

10 shows that during 1925 white farm owners lacked \$24 of earning 7 percent on their capital. Nothing was received for their labor. White owners who rented additional land (part owners) received \$482 for their year's work in addition to earning 7 percent on their capital. White cash renters and share renters both received more for their labor than owners.

On share-rented farms the farm income of the landlord was greater than the farm income of the operator. This is the reverse of what would be expected, considering the usual method of share-renting. The landlord furnished most of the cash expense and usually got half the crop. However, the tenant usually did not sell his half of the feed crops nor did he sell his half of things ordinarily consumed by his family on the farm. Furthermore, not all tenant-landlord share arrangements were on a fifty-fifty basis.

The average age of white owners was much higher than that of part owners or tenants. Of the owners, only 37 percent were under 50 years old, while 61 percent of the part owners and 62 percent of the tenants were under 50 years of age. Apparently many owners were living partly on the capital which they had accumulated during their younger years.

Another very important point is evident from Table 10. Landlords are frequently accused of profiteering on the tenant's labor. Facts shown in the table disprove this common accusation and show that landlords do not always earn the current rate of interest on their investment. When prices are low, the landlord may not have any return on his capital. A tenant can take advantage of a landlord just as well as the landlord can take advantage of the tenant. There is a great need for a better understanding between landlords and tenants. This is one of the outstanding farm problems in Jackson County.

EDUCATION

The problem of education in rural areas is an extremely vital one. Many studies have shown that farmers with the most education earned the highest returns. Part of this increased income is due to the same urge that caused the individual to attain an education. But it stands to reason that the farmer would receive some help from an education in the selection, management and operation of his farm.

As shown in Table 11, very few of the operators of the 499 farms investigated in 1925 had ever attended high school. Less