

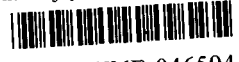
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CALIFORNIA FARM TENANCY AND METHODS OF LEASING

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INTRODUCTION

Tenanting of farm lands is a firmly established practice in California agriculture. Extensive areas of the state are in possession of owners who do not care to sell at prices they can obtain or are either unable or unwilling to attempt to personally operate their holdings. Owners so situated find in tenancy a means of obtaining some income, a relief from farm labor difficulties, a possibility for larger returns, and a chance to move to other localities to provide better educational facilities for their children or more acceptable living conditions for themselves.

Tenancy relieves owners who are engaged primarily in other businesses and who are disinclined to give the time and attention required to direct farming operations. It provides a means of utilizing lands while being held for higher prices or until the time is opportune for subdividing and selling, or which are being retained for ultimate uses other than farming, such as power sites, mineral claims, or forest plantings. Tenancy is commonly utilized in connection with lands included in estates pending final court decrees permitting distribution, and lands inherited by women and children. Tenancy provides a way to greater freedom for men who desire to farm for themselves but who do not possess sufficient capital to purchase. It is a means, also, by which beginners in agriculture and new-comers to California may test their abilities prior to actual purchase. Yet it is possible that tenancy may increase to such an extent as to become a social and economic menace.

It is the purpose of this publication to set forth: (1) something of the tenant situation as it affects the social and economic welfare of California, (2) a description of leasing methods in use in various agricultural sections of the state, (3) a suggestion concerning ways of determining proper division of income between landlord and tenant, and (4) items to be considered in drawing up leases.