

A Rural Social Survey of Lone Tree Township, Clay County, Iowa



Birdseye view of some of the farms in Lone Tree township.

AGRICULTURAL EXPERIMENT STATION
IOWA STATE COLLEGE OF AGRICULTURE
AND MECHANIC ARTS

RURAL SOCIOLOGY SECTION

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PREFACE

Agriculture is still our chief business, but the study and practice of agriculture should be something more than a mere study or examination of economic problems. It should be a study or examination of the educational, moral, political, religious and social conditions as well, for each of these has a vital relationship with all other activities of men in the open country. It is true that upon good farming wait all other institutions in the country, such as good homes, good schools, good churches, good roads, and the many other rural co-operative enterprises, but it is to foster and improve these that husbandry is itself fostered in the country. In other words, good farming is a means while good living is the end, which rural people rightly set as the goal of their achievement. This study is therefore not concerned especially with a study of husbandry in the country but rather with an investigation of the institutions that wait upon good business in farming. It aims at a true-to-life portrayal of the present status of these institutions as they are found in the township with a view to offering some constructive basis for their greater development and improvement.

Note: The data for this bulletin were collected in the summer of 1916, but due to conditions brought on by the war the publication of the bulletin has been delayed.

The author is greatly indebted to his field assistant, the members of the survey committee, Mr. Ira Baker of Everly, all of the families of the township, and the county agriculturist, W. A. Posey, for invaluable assistance and co-operation in the collection of the data and in the furnishing of the information which have made the study possible.

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A RURAL SOCIAL SURVEY OF LONE TREE TOWNSHIP

Clay County, Iowa

By Geo. H. Van Tungeln, assisted in field work by W. A. Brindley

PURPOSE OF THE SURVEY

“The philosophy of the survey,” says Paul W. Kellogg, expert in social surveys, “is to set forth before the community all the facts that bear on a problem, and to rely upon the common understanding, the common forethought, the common purpose of all the people as the first great resource to be drawn upon in working that problem out. Thus conceived, the survey becomes a distinctive and powerful implement of democracy.” In other words, the survey aims to get at the truth about the community and then make that truth known. This does not necessarily imply that there is something seriously wrong with the community studied, or that its conditions are worse than those of other communities. A community may be studied with the view of gaining foresight from it that will be invaluable in directing thought and activity in other communities as well as serve as a practical and scientific basis for its own higher development and greater improvement. To render this dual service was the chief thought the author and the College had in view in making this particular survey.

This is an age, not of rural wealth but of a rural people, well-to-do. Such people already know quite well how to meet the first of the two big problems that all people must meet, the problem of getting a living. It is only natural, therefore, that this people should now be much concerned about how to put more joy *into* the getting of that living and how to get more joy *out of* that living. The rural population is earnestly and honestly seeking more light to guide it in working out the second problem that all must meet, the problem of living with and among one's fellow-men. It is asking what the rural people can do to make life mean more to themselves. And, how can they do it? To answer this dual question not mere theorizing, social prospecting and indulgence in sweeping generalizations, but more gathering of facts and piling up of actualities is needed. It is with the hope that this study may serve in this capacity to both the people of Lone Tree Township and to people of other communities, who are seeking to find an answer to this dual question, that it is offered to the public.

METHOD OF STUDY

The author, or his field assistant, personally interviewed each family in the township and secured the data with reference to each family on a separate blank. The officers of the various organizations and institutions were also personally interviewed. From these men and women was secured the information concerning all activities of the community not properly listed under the information collected from the individual families.

The facts listed below, unless otherwise stated, are a compilation of the data thus collected.

HISTORICAL SKETCH OF CLAY COUNTY AND LONE TREE TOWNSHIP

Creation of Townships: "The first action relating to townships was taken December 3, 1859, when it was ordered by County Judge C. C. Smelter, "that the whole of Clay county be divided into or recognized as one civil township, to be known as Clay." October 15, 1860, Douglass township was created, embracing nearly one-half of the county. September 19, 1861, Sioux township, which included the four western congressional townships, was set off.¹

Clay County is at present comprised of 16 townships of 36 sections each. Of these, Peterson township is the oldest, and dates its birth from 1871. This township was also the first part of the county to be settled. The town of Peterson, located in the southern part of the township, was the first county seat of the county. It was moved from Peterson to Spencer, the present county seat, in 1871.

LONE TREE TOWNSHIP

Township 96 North, Range 38 West, was duly constituted Lone Tree township on October 15, 1877.

The first settlement in what is now this township was made by J. W. and S. B. Crist, May, 1870. These men settled on section 2 on what is known as the Lone Tree Farm. "It was so named because at that time it was the only farm which contained a tree. This tree was a large elm, and could be seen afar off. The township received its name from this tree."¹

The Crist brothers were soon followed by James Johnson, H. Wetmore, William Shaffer, and David Arledge. Then there was a cessation for a time. After this cessation came the planting of the Village of Everly followed by a rather rapid settlement of the entire township.¹

SCOPE AND LOCATION

The area included in this study comprises a civil township, exclusive of the one incorporated village which lies within the township. The township also comprises a consolidated school district.

For exact area covered by this study, see map on page 223.

¹ Gillespie and Steele: History of Clay County, pp. 51-66.

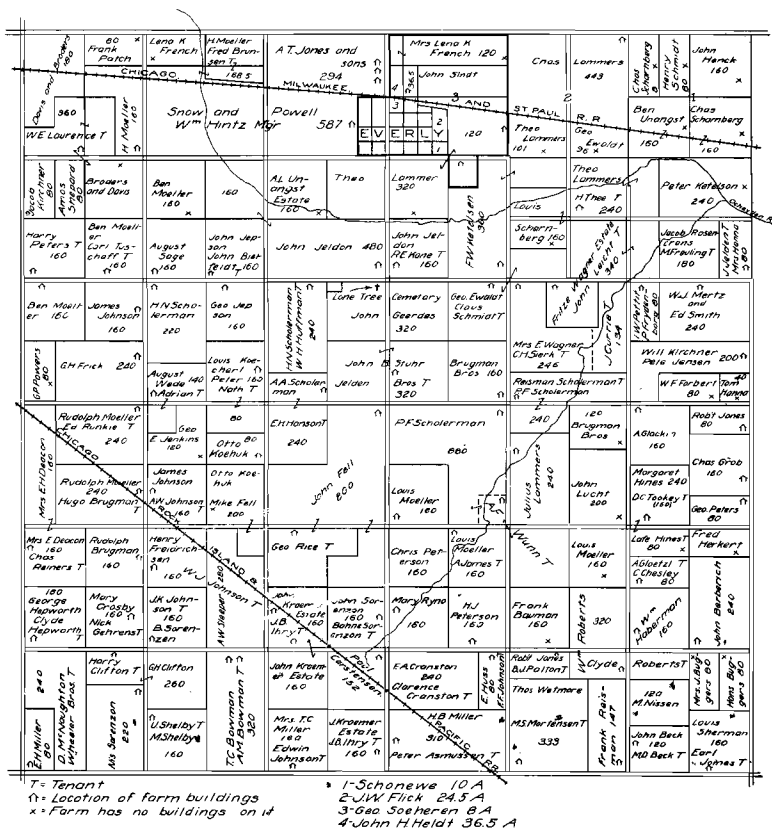


Fig. 1. Map of Lone Tree township, showing size and location of the farms.

MEANS OF COMMUNICATION AND TRANSPORTATION

Every farm house in the township has the services of the daily rural free delivery mail routes. In addition to the mail service there is a telephone in 74 of the 85 farm houses in the township.

Two railroad lines pass thru the township. The main line of the western branch of the Chicago, Milwaukee & St. Paul crosses the north end of the township. This line passes thru the village of Everly, and at this place is located the only railroad station in the township. The Chicago and Rock Island cuts across the southwest corner of the township. On this line there is a station just beyond the western boundary of the township in Buena Vista County and another one mile south of the township, directly south of Section 36. At each of these stations there is a very small village.

All of the section lines in the township, except a few miles in

the northeast corner, are marked with public roads or highways. Two county highways cross the township. One of these runs east and west, two miles from the north end of the township, and the other runs thru the center of the township north and south. The greater parts of these county roads are graveled and well drained. Some of the township roads are so little used that they look like wild grass meadows. Instead of merely mowing the weeds and grass along the sides of these roads, in compliance with the state law, it is necessary to mow the weeds and grass on them also, and this is done. Clay County is one of the leaders in mileage of gravel roads in the state.

POPULATION AND CONJUGAL CONDITIONS

The 1910 Federal Census, supplement for Iowa, gives the state of Iowa a population density of 40 persons per square mile. For the rural state it is 27.8 persons per square mile. Clay County has a rural density of 17.3 per square mile. The 1915 Census of Iowa, classing as rural those who do not live in incorporated places, gives Clay county a rural density of 15.1 per square mile.¹ The 1915 census of Iowa also gives Lone Tree Township, exclusive of the incorporated village of Everly, a population of 405. The density of population for Lone Tree township, exclusive of the village population, is about 14 persons per square mile.

Our data, so far as they pertain to the population, were a study on the family basis. In this was included all members of the family now living, whether they were living in the township or not. There were also some duplications, arising from cases where parents and children now comprise different families, but both living in the township. On this basis we found the population, including hired help, but excluding all other persons living with farmers' families, to be 482.

COUNTRY OF BIRTH

Of the owner operators in the township 19 were born in the United States and 11 in Germany.² Eighteen operators' wives were born in the United States, 9 in Germany, and 1 in Ireland. The country of birth for the tenants is as follows: United States 30, Germany 19, Denmark 4, and Sweden 2.³ Of the tenants' wives 27 were born in the United States, 16 in Germany, 3 in Denmark, and 2 in Sweden.

Twenty-eight of the 29 male owners in the township are married, and 48 of the 55 male tenants are married.

The average age, at the time of marriage, of tenants in the township was found to be three years less than that of all land owners, at the time of their marriage. The average age of ten-

¹ Census of Iowa, 1915, p. XXIV.

² One of these operators is a woman and one has no wife.

³ Seven tenants have no wives.

Note: As noted from the above figures the population is, for the most part, native born. However, the population is largely of German descent. There is quite a large German-Lutheran element in the township.

ants, at the time of marriage, was 24 years and 9 months. The average age of the farmer's wife is about 4 years less than that of the farmer.

The average size of the owner operator's family in the township is $6\frac{1}{3}$ persons and for tenants it is $4\frac{3}{5}$ persons.

HOW GENERALLY DO FARMERS' DAUGHTERS MARRY FARMERS
AND HOW GENERALLY DO FARMERS' SONS
STAY ON THE FARM?

There are 81 children 20 years of age or over in the township, 47 males and 34 females. Thirty-seven of the males, or $79\frac{7}{49}$ pct., and 28 females, or $82\frac{6}{17}$ pct., are now on the farm, or stated that they expected to go back to the farm. Of the 34 females 21 are married. Of the females married 15, or $71\frac{3}{7}$ pct., are married to farmers.

The older farmers of the township are of the opinion that there is a very noticeable tendency for a larger proportion of the farm boys of the township to remain in the agricultural profession. In view of the above figures one is led to believe that this is probably true.

ECONOMIC CONDITIONS

Loue Tree township and the neighboring townships are great hog, cattle and sheep raising sections. There are a few large



Fig. 2. James Johnson and wife, who were among the first settlers in Lone Tree township.

feeders in this section of the county. While the writer and his field assistant were collecting data, one man in the township shipped to Chicago over \$10,000 worth of hogs, while another man who lives just north of the township shipped out \$33,000 of cattle in one shipment. The township has been known to ship out 32 carloads of stock at one time. It is stated by the railroads that the village of Everly is one of the largest live stock shipping points in Iowa. Many of the farmers have purebred hogs, sheep or cattle; some have two of the three and a few all three. There is, however, little dairying or dairy interest. Many farmers are enthusiastic over silos and several expect to build silos soon.

One farmer in this township is said to have reported to the government for income tax an income of \$17,000 per annum. He is said to have even a larger amount than this invested in farm machinery. The same man owns over 800 acres of land in this township alone.

A considerable number of the farms are mortgaged. This is chiefly due to the fact that these farmers buy more land as soon as they have one farm paid for and before they get enough more money ahead to pay all cash for their new purchase. Men who know say that the farmers of this township are plungers, but that they invest in land and livestock almost exclusively. A considerable number buy Dakota land. The bankers of the village serve as their bookkeepers. It is said there is but one man in the township who does not deposit his money in a bank. The average rate of interest on the farm mortgage is $5\frac{1}{2}$ pct., and the average time these mortgages run is about 10 years. With plenty of cheap money available some of the men fear that there is a danger of getting too much credit and of going in debt too heavily.

The business men of the village of Everly say that they do a big credit business, and that the wealthiest farmers ask for the most credit. These men usually ask for a year's time. Very little money is lost, however, in doing this credit business.

The largest land holding in the township is 892 acres. The smallest farm is 80 acres. The largest tract operated by one man is 652 acres. The farm is operated by the owner.

DISTANCE FROM TRADING CENTER

The average distance to the family's chief trading center is 2.4 miles. The nearest railroad station is the same distance.

RELATIONSHIP OR KINSHIP BETWEEN TENANTS AND LANDLORDS

The relationship between tenants and landlords runs as follows: One brother; 2 brothers-in-law; 10 sons-in-law; and 1 nephew, or a total of 14 tenants, or 25 pct., who are closely related to their landlords.

TABLE I. ECONOMIC CONDITIONS. SIZE AND OPERATION OF FARMS

Farms with residences	Operated by owners		Operated by tenants		Average size of farm in acres	Average size of farm operated by owner in acres	Average size of farm operated by tenant in acres	Average size of farm operated by one-half owner	Average size of farm rented by tenant, and holdings of tenant also operated by him				Average size of farm rented by tenant, and holdings of tenant, but which holdings are not operated by him				
	No.	Pct.	No.	Pct.					Rented		Holdings		Rented		Holdings		
Township	No.	Pct.	No.	Pct.				No.	Size	No.	Size	No.	Size	No.	Size	No.	Size
1916	85	35.29 ¹	55	64.71	226.3	253.7	211.4	1 ⁷	240	2 ⁸	270	2	140	5	266.5 ⁹	5	114.4
Clay Co.																	
1900	1,684 ¹	953	56.6	715 ⁴	42.5	204.84	204.87 ⁴	205.04 ⁴									
1910	1,668 ²	906	54.3	754 ⁴	45.2	201.4	196.39 ⁴	205.84 ⁴									
1915	1,651 ³	826	50.03	825	49.97	203.2	203.175	203.177									
State																	
1900	228,622 ⁵	147,305	64.4	79,736 ⁴	34.9	151.22	151.15	163.75									
1910	217,044 ⁶	133,033	61.3	82,115 ⁴	37.8	156.3	151.98	161.07									
1915	199,755 ³	117,748 ⁹	59.0	82,007	41.0	164.0	144.2	194.6									

¹ Computed from the 1910 Federal Census, Supplement for Iowa, pp. 650-660, this also includes 16 farms which are in the hands of managers.

² 1910 Federal Census, Abstract for Iowa; this also includes 9 farms operated by managers.

³ Taken from 1915 Census for Iowa, pp. 641-643. Here it must be remembered that this omits all farms that contain less than 10 acres.

⁴ Computed from Federal Census, 1910, Supplement for Iowa, pp. 648-660, and excluding farms operated by managers.

⁵ Including farms operated by managers.

⁶ Census of Iowa, p. CXV.

⁷ This farmer is included with owners of first column.

⁸ If these two farmers were added to the owner class, as is done in the Federal census where there is only a twofold classification, that of owners and tenants, then the rate of tenancy would be somewhat less here, or 62.35 pct. and ownership 37.64 pct. Since these two farmers live on the rented part of the farm they operate they have been counted in with the tenants for the calculations in the above table.

TENANTS EXPECT TO BECOME LAND OWNERS

Of the tenants who do not own land 77 pct. stated that they expected to become land owners. Of these $56\frac{1}{4}$ ¹ pct. expect to become owners thru purchase, or thru purchase and inheritance, and $20\frac{5}{6}$ pct. by inheritance, only.

TABLE II. LANDLORDS AND LANDHOLDINGS

No. of landlords ¹	No. of landlords still farming	No. of landlords still farming in the township	Average holdings in acres of these 8 landlords in the township	No. of landlords retired	No. of re-tired on farm in township	No. of re-tired landlords who once lived on farm in township	Average holdings in acres of re-tired landlords in the township
54 ²	12	8 ³	571.5	19	2	12	251.34

From table II it will be observed that the largest land holders are men who are both landlords and owner-operators, that is, men who own two or more farms, one of which is operated by the owner and the others are rented. The second largest land holders are the retired-farmer landlords. Table III shows the comparative ages of the land holders.

TABLE III. AGE OF OPERATORS AND PERIOD OF OPERATION

Average age of owner-operators		Average age of tenants		Average age of landlords		Average age of landlords still farming		Average age of retired landlords		Average time owner-operators have been farming		On present farm		Average time tenants have been farming		On present farm	
Yrs.	Mos.	Yrs.	Mos.	Yrs.	Mos.	Yrs.	Mos.	Yrs.	Mos.	Yrs.	Mos.	Yrs.	Mos.	Yrs.	Mos.	Yrs.	Mos.
47	9	35	2	52	23½	45	0	59	10	24	1	14	2	8	4	4	2

INCREASE AND CHANGE IN TENANTRY

During the last five years five owners of farms have retired and their farms are now in the hands of tenants. In addition to these five farms there are four other farms which changed hands in this period and which are now also in the hands of tenants. These four farms were previously operated by their owners. From this it will be noted that there are nine farms in the township now in the hands of tenants which were in the hands of their owners five years ago. One farm is now owned by the man who was a tenant on it five years ago. He has now retired and the farm is again in the hands of a tenant. Twenty-eight farms have had a change of tenants in the same five-year period. Of the old tenants three are dead, seven have bought farms elsewhere and are farming, eight have changed farms in the township, and the

¹ Landlords engaged in business or some profession are not listed in the remaining columns.

² One man owns three farms, two of which are rented.

³ One man has three farms, two of which are rented, and each of the others has two farms, one of which is rented and the other operated by himself. The 9 rented farms of the 8 landlords contain 1860 acres.

others are either tenant-farmers elsewhere, working at some other line, or are retired.

RISE IN LAND VALUES AND CHANGE IN OWNERSHIP

In the ten year period 1906-1915, inclusive, 31 farms were purchased, a total of 6,174.5 acres, or only 436.5 acres less than the present holdings of the land-owning operators. Eight of these men did not state a present price (1916) on their land, but 23 did. The average cost price for these 23, involving 4494.5 acres, was \$103.82 per acre, and the present value put upon these farms was \$207.26 per acre. Of these 23 farms, three were purchased in 1906; three in 1907; three in 1908; none in 1909; three in 1910; three in 1911; one in 1912, five in 1913; two in 1914; and none in 1915, or an average of approximately six years since date of purchase. Just how closely this rise in land values corresponds to the general rise in prices the writer does not stop to consider here.

According to the county tax records all land in the township was assessed at \$4, actual value, per acre in 1895. The record also shows that this was raised 25 per. by the board of supervisors and another 5 per. by the state board.

HIRED HELP

Twenty-four tenants in the township were found to have 24 hired men and three tenants had one hired woman each. Eleven of the owner operators had one hired man each, and one land owner had one hired woman.

PERIOD OF OWNERSHIP

On an average, each farm has been in the possession of the family, based on 56 out of a possible 85 definite replies, 15½ years.

PATRONAGE OF MAIL ORDER HOUSES AND PEDDLERS

Eighty percent of the owner-operators and 83 per. of the ten-



Fig. 3. The modern home of F. W. Ketelsen, near Everly, Iowa.

ants in the township buy from mail order houses. However, the owner operators' purchases per family amount to one and one-third times as much as those of the tenants. The number of families which buy from peddlers and the amount so spent are too small to be of any real significance, the actual number being eight and the total amount so spent per year being \$50.00. The business men of the village of Everly state that there is also a big mail order house business among the residents of the village.¹

¹ The writer, basing his belief on various sources of information secured in recent years, is of the opinion that rural people do not patronize mail order houses any more extensively than any other class of people.

ORGANIZATIONS

Owners: The chief farmers' organizations in the township are: co-operative threshing companies; Farmers' Telephone company; and the County Improvement association. Fifteen owners each belong on an average to $1\frac{1}{3}$ farmers' organizations; nine owners' wives each belong on an average to $1\frac{1}{9}$ women's organizations. Seven owners carry life insurance; no owners' wives carry life insurance. Six owners belong to lodge; four owners' wives belong to lodge.

Tenants: Twenty-five tenants each belong on an average to $1\frac{1}{25}$ farmers' organizations; eleven tenants' wives each belong on an average to one women's organization; twenty-one tenants carry life insurance; one tenant's wife carries life insurance; seven tenants belong to some lodge; one tenant's wife belongs to a lodge.

AMOUNT OF BUSINESS DONE IN THE VILLAGE OF EVERLY IN 1915, THE ONLY TRADING CENTER IN THE TOWNSHIP, A VILLAGE OF 472 PERSONS

2 Hardware stores	\$ 30,000
2 Implement companies	67,000
1 Drug store	19,000
2 Grocery stores	47,000
1 Grocery and dry goods store.....	26,000
2 Garages and car dealers.....	51,000
1 Jewelry store, mostly repair work.....	8,000
1 Millinery shop, also sells dishes and sews and mends.....	11,000
1 Saddle and harness shop { kept by }	4,000
1 Postoffice { same man }	2,500
2 Meat markets	12,000
3 Grain elevators	150,000
1 Clothing store ¹	
2 Restaurants	11,000
2 Barber shops	3,620
1 Hotel	3,840
1 Motion picture show.....	3,000
1 Produce station	5,000
2 Lumber companies	40,000
1 Dentist	3,000
2 Physicians	4,500
2 Banks ¹	
Total	\$509,460

¹ Annual amount of business not ascertained.



Fig. 4. Main street of Everly, looking north.

A fine spirit of business honesty and morality is said to exist in this community. The village business men say that they do a large credit business but that they lose very little by this practice and also experience very little disappointment in debtors not meeting their obligations promptly when due. The village bankers state that there is but one man in the township who does not carry a bank account in one of the two banks. These bankers say that they have the same satisfactory experience with the farmers meeting their obligations as do the other business men. These bankers serve as bookkeepers for the majority of the farmers.

EDUCATIONAL CONDITIONS

There are six one-room school buildings in the township outside of the village of Everly. One of these was built in the summer of 1916. This one has a modern heating system and is properly lighted. The other five buildings are the old box type of building with light from three or all four sides.

In these six schools there were enrolled 80 pupils during the school year 1915-16. The largest enrollment in any one school was 18 pupils and the smallest 8 pupils.

The rural schools are under the control and supervision of the superintendent of the village school.

The township voted to consolidate its schools in 1915. It is, however, a unique type of consolidation, and is probably not paralleled in the state. Briefly it may be stated as follows: A considerable number of the rural residents of the township were very much opposed to closing the rural one-room schools and transporting the small children to the village. In sight of this opposition it was obvious to the leaders of the movement for consolidation that without some sort of compromise the proposition could not be expected to poll a majority vote. The compromise

was made in the promise that if the rural voters would vote to consolidate, the one-room schools would still be conducted and all children of the first six grades would be taken care of there and only the children of the seventh and eighth grades would be sent to the village school. On the face of this promise the proposition received a favorable vote and it is on this basis that consolidation now operates in the township.

The six teachers teaching these rural schools are high school graduates, and in addition to this training have had some summer session college work. Three of these teachers were teaching their first year, one her second year, one her third year and one her fourth year.

The village school has eight teachers, in addition to the superintendent, four in the high school and four in the grades. The high school is on the Iowa accredited list.

During the school year of 1915-1916 there were enrolled 35 pupils in the high school and in October, 1916, 38 pupils. Twenty-six of these 38 pupils live in the township. Seven of these reside in the country and 19 in the village of Everly. According to bulletin No. 5, Iowa Accredited High Schools 1915-16, of the State Board of Education, 22.4 persons in every 1000 population of the state were in high school that year. In this township there are 7 persons out of a population of 482 in high school, and 19 persons in the village of Everly, which has a population of 472, are in high school. The village is within the township, thus out of a total population of 954 there are 26 persons in high school. Three other young people are attending a business college, while

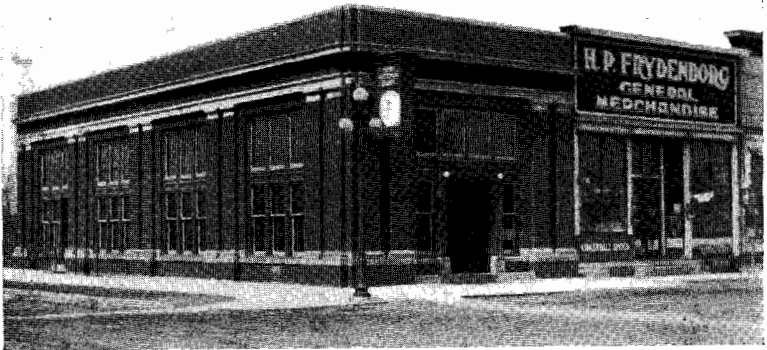


Fig. 5. First National bank of Everly.

one boy from the country is attending an academy outside of the township.

Outside of the village of Everly there are 50 young people of the ages of 16 to 20 inclusive. Of these two expect to go to high school, 17 are attending or have completed high school, and two are in college. In addition to these two in college who are 20 or under there are two others in college who are over 20 and under 21. Of the village population there are 5 in college or university.

From table IV it will be noted that a larger percent of the farmers of Lone Tree township attended high school than did all adult males of Clay county or the state of Iowa, while about an equal percent of them attended college or university. For the farmers' wives the reverse is true, that is, a smaller percent at-

TABLE IV. EDUCATION OF OWNER-OPERATORS, TENANTS AND WIVES

Extent of education	Owner operators				Tenants						
	Operators		Wives		Operators			Wives			
	No.	%	No.	%	No.	%	No.	%	No.	%	
Common school or less....	25	83 $\frac{1}{2}$ %	27	96 $\frac{3}{7}$	39	70 $\frac{10}{11}$	36	75			
High school or equivalent	2	6%	1	3 $\frac{4}{7}$	11	20	10	20 $\frac{5}{6}$			
College or university.....	3	10	0	0	5	9 $\frac{1}{11}$	2	4 $\frac{1}{6}$			
Total	30 ¹	100	28 ²	100	55	100	48 ³	100			

¹ These figures include one woman operator and one operator has had no school training.

² One operator has no wife.

³ Seven tenants have no wives.

Note: Of the tenants two have had less than a common school education; one of the owners and five of the tenants who have had some high school training had less than four years; and two owners and one tenant of those who have had some college training had less than four years of such training. In case of the wives two tenants' wives have less than a complete common school education, while one owner's wife and five tenants' wives who have had some high school training have had less than four years of such training; and two owners' wives and one tenant's wife who have had some college training have less than four years of college training. It will be noted further that whereas one-tenth of the owner-operators have had some college training one-eleventh of the tenants have had such training.

Note: In certain similar studies made by other writers comparisons have been made or drawn between the education which children of owner-operators and children of tenants are likely to receive. (See Vogt, Introduction to Rural Sociology, Chapter V, The Land Question and Rural Welfare.) No such comparison is made in this study for the reason that the author thinks it unjust to the tenants as a class. The fact is that the better type of tenant is usually an owner-operator before many of his children are old enough to attend High School or College. To make a comparison between the number of tenant children who attend either or both of these institutions of learning and those of owners' children who do is to make a comparison between the education of persons who, in most cases, will always be tenants give their children and the education all owners will give their children. This is making a comparison between the practices of the inferior part of the tenant class and all owners which is not a fair comparison. Such a comparison forces a conclusion which includes all tenants, but which as a matter of fact does not involve all who have once been tenants or now are tenants. Of course children of permanent tenants will not, as a class, receive the education which children of owners, as a class, will receive any more than children of unskilled workmen, as a class, will receive the training that children of skilled workmen, as a class, will receive. This, however, does not force the conclusion, as most of those who make such comparisons would have us believe, that all tenantry is bad for this reason. For some farmers tenantry is a practical step on the way to ownership.

It seems to the author that a comparison of the education which the tenant has with that which the owner-operator has is something that is of far greater value. The tenant is, as a rule a younger man, and for this reason this comparison will reveal something of the qualifications of the younger farmer as contrasted to that of the older farmer.

TABLE V. COMPARISON OF EDUCATION OF PERSONS 21 YEARS OLD OR OVER IN LONE TREE TOWNSHIP, CLAY COUNTY, AND STATE OF IOWA

Extent of Education	Lone Tree Twp.				Clay County				State of Iowa			
	Men		Women		Men		Women		Men		Women	
	No.	Pct.	No.	Pct.	No.	Pct. ¹	No.	Pct. ¹	No.	Pct. ¹	No.	Pct. ¹
Common school or less	64	75.3	63	92.9	3,491	78.3	2,472	71.8	559,876	77.7	478,199	72.09
High school or equivalent	13	15.3	11	14.5	506	11.4	705	18.5	82,901	11.5	120,699	18.19
Four years in high school	7	54 ²	5	40.5 ¹	191	37.7	317	44.9	30,769	37.1	56,296	46.6
College or university	8	9.4	2	2.6	439	9.8	357	9.5	67,036	9.3	57,706	8.7
Four years in college or university	6	75 ²	1	50.0	118	26.9	55	15.4	19,165	28.6	12,546	23.5

Note: The above figures are not exactly comparable because in Lone Tree township only farmers and farmers' wives are included whereas in the county and state all persons over 21 are included. Thus in case of the county and state hired help, etc., are included. These people have less education and therefore bring down the percentages for the county and state somewhat.

¹ These percentages do not total 100% for the county and state somewhat and women had no training in school at all.

² Per cent of those who finish of those who begin high school or college. The same is true of all percentages in italics.

tended either high school or college than did all adult females of the county and the state. But a thing of even more interest is the fact that a considerably larger proportion of the farmers who actually began a high school course completed that course than is true of all adult males of the county and state, while a somewhat smaller proportion of farmers' wives did so. On the other hand, a larger proportion of farmers and farmers' wives who actually began a college or university course completed that course than did all male or female adults of the county and state.

EDUCATION OF HIRED HELP

Of the thirty-five hired men nineteen were either personally interviewed or their employers were able to give the information. Of these, eighteen said they had completed only the eighth grade, while one had completed a four-year high school course in addition to the grade school. The other sixteen could not be interviewed at the time and the employers were not able to give the information in regard to them. For the most part these were the men who were employed for only a very short time. The four hired women stated that they had completed the eighth grade work.

HOME LIBRARIES ¹

Twenty-six owners' homes have 1913 volumes, or an average of 82.2 volumes per home. Forty-two tenant homes have 1872 volumes, or an average of 44.5 volumes per home. Four owner-operator and thirteen tenant homes had libraries of 8 books or less per home.

¹ No library of 8 books or less was listed. Children's school books were also omitted.

Papers and Magazines

Owners: ²	27 homes reported	48 daily papers
	28 homes reported	91 weekly papers and magazines
	22 homes reported	63 monthly papers and magazines
	26 homes reported	72 farm papers ³
Tenants: ²	48 homes reported	54 daily papers
	46 homes reported	111 weekly papers and magazines
	34 homes reported	86 monthly papers and magazines
	37 homes reported	72 farm papers ³

² In all cases where number of homes does not correspond to number of homes in this group in the township, it means that all other homes received no paper or magazine of this kind. However there was no home without any paper or magazine of some kind.

³ In all cases the farm papers have been added in with the first three classes, the total number of papers corresponds, therefore, to the sum of the first three lists.

STATE AND GOVERNMENT BULLETINS RECEIVED AND READ

To the question: "Are state and government bulletins received and read?"

One owner stated that he received them but did not read them while 18 stated that they received and read them. Eight tenants stated that they received but did not read them while 14 stated that they received and read them.

In reply to the question or request "State the nature of the bulletins which have been of the greatest interest and service," the following answers were secured: Four, bulletins on stock and farm crops; four, bulletins on stock and hog cholera; one, bulletins on animal husbandry; one, bulletins on agriculture and home economics.



Fig. 6. Public school building, Everly.

Four men stated that these bulletins were of little or no value to them, one considers them of value and one reads them with great interest, while four others think them of real or great value.

POLITICAL CONDITIONS

DO THE FARMERS VOTE?

Of the 30 owner-operators 25 stated that they vote at all elections, one that he votes at none and four that they cannot vote.

Of the 55 tenants 40 vote at all elections, two, at presidential elections only, four, at some, two, at none, and seven cannot vote.¹

WHAT THE FARMER THINKS OF LOCAL GOVERNMENT

To the question, "Changes, if any, recommended in different phases or departments of local government, stating department in which it is thought changes should be made and the changes recommended." The thirty replies secured can be classified in the following five groups:

- 9—Opposed to highway commission, too much "red tape" to road building.
- 5—Too many engineers, one engineer put in a culvert too high, five acres suffered from this.
- 8—Iowa spending too much money on roads for the results. Believe in grading the roads, each township should have a supervisor.
- 2—Dissatisfied with taxes, more freedom needed, roads too expensive, roads near farm not improved.
- 6—Against county engineers, too much "red tape," some of the culverts have been washed out.

CONTROL OF LOCAL POLITICS

No one thought that any person or group of persons controlled local politics.

RELIGIOUS CONDITIONS

There are no churches in the township except the two located in the village of Everly. The congregations are both small compared with the population of the village and the country round about which properly lies within this church district.

The picture on page 237 shows the Methodist church, with the parsonage in the background. A partial view of the other church, German Lutheran, can be seen in the background of the picture of the Everly Public School building, page 235. From these pictures it will be noted that the church buildings are both small and of the old one-room box type. Neither of the congregations is doing more than holding its own, nor is either really wide-awake to the current activities of the modern church. In one congregation there is an element that is anxious to do some-

¹ According to the 1915 Iowa census 30% of the state's actual voters did not vote at the time of the general elections of 1906, 1910, or 1914. (See page LXVI.) The farmers in this township exercise their citizenship rights in a much higher percent of cases.

thing but is held in check by the other element of the same congregation which does not believe it to be the function of the church or the proper use of the church home to provide activities and entertainments for its own and other young people which are not of a strictly religious type and according to the old doctrine of what is religious. As a consequence it is not holding or reaching its young people as it might. The inactivity of the other church along these lines seems to be due chiefly to the fact that its people haven't been thinking seriously of doing anything of this kind as yet.

There is really a great opportunity for each of these churches as there is a large potential constituency for each within an easy church-going radius. The community is well-to-do and is hun-



Fig. 7. Methodist Episcopal church, Everly.

gry for the things these churches could do. Ministers serving these churches who could get outside of their narrow sectarian views and who had a well planned co-operative program built with something for everybody and designed to grow with the years could accomplish great moral, spiritual and social good in this community, and would find little difficulty in financing such a program.

This view is expressed by many of the leaders in the community, both church and non-church members.

A large part of the population of the township is either Ger-

TABLE VI. CHURCH MEMBERSHIP AND DENOMINATION OF OWNERS, TENANTS AND WIVES

Owner homes, 30.		
1 Owner has no wife.		
1 Owner has no husband.		
21 Owners belong to church as indicated.		
23 Owners' wives and women-owners belong to church as indicated.		
	Women	Men
Lutheran	7	7
Ev. Lutheran	1	1
German Lutheran	5	5
Catholic	5	4
Christian	1	1
M. E.	3	2
Danish Lutheran	1	1
	—	—
Tenant homes, 55.	23	21
7 Tenants have no wives.		
26 Tenants belong to church as indicated.		
28 Tenants' wives belong to church as indicated.		
	Women	Men
Lutheran	5	6
M. E.	7	2
Seventh Day Adventist	2	2
Catholic	4	5
Danish Lutheran	3	3
German Lutheran	5	6
Friends Church	1	1
Evan. Lutheran	1	1
	—	—
	28	26
Total church membership	51	47
Total number of men on farms in township.....		84
Total number of women on farms in township.....		77 ¹

¹ This includes one woman owner-operator.

Note: The owner-operators and their wives make a somewhat better church membership showing than do the tenants and their wives. In another study made by the writer the reverse condition was true. See Bulletin No. 184, "A Rural Social Survey of Orange Township," page 424.

Note: According to the 1915 Iowa Census one person out of every 2.53 persons in Iowa was a church member in 1915. In Clay County the figures stand as one person out of every 4.66 persons. In Lone Tree township one farmer or farmer's wife out of every 1.64 claimed membership in some church in 1916. Doubtless the percentage of church membership for farmers and farmers' wives is higher than for all children and hired help, but even after allowing for this difference the rural part of the township would probably have a better church membership showing than the county as a whole.

man or of German descent. Among these people most of those who belong to church are members of the Lutheran Church, either the church in Everly or some other church outside of the township. A considerable percentage of these people are listed as church members but the majority of them, according to their own statement, attend church very irregularly and many of them seldom attend. This, too, is an evidence that the local churches have a field for an extension of service and influence, to say nothing of reaching the proportionally large numbers outside of the church and religious influence.

TABLE VII. CHURCH MEMBERSHIP OF PARENTS AND CHILDREN

No. of families ¹	No. of children in these families	No. of children 10 years old or over		No. of children 15 years old or over		No. of children 20 years old or over	
		No.	Not church members	No.	Not church members	No.	Not church members
Families where both parents or liv- parent belong to church, 43	181 ²	120	15	95	12	61	7
Families where neither parent is member of church, 21 ³	53	19	19	13	13	5	5
Families where father is not a member but mother is, 7	19	14	10	14	10	10	6
Families where mother is not a member but father is, 2	11	8	8	2	2	0	0
Families where there is no wife, 1	9	8	0	7	0	5	0
Families where there is no husband, 1	9	9	0	9	0	9	0
Total, 75	282	178	52	140	37	90	11

¹ Homes that have no children are here omitted; there are 10 such families or homes.

² This includes all children. Not all of these now live in the township. In some cases these children re-appear in the parent column.

³ Here it will be noted that where neither parent is a church member none of the children are church members. This same thing was found to be true in a similar study made by the writer of another township. See, A Rural Social Study of Orange Township, Blackhawk County, Bul. No. 184, p. 425.

CHURCH AND SUNDAY SCHOOL CONTRIBUTIONS

Twenty-three owners' families contribute \$1118.66 or an average of \$48.64 per family per year to the church; ¹ seven families contribute \$86.00, or an average of \$12.28 each, to Seven Sunday School; and two families contribute \$26.00, or an average of \$13 each, for other benevolences. Thirty tenant families contribute \$532.87, or an average of \$17.77 each, to the church; seven families contribute \$52.96, or an average of \$9.57 each, to the sup-

¹ If one family that tithes be omitted here, the average for the remaining families is \$19.03.

Note: From the above figures it will be observed that the tenants who do contribute to the support of these institutions make a splendid showing for themselves, as compared with the owners, contrary to a quite popular opinion.

port of the Sunday School; and two families contribute \$65.00, or an average of \$32.50 each, for other benevolences.

SUNDAY SCHOOL MEMBERSHIP

Two owners belong to Sunday school; two owners' wives belong to Sunday school. Six tenant men belong to Sunday school; six tenants' wives belong to Sunday school. These persons attend regularly, others, not members, attend sometimes.

Of the boys and girls between 15 and 20 years of age, of which there are 34, 8 boys and 6 girls are regular members of some Sunday School. Several others stated that they attended sometimes. Four boys and four girls belong to organizations other than Sunday school and church.

SOCIAL AND HOME CONDITIONS

MORTALITY AND HEALTH STATISTICS

Total number of deaths in all the families in the township to date: Males: 10 Females: 14

One man 61 years of age has been in the insane asylum for fourteen months, one man of 28 has leakage of the heart, one man 25 has tuberculosis of the bone, one man of 32 has chronic appendicitis, one boy of 17 is paralyzed on the right side, and one woman of 51 is in poor health in a hospital. Two men have some rheumatic trouble.

From table VIII above it is evident there is no great degree of over-crowding in the township. There are, however, a few homes where an additional room or two could be made good use of. There are many homes where modern conveniences in the way of running water, bath-room and furnace would add much to the cheerfulness and subtract much from the heavy burdens of the farmers' wives and daughters. In view of the fact that almost



Fig. 8. Threshing at the farm of Julius Sommers, near Everly.

all of the homes that are now modern have been made so within the last five years and the additional fact that many of the farmers are talking and planning modern homes leads one to believe that the movement to modernize homes is just beginning to get well under way. From a financial standpoint there is no reason why this should not be the case as the car-marks of prosperity are in evidence everywhere.

That the lack of these conveniences is keenly felt by the farmers' wives is well expressed in the words of a prosperous farmer's wife, who said, when the family was asked about the number of conveniences that there were about the house and barn, "We have everything in conveniences outside the house, but none in the house." There were no modern conveniences in her home, but there were in the barn-lot a grain-elevator, a gasoline engine to pump water for the stock, run the grain elevator and the feed cutter, a silo and a manure spreader.

HOUSING CONDITIONS AND HOME ENVIRONMENT

TABLE VII. MODERN CONVENIENCES IN THE HOME

Total number homes in township, 85	No. in all homes	No. in tenant homes	Conveniences about the farm and barn	No. in all homes	No. in tenant homes
Total number tenant homes in township, 55					
Size of homes in rooms.....	7%	7	Manure spreaders	68	42
Running water	15	1	Grain elevator....	30	7
Indoor cistern and pump.....	5	2	Gas engine.....	45	25
Bath-tub	15 ¹	1	Silo	13	2
Indoor toilet	15	1	Tractors	2 ³	1 ³
Electric lights	5	1	Silo filler.....	2	0
Gas lights	13	5	Feed grinder.....	1	0
Power washer	34	19			
Electric or gas iron.....	14	5			
Carpet sweeper	20	8			
Vacuum sweeper or cleaner....	24	9			
Furnace, hot water, steam heat	18	3			
Telephone	74	46			
Refrigerator	7	1			
Gas cook stove.....	5	2			
Oil cook stove.....	39	23			
Pianos	18	7			
Other musical instruments.....	43 ²	19			
Sleeping porches	9	0			
Automobiles	49	25			

Note: The average age of the farm house in the township is 15.8 years and the average age of farm barn is 14.6 years.

Note: Fiske: "The Challenge of the Country, p. 258, footnote: Ninety-five and two-tenths per cent of the 300,000 rural homes in Ohio last year (1911) had no bath-tub." Seventeen and six-tenths per cent of the homes in Lone Tree Township have bath-tubs. MacDougall: Rural Life in Canada, p. 128: "The Agricultural Survey of 1910 found that in Prince Edward Island ninety-seven per cent of the farm houses obtain water from wells outside the house. All carry the water by hand. In Nova Scotia only two per cent of the farm houses have water piped to the house. In New Brunswick ninety-five per cent obtain water from wells and springs. In English-speaking Quebec ninety-two per cent carry water by hand. These conditions are general."

Note: Lone Tree township has three and one-fourth times as many cars as bath-tubs, two times as many grain elevators, three times as many gas engines, and four and one-half times as many manure spreaders. Iowa has a little better than one car to every thirteen persons. Lone Tree township has one car to a little more than eight persons.

¹This includes one shower bath.

²Of these, eleven are organs, nine violins, four accordians, seven horns, two guitars, one mandolin, one victrola and eight phonographs.

³One is a steam tractor.



Fig. 9. The farmstead of P. F. Scholerman, near Everly.

In but few homes were there to be found pictures on the walls which could really be classed as of a good grade. The prevailing pictures were either a cheap type of photograph or a cheap print. In a few of the modern homes were found small but beautiful paintings and a number of extra good prints. This would seem to indicate, as would normally be expected, that with better homes will also come a higher grade of pictures. With a greater appreciation of the beautiful in one line comes the gradual development of liking for the beautiful in others. Too few people still appreciate the influence and power of a good picture in the home.

Much may still be done in the beautifying of the immediate surroundings of the farm homes in this township as in all rural sections, and also in the case of many cities, towns and villages for that matter. In most cases little or nothing seems to have been done in planning the location of the farm buildings. This is no doubt due more to the fact that this matter was given no thought and that the farmer, generally, has heard of and seen very little of plans for the location and types of farm buildings rather than to a total lack of appreciation for things symmetrical and beautiful, along with practical design and arrangement. The lawns have in part suffered from the same thing, and in addition to this from the fact that the farmer hasn't taken time to look after it, or has falsely believed that it would cost a great deal to make and keep a beautiful lawn.

Perhaps, too, there would be greater progress in this line if the farmer more fully appreciated what a strong home and farm tie a modern home in a beautiful setting would tend to develop in the boy or girl who grew from babyhood to manhood or womanhood in such an environment. Normal life comes into this world with a nature that hungers after the beautiful and abhors

the ugly. What is to be expected when as this life develops amid the surroundings it is being taught to call and think of as Home there is always more of the ugly than of the beautiful? This is no doubt one of the sources of our rural problem.

From the standpoint of sanitation there is still much to be desired here just as there is in all rural communities. This is especially true with reference to the water supply and the fly menace. A large number of the well-covers are in such a condition that the water must be contaminated from the presence of fowls, stock and surface drainage. Even more of the wells are in danger of contamination by underground seepage. At best the fly menace in the country is bad. Much can be done, however, to greatly reduce the presence of the fly in the country as well as in the city. About some of the farm homes in the township attempts are being made to reduce the breeding facilities for this unwelcome creature. However, around too many other homes the propagation of the fly is made very easy and efficient by allowing manure and filth of various kinds to accumulate during the fly breeding season. This will doubtless be improved in all country communities thru the vigorous health and sanitation educational campaigns which are now being waged in most of our rural states. This community is by no means the most backward of Iowa communities in this respect.

INTERESTING THINGS ABOUT OWNER-OPERATORS WHO ARE OVER THIRTY-FIVE YEARS OLD

Age	No. years on farm	No. years on present farm	No. acres in farm	Extent of education	Modern home	Auto	No. of papers	No. volumes in library	Church member
47	29	14	620	8th grade	Yes	No	6	...	Yes
42	18	7	443	8th grade	Yes	No	6	...	Yes
45	19	15	360	3 yrs. high school	Yes	1	10	12	No
50	28	8	294	8th grade	Yes	1	9	350	No
45	16	14	160	1 yr. college	Yes	1	11	100	Yes
49	24	14	320	8th grade	Yes	2	7	50	Yes
50	23	5	240	8th grade	No	1	6	12	Yes
61	45	22	220	8th grade	No	No	6	50	Yes
49	21	11	240	8th grade	Yes	1	9	100	No
47	21	21	240	4 yr. college	Yes	2	10	...	Yes
60	40	32	160	8th grade	No	No	1	50	Yes
52	29	27	160	8th grade	Yes	1	7	50	Yes
47	14	7	120	8th grade	Yes	1	6	12	Yes
50	30	2	320	8th grade	No	1	5	...	Yes
52	25	15	80	4 yrs. high school	No	1	10	14	Yes
49	28	5	160	8th grade	Yes	1	7	30	No
42	18	15	160	8th grade	Partly	1	6	90	Yes
58	35	20	610	8th grade	Yes	1	14	300	Yes
67	37	30	160	None in school	No	No	8	250	Yes
49	20	20	160	8th grade	No	1	9	...	No
68	43	43	160	8th grade	No	1	8	500	Yes
56	35	24	320	8th grade	No	1	5	100	Yes
37	13	7	220	8th grade	No	1	7	70	Yes
38	21	1	160	8th grade	Partly	1	5	25	Yes
48	18	9	160	8th grade	Partly	No	10	95	Yes
40	26	26	160	4 yr. college	Yes	1	10	75	No

¹ Libraries of eight volumes or less not recorded.

THE EFFECT OF HOLIDAYS, VACATIONS AND RECREATION ON
CHILDREN'S WORK

To the question: (a) "Are the children given any holidays or half-holidays other than Sundays and regular holidays which they can count as their own? (b) How often? (c) How do they spend this time? (d) Does it make any difference in their attitude toward work? (e) What?" we received 85 definite replies to part (a) of the question and fewer to the other parts.

Twenty-seven families stated that their children were too young for this. These were largely tenant families. Three families stated that their children were too old. Twenty-four families of this group answered "Yes" to part (a) of this question, of these five were tenant families. Twenty-one answered "No," and 10 families have no children.

The frequency of these holidays were given as "from 2 to 3 per year to 12 per year;" "when there is something going on to which the children want to go," "when expedient," and "when they want it."

This time is spent at "games;" "play;" "shows and play;" "trips to town;" "picnics;" "trips to lakes and vacations;" "picnics and celebrations;" "fishing;" "outings;" "circuses and fairs;" "camp meetings;" "going visiting;" "parties, dances and visiting;" and "hunting, fishing and raising the *dickens* about the place."

In answer to part (d) of the question 23 farmers stated that this had a positive effect on their children's attitude toward work, while one stated that it had a negative effect, "because," said he, "they are tired the next day." This man seems to think that he must grant his children these holidays largely because the instinct of the child demands them and not because it is of any particular benefit either to the children or to himself.

In reply to part (e) the answers fall in the following groups: "cheers or brightens them up;" "work better;" "more ambitious;" "makes life worth while;" "feel more like working;" "liven's things up;" "work better when they know they are to have a vacation;" "keeps them on the farm and creates better morals;" "tired but take more interest in the work;" "boys put in lots of hay when promised a holiday;" and one man stated that "they feel worse and want to lie abed."

Note: Some of the above replies indicate that some Iowa farmers have discovered that the good will of their children can be secured and that it is good business to thus capitalize this good will. Business men have some time ago learned that the good will of the employe is a valuable asset to the business and that it pays to secure this good will through fair consideration of the employe by the employer. Farm children's interest in farm work can be increased and bolstered up by the promise of a holiday. And it pays, for the child interested in his work will do more work and better work in less time than the child who dislikes his task.

THE LAY-MIND ON WHY BOYS AND GIRLS LEAVE THE FARM, AND
HOW TO OVERCOME IT

The replies to the three questions listed below indicate the farmers' opinions on problems they are facing at home and in their own families. All replies are exact quotations.

(a). Is there any attempt made to attach the children to the farm by giving them something that is their own—pig, calf, etc.?	(b). What, in your opinion, is the chief cause which leads boys and girls from the farm?	(c). Do you have any suggestions to offer as to how they can be overcome, to the extent, that a proper proportion of the most promising and enterprising young people will stay on the farm?
1T. Expect to when children are older. Have a bank now.		(We were nine children at home and we always stayed.)
2T. Good idea; expect to do it when children are older.		
3. Gives boy calves, have bank account.	Keeping them tied down too close, lack of compensation.	Given a share in stock.
4T. Boy has 4 horses. "He really has earned them."		
5. Gives money to put in bank, boys have \$40 each, girl has \$20.		
6. Yes.	Longing for city life. Lack of freedom. Give 'em a day off.	(Give them more freedom, watch children closer, parents' fault.)
7. No.	Lying around town. Present school system.	Too many moving pictures, cut them out.
8.	Not right kind of home influence.	Better home influence.
9. Use money to buy useful things.	Due to raising.	(Treat boys and girls right, give them a start.)
10T.	Boys kept too close	Give more freedom, pay boys wages. Boys put money in bank and bought auto.
11T. Yes, boy has a pony and pig.		
12T.	Father too hard with boys.	Give boys stock, teach value of bank account.
13. Use to.	Lack of spiritual life on farm.	Religious training.
14T. Yes.	Educated away from farm by farmers themselves and by school.	Education of right kind.
15T. Yes.		No.
16.	Little in common between parents and children.	Better conditions in home, more education, more liberty.
17.	Lack of land.	
18. Yes.	Home influence.	Give them stock, companionship.
19.	Not enough sociability.	More sociability.
20. Yes.	Lure of city. Not enough land.	Make home life more attractive.
21T. When they are older.	Lack of ownership, wages and companionship.	Give them an interest, a say sometimes.
22. Yes. Intend to send boy to college.	Home training.	Home training. Talk to children.
23T. Yes. Each has bank account.	Work too hard, stay at home too closely.	Have auto, go more.
24.	Not enough going on in country.	Improve social conditions.

25.	Attraction of town, dull community in country.	Profit sharing. Take into partnership.
26T.	Don't like farm work. Lack of excitement.	More social gatherings.
27T.	Sometimes kid's fault, sometimes parents'.	
28T. Have home savings bank.	Poor management. Not giving them an interest in returns.	
29T.	Lack of fun.	Better home life.
30. Has bank account.	Too much work. Not enough fun.	Better home conditions. More fun.
31T. Yes, older boy has team.		
32. One boy has sheep, other \$21 in bank.	Get different notions in their heads.	
33. Gives boy pigs. Bank account.		
34.	Too many country children attend city High Schools. "High School lost my boy to navy."	Keep children in country schools.
35T. Always promise, never give.	Think life easier in city. Lack of means.	Better homes.

T—Means the reply was made by a tenant, all others were made by owners.
 Note: From the above replies it seems that it is within the power of the farmer himself to meet, in a large measure at least, this one of the great rural problems. A further importance of the replies lies in the fact that they reveal the consistency or lack of consistency between the farmer's opinions and his practices or policies.

SOCIAL LIFE

Family visiting among neighbors comprises a large part of the social life of the township. The extent of this kind of neighborliness is shown by the replies to the questions listed below.

To what extent do families visit with each other on Sundays or other days of the week?

(T. indicates Tenant. All others Owners.)

- 1T. Either go visiting or entertain company every Sunday. Very seldom visit during the week.
- 2T. Go away every other Sunday. Have company sometimes.
3. Generally either have company or go visiting.
4. Visit a lot of Sundays.
5. Quite a lot of visiting. More in winter than summer. Autos.
6. Great deal of visiting.
- 7T. Visit in town.
8. Sure we visit both on Sunday and week days.
- 9T. We don't go a visiting much.
- 10T. Very little.
- 11T. Visit once a week, Sundays, evenings during week now and then.
- 12T. Seldom at home alone. Have company or go.
- 13T. Quite a little.
- 14T. Visit a lot.
- 15T. Great deal of visiting on Sundays.
- 16T. Not very much visiting.
- 17T. Considerable.
18. Not very much visiting.
- 19T. Visit quite a little on Sundays. Now and then of evening.
- 20T. Visit Sundays. On week days when possible.
- 21T. Not very much visiting.
22. Sundays and when there is business.
23. Considerable. Wife more than husband.
- 24T. Sundays, evenings and when work is not pressing.

25. We haven't been home a Sunday this summer. Visit evenings.
 26T. Not very much. Not acquainted.
 27T. Visit quite often, Sundays and evenings.
 28. Gone nearly every Sunday. Too much work to visit during week.
 29T. Quite a little on Sunday. Visit over phone a good deal.
 30. Visit Sunday now and then.
 31T. Very little.
 32T. Very little.
 33T. Not a great deal. A little more than we used to.
 34T. Very little.
 35T. Visit relations Sundays.
 36T. Don't get time.
 37T. We don't go very much.
 38. Go quite a good deal. Visit son; visit neighbors a little.
 39T. We're sociable around here, Sundays and evenings. Sometimes in afternoons when season is not so busy.
 40T. Not very great visitors.
 41T. Go to see folks.
 42. Visit when we have time, week time, winter evenings. Go Sundays when not at church or have company.
 43T. Hardly a Sunday but we go or somebody comes. Evening visiting in winter.
 44. Not very much.
 45T. Visit on Sundays, winter evenings.
 46. Visit neighbors. Go to lake. Not much in winter.
 47T. Visit two out of three Sundays.
 48. A great deal.
 49. Not much visiting. Like company. Have no Ford.
 50T. Visit considerable with relatives.
 51T. Very little and with own folks.
 52. Visit whenever we can get a chance.
 53T. Not very much visiting.
 54T. Quite a little Sundays.
 55. Not very much. If any one is sick, go to see them. Haven't time. Visit over phone.
 56T. Very little with neighbors. Not acquainted as yet. Visit at Hartley and Spencer.
 57. Quite often when they can.
 58T. Not very much visiting.
 59. Visit a good deal Sundays. Have a gathering some evenings.
 60. Visit a great deal on Sundays. Visit more during winter.
 61T. Don't visit much. Go riding in auto.
 62. We do a lot of visiting.
 63. Visit in town, neighbors live in city.
 64T. Not very often at home alone on Sundays.
 65. We visit quite a bit. We are not at home if we haven't any company.
 66T. Visit Sundays. Don't go much evenings.
 67T. Visit a little. Not acquainted with neighbors.
 68T. Not much. Go whenever we can.
 69. Not very much visiting.
 70T. Visit when we feel like it Sunday afternoons.
 71. Not much visiting.
 72T. Very little. Too busy.
 73T. Visit with neighbors.

Note: The above replies of 73 of the 85 families in the township show conclusively the social hunger of many rural families and how this hunger is in part met by them. They also prove that neighborhood sociability among rural people is still considered a valuable asset by the people. They, too, serve as a final answer to the value of building up community enterprises which aim at bringing rural people closer together both economically and socially.



Fig. 10. Farm home of Chris Peterson, all buildings equipped with electric lights.

RURAL SCHOOL PICNICS

The people of this township are very much attached to their rural schools. Each year the closing day of the rural schools is celebrated with a picnic. This is one of the big social events of the year. These annual picnics are very largely attended. Only extraordinary circumstances will keep the farmer and his family away from these picnics.

GERMAN CLUB

This organization owns a large hall within the corporate limits of the village of Everly. (See picture below.) To this society belong most all of the farm families of the township, many of the villagers and many farm families from the adjoining townships. Its chief objects have always been social.

Formerly many dances were held in this hall at which time free beer was served. In the front wing of the building there are a number of small rooms and partial inclosures which were used as bars, store rooms, etc. The long wing of the building served as the dance hall proper. These dances usually run until about three o'clock in the morning. In addition to this the building was often used for other meetings of a social nature or otherwise.

About two years ago there was a reorganization of the club at which time a new constitution was adopted which prohibits the distribution or presence of intoxicating liquor of any kind. So now when there is a dance or other gathering in the hall coffee, tea or soft drinks are served. There is a room equipped for this purpose which really makes a nice kitchen.

In this hall the annual Farmers' Institute and short courses are held. The public school sometimes uses it for putting on various programs or "stunts."

This hall is a great social asset to the community and could, no doubt, be made to serve a much greater role in the life of the community, if a constructive and extensive program were worked out with such an aim in view.

That there is a hunger for "more doing," was impressed on the writer's mind from an experience he had with these people in the winter of 1917.

In connection with their three days Farmers' Institute and Short Course they had planned evening mass-meetings of the men's and women's parts of the short course and the town-people for lectures or talks which would be of interest to all. The writer was asked to be the speaker for the last evening. With the mercury below zero and snow falling most of the day on what was already a heavy snow it would seem that there would be "little doing" for the evening. Some trains were snow-bound and the others were hours behind their schedule. A change of trains was necessary at Spencer, ten miles away. A train due to arrive in Spencer at 5 P. M. and at Everly 30 minutes later was said to be one hour late. At six o'clock it was still an hour late, at seven and at eight the same was still true, with the additional encouragement that the train was on the track. At nine o'clock with no train in sight a telephone message was sent to Everly to ask for further instructions about coming, should the train arrive soon. The message came back that "the crowd is still waiting," and requested that, "if the



Fig. 11. German hall, home of the German club.

train arrives at 10 o'clock or before come on and deliver the talk." Well, the train came at 9:30 and we arrived at Everly at 10:05. To the speaker's great surprise there were men, women and children of all ages to the number of 250 waiting in the hall, and nearly all were from the farms. The talk and the questions and visiting which followed lasted until 11 P. M. after which these people started for their homes which, for some, meant a drive of six miles.

TOWNSHIP BAND

A number of the boys and young men of the township and the village of Everly have organized a band. This band meets one night each week in the village for practice and rehearsals. This night is also a community night as people come from all parts of the township to hear the band play and spend an hour or two visiting with each other. The community is very proud of its band, and to be a member of the band is considered no small honor. This is but another indication of the hunger for entertainment and how the people stand behind their organizations, once they are launched.

CHILDREN'S CLUBS

In answer to the question: "Are the children encouraged to join clubs of various kinds in the community?" only eight farmers replied in the affirmative. A considerable number of others stated that there were no clubs in the community for children. Some expressed their desire to have something of this kind for the children, but hardly knew how to go about the organization of such clubs, or what they could do if organized. Here is an opportunity for someone in the community.



Fig. 12. Home of Ben Moeller, near Moneta, Iowa.

VILLAGE PUBLIC SCHOOL AFFAIRS

For the last few years the village school has put on an annual affair for an afternoon and evening. This has usually been in the nature of a mixed fair, bazaar, entertainment and circus. This is under the direction of the instruction staff and all talent is home talent. Each year this has been an increased success. The proceeds have been used to supply playground equipment and library equipment. In addition to equipment so secured much has been made, for the playground, the library, and the domestic science department by the manual training class. The result is that the school has a most excellent playground equipment. This playground is very much used during the summer months by the village children. People come for six and seven miles to attend these annual affairs. The former principal, Ira Baker, and his staff are due much credit for having started this method of weaving together the village and country people in a broader interest in their school and community.

THE BANK WITH A REST ROOM FOR COUNTRY PEOPLE

A splendid example of how good business is coming to associate business with human well-being is demonstrated by one of the two banks of the village of Everly. With the exception of two small rooms at the rear end, one for the boiler and the other for coal, the entire basement of this building is given over to a rest room and a toilet room for the special use of country people when they come to town. This room is well lighted, being at least one-half above ground, has a high ceiling, a concrete floor and tinted walls. It is equipped with chairs, rockers, couches, a library table and a number of good papers, magazines and books. This is a real comfort to the farmer's wife and children on a cold day while they wait for the farmer to get ready to go home. They no longer need to wait in the stores.

This is probably one of the first examples the country has where a rural bank is furnishing the club room which the saloon used to furnish the men, and in addition to that a rest room for tired and cold women and children. Let us hope that the country will soon have many banks and bankers such as Everly has.

PERSONAL REMARKS WHICH INDICATE CONTENTMENT OR DISCONTENTMENT ON THE FARM, AND SATISFACTION OR DISSATISFACTION WITH EXISTING ORGANIZATIONS

(T=person making remarks is a tenant all others are owners.)

(All remarks are direct quotations or quotations abbreviated.)

1. Like farming.
2. Clay County Improvement Association¹ has some opposition but is doing some good. Not as strongly opposed to it as some are. Agent² a good man.
- 3T. Like farming. At times want to quit.
4. Do not favor Clay County Association. Interferes with discipline of home. Agent has done no good. Farmer learns by experience. Difficult to get help, would prefer a smaller place.

5. Against hog serum. Clay County Improvement Association ought to attend more to drainage, weeds, thistles, etc. Farming all right. Hired help the difficulty.
- 6T. Likes farming O. K.
- 7T. Clay County Improvement Association all right. Enjoys farm life.
- 8T. Well satisfied with landlord.
- 9T. Likes farming. Not in favor of County Agent. Not a member of Clay County Improvement Association.
- 10T. Both like farming.
- 11T. I don't see where County Agent pays, all theory. Likes farming.
- 12T. In favor of Clay County Improvement Association. I want a farm before I buy an auto.
- 13T. Doesn't like Clay County Improvement Association. Too much expense for results.
- 14T. Against Clay County Improvement Association, and County Agent. Too much red tape.
- 15T. Like farming. Best place in the world.
- 16T. Like farming.
17. Posey fine man. Doing good work. (Woman owner.)
18. Opposed to State Highway Commission. Is not greatly interested in Clay County Improvement Association.
- 19T. In favor of Clay County Improvement Association. In favor of good roads.
20. Like farming.
- 21T. Like farming. In favor of State Highway Commission and Clay County Improvement Association.
- 22T. In favor of Clay County Improvement Association.
- 23T. Very much in favor of Clay County Improvement Association. Mr. Posey is a fine man.
24. Too much of County Agent.
- 25T. I am afraid the automobile is emptying the churches all around.
- 26T. Like farming.
27. Like farming. Against gravel roads, hard on auto tires.
- 28T. Not interested in Clay County Improvement Association.
- 29T. Not interested in Clay County Improvement Association.
- 30T. Like farming fine.
- 31T. Indifferent to Clay County Improvement Association.
- 32T. Satisfied, enthusiastic.
33. Clay County Improvement Association is O. K. Posey is O. K.
- 35T. Like Clay County Improvement Association. Regard Posey highly.
36. Clay County Improvement Association not necessary. All foolishness.
- 34T. Clay County Improvement Association not necessary.
37. Favor Clay County Improvement Association. Posey does good work. Roads not properly worked.
- 38T. County Agent might do better. Not doing what he might.
39. County Improvement Association works well. All right with good agent.
- 40T. Favor dirt roads. Posey should attend to weeds. He is doing good work in one way. Helped in hog schools.
- 41T. Posey O. K.
- 42A. Like farming.
- 43T. Clay County Improvement Association all right. Never heard of Posey. (Has been in township two years.)
44. Haven't paid attention to Clay County Improvement Association. Can't say Posey has benefited us very much.
- 45T. County Advisor all right.
46. Not very enthusiastic about Posey. Did not attend meetings. Farmers could do better if they would take interest in Association.
- 47T. Believe in automobiles. Good for young people. Gives them the advantages of city. People are not leaving the farm as they used to.



Fig. 13. The N. Sorensen farmstead.

- Said he left the farm because of unbearable conditions at home, but he found the city was not the place. I made up my mind that the country was the place for me. Spent three years in the city.
- 48T. Clay County Improvement Association all right.
- 49T. Man enthusiastic about farming. Wife reared in the city, likes farming better than she did.
- 50T. Wife says, Have everything outside; nothing in the house. (Means conveniences.)
51. Believe in tiling roads as they do back in Illinois. Clay County Improvement Association O. K.
52. In favor of tiling roads and dragging. Hard surface not necessary. He is afraid of losing his boys from the farm. Doesn't want them to go to town school.
- 58T. Tenant well treated and well satisfied. He pays only \$3.50 per acre rent. Landlord lets him have it cheap because he is grateful for good husbandry. Tenant hauled tile for place gratis—landlord rewards him with cheap rent. On his farm nine years.
54. In favor of Clay County Improvement Association. Posey doing a great work. Am a friend of Iowa State College.
55. A friend of Clay County Improvement Association.
- 56T. Posey is O. K. (Farmer's son won a \$10.00 county prize for best acre of corn.)
57. A friend of Clay County Improvement Association.
- 58T. Clay County Improvement Association is O. K.
- 59T. Farm is the only place for the boys. Clay County Improvement Association is not definite.
60. I think there is nothing like farming. There is much planning among farmers to build silos, and of installing modern conveniences.
- 61T. Like farming fine.
62. Clay County Improvement Association is O. K.
- 63T. Like Clay County Improvement Association.
- 64T. Clay County Improvement Association is O. K.
- 65T. Like farming.
66. County Agent means to do all right. Does no good. Right kind of man could do good. Posey does not look after weeds.

67T. Clay County Improvement Association is O. K. In favor of good roads. Engineers O. K.

¹ Clay County Improvement Association is the local county organization which, in co-operation with the Federal government employs and works with the County Agent or Agriculturist.

² Mr. W. A. Posey is the County Agent.

Note: In the above replies are indicated a number of local problems as well as a basis for the construction of a community program which has as its aim the meeting of these problems.

SUMMARY DIGEST

The population of the township is largely native born, of German descent.

All of the male owner operators are married and all but seven of the tenants are married.

Of the farmers' children who are 21 years old or older, over 75 pct. of the males and a little less than 75 pct. of the females are now on the farm or stated that they expected to go back to the farm.

The farms in the township are much larger than the average sized farm in Iowa.

The largest landowners in the township are men who are both landlords and owner-operators, that is, men who own more than one farm, one of which the owner himself operates.

There is a rapid increase in both land values and the rate of tenancy.

The farmers of the township are constantly increasing their land holdings, many of them buying in the Dakotas.

All the farmers of the township except one are depositors at one or both of the two banks of Everly.

Three-fourths of the tenants who do not now own land stated that they expected to become land owners.

While 50 pct. of the owner-operators belong to some farmers' organization, a little over 45 pct. of the tenants do.

The education of the farmers and their wives of the township is on a par with the education of the adults of the county and the state.

A considerably larger percentage of young people of the township are enrolled in high school than for the state as a whole. The same is true of the number attending college or university.

The farmers of the township have a higher percentage of their number voting at elections than the qualified voters of the state as a whole.

The farmers and farmers' wives of the township have a good church membership showing as compared with that of the county and the state, but their church attendance is poor, and the churches are not awake to the work they might be doing. The churches do practically nothing in the way of furnishing social entertainment.

The religious life of the community is at a low ebb considering

the prosperity of the community. Many of the farmers and their wives stated this frankly and expressed their wish that real live ministers might be secured who could, by their broad outlook and resourcefulness, show themselves to be both interested in and interesting to rural people, young and old alike.

Almost 18 pct. of the homes in the township are completely modern, including a bath-tub and indoor toilet. A higher percentage of the homes are partly modern.

Many more of the farmers plan to build new homes or remodel their old ones within the next half score of years. Most of these will be modern.

There are practically $3\frac{1}{3}$ times as many automobiles in the rural part of the township as there are bath tubs and indoor toilets in the homes.

Much is still to be desired in the way of meeting the fly menace, better care of the water supply, better farm planning, landscaping, improvement in farm structures, and so on, in order that farm life may be made more attractive and pleasant to those who live on the farm.

The social life of the community expresses itself most largely in connection with the public school activities, the township band which is well supported, and the German club which has a building that could serve a larger need than it does as a rural social center if there were some rural leader to take the initiative in the development and carrying out of a constructive and far-reaching program. There is also considerable visiting among families which meets a social need of a more limited kind.

The older people of the community feel that there is a great lack of clean and constructive recreation and social life for their young people but they are at a loss to know how to meet the situation. Such a community is in need of a rural life director.



Fig. 14. Modern farm homes of A. T. Jones and sons, at Everly.