00 | 205.00 |
| Darke      | 10.00 | 27.00 | 35.00 | 47.00 | 51.00 | 52.00  | 101.00 |
| Defiance   | 11.00 | 18.00 | 26.00 | 36.00 | 45.00 | 42.00  | 81.00  |
| Delaware   | 16.00 | 21.00 | 42.00 | 47.00 | 45.00 | 40.00  | 72.00  |
| Erie       | 24.00 | 37.00 | 66.00 | 72.00 | 74.00 | 64.00  | 99.00  |
| Fairfield  | 22.00 | 36.00 | 46.00 | 51.00 | 52.00 | 46.00  | 77.00  |
| Fayette    | 17.00 | 37.00 | 51.00 | 44.00 | 45.00 | 55.00  | 96.00  |



Table A-continued.

|           | 1850  | 1860  | 1870   | 1880   | 1890   | 1900  | 1910   |
|-----------|-------|-------|--------|--------|--------|-------|--------|
| Franklin  | 24.00 | 45.00 | 54.00  | 71.00  | 70.00  | 82.00 | 115.00 |
| Fulton    | 11.00 | 22.00 | 34.00  | 45.00  | 50.00  | 50.00 | 90.00  |
| Gallia    | 9.00  | 15.00 | 20.00  | 22.00  | 17.00  | 19.00 | 22.00  |
| Geauga    | 16.00 | 28.00 | 37.00  | 38.00  | 32.00  | 34.00 | 50.00  |
| Greene    | 25.00 | 49.00 | 51.00  | 68.00  | 56.00  | 53.00 | 83.00  |
| Guernsey  | 14.00 | 33.00 | 29.00  | 31.00  | 29.00  | 24.00 | 35.00  |
| Hamilton  | 83.00 | 98.00 | 113.00 | 108.00 | 106.00 | 90.00 | 115.00 |
| Hancock   | 12.00 | 27.00 | 33.00  | 54.00  | 57.00  | 50.00 | 96.00  |
| Hardin    | 11.00 | 22.00 | 25.00  | 40.00  | 43.00  | 43.00 | 86.00  |
| Harrison  | 21.00 | 30.00 | 46.00  | 40.00  | 41.00  | 32.00 | 45.00  |
| Henry     | 8.00  | 16.00 | 25.00  | 41.00  | 49.00  | 54.00 | 102.00 |
| Highland  | 19.00 | 33.00 | 32.00  | 29.00  | 25.00  | 30.00 | 46.00  |
| Hocking   | 9.00  | 15.00 | 19.00  | 20.00  | 20.00  | 15.00 | 22.00  |
| Holmes    | 17.00 | 30.00 | 36.00  | 57.00  | 51.00  | 40.00 | 57.00  |
| Huron     | 21.00 | 36.00 | 42.00  | 57.00  | 50.00  | 43.00 | 72.00  |
| Jackson   | 9.00  | 16.00 | 20.00  | 20.00  | 16.00  | 16.00 | 20.00  |
| Jefferson | 31.00 | 35.00 | 50.00  | 48.00  | 42.00  | 32.00 | 43.00  |
| Knox      | 19.00 | 33.00 | 42.00  | 52.00  | 44.00  | 35.00 | 60.00  |
| Lake      | 23.00 | 40.00 | 56.00  | 56.00  | 65.00  | 73.00 | 121.00 |
| Lawrence  | 10.00 | 15.00 | 15.00  | 18.00  | 19.00  | 19.00 | 23.00  |
| Licking   | 12.00 | 42.00 | 43.00  | 45.00  | 37.00  | 37.00 | 59.00  |
| Logan     | 16.00 | 30.00 | 37.00  | 46.00  | 43.00  | 37.00 | 70.00  |
| Lorain    | 19.00 | 31.00 | 47.00  | 48.00  | 56.00  | 52.00 | 76.00  |
| Lucas     | 14.00 | 29.00 | 62.00  | 62.00  | 78.00  | 81.00 | 126.00 |

Table A-continued.

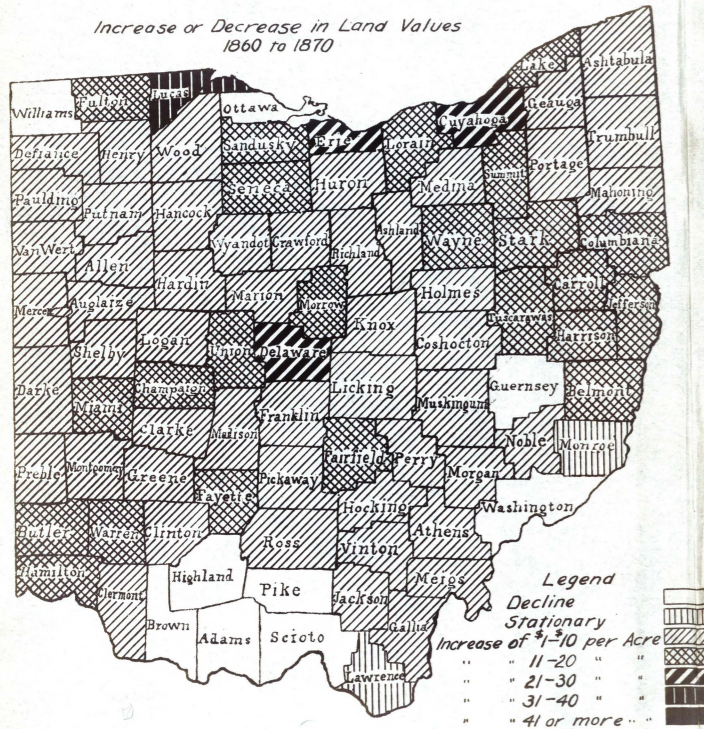
|            | 1850  | 1860  | 1870  | 1880  | 1890  | 1900  | 1910   |
|------------|-------|-------|-------|-------|-------|-------|--------|
| Madison    | 14.00 | 30.00 | 39.00 | 43.00 | 45.00 | 50.00 | 86.00  |
| Mahoning   | 24.00 | 39.00 | 42.00 | 58.00 | 49.00 | 44.00 | 71.00  |
| Marion     | 12.00 | 29.00 | 31.00 | 47.00 | 47.00 | 48.00 | 86.00  |
| Medina     | 21.00 | 34.00 | 43.00 | 53.00 | 51.00 | 44.00 | 62.00  |
| Meigs      | 11.00 | 21.00 | 24.00 | 22.00 | 24.00 | 20.00 | 26.00  |
| Mercer     | 9.00  | 18.00 | 20.00 | 22.00 | 42.00 | 42.00 | 90.00  |
| Miami      | 25.00 | 47.00 | 58.00 | 70.00 | 68.00 | 58.00 | 102.00 |
| Monroe     | 10.00 | 19.00 | 19.00 | 25.00 | 26.00 | 26.00 | 32.00  |
| Montgomery | 30.00 | 66.00 | 69.00 | 84.00 | 74.00 | 71.00 | 128.00 |
| Morgan     | 16.00 | 24.00 | 27.00 | 32.00 | 31.00 | 25.00 | 31.00  |
| Morrow     | 16.00 | 31.00 | 43.00 | 54.00 | 43.00 | 38.00 | 62.00  |
| Muskingum  | 22.00 | 28.00 | 33.00 | 36.00 | 34.00 | 26.00 | 38.00  |
| Noble      | 13.00 | 22.00 | 32.00 | 35.00 | 33.00 | 27.00 | 37.00  |
| Ottawa     | 11.00 | 29.00 | 26.00 | 58.00 | 66.00 | 72.00 | 113.00 |
| Paulding   | 12.00 | 12.00 | 16.00 | 21.00 | 36.00 | 38.00 | 99.00  |
| Perry      | 17.00 | 24.00 | 30.00 | 35.00 | 29.00 | 27.00 | 35.00  |
| Pickaway   | 22.00 | 43.00 | 51.00 | 49.00 | 47.00 | 54.00 | 93.00  |
| Pike       | 12.00 | 19.00 | 16.00 | 16.00 | 16.00 | 15.00 | 21.00  |
| Portage    | 22.00 | 36.00 | 43.00 | 51.00 | 45.00 | 43.00 | 57.00  |
| Preble     | 24.00 | 42.00 | 47.00 | 51.00 | 43.00 | 49.00 | 64.00  |
| Putnam     | 10.00 | 18.00 | 24.00 | 38.00 | 50.00 | 50.00 | 105.00 |
| Richland   | 22.00 | 39.00 | 48.00 | 61.00 | 47.00 | 40.00 | 65.06  |
| Rose       | 23.00 | 24.00 | 34.00 | 37.00 | 35.00 | 33.00 | 56.00  |
| Sandusky   | 15.00 | 30.00 | 44.00 | 66.00 | 69.00 | 70.00 | 101.00 |

Table A-continued.

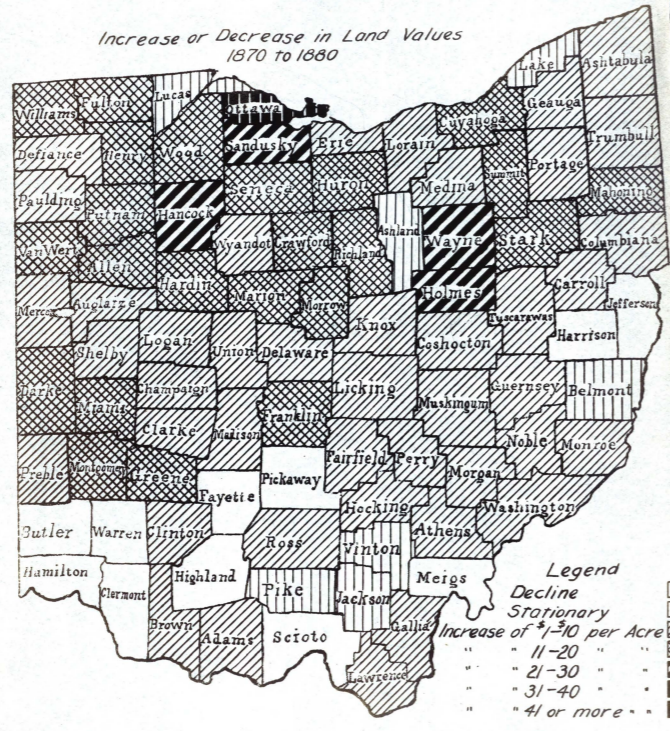
|            | 1850  | 1860  | 1870   | 1880  | 1890  | 1900  | 1910   |
|------------|-------|-------|--------|-------|-------|-------|--------|
| Scioto     | 17.00 | 21.00 | 20.00  | 16.00 | 16.00 | 16.00 | 26.00  |
| Seneca     | 20.00 | 34.00 | 46.00  | 64.00 | 53.00 | 55.00 | 85.00  |
| Shelby     | 14.00 | 24.00 | 31.000 | 37.00 | 43.00 | 40.00 | 82.00  |
| Stark      | 26.00 | 43.00 | 58.00  | 78.00 | 65.00 | 58.00 | 88.00  |
| Summit     | 24.00 | 41.00 | 53.00  | 64.00 | 65.00 | 57.00 | 83.00  |
| Trumbull   | 20.00 | 29.00 | 39.00  | 41.00 | 37.00 | 37.00 | 54.00  |
| Tuscarawas | 16.00 | 25.00 | 38.00  | 43.00 | 45.00 | 36.00 | 48.00  |
| Union      | 12.00 | 22.00 | 38.00  | 40.00 | 45.00 | 42.00 | 77.00  |
| Van Wert   | 8.00  | 16.00 | 22.00  | 33.00 | 45.00 | 47.00 | 100.00 |
| Vinton     | 9.00  | 13.00 | 16.00  | 16.00 | 17.00 | 13.00 | 16.00  |
| Warren     | 36.00 | 44.00 | 61.00  | 57.00 | 41.00 | 47.00 | 69.00  |
| Washington | 11.00 | 28.00 | 25.00  | 28.00 | 26.00 | 26.00 | 34.00  |
| Wayne      | 28.00 | 46.00 | 57.00  | 80.00 | 65.00 | 54.00 | 79.00  |
| Williams   | 10.00 | 43.00 | 29.00  | 41.00 | 49.00 | 43.00 | 73.00  |
| Wood       | 10.00 | 21.00 | 30.00  | 45.00 | 62.00 | 63.00 | 102.00 |
| Wyandot    | 13.00 | 27.00 | 36.00  | 46.00 | 50.00 | 45.00 | 82.00  |

These data show that only a few counties showed no increase in land values at any of the census periods. (only one county may be said to have shown no decrease, i e Paulding). These counties are Cuyahoga, Darke, Paulding, Putnam, Sandusky, Van Wert and Wood. Auglaize and Marion counties might well be classed with these, each having shown a decrease on only \$1 per acre between 1890 and 1900.

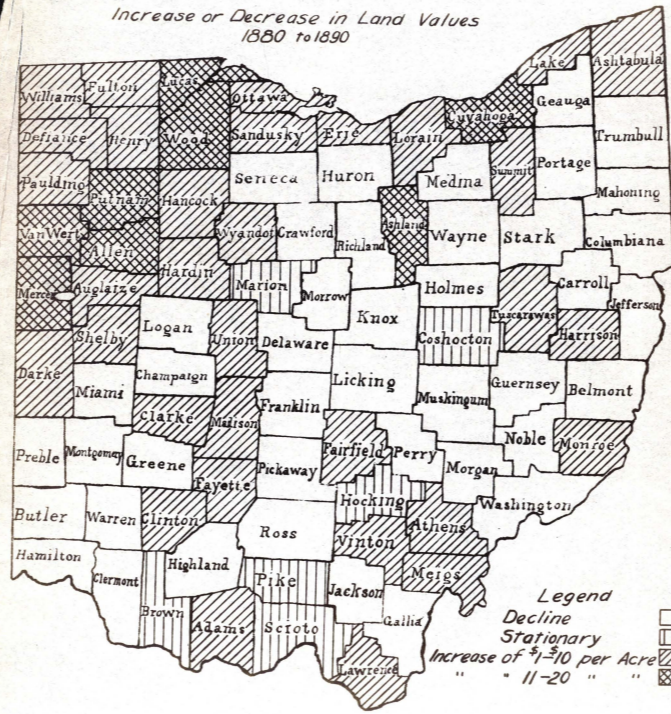
Increase or Decrease in Land Values  
1860 to 1870



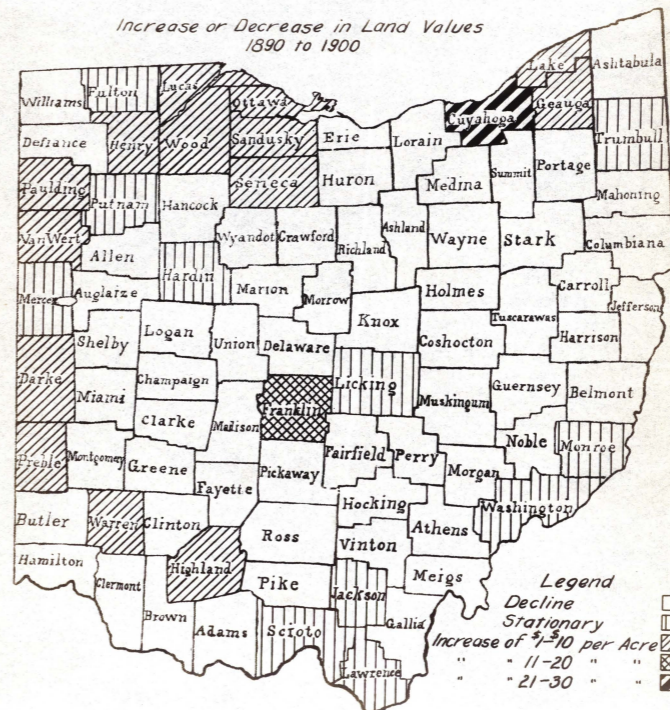
Increase or Decrease in Land Values  
1870 to 1880



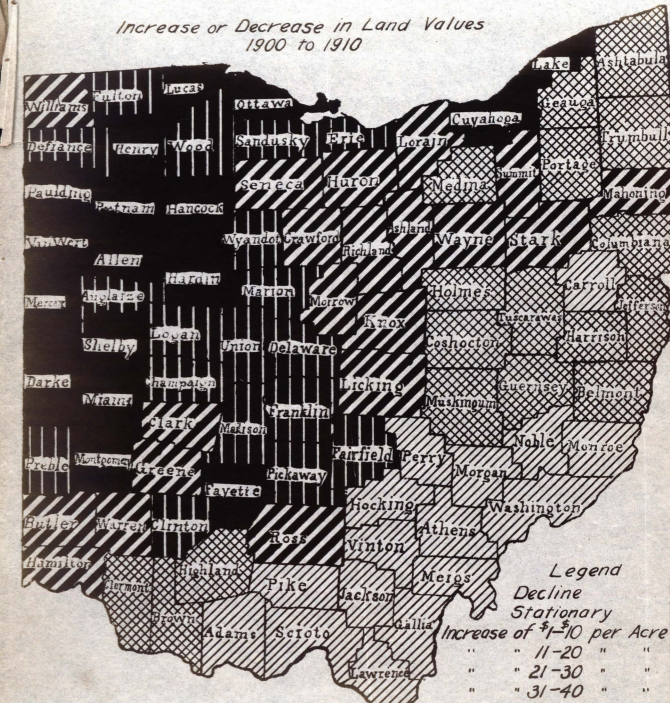
Increase or Decrease in Land Values  
1880 to 1890



Increase or Decrease in Land Values  
1890 to 1900



Increase or Decrease in Land Values  
1900 to 1910



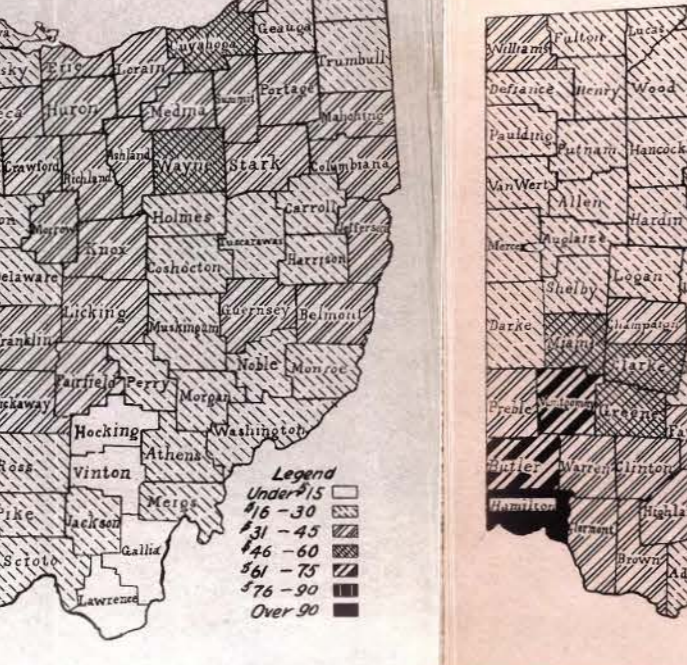
Value of Agricultural Land and Improvements, per Acre

1850



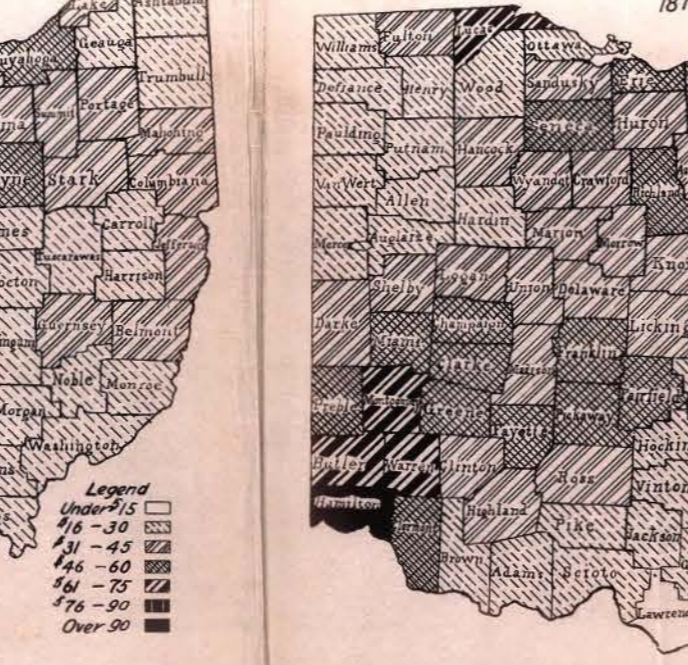
Value of Agricultural Land and Improvements, per Acre

1860



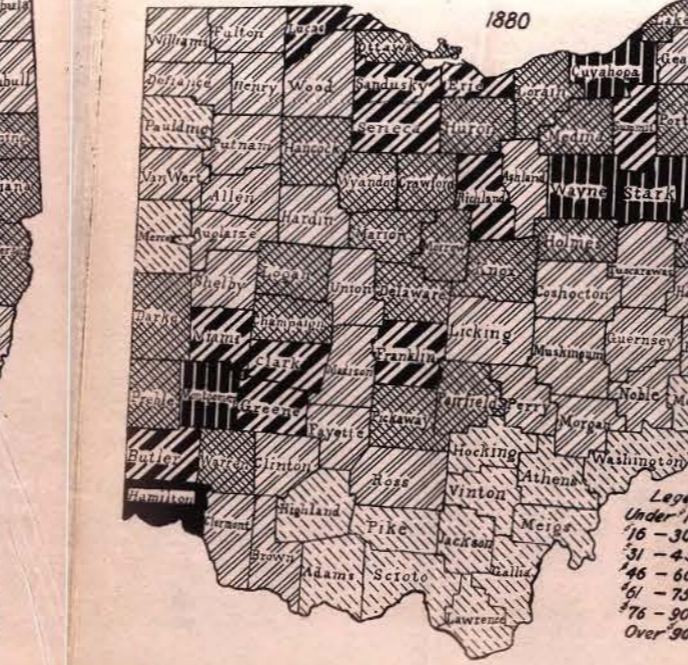
Value of Agricultural Land and Improvements, per Acre

1870



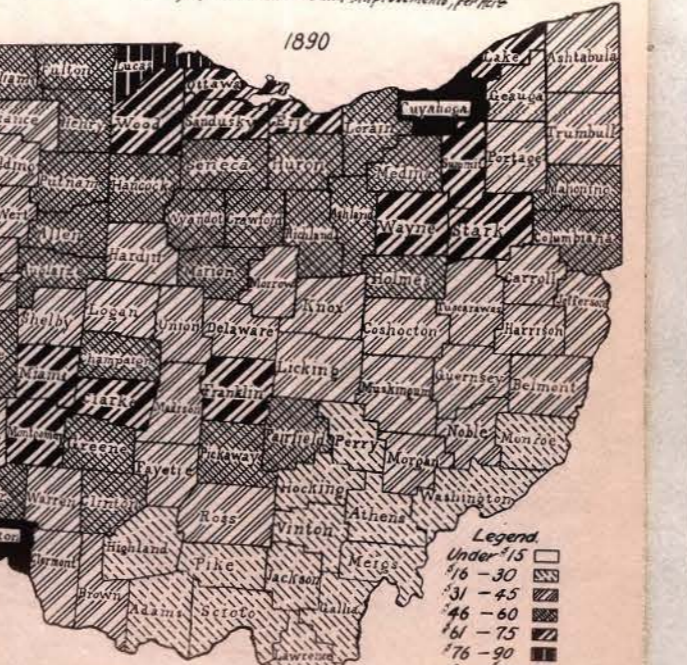
Value of Agricultural Land and Improvements, per Acre

1880



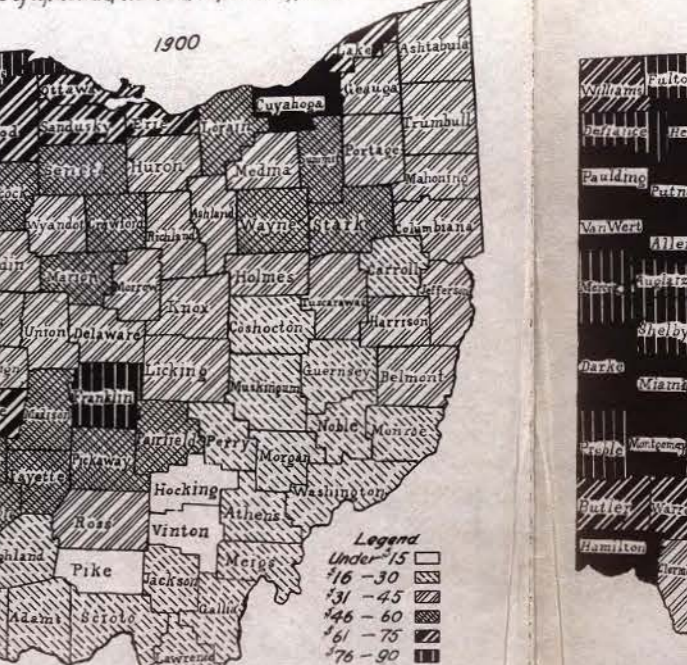
Value of Agricultural Land and Improvements, per Acre

1890



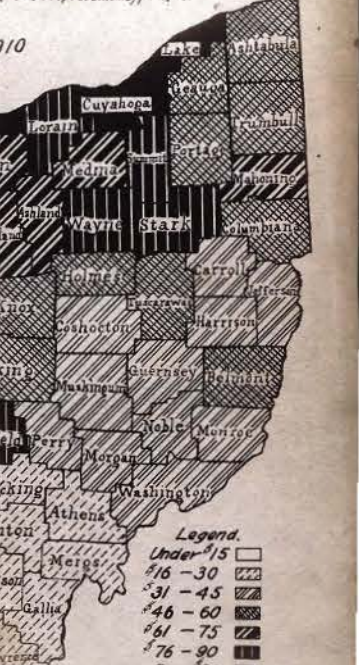
Value of Agricultural Land and Improvements, per Acre

1900



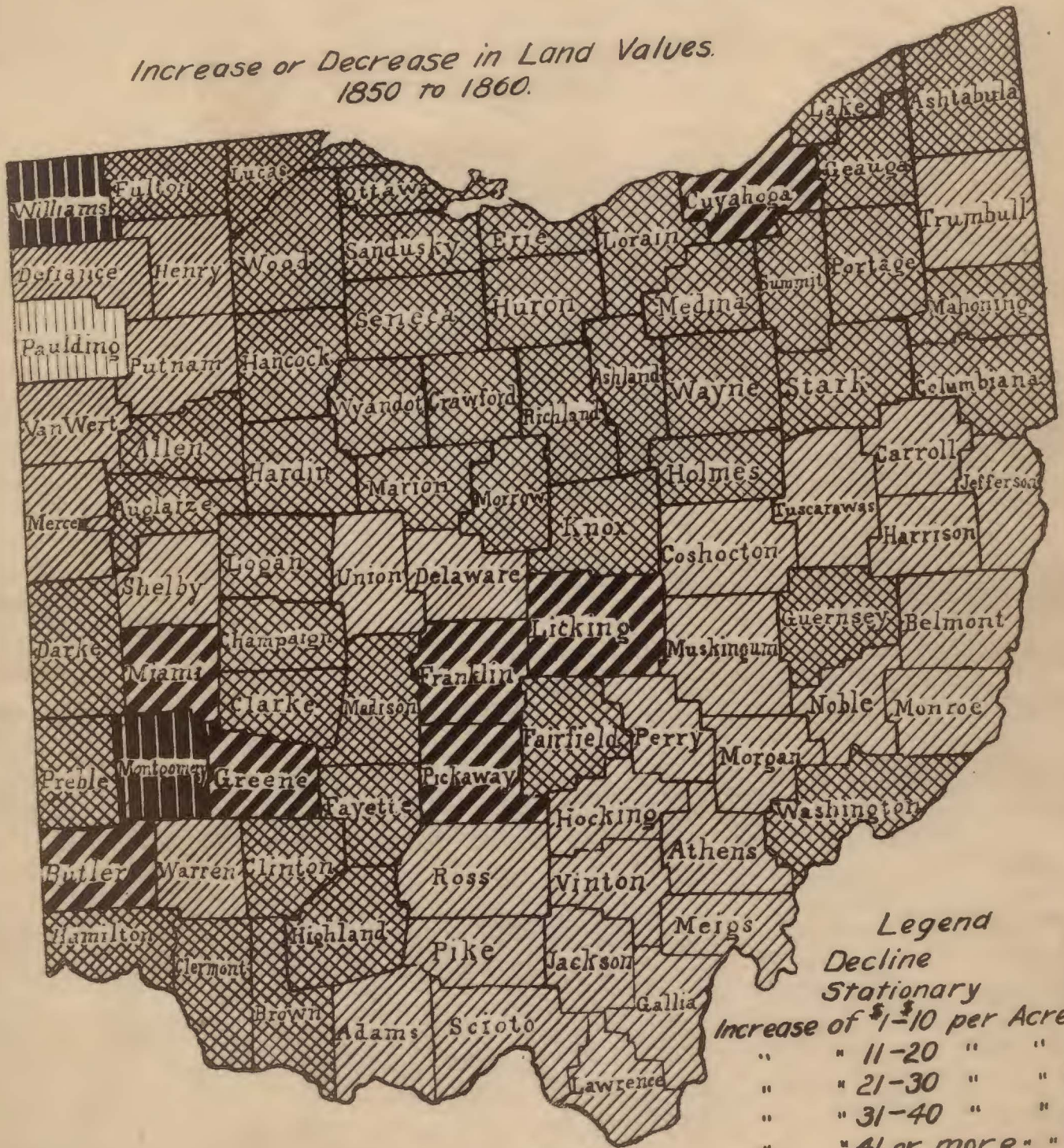
Value of Agricultural Land and Improvements, per Acre

1910



These two sets of maps were compiled from data derived from the U.S. Census Reports, 1850 - 1910. The data for 1870 were converted to the gold basis by multiplying the original figures by 81.7, the average value of the greenback dollar for the twelve months preceding June 1870, the time when the census was taken.

*Increase or Decrease in Land Values.  
1850 to 1860.*



**Legend**

Decline

Stationary

Increase of \$1-10 per Acre

" " 11-20 " "

" " 21-30 " "

" " 31-40 " "

" " 41 or more " "

Table B.

Average annual Wholesale Prices and Unweighted Relative Prices of Ohio Farm Products, 1848 - 1915.

| Year | Hay, per cwt. | Cattle, per cwt. | Sheep, per cwt. | Wool, per pound | Butter, per pound | Cheese, per pound | Corn, per bushel | Wheat, per bu. | Oats, per bu. | Hay, per ton | Tobacco, per pound | Average Relative Price '90-'99 = 100.0 |
|------|---------------|------------------|-----------------|-----------------|-------------------|-------------------|------------------|----------------|---------------|--------------|--------------------|--|
| '48  | 2.70          | ---              | ---             | .36             | ---               | ---               | .28              | .77            | ---           | ---          | ---                | 76.6                                   |
| '49  | 2.33          | ---              | ---             | .25             | ---               | ---               | .39              | .89            | ---           | ---          | ---                | 87.8                                   |
| '50  | 3.20          | ---              | ---             | .37             | ---               | ---               | .39              | .70            | ---           | ---          | ---                | 86.2                                   |
| '51  | 3.76          | ---              | ---             | .42             | ---               | ---               | .31              | .61            | ---           | ---          | ---                | 880.2                                  |
| '52  | 5.05          | ---              | ---             | .37             | ---               | ---               | .42              | .74            | ---           | ---          | ---                | 114.8                                  |
| '53  | 3.53          | ---              | ---             | .56             | ---               | ---               | .48              | 1.19           | ---           | ---          | ---                | 116.8                                  |
| '54  | 3.57          | ---              | ---             | .57             | ---               | ---               | .67              | 1.55           | ---           | ---          | ---                | 148.8                                  |
| '55  | 4.84          | 3.87             | ---             | .37             | ---               | .097              | .42              | 1.27           | .30           | 14.71        | ---                | 122.1                                  |
| '56  | 4.99          | 4.57             | ---             | .47             | ---               | .101              | .59              | 1.18           | .46           | 21.20        | ---                | 146.9                                  |
| '57  | 4.13          | 3.78             | ---             | .52             | .150              | .081              | .42              | .77            | .36           | 13.46        | ---                | 116.3                                  |
| '58  | 5.27          | 4.88             | ---             | .36             | .190              | .082              | .72              | 1.15           | .57           | 15.38        | ---                | 142.6                                  |
| '59  | 4.97          | 3.90             | ---             | .48             | .145              | .085              | .50              | 1.17           | .45           | 17.73        | ---                | 151.9                                  |
| '60  | 4.78          | 3.30             | ---             | .46             | .132              | .078              | .34              | .93            | .27           | 12.62        | ---                | 108.0                                  |
| '61  | 3.53          | 3.24             | ---             | .38             | .125              | .063              | .31              | .86            | .30           | 11.85        | ---                | 93.7                                   |
| '62  | 3.56          | 3.96             | ---             | .45             | .185              | .104              | .53              | 1.04           | .58           | 16.34        | ---                | 136.2                                  |
| '63  | 5.60          | 5.74             | ---             | .80             | .290              | .140              | 1.04             | 1.42           | .79           | 27.16        | ---                | 212.3                                  |
| '64  | 11.70         | 7.45             | ---             | .75             | .350              | .197              | .78              | 1.79           | .53           | 26.00        | ---                | 280.9                                  |
| '66  | 6.02          | 7.28             | ---             | .57             | .265              | .117              | .79              | 2.77           | .57           | 29.76        | ---                | 201.6                                  |
| '67  | 6.60          | 7.27             | ---             | .55             | .365              | .142              | .92              | 2.31           | .69           | 14.80        | ---                | 209.1                                  |
| '68  | 8.42          | 5.63             | ---             | .48             | .329              | .165              | .74              | 1.57           | .64           | 16.42        | ---                | 191.3                                  |
| '69  | 9.46          | 5.85             | ---             | .49             | .283              | .170              | .83              | 1.15           | .54           | 17.43        | ---                | 184.0                                  |
| '70  | 5.50          | 5.02             | ---             | .47             | .246              | .137              | .56              | 1.27           | .46           | 81.45        | .090               | 150.2                                  |
| '71  | 4.36          | 4.74             | 4.41            | .48             | .200              | .145              | .49              | 1.58           | .37           | 20.79        | .130               | 148.1                                  |
| '72  | 3.92          | 4.99             | 4.76            | .78             | .232              | .145              | .43              | 1.56           | .36           | 22.18        | .105               | 156.9                                  |
| '73  | 4.58          | 3.90             | 4.50            | .52             | .270              | .147              | .60              | 1.38           | .48           | 17.16        | .155               | 154.5                                  |
| '74  | 6.99          | 4.31             | 4.89            | .52             | .253              | .140              | .72              | 1.17           | .59           | 20.98        | .165               | 168.2                                  |
| '75  | 7.28          | 3.96             | 4.75            | .50             | .232              | .114              | .52              | 1.10           | .38           | 17.66        | .105               | 141.9                                  |
| '76  | 5.90          | 3.51             | 4.53            | .43             | .187              | .122              | .46              | 1.40           | .37           | 11.67        | .088               | 127.5                                  |
| '77  | 4.20          | 3.04             | 4.07            | .39             | .178              | .109              | .43              | 1.11           | .29           | 92.86        | .080               | 109.6                                  |
| '78  | 2.84          | 2.96             | 4.00            | .37             | .138              | .073              | .38              | .96            | .27           | 10.79        | .145               | 105.2                                  |
| '79  | 4.36          | 2.83             | 4.56            | .32             | .174              | .115              | .42              | 1.16           | .35           | 15.87        | .118               | 119.2                                  |
| '80  | 4.61          | 3.45             | 4.66            | .53             | .220              | .114              | .49              | 1.10           | .38           | 16.36        | .143               | 138.7                                  |
| '81  | 6.24          | 3.98             | 4.91            | .39             | .266              | .114              | .72              | 1.32           | .50           | 17.90        | .109               | 148.9                                  |
| '82  | 6.44          | 3.85             | 4.76            | .33             | .232              | .109              | .56              | 1.05           | .39           | 12.39        | .108               | 129.5                                  |
| '83  | 5.24          | 3.95             | 4.69            | .41             | .242              | .096              | .53              | 1.01           | .34           | 11.62        | .100               | 125.7                                  |
| '84  | 4.44          | 3.53             | 3.99            | .36             | .165              | .092              | .74              | .89            | .32           | 12.81        | .095               | 111.0                                  |
| '85  | 3.81          | 3.24             | 4.13            | .30             | .141              | .094              | .39              | .88            | .30           | 12.16        | .080               | 101.3                                  |
| '86  | 4.28          | 2.98             | 4.10            | .32             | .188              | .112              | .40              | .80            | .29           | 11.17        | .108               | 108.3                                  |
| '87  | 5.18          | 3.04             | 4.58            | .33             | .175              | .104              | .52              | .85            | .33           | 14.79        | .150               | 121.3                                  |
| '88  | 5.15          | 2.84             | 4.46            | .32             | .174              | .097              | .37              | .93            | .26           | 12.74        | .103               | 106.2                                  |
| '89  | 3.74          | 2.90             | 4.84            | .32             | .135              | .090              | .36              | .83            | .27           | 10.56        | .090               | 99.5                                   |
| '90  | 3.64          | 3.28             | 4.83            | .31             | .150              | .096              | .60              | .99            | .48           | 10.58        | .090               | 114.7                                  |
| '91  | 3.90          | 3.17             | 4.79            | .31             | .163              | .102              | .48              | .80            | .33           | 11.25        | .097               | 110.2                                  |
| '92  | 5.05          | 3.22             | 4.86            | .30             | .170              | .100              | .45              | .81            | .33           | 11.10        | .100               | 110.4                                  |
| '93  | 6.90          | 3.61             | 4.20            | .30             | .190              | .102              | .44              | .64            | .32           | 12.55        | .118               | 113.6                                  |
| '94  | 5.10          | 3.35             | 3.10            | .22             | .129              | .096              | .45              | .54            | .35           | 10.95        | .100               | 98.3                                   |
| '95  | 4.35          | 3.85             | 3.30            | .20             | .105              | .090              | .41              | .66            | .27           | 12.70        | .094               | 95.3                                   |
| '96  | 3.50          | 3.40             | 3.15            | .18             | .086              | .088              | .27              | .72            | .20           | 12.20        | .069               | 81.5                                   |
| '97  | 3.30          | 3.54             | 3.78            | .21             | .096              | .091              | .26              | .89            | .21           | 9.80         | .080               | 86.0                                   |



Table B-continued.

| Year | Hogs, per cent. | Cattle, per cent. | Sheep, per cent. | Wool, per pound. | Butter, per pound. | Cheese, per pound. | Corn, per bushel. | Wheat, per bushel. | Oats, per bushel. | Hay, per ton. | Tobacco, per pound. | Average Relative Price '90-99 - 1000 |
|------|-----------------|-------------------|------------------|------------------|--------------------|--------------------|-------------------|--------------------|-------------------|---------------|---------------------|--------------------------------------|
| '98  | 3.85            | 3.70              | 3.87             | .27              | .110               | .087               | .34               | .86                | .27               | 8.67          | .091                | 93.9                                 |
| '99  | 4.05            | 3.85              | 3.77             | .26              | .126               | .107               | .36               | .72                | .27               | 10.10         | .079                | 95.9                                 |
| '00  | 5.10            | 4.00              | 3.72             | .31              | .140               | .110               | .41               | .75                | .25               | 13.95         | .085                | 106.0                                |
| '01  | 5.95            | 3.78              | 3.54             | .26              | .120               | .103               | .52               | .77                | .34               | 13.60         | .079                | 107.0                                |
| '02  | 6.80            | 4.10              | 3.80             | .25              | .155               | .116               | .61               | .80                | .41               | 13.35         | .081                | 117.5                                |
| '03  | 6.05            | 3.50              | 3.80             | .28              | .137               | .114               | .47               | .81                | .37               | 15.40         | .084                | 112.7                                |
| '04  | 5.25            | 3.40              | 3.70             | .31              | .114               | .094               | .51               | 1.08               | .38               | 13.00         | .101                | 112.2                                |
| '05  | 5.35            | 3.45              | 4.45             | .34              | .159               | .126               | .52               | .99                | .32               | 12.10         | .093                | 117.2                                |
| '06  | 6.40            | 3.60              | 4.65             | .35              | .150               | .128               | .48               | .81                | .34               | 15.45         | .089                | 122.2                                |
| '07  | 6.30            | 3.90              | 4.75             | .34              | .177               | .145               | .55               | .89                | .46               | 18.25         | .109                | 134.4                                |
| '08  | 5.75            | 4.05              | 4.10             | .34              | .176               | .135               | .68               | .99                | .51               | 31.50         | .115                | 134.1                                |
| '09  | 7.45            | 4.35              | 4.45             | .36              | .197               | .133               | .57               | 1.24               | .49               | 14.85         | .140                | 146.7                                |
| '10  | 9.15            | 4.60              | 4.55             | .34              | .211               | .169               | .59               | 1.09               | .38               | 18.50         | .119                | 148.1                                |
| '11  | 6.78            | 4.33              | 5.41             | .31              | .118               | .148               | .60               | .98                | .40               | 21.94         | .097                | 133.8                                |
| '12  | 7.69            | 6.94              | 5.82             | .32              | .236               | .173               | .71               | 1.08               | .46               | 22.66         | .105                | 158.8                                |
| '13  | 8.57            | 5.98              | 4.59             | .31              | .234               | .168               | .63               | 1.03               | .39               | 17.79         | .095                | 149.0                                |
| '14  | 8.41            | 6.06              | 4.79             | .29              | .220               | .163               | .73               | 1.02               | .44               | 18.95         | .115                | 153.2                                |
| '15  | 7.38            | 5.61              | 5.65             | --               | .220               | .164               | .75               | 1.33               | .50               | 19.47         | 1117                | 163.5                                |

105  
273  
315  
349  
324  
229

Note-----These data concerning average annual wholesale prices for products, except wool, were secured from Annual Reports of Cincinnati Chamber of Commerce, 1875 to 1915. Up to and including 1891 - 92 prices are for the commercial year ending Aug. 31. since then for the calendar year. The grades represented are: Corn, No. 2 mixed; Oats, No 2. mixed; Wheat, No.2 red winter; Hay, No.1 timothy; Cattle, fair to medium butchers; hogs, average of packing grades; Sheep, good to extra; Cheese, Ohio; Butter, <sup>choice</sup> dairy; Tobacco, medium leaf. The prices for wool (Mauger & Avery's) represent average prices paid in April for fine and coarse washed Ohio wools at Boston. In computing the relative prices, only the unweighted average of which is given above, the years 1890-99 were used as the base period, the average relative price of that period being 100.

Table C.

Average Yields, For Acre, of Leading Crops, Average Relative Yields, and Product of Relative Prices and Relative Yields.

| Year | Average Yields. |          |          |          | Average Relative Yields | Product of Relative Prices and Relative Yields. |
|------|-----------------|----------|----------|----------|-------------------------|---|
|      | Corn            | Wheat    | Oats     | Hay      |                         |   |
| '62  | 33.0 bu.        | 16.0 bu. | 15.0 bu. | 1.50 ton | 97.                     | 132   |
| '63  | 30.0            | 13.2     | 23.0     | 1.00     | 87                      | 185   |
| '64  | 31.0            | 10.2     | 29.0     | 1.30     | 92                      | 211   |
| '65  | 41.5            | 2.5      | 31.7     | 1.66     | 102                     | 214   |
| '66  | 38.0            | 4.5      | 32.0     | 1.30     | 90                      | 181   |
| '67  | 28.7            | 11.6     | 31.1     | 1.40     | 98                      | 205   |
| '68  | 34.0            | 17.0     | 29.0     | 1.30     | 100                     | 191   |
| '69  | 30.1            | 15.5     | 33.0     | 1.44     | 109                     | 201   |
| '70  | 39.0            | 13.8     | 31.0     | 1.30     | 108                     | 182   |
| '71  | 38.5            | 13.9     | 34.7     | 1.22     | 109                     | 161   |
| '72  | 39.5            | 11.7     | 30.0     | 1.00     | 98                      | 154   |
| '73  | 35.0            | 12.0     | 27.0     | 1.05     | 93                      | 144   |
| '74  | 36.0            | 15.0     | 20.5     | .90      | 90                      | 151   |
| '75  | 34.5            | 9.5      | 27.2     | 1.10     | 89                      | 126   |
| '76  | 36.7            | 11.8     | 26.5     | 1.20     | 97                      | 124   |
| '77  | 31.5            | 15.0     | 32.0     | 1.25     | 103                     | 122   |
| '78  | 34.9            | 18.0     | 35.9     | 1.50     | 120                     | 126   |
| '79  | 35.0            | 19.5     | 29.9     | 1.17     | 111                     | 132   |
| '80  | 37.5            | 17.5     | 28.0     | 1.24     | 109                     | 151   |
| '81  | 25.4            | 13.3     | 27.7     | 1.05     | 88                      | 431   |
| '82  | 31.3            | 15.1     | 26.4     | 1.22     | 98                      | 128   |
| '83  | 26.1            | 10.0     | 35.9     | 1.40     | 95                      | 119   |
| '84  | 30.0            | 15.3     | 28.0     | 1.30     | 101                     | 112   |
| '85  | 37.1            | 10.2     | 37.3     | 1.10     | 103                     | 104   |
| '86  | 32.2            | 15.0     | 32.4     | 1.21     | 110                     | 119   |
| '87  | 26.3            | 13.1     | 30.0     | 1.20     | 95                      | 113   |
| '88  | 32.5            | 10.8     | 31.8     | 1.15     | 95                      | 101   |
| '89  | 33.8            | 14.6     | 31.3     | ---      | 100                     | 100   |
| '90  | 25.3            | 12.5     | 18.0     | 1.30     | 82                      | 94  |
| '91  | 32.0            | 17.1     | 31.3     | 1.20     | 106                     | 117   |
| '92  | 29.4            | 13.6     | 26.3     | 1.15     | 93                      | 103   |
| '93  | 25.8            | 14.5     | 28.6     | 1.33     | 95                      | 108   |
| '94  | 27.3            | 19.0     | 30.3     | 1.27     | 105                     | 103   |
| '95  | 32.6            | 13.3     | 31.7     | .58      | 1000                    | 95  |
| '96  | 41.0            | 9.0      | 31.0     | 1.26     | 101                     | 82  |
| '97  | 31.5            | 15.6     | 32.0     | 1.44     | 109                     | 94  |
| '98  | 37.0            | 16.9     | 30.9     | 1.39     | 113                     | 106   |
| '99  | 36.0            | 14.2     | 36.0     | 1.30     | 110                     | 106   |
| '00  | 37.0            | 6.0      | 28.0     | 1.06     | 94                      | 100   |
| '01  | 26.1            | 15.3     | 31.6     | 1.36     | 102                     | 109   |
| '02  | 38.0            | 17.1     | 41.1     | 1.43     | 123                     | 145   |
| '03  | 29.6            | 13.7     | 30.6     | 1.42     | 102                     | 115   |
| '04  | 32.5            | 11.5     | 40.9     | 1.43     | 109                     | 122   |
| '05  | 37.8            | 17.1     | 35.8     | 1.49     | 120                     | 141   |
| '06  | 42.6            | 20.4     | 32.8     | 1.22     | 126                     | 154   |

Table C continued.

| Year | Average Yields |          |          |          | Average<br>Relative<br>Yields | Product of<br>Yield and<br>Prices. |
|------|----------------|----------|----------|----------|-------------------------------|------------------------------------|
|      | Corn           | Wheat    | Oats     | Hay      |                               |                                    |
| '07  | 34.6 bu.       | 16.3 bu. | 22.8 bu. | 1.45 ton | 105                           | 141                                |
| '08  | 38.5           | 16.0     | 26.4     | 1.53     | 111                           | 149                                |
| '09  | 39.5           | 15.9     | 32.5     | 1.43     | 115                           | 169                                |
| '10  | 36.5           | 16.2     | 37.2     | 1.39     | 118                           | 175                                |
| '11  | 38.6           | 16.0     | 32.1     | .98      | 105                           | 141                                |
| '12  | 42.8           | 8.0      | 44.0     | 1.36     | 113                           | 179                                |
| '13  | 37.5           | 18.0     | 30.2     | 1.30     | 113                           | 168                                |
| '14  | 39.1           | 18.5     | 30.5     | 1.13     | 112                           | 172                                |
| '15  | 41.5           | 20.5     | 41.0     | 1.44     | 132                           | 216                                |

Note-----Data concerning average yields of Ohio of these leading crops were secured from the Annual Reports and Year Books of the United States Department of Agriculture. Relative yields were computed, using the period 1890-99 as the base, the average yields of those years being designated 100. Only the unweighted average is given above.

AVERAGE ANNUAL WHOLESALE PRICES AND UNWEIGHTED RELATIVE PRICES OF OHIO  
FARM PRODUCTS, 1850 - 1910

| Year | Hogs<br>per<br>cwt. | Cattle<br>per<br>cwt. | Sheep<br>per<br>cwt. | Wool<br>per<br>lb. | Butter<br>per<br>lb. | Cheese<br>per<br>lb. | Corn<br>per<br>bu. | Wheat<br>per<br>bu. | Oats<br>per<br>bu. | Hay<br>per<br>ton | Average<br>Relative |
|------|---------------------|-----------------------|----------------------|--------------------|----------------------|----------------------|--------------------|---------------------|--------------------|-------------------|---------------------|
| 1850 | \$3.20              | --                    | --                   | \$.45              | --                   | --                   | \$.39              | \$.70               | --                 | --                | 90                  |
| 51   | 3.76                | --                    | --                   | .50                | --                   | --                   | .31                | .61                 | --                 | --                | 100                 |
| 52   | 5.05                | --                    | --                   | .42                | --                   | --                   | .42                | .74                 | --                 | --                | 110                 |
| 53   | 3.56                | --                    | --                   | .62                | --                   | --                   | .48                | 1.19                | --                 | --                | 120                 |
| 54   | 3.57                | --                    | --                   | .57                | --                   | --                   | .67                | 1.55                | --                 | --                | 130                 |
| 55   | 4.84                | \$3.87                | --                   | .43                | --                   | \$.097               | .42                | 1.27                | \$.30              | \$14.71           | 140                 |
| 56   | 4.99                | 4.57                  | --                   | .57                | --                   | .101                 | .59                | 1.18                | .46                | 21.00             | 150                 |
| 57   | 4.13                | 3.78                  | --                   | .60                | \$.150               | .081                 | .42                | .77                 | .36                | 13.46             | 120.1               |
| 58   | 5.27                | 4.88                  | --                   | .42                | .190                 | .082                 | .72                | 1.15                | .57                | 15.38             | 145.8               |
| 59   | 4.97                | 3.90                  | --                   | .60                | .143                 | .085                 | .50                | 1.17                | .43                | 17.73             | 137.1               |
| 60   | 4.78                | 3.30                  | --                   | .52                | .132                 | .078                 | .34                | .93                 | .27                | 12.62             | 110.1               |
| 61   | 2.63                | 3.24                  | --                   | .45                | .125                 | .063                 | .31                | .86                 | .30                | 11.85             | 98.3                |
| 62   | 3.56                | 3.96                  | --                   | .46                | .185                 | .104                 | .52                | 1.04                | .58                | 16.34             | 126.6               |
| 63   | 5.60                | 5.74                  | --                   | .80                | .290                 | .140                 | 1.04               | 1.42                | .79                | 27.16             | 213.4               |
| 64   | 11.70               | 7.45                  | --                   | .78                | .350                 | .197                 | .78                | 1.79                | .53                | 26.00             | 232.7               |
| 65   | 9.57                | 7.55                  | --                   | .80                | .363                 | .193                 | .54                | 2.27                | .57                | 12.63             | 217.6               |
| 66   | 6.02                | 7.28                  | --                   | .65                | .265                 | .117                 | .79                | 2.79                | .57                | 19.76             | 205.6               |
| 67   | 6.60                | 7.27                  | --                   | .60                | .365                 | .142                 | .92                | 2.31                | .69                | 14.80             | 212.3               |
| 68   | 8.42                | 5.63                  | --                   | .50                | .329                 | .165                 | .74                | 1.57                | .64                | 16.42             | 191.0               |
| 69   | 9.46                | 5.85                  | --                   | .50                | .283                 | .170                 | .83                | 1.15                | .54                | 17.43             | 184.7               |
| 70   | 5.50                | 5.02                  | --                   | .48                | .246                 | .137                 | .56                | 1.27                | .46                | 18.45             | 149.2               |
| 71   | 4.36                | 4.74                  | \$4.41               | .50                | .200                 | .145                 | .49                | 1.58                | .37                | 20.99             | 148.1               |
| 72   | 3.92                | 4.99                  | 4.76                 | .80                | .232                 | .145                 | .43                | 1.56                | .36                | 22.18             | 167.6               |
| 73   | 4.58                | 3.90                  | 4.50                 | .56                | .270                 | .147                 | .60                | 1.38                | .48                | 17.16             | 154.9               |
| 74   | 6.99                | 4.31                  | 4.89                 | .56                | .253                 | .140                 | .73                | 1.17                | .59                | 20.98             | 168.3               |
| 75   | 7.28                | 3.96                  | 4.75                 | .54                | .232                 | .114                 | .52                | 1.10                | .38                | 17.66             | 141.1               |
| 76   | 5.90                | 3.51                  | 4.53                 | .46                | .187                 | .122                 | .46                | 1.40                | .37                | 11.67             | 111.1               |
| 77   | 4.20                | 3.04                  | 4.07                 | .45                | .178                 | .109                 | .43                | 1.11                | .29                | 9.86              | 120.1               |
| 78   | 2.84                | 2.96                  | 4.00                 | .40                | .138                 | .073                 | .38                | .96                 | .27                | 10.79             | 100.0               |
| 79   | 4.36                | 2.83                  | 4.56                 | .34                | .174                 | .115                 | .42                | 1.16                | .35                | 15.87             | 120.1               |
| 80   | 4.61                | 3.45                  | 4.66                 | .55                | .220                 | .114                 | .49                | 1.10                | .38                | 16.36             | 120.1               |
| 81   | 6.24                | 3.98                  | 4.91                 | .40                | .266                 | .114                 | .72                | 1.32                | .50                | 17.90             | 120.1               |
| 82   | 6.44                | 3.85                  | 4.76                 | .42                | .232                 | .109                 | .56                | 1.05                | .39                | 12.39             | 120.1               |
| 83   | 5.24                | 3.95                  | 4.69                 | .44                | .242                 | .096                 | .53                | 1.01                | .34                | 11.62             | 120.1               |
| 84   | 4.44                | 3.53                  | 3.99                 | .38                | .165                 | .092                 | .74                | .89                 | .32                | 12.81             | 120.1               |
| 85   | 3.81                | 3.24                  | 4.13                 | .32                | .141                 | .094                 | .39                | .88                 | .30                | 12.16             | 120.1               |
| 86   | 4.28                | 2.98                  | 4.10                 | .33                | .188                 | .112                 | .40                | .80                 | .29                | 11.17             | 120.1               |
| 87   | 5.18                | 3.04                  | 4.58                 | .33                | .175                 | .104                 | .52                | .85                 | .33                | 14.79             | 120.1               |
| 88   | 5.15                | 2.84                  | 4.46                 | .31                | .174                 | .097                 | .37                | .93                 | .26                | 12.74             | 120.1               |
| 89   | 3.74                | 2.90                  | 4.84                 | .33                | .135                 | .090                 | .36                | .83                 | .27                | 10.56             | 120.1               |
| 90   | 3.64                | 3.28                  | 4.83                 | .32                | .150                 | .096                 | .60                | .99                 | .48                | 10.58             | 120.1               |
| 91   | 3.90                | 3.17                  | 4.79                 | .32                | .163                 | .102                 | .48                | .80                 | .33                | 11.25             | 120.1               |
| 92   | 5.05                | 3.22                  | 4.86                 | .29                | .170                 | .100                 | .45                | .81                 | .33                | 11.10             | 120.1               |
| 93   | 6.90                | 3.61                  | 4.20                 | .30                | .190                 | .102                 | .44                | .64                 | .32                | 12.55             | 120.1               |
| 94   | 5.10                | 3.35                  | 3.10                 | .21                | .129                 | .096                 | .45                | .54                 | .35                | 10.95             | 120.1               |
| 95   | 6.35                | 3.85                  | 3.30                 | .16                | .105                 | .090                 | .41                | .66                 | .27                | 12.70             | 120.1               |

AVERAGE ANNUAL WHOLESALE PRICES AND UNWEIGHTED RELATIVE PRICES OF OHIO  
FARM PRODUCTS, 1850 - 1910

| Year | Hogs<br>per<br>cwt. | Cattle<br>per<br>cwt. | Sheep<br>per<br>cwt.  | Wool<br>per<br>lb. | Butter<br>per<br>lb. | Cheese<br>per<br>lb. | Corn<br>per<br>bu. | Wheat<br>per<br>bu. | Oats<br>per<br>bu. | Hay<br>per<br>ton | Average<br>Relative<br>price<br>90 - |
|------|---------------------|-----------------------|-----------------------|--------------------|----------------------|----------------------|--------------------|---------------------|--------------------|-------------------|--------------------------------------|
| 1996 | \$3.50              | \$3.40                | \$3.15                | \$ .19             | \$.086               | \$.088               | \$.27              | \$.72               | \$.20              | \$12.20           | \$                                   |
| 97   | 3.30                | 3.54                  | 3.78                  | .21                | .096                 | .091                 | .26                | .89                 | .21                | 9.80              |                                      |
| 98   | 3.85                | 3.70                  | 3.87                  | .29                | .110                 | .087                 | .34                | .86                 | .27                | 8.67              |                                      |
| 99   | 4.05                | 3.85                  | 3.77                  | .25                | .126                 | .107                 | .36                | .72                 | .27                | 10.10             |                                      |
| 1900 | 5.10                | 4.00                  | 3.72                  | .32                | .140                 | .110                 | .41                | .75                 | .25                | 13.95             | 10                                   |
| 01   | 5.95                | 3.78                  | 3.34                  | .25                | .120                 | .103                 | .52                | .77                 | .34                | 13.60             | 10                                   |
| 02   | 6.80                | 4.10                  | 3.80                  | .25                | .155                 | .116                 | .61                | .80                 | .41                | 13.35             | 12                                   |
| 03   | 6.05                | 3.50                  | 3.80                  | .29                | .127                 | .114                 | .47                | .81                 | .37                | 15.40             | 115                                  |
| 04   | 5.25                | 3.40                  | 3.70                  | .33                | .114                 | .094                 | .51                | 1.08                | .38                | 13.00             | 113                                  |
| 05   | 5.35                | 3.45                  | 4.45                  | .34                | .159                 | .126                 | .52                | .99                 | .32                | 12.10             | 119                                  |
| 06   | 6.40                | 3.60                  | 4.65                  | .34                | .150                 | .128                 | .48                | .81                 | .34                | 15.45             | 122                                  |
| 07   | 6.30                | 3.90                  | 4.75                  | .34                | .177                 | .145                 | .55                | .89                 | .46                | 18.25             | 136                                  |
| 08   | 5.75                | 4.05                  | 4.10                  | .34                | .176                 | .135                 | .68                | .99                 | .51                | 13.50             | 134                                  |
| 09   | 7.45                | 4.35                  | 4.45                  | .36                | .197                 | .133                 | .57                | 1.24                | .49                | 14.85             | 143                                  |
| 10   | 9.15                | 4.60                  | 4.75                  | .34                | .211                 | .169                 | .59                | 1.09                | .39                | 18.50             | 149                                  |
| 11   | 6.75                | 4.33                  | 3.41                  | .31                | .16                  | .145                 | .60                | .95                 | .40                | 21.94             | 136                                  |
| 12   | 7.69                | 6.95                  | 3.52                  | .31                | .236                 | .173                 | .71                | 1.05                | .46                | 22.64             | 162                                  |
| 13   | 8.57                | 5.98                  | 4.59                  | .31                | .234                 | .168                 | .63                | 1.03                | .39                | 17.79             | 154                                  |
| 14   | 8.41                | 6.06                  | 4.79                  | .27                | .22                  | .163                 | .73                | 1.02                | .44                | 16.95             | 157                                  |
| 15   | 7.38                | 5.61                  | 5.65                  | .33                | .22                  | .164                 | .75                | 1.33                | .50                | 19.47             | 142                                  |
| 16   | 9.63                | 6.55                  | 6.79                  | .40                | .271                 | .12                  | .84                | 1.40                | .47                | 15.53             | 155                                  |
| 17   | 15.56               | 8.57                  | 9.25                  | .60                | .357                 | .25                  | 1.65               | 2.20                | .67                | 20.75             | 272                                  |
| 18   | 17.76               | 10.05                 | 10.35                 | .92                | .424                 | .251                 | 1.61               | 2.26                | .75                | 25.54             | 314                                  |
| 19   | 16.35               | 10.65                 | <del>10.35</del> 5.44 | .90                | .518                 | .331                 | 1.64               | 2.41                | .72                | 23.22             | 345                                  |

*Imp me*

*Tobacco*  
 1916 - 123  
 1917 - 174  
 1918 - 368  
 1919 - 282

AVERAGE ANNUAL WHOLESALE PRICES AND UNWEIGHTED RELATIVE PRICES OF OHIO  
FARM PRODUCTS, 1850 - 1910

| Year | Hogs<br>per<br>cwt. | Cattle<br>per<br>cwt. | Sheep<br>per<br>cwt.  | Wool<br>per<br>lb. | Butter<br>per<br>lb. | Cheese<br>per<br>lb. | Corn<br>per<br>bu. | Wheat<br>per<br>bu. | Oats<br>per<br>bu. | Hay<br>per<br>ton | Average<br>Relative<br>price<br>90 - 99 = 100. |
|------|---------------------|-----------------------|-----------------------|--------------------|----------------------|----------------------|--------------------|---------------------|--------------------|-------------------|--|
| 1896 | \$3.50              | \$3.40                | \$3.15                | \$.19              | \$.086               | \$.088               | \$.27              | \$.72               | \$.20              | \$12.20           | \$ 82.5  |
| 97   | 3.30                | 3.54                  | 3.78                  | .21                | .096                 | .091                 | .26                | .89                 | .21                | 9.80              | 86.0   |
| 98   | 3.85                | 3.70                  | 3.87                  | .29                | .110                 | .087                 | .34                | .86                 | .27                | 8.67              | 96.3   |
| 99   | 4.05                | 3.85                  | 3.77                  | .25                | .126                 | .107                 | .36                | .72                 | .27                | 10.10             | 96.8   |
| 1900 | 5.10                | 4.00                  | 3.72                  | .32                | .140                 | .110                 | .41                | .75                 | .25                | 13.95             | 107.4  |
| 01   | 5.95                | 3.78                  | 3.34                  | .25                | .120                 | .103                 | .52                | .77                 | .34                | 13.60             | 108.9  |
| 02   | 6.80                | 4.10                  | 3.80                  | .25                | .155                 | .116                 | .61                | .80                 | .41                | 13.35             | 120.8  |
| 03   | 6.05                | 3.50                  | 3.80                  | .29                | .127                 | .114                 | .47                | .81                 | .37                | 15.40             | 115.6  |
| 04   | 5.25                | 3.40                  | 3.70                  | .33                | .114                 | .094                 | .51                | 1.08                | .38                | 13.00             | 113.4  |
| 05   | 5.35                | 3.45                  | 4.45                  | .34                | .159                 | .126                 | .52                | .99                 | .32                | 12.10             | 119.1  |
| 06   | 6.40                | 3.60                  | 4.65                  | .34                | .150                 | .128                 | .48                | .81                 | .34                | 15.45             | 122.3  |
| 07   | 6.30                | 3.90                  | 4.75                  | .34                | .177                 | .145                 | .55                | .89                 | .46                | 16.25             | 136.6  |
| 08   | 5.75                | 4.05                  | 4.10                  | .34                | .176                 | .135                 | .68                | .99                 | .51                | 13.50             | 134.6  |
| 09   | 7.45                | 4.35                  | 4.45                  | .36                | .197                 | .133                 | .57                | 1.24                | .49                | 14.85             | 143.7  |
| 10   | 9.15                | 4.60                  | 4.75                  | .34                | .211                 | .169                 | .59                | 1.09                | .39                | 18.50             | 149.8  |
| 11   | 6.75                | 4.33                  | 3.41                  | .31                | .16                  | .145                 | .60                | .95                 | .40                | 21.94             | 136.2  |
| 12   | 7.69                | 6.95                  | 3.82                  | .31                | .236                 | .173                 | .71                | 1.05                | .46                | 22.64             | 162.4  |
| 13   | 8.57                | 5.98                  | 4.59                  | .31                | .234                 | .165                 | .63                | 1.03                | .39                | 17.79             | 154.2  |
| 14   | 8.41                | 6.06                  | 4.79                  | .27                | .22                  | .163                 | .73                | 1.02                | .44                | 16.95             | 157.2  |
| 15   | 7.38                | 5.61                  | 5.65                  | .33                | .22                  | .164                 | .75                | 1.33                | .50                | 19.47             | 162.6  |
| 16   | 9.63                | 6.55                  | 6.79                  | .40                | .271                 | .19                  | .84                | 1.40                | .47                | 18.53             | 155.3  |
| 17   | 15.56               | 8.57                  | 9.25                  | .60                | .357                 | .25                  | 1.65               | 2.20                | .67                | 20.75             | 272.7  |
| 18   | 17.76               | 10.05                 | 10.35                 | .92                | .424                 | .281                 | 1.61               | 2.26                | .75                | 26.84             | 314.9  |
| 19   | 16.35               | 10.65                 | <del>10.35</del> 8.44 | .90                | .518                 | .331                 | 1.64               | 2.41                | .72                | 33.22             | 445.7  |

*Imp no*

*Tobacco 1916 - 123  
1917 - 174  
1918 - 365  
1919 - 252*

AVERAGE ANNUAL WHOLESALE PRICES AND UNWEIGHTED RELATIVE PRICES OF OHIO  
FARM PRODUCTS, 1850 - 1910

| Year | Hogs<br>per<br>cwt. | Cattle<br>per<br>cwt. | Sheep<br>per<br>cwt. | Wool<br>per<br>lb. | Butter<br>per<br>lb. | Cheese<br>per<br>lb. | Corn<br>per<br>bu. | Wheat<br>per<br>bu. | Oats<br>per<br>bu. | Hay<br>per<br>ton | Average<br>Relative<br>price<br>90 - 99=100.0 |
|------|---------------------|-----------------------|----------------------|--------------------|----------------------|----------------------|--------------------|---------------------|--------------------|-------------------|---|
| 1850 | \$3.20              | --                    | --                   | \$.45              | --                   | --                   | \$.39              | \$.70               | --                 | --                | 109.3   |
| 51   | 3.76                | --                    | --                   | .50                | --                   | --                   | .31                | .61                 | --                 | --                | 109.6   |
| 52   | 5.05                | --                    | --                   | .42                | --                   | --                   | .42                | .74                 | --                 | --                | 118.9   |
| 53   | 3.56                | --                    | --                   | .62                | --                   | --                   | .48                | 1.19                | --                 | --                | 151.6   |
| 54   | 3.57                | --                    | --                   | .57                | --                   | --                   | .67                | 1.55                | --                 | --                | 168.3   |
| 55   | 4.84                | \$3.87                | --                   | .43                | --                   | \$.097               | .42                | 1.27                | \$.30              | \$14.71           | 124.2   |
| 56   | 4.99                | 4.57                  | --                   | .57                | --                   | .101                 | .59                | 1.18                | .46                | 21.00             | 152.2   |
| 57   | 4.13                | 3.78                  | --                   | .60                | \$.150               | .081                 | .42                | .77                 | .36                | 13.46             | 120.1   |
| 58   | 5.27                | 4.88                  | --                   | .42                | .190                 | .082                 | .72                | 1.15                | .57                | 15.38             | 145.2   |
| 59   | 4.97                | 3.90                  | --                   | .60                | .143                 | .085                 | .50                | 1.17                | .43                | 17.73             | 137.7   |
| 60   | 4.78                | 3.30                  | --                   | .52                | .132                 | .078                 | .34                | .93                 | .27                | 12.62             | 110.9   |
| 61   | 2.63                | 3.24                  | --                   | .45                | .125                 | .063                 | .31                | .86                 | .30                | 11.85             | 98.3  |
| 62   | 3.56                | 3.96                  | --                   | .46                | .185                 | .104                 | .53                | 1.04                | .58                | 16.34             | 136.6   |
| 63   | 5.60                | 5.74                  | --                   | .80                | .290                 | .140                 | 1.04               | 1.42                | .79                | 27.16             | 213.4   |
| 64   | 11.70               | 7.45                  | --                   | .78                | .350                 | .197                 | .78                | 1.79                | .53                | 26.00             | 232.7   |
| 65   | 9.57                | 7.55                  | --                   | .80                | .363                 | .193                 | .54                | 2.27                | .57                | 12.63             | 217.6   |
| 66   | 6.02                | 7.28                  | --                   | .65                | .265                 | .137                 | .79                | 2.79                | .57                | 19.76             | 205.6   |
| 67   | 6.60                | 7.27                  | --                   | .60                | .365                 | .142                 | .92                | 2.31                | .69                | 14.80             | 212.3   |
| 68   | 8.42                | 5.63                  | --                   | .50                | .329                 | .165                 | .74                | 1.57                | .64                | 16.42             | 191.0   |
| 69   | 9.46                | 5.85                  | --                   | .50                | .283                 | .170                 | .83                | 1.15                | .54                | 17.43             | 184.7   |
| 70   | 5.50                | 5.02                  | --                   | .48                | .246                 | .137                 | .56                | 1.27                | .46                | 18.45             | 149.2   |
| 71   | 4.36                | 4.74                  | \$4.41               | .50                | .200                 | .145                 | .49                | 1.53                | .37                | 20.99             | 145.1   |
| 72   | 3.92                | 4.99                  | 4.75                 | .80                | .232                 | .145                 | .43                | 1.56                | .36                | 22.18             | 167.6   |
| 73   | 4.58                | 3.90                  | 4.50                 | .56                | .270                 | .147                 | .60                | 1.38                | .48                | 17.16             | 154.9   |
| 74   | 6.99                | 4.31                  | 4.89                 | .56                | .253                 | .140                 | .73                | 1.17                | .59                | 20.98             | 168.3   |
| 75   | 7.28                | 3.96                  | 4.75                 | .54                | .232                 | .114                 | .52                | 1.10                | .38                | 17.66             | 141.1   |
| 76   | 3.90                | 3.51                  | 4.53                 | .46                | .187                 | .122                 | .46                | 1.40                | .37                | 11.67             | 131.1   |
| 77   | 4.20                | 3.04                  | 4.07                 | .45                | .178                 | .109                 | .43                | 1.11                | .29                | 9.86              | 120.1   |
| 78   | 2.84                | 2.96                  | 4.00                 | .40                | .138                 | .073                 | .38                | .96                 | .27                | 10.79             | 98.3  |
| 79   | 4.36                | 2.83                  | 4.56                 | .34                | .174                 | .115                 | .42                | 1.16                | .35                | 15.87             | 120.1   |
| 80   | 4.61                | 3.45                  | 4.66                 | .55                | .220                 | .114                 | .49                | 1.10                | .38                | 16.36             | 120.1   |
| 81   | 6.24                | 3.98                  | 4.91                 | .40                | .266                 | .114                 | .72                | 1.32                | .50                | 17.90             | 141.1   |
| 82   | 6.44                | 3.85                  | 4.76                 | .42                | .232                 | .109                 | .56                | 1.05                | .39                | 12.39             | 120.1   |
| 83   | 5.24                | 3.95                  | 4.69                 | .44                | .242                 | .096                 | .53                | 1.01                | .34                | 11.62             | 129.0   |
| 84   | 4.44                | 3.53                  | 3.99                 | .38                | .165                 | .092                 | .74                | .89                 | .32                | 12.81             | 119.3   |
| 85   | 3.81                | 3.24                  | 4.13                 | .32                | .141                 | .094                 | .39                | .88                 | .30                | 12.16             | 103.4   |
| 86   | 4.28                | 2.98                  | 4.10                 | .33                | .188                 | .112                 | .40                | .80                 | .29                | 11.17             | 107.5   |
| 87   | 5.18                | 3.04                  | 4.58                 | .33                | .175                 | .104                 | .52                | .85                 | .33                | 14.79             | 119.3   |
| 88   | 5.15                | 2.84                  | 4.46                 | .31                | .174                 | .097                 | .37                | .93                 | .26                | 12.74             | 108.0   |
| 89   | 3.74                | 2.90                  | 4.84                 | .33                | .135                 | .090                 | .36                | .83                 | .27                | 10.56             | 99.8  |
| 90   | 3.64                | 3.28                  | 4.83                 | .32                | .150                 | .096                 | .60                | .99                 | .48                | 10.58             | 116.9   |
| 91   | 3.90                | 3.17                  | 4.79                 | .32                | .162                 | .102                 | .48                | .80                 | .33                | 11.25             | 116.9   |
| 92   | 5.05                | 3.22                  | 4.86                 | .29                | .170                 | .100                 | .45                | .81                 | .33                | 11.10             | 119.1   |
| 93   | 6.90                | 3.61                  | 4.20                 | .30                | .190                 | .102                 | .44                | .64                 | .32                | 12.55             | 112.2   |
| 94   | 5.10                | 3.35                  | 3.10                 | .21                | .129                 | .096                 | .45                | .54                 | .35                | 10.95             | 107.8   |
| 95   | 4.35                | 3.85                  | 3.30                 | .16                | .105                 | .090                 | .41                | .66                 | .27                | 12.70             | 91.9  |

Table B.

Average annual Wholesale Prices and Unweighted Relative Prices of Ohio Farm Products,  
1848 - 1915.

|     |       |       |       |     |       |       |      |      |       |       |       |       |
|-----|-------|-------|-------|-----|-------|-------|------|------|-------|-------|-------|-------|
| '48 | 2.70  | ----- | ----- | .36 | ----- | ----- | .88  | .77  | ----- | ----- | ----- | 51.4  |
| '49 | 2.33  | ----- | ----- | .35 | ----- | ----- | .39  | .89  | ----- | ----- | ----- | 58.9  |
| '50 | 3.20  | ----- | ----- | .37 | ----- | ----- | .39  | .70  | ----- | ----- | ----- | 57.8  |
| '51 | 3.76  | ----- | ----- | .43 | ----- | ----- | .31  | .61  | ----- | ----- | ----- | 53.8  |
| '52 | 5.08  | ----- | ----- | .37 | ----- | ----- | .42  | .74  | ----- | ----- | ----- | 77.0  |
| '53 | 2.56  | ----- | ----- | .56 | ----- | ----- | .48  | 1.19 | ----- | ----- | ----- | 78.3  |
| '54 | 2.57  | ----- | ----- | .51 | ----- | ----- | .67  | 1.55 | ----- | ----- | ----- | 99.8  |
| '55 | 4.84  | 3.87  | ----- | .37 | ----- | .097  | .42  | 1.27 | .30   | 14.71 | ----- | 81.9  |
| '56 | 4.99  | 4.57  | ----- | .47 | ----- | .101  | .59  | 1.18 | .46   | 21.20 | ----- | 98.5  |
| '57 | 4.13  | 3.78  | ----- | .52 | .150  | .081  | .42  | .77  | .36   | 13.46 | ----- | 78.0  |
| '58 | 5.27  | 4.88  | ----- | .36 | .190  | .082  | .72  | 1.15 | .57   | 15.38 | ----- | 95.7  |
| '59 | 4.97  | 3.90  | ----- | .48 | .143  | .085  | .50  | 1.17 | .43   | 17.73 | ----- | 88.5  |
| '60 | 4.78  | 3.30  | ----- | .46 | .132  | .078  | .34  | .93  | .27   | 12.62 | ----- | 72.4  |
| '61 | 2.63  | 3.24  | ----- | .38 | .125  | .063  | .31  | .86  | .30   | 11.85 | ----- | 62.8  |
| '62 | 3.56  | 3.96  | ----- | .45 | .185  | .104  | .53  | 1.04 | .58   | 16.34 | ----- | 91.4  |
| '63 | 5.60  | 5.74  | ----- | .80 | .290  | .140  | 1.04 | 1.42 | .79   | 27.16 | ----- | 142.4 |
| '64 | 11.70 | 7.45  | ----- | .75 | .350  | .197  | .78  | 1.79 | .53   | 26.00 | ----- | 154.9 |
| '65 | 6.02  | 7.23  | ----- | .57 | .265  | .117  | .79  | 2.79 | .57   | 29.78 | ----- | 135.3 |
| '67 | 6.60  | 7.27  | ----- | .55 | .365  | .142  | .92  | 2.31 | .69   | 14.80 | ----- | 140.3 |
| '68 | 8.42  | 5.63  | ----- | .48 | .329  | .165  | .74  | 1.57 | .64   | 16.42 | ----- | 123.3 |
| '69 | 9.46  | 5.85  | ----- | .49 | .283  | .170  | .83  | 1.15 | .54   | 17.43 | ----- | 123.4 |
| '70 | 5.50  | 5.02  | ----- | .47 | .246  | .137  | .56  | 1.27 | .46   | 81.45 | .090  | 100.8 |
| '71 | 4.36  | 4.74  | 4.41  | .48 | .200  | .145  | .49  | 1.58 | .37   | 20.79 | .130  | 99.3  |
| '72 | 3.92  | 4.99  | 4.76  | .78 | .232  | .145  | .43  | 1.56 | .36   | 22.18 | .105  | 105.3 |
| '73 | 4.58  | 3.90  | 4.50  | .52 | .270  | .147  | .60  | 1.38 | .48   | 17.16 | .155  | 103.6 |
| '74 | 6.99  | 4.31  | 4.89  | .52 | .253  | .140  | .73  | 1.17 | .59   | 20.98 | .163  | 112.8 |
| '75 | 7.28  | 3.96  | 4.75  | .50 | .232  | .114  | .52  | 1.10 | .38   | 17.66 | .105  | 95.2  |
| '76 | 5.90  | 3.51  | 4.53  | .43 | .187  | .122  | .46  | 1.40 | .37   | 11.67 | .088  | 85.5  |
| '77 | 4.20  | 3.04  | 4.07  | .39 | .178  | .109  | .43  | 1.11 | .29   | 92.86 | .080  | 73.5  |
| '78 | 2.84  | 2.96  | 4.00  | .37 | .138  | .073  | .38  | .96  | .27   | 10.79 | .145  | 70.4  |
| '79 | 4.36  | 2.83  | 4.56  | .32 | .174  | .115  | .42  | 1.16 | .35   | 15.87 | .118  | 80.0  |
| '80 | 4.61  | 3.45  | 4.66  | .53 | .220  | .114  | .49  | 1.10 | .38   | 16.36 | .143  | 93.0  |
| '81 | 6.24  | 3.98  | 4.91  | .39 | .266  | .114  | .72  | 1.32 | .50   | 17.90 | .109  | 99.9  |
| '82 | 6.44  | 3.85  | 4.76  | .33 | .232  | .109  | .56  | 1.05 | .39   | 12.39 | .108  | 86.9  |
| '83 | 5.24  | 3.95  | 4.69  | .41 | .242  | .096  | .53  | 1.01 | .34   | 11.62 | .100  | 84.3  |
| '84 | 4.44  | 3.53  | 3.99  | .36 | .165  | .092  | .74  | .89  | .32   | 12.81 | .095  | 74.4  |
| '85 | 3.81  | 3.24  | 4.13  | .30 | .141  | .094  | .39  | .88  | .30   | 12.16 | .080  | 67.9  |
| '86 | 4.28  | 2.98  | 4.10  | .32 | .188  | .112  | .40  | .80  | .29   | 11.17 | .108  | 72.6  |
| '87 | 5.18  | 3.04  | 4.58  | .33 | .175  | .104  | .52  | .85  | .33   | 14.79 | .180  | 81.4  |
| '88 | 5.15  | 2.84  | 4.46  | .32 | .174  | .097  | .37  | .93  | .26   | 12.74 | .103  | 71.2  |
| '89 | 3.74  | 2.90  | 4.84  | .32 | .135  | .090  | .36  | .83  | .27   | 10.56 | .090  | 66.7  |
| '90 | 3.64  | 3.23  | 4.83  | .31 | .150  | .096  | .60  | .99  | .48   | 10.58 | .090  | 76.9  |
| '91 | 3.90  | 3.17  | 4.79  | .31 | .163  | .102  | .48  | .80  | .33   | 11.25 | .097  | 73.9  |
| '92 | 5.05  | 3.22  | 4.86  | .30 | .170  | .100  | .45  | .81  | .33   | 11.10 | .100  | 74.0  |
| '93 | 6.90  | 3.61  | 4.20  | .30 | .190  | .102  | .44  | .64  | .32   | 12.55 | .118  | 76.2  |
| '94 | 5.10  | 3.35  | 3.10  | .22 | .129  | .096  | .45  | .54  | .35   | 10.95 | .100  | 65.9  |
| '95 | 4.35  | 3.85  | 3.30  | .20 | .105  | .090  | .41  | .66  | .27   | 12.70 | .094  | 63.9  |
| '96 | 3.50  | 3.40  | 3.15  | .18 | .086  | .088  | .27  | .72  | .20   | 12.20 | .069  | 54.6  |
| '97 | 3.30  | 3.54  | 3.78  | .21 | .096  | .091  | .26  | .89  | .21   | 9.80  | .080  | 57.7  |





1877 - 58.2  
 1878 - 60.4  
 1879 - 55.9  
 1880 - 56.9  
 1881 - 63.4  
 1882 - 65.1  
 1883 - 67.5  
 1884 - 68.2  
 1885 - 67.4  
 1886 - 63.9  
 1887 - 70.0  
 1888 - --  
 1889 - 65.7  
 1890 - 59.1  
 1891 - 59.0  
 1892 - 58.2  
 1893 - 59.4  
 1894 - 55.8  
 1895 - 55.7  
 1896 - 52.7  
 1897 - 50.6  
 1898 - 50.7  
 1899 - 50.6  
 1900 - 53.4  
 1901 - 57.5  
 1902 - 62.4  
 1903 - 62.3  
 1904 - 69.2  
 1905 - 71.8

Land

1906 - 75.8  
 1907 - 83.0  
 1908 - 81.8  
 1909 - 86.9  
 1910 - 93.3  
 1911 - 100.8  
 1912 - 97.6  
 1913 - 100.0  
 1914 - 107.2  
 1915 - 111.9  
 1916 - 120.4  
 1917 - 127.6  
 1918 - 145.3  
 1919 - 150.2  
 1920 - 185.0  
 1921 - 150.2

112 -  
 114 -  
 119 -  
 122 -  
 146 -  
 122 -

86.9  
 84.3  
 74.4  
 67.9  
 72.6  
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 66.7  
 76.9  
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106.5  
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 102.8  
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 124.1  
 183.2  
 211.4  
 234.2  
 217.4  
 153.6

Farm Products