

SIXTEENTH ANNUAL REPORT
OF THE
FEDERAL FARM LOAN
BOARD

FOR THE YEAR ENDED DECEMBER 31

1932



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FEDERAL FARM LOAN BOARD

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SIXTEENTH ANNUAL REPORT OF THE FEDERAL FARM LOAN BOARD

YEAR ENDED DECEMBER 31, 1932

LETTER OF TRANSMITTAL

TREASURY DEPARTMENT,
Washington, March 2, 1933.

SIR: I transmit herewith the sixteenth annual report of the Federal Farm Loan Board, covering operations during the calendar year 1932.

Respectfully yours,

OGDEN L. MILLS.
Secretary of the Treasury.

The SPEAKER OF THE HOUSE
OF REPRESENTATIVES.

TREASURY DEPARTMENT,
FEDERAL FARM LOAN BUREAU,
Washington, March 2, 1933.

The SPEAKER OF THE HOUSE OF REPRESENTATIVES.

SIR: Pursuant to the provisions of section 3 of the Federal farm loan act, the Federal Farm Loan Board has the honor to submit its sixteenth annual report, covering operations during the calendar year 1932.

GENERAL DEVELOPMENTS

The Federal Farm Loan Board and the Federal land banks and joint stock land banks gave full recognition to the extreme difficulties confronting agriculture during 1932 and, where prevailing conditions were responsible for delinquencies, it was the general policy of the banks to encourage borrowers to remain on their farms, meet maturing loan obligations to the extent of their ability, and endeavor to restore their loans to good standing. The board kept in close touch with the banks of the system and conferred during the year with officers and directors of a number of the banks regarding their problems. Thorough examinations were made of all banks, national farm loan associations and offices functioning under the supervision of the board.

Underlying the difficulties which many farmers have encountered in meeting installments on their loans has been the fact that prices of farm products declined while the amount of installments on their loans remained fixed and farm real estate and personal taxes continued relatively high. It is estimated that taxes and land mortgage interest consumed in the aggregate approximately 36 per cent of the

gross income from mortgaged farms in 1932, as compared with an average of 19 per cent for the previous 10 years. Although as the result of the continued decline during 1932 in prices received for agricultural commodities an increased number of borrowers from the land banks failed to pay maturing installments on their loans, all matured installments had been paid on a majority of the loans in force at the close of the year. Increasing delinquencies have presented a problem to the banks in meeting operating expenses and bond obligations. The sustained operation of the banks in a sound position on the basis of the prompt payment by borrowers of installments on existing loans depends largely upon the restoration of prices of farm products to higher levels.

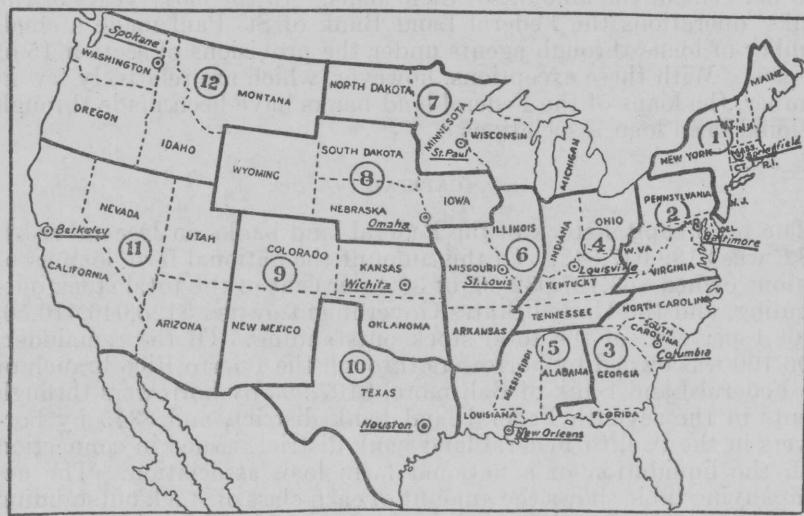
The Federal land banks, having received \$125,000,000 of additional capital from the Government under the act of Congress approved January 23, 1932, had ample funds with which to grant all applications received by them for loans which were sound and qualified under the provisions of the Federal farm loan act and were in a position to grant extensions or withhold foreclosures in order to give borrowers temporarily unable to meet their obligations opportunity to work out of their difficulties. The 12 Federal land banks closed loans in the total amount of \$27,569,800 during 1932 and at the close of the year had entered into extension agreements with approximately 93,000 borrowers and were carrying a large number of delinquent borrowers with whom definite agreements had not been entered into. In many instances the value of farms offered as security by applicants for new loans was not sufficient to permit loans under the provisions of the farm loan act in amounts large enough to refund existing mortgages and other obligations.

The joint stock land banks reported loans closed during 1932 in the total amount of \$2,181,073, representing partly mortgages taken to secure a portion of the purchase price upon the sale of real estate which had been acquired by the banks. Joint stock land banks generally report that so far as their resources permit, they are carrying delinquent borrowers who are making a sincere effort to meet their obligations.

Three joint stock land banks were placed in receivership during the year upon default in the payment of interest on outstanding farm loan bonds. Liquidation of the assets of the Bankers Joint Stock Land Bank of Milwaukee, which was placed in receivership in 1927, was completed during 1932 and the Federal Farm Loan Board has declared final liquidating dividends in the receivership.

¶ The Federal intermediate credit banks were especially helpful during the past year when, due to declines in bank deposits and the closing of many banks, the amount of short-term credit available to agriculture and the livestock industry was greatly restricted. In many communities credit was supplied by agricultural credit corporations and livestock loan companies which rediscounted paper with the intermediate credit banks. Loans and discounts of the 12 banks during 1932 aggregated \$240,822,765.37. These banks were able to obtain funds for their operations through the sale of debentures and were prepared to grant a much larger volume of credit than that for which they received applications. Their operations were somewhat restricted by the lack of local discounting corporations in many sections.

Crop production loans were made by the Secretary of Agriculture with funds appropriated by Congress for that purpose and in addition advances were made by the Reconstruction Finance Corporation to financing institutions serving agricultural communities. In recognition of the need of additional credit facilities Congress provided for the establishment by the Reconstruction Finance Corporation of a regional agricultural credit corporation in each of the 12 Federal land bank districts for the purpose of making direct loans to individual farmers and stockmen. These corporations are authorized to rediscount paper with the Reconstruction Finance Corporation, Federal reserve banks and Federal intermediate credit banks. It is expected that the intermediate credit banks will handle a considerable volume of acceptable paper for the regional agricultural credit corporations.



Federal land bank districts

FEDERAL LAND BANKS

The 12 Federal land banks, which have been in operation since 1917, serve the entire continental United States and the island of Puerto Rico. The States comprising the charter territory of each bank are shown on the accompanying map, Puerto Rico being served by a branch of the Federal Land Bank of Baltimore. The banks are authorized to make loans to farmers on the security of first mortgages on farm lands lying within their respective districts. These mortgages provide for the repayment of the loans by means of a fixed number of annual or semiannual payments sufficient to retire the debt within an agreed period of not less than 5 nor more than 40 years, with the exception that in Puerto Rico the maximum period for which loans may be made is 20 years.

The banks make loans chiefly through, and with the indorsement of, national farm loan associations, which are corporations chartered under the Federal farm loan act with membership composed exclusively of borrowers from Federal land banks. The farmer who obtains a loan from a Federal land bank through a national farm loan

association subscribes 5 per cent of his loan in stock of the association and the association in turn subscribes to an equal amount of stock in the Federal land bank. The associations thus are organized by farmers on a cooperative principle, which is carried on into the organization of the Federal land banks through the ownership of stock in the banks by the borrower-owned national farm loan associations. The cooperative principle is further evidenced by the fact that each bank, in addition to its primary liability for farm loan bonds issued by it, is liable, under the conditions stated in the law, for the farm loan bond obligations of the other Federal land banks.

In Puerto Rico loans are not made through national farm loan associations, but directly to the borrowers, who are required to subscribe to stock of the Federal Land Bank of Baltimore to the extent of 5 per cent of the amount of their loans. In the early years of the banks' operations the Federal Land Bank of St. Paul made a small number of loans through agents under the provisions of section 15 of the act. With these exceptions, however, which are relatively few in number, the loans of the Federal land banks have been made through national farm loan associations.

CAPITAL

The total capital stock of the Federal land banks on December 31, 1932, was \$189,047,843. Of this amount the national farm loan associations owned \$63,197,032.50, or 33.4 per cent of the total stock outstanding, and the United States Government owned \$125,046,410.50, or 66.1 per cent of the total stock outstanding. Of the remainder, \$696,100 was owned by borrowers through the Puerto Rico branch of the Federal Land Bank of Baltimore, \$107,955 by borrowers through agents in the seventh Federal land bank district, and \$345 by borrowers in the twelfth Federal land bank district, issued in connection with the liquidation of a national farm loan association. The accompanying table shows the amount of each class of stock outstanding on December 31 of each year since the banks were organized.

The original capital of each bank was \$750,000. Of the \$9,000,000 original capital of the 12 banks, \$8,892,130 was subscribed by the Government. Due to the application of a portion of the proceeds of subscriptions to stock of the Federal land banks by national farm loan associations and individual borrowers, in accordance with the provisions of section 5 of the farm loan act, the amount of the original capital held by the Government had been reduced to \$147,290.50 at the close of 1932, of which \$51,627.50 represented stock in the Federal Land Bank of Springfield and \$95,663 in the Federal Land Bank of Berkeley. Additional subscriptions to capital of the banks were made by the Government during 1932, of which the banks other than Springfield and Berkeley retired \$100,880 during the year from the proceeds of subscriptions to capital stock by national farm loan associations subsequent to the receipt of additional capital in February and prior to July 1, 1932.

Classification of the capital stock of the 12 Federal land banks outstanding on December 31 of each year from 1917 to 1932, inclusive

Dec. 31—	United States Treasury	Individuals	Individual borrowers through Puerto Rico branch	Individual borrowers through agents	National farm loan associations	Total
1917	\$8,892,130.00	\$107,870.00		\$5,620.00	\$1,932,682.50	\$10,938,302.50
1918	8,765,415.20	102,431.00		21,085.00	7,838,507.50	16,727,438.70
1919	7,693,240.00	44,450.00		56,545.00	14,780,832.50	22,575,067.50
1920	6,832,680.00	15,880.00		79,230.00	17,663,725.00	24,591,515.00
1921	6,598,770.00	9,720.00		101,535.00	21,997,145.00	28,707,170.00
1922	4,264,880.00	3,890.00		126,965.00	32,602,215.00	37,002,915.00
1923	2,434,385.00	2,040.00	106,150.00	143,890.00	40,926,390.00	43,612,855.00
1924	1,670,965.00	1,585.00	257,365.00	142,825.00	47,524,335.00	49,597,075.00
1925	1,331,930.00	230.00	382,225.00	139,220.00	51,929,867.50	53,783,472.50
1926	1,058,885.00	115.00	493,500.00	138,430.00	56,073,365.00	57,764,295.00
1927	710,651.00	115.00	574,605.00	137,105.00	60,704,385.00	62,126,861.00
1928	439,225.00	115.00	639,165.00	133,755.00	63,545,054.50	64,757,314.50
1929	325,983.00	345.00	683,435.00	131,155.00	64,594,535.00	65,735,453.00
1930	267,724.25	345.00	710,225.00	126,545.00	65,028,560.00	66,133,399.25
1931	204,698.00	345.00	709,490.00	116,270.00	64,645,327.50	65,676,130.50
1932	125,046,410.50	345.00	696,100.00	107,955.00	63,197,032.50	189,047,843.00

In the latter part of 1931 it became apparent that, if the Federal land banks were to continue their loaning operations and give borrowers temporarily unable to meet their obligations reasonable opportunity to work out of their difficulties, it would be necessary to furnish the banks with additional capital. Accordingly, by an amendment to the farm loan act approved January 23, 1932, the Secretary of the Treasury was authorized to subscribe to additional capital of the Federal land banks in the aggregate amount of \$125,-000,000, and, on February 2, 1932, a joint resolution appropriating \$125,000,000 to pay for such stock was approved. The act of January 23, 1932, provided that "it shall be the duty of the Secretary of the Treasury on behalf of the United States, upon the request of the board of directors of any Federal land bank made with the approval of the Federal Farm Loan Board, to subscribe from time to time for capital stock of such bank in an amount or amounts specified in such approval or approvals, such subscriptions to be subject to call in whole or in part by the board of directors of said bank upon 30 days' notice with the approval of the Federal Farm Loan Board." Shares of stock so issued are to be paid off at par and retired through the application of a portion of the proceeds of subscriptions to stock of the bank by national farm loan associations and individual borrowers in accordance with the provisions of section 5 of the act. However, the stock subscribed by the Government under this amendment may at any time, in the discretion of the directors and with the approval of the Farm Loan Board, be retired in whole or in part, and the board may at any time require such stock to be retired in whole or in part if in its opinion the bank has resources available for that purpose. The proceeds of such retirements are to be held in the Treasury of the United States available for the purpose of paying for other stock thereafter issued to the Government pursuant to the provisions of the act as amended. Stock issued to the Secretary of the Treasury is nonvoting and therefore does not change the coopera-

tive principle upon which the Federal land bank system was established.

Under section 5 of the act approved January 23, 1932, a Federal land bank is authorized "when in the judgment of the directors conditions justify it, to extend, in whole or in part, any obligation that may be or become unpaid under the terms of any mortgage, and to accept payment of any such obligation during a period of five years or less from the date of such extension in such amounts as may be agreed upon at the date of making such extension." Of the total of \$125,000,000 appropriated to enable the Secretary of the Treasury to pay for subscriptions to the capital stock of Federal land banks it was provided that \$25,000,000 should be used exclusively for the purpose of supplying the banks with funds to use in their operations in place of amounts of which they might be deprived by reason of extensions granted to borrowers.

USE OF ADDITIONAL CAPITAL

The entire amount of \$125,000,000 of additional capital of the Federal land banks was subscribed and paid for during 1932, as shown in the accompanying table. The initial subscriptions which were made in February, 1932, in the aggregate amount of \$63,243,740, included the \$25,000,000 available exclusively in connection with extensions, which amount was allocated among the banks according to gross mortgage loans outstanding as of January 31, 1932; \$34,734,075.63 to enable banks to withdraw from the collateral pledged with the farm loan registrars all real estate, sheriffs' certificates, and mortgages in process of foreclosure; and \$3,509,664.37 to take up and retire the Spokane participation certificates, representing advances previously made to the Federal Land Bank of Spokane by the other 11 banks. In April, 1932, the Secretary of the Treasury made further subscriptions, aggregating \$11,000,000, to capital stock of 9 of the Federal land banks, which requested the funds in anticipation of increased demands for new loans. In June the balance of \$50,756,260 of the authorized additional capital was subscribed and paid for by the Secretary of the Treasury, in order to increase the earnings of the banks and provide them with reserve funds with which to meet contingencies.

Most of the proceeds of the additional capital stock subscribed by the Secretary of the Treasury were invested in Government securities or Federal intermediate credit bank debentures, which were readily convertible into cash at any time for the purpose of making new loans, granting extensions, paying bond interest, or meeting other needs of the banks. Income from securities purchased with the proceeds of the \$25,000,000 of special capital accruing prior to the granting of extensions was available to the banks only upon the same terms as the principal of this portion of the capital. The pledging of a part of the Government securities with the farm loan registrars, as previously mentioned, has not deprived the banks of funds with which to make new loans, because as new loans are made they may be substituted for pledged Government securities, and the proceeds of a sale of

securities used for the making of other new loans. Ten banks found it necessary to use \$6,683,471.47 of the proceeds of the additional capital stock for the purpose of paying interest on outstanding bonds. In addition, four banks, in order to reduce their interest-bearing obligations and avoid deficits, used \$14,628,991.32 to purchase and retire their bonds in the aggregate par amount of \$16,593,000.

At the close of 1932 the 12 Federal land banks had reported extensions to borrowers aggregating \$23,419,800.46 and in place of amounts of which they were deprived by reason of such extensions were entitled under the terms of the act of January 23, 1932, to use funds which they received in the allocation of the \$25,000,000 of additional capital. The banks had entered into extension agreements with approximately 93,000 borrowers and were carrying thousands of delinquent borrowers with whom definite agreements had not been entered into. A further discussion of extensions and the policy of the banks with reference thereto will be found on pages 13 and 14. The volume of extensions granted and the other uses made by each of the banks of funds allocated to them from the \$125,000,000 of additional capital and the remaining balances as of December 31, 1932, are shown in Tables 1 and 2 in the appendix to this report.

Subscriptions of capital stock of Federal land banks made by Secretary of the Treasury in accordance with the amendment to the Federal farm loan act approved January 23, 1932

Federal land bank of—	February, 1932			April, 1932	June, 1932	Total
	From \$25,000,000 for extensions	Other	Total			
Springfield.....	\$1,117,780	\$307,300	\$1,425,080	\$1,000,000	\$4,229,685	\$6,654,765
Baltimore.....	1,454,245	58,185	1,512,430	1,000,000	4,229,690	6,742,120
Columbia.....	1,168,820	7,789,950	8,958,770	—	4,229,685	13,188,455
Louisville.....	2,558,660	442,320	3,000,980	1,000,000	4,229,690	8,230,670
New Orleans.....	2,227,350	6,428,720	8,651,070	—	4,229,690	12,880,760
St. Louis.....	2,216,120	2,198,065	4,414,185	1,000,000	4,229,685	9,643,870
St. Paul.....	2,402,525	12,502,835	14,905,360	—	4,229,690	19,135,050
Omaha.....	3,499,810	—	3,499,810	2,000,000	4,229,690	9,729,500
Wichita.....	1,924,055	—	1,924,055	1,000,000	4,229,690	7,153,745
Houston.....	3,290,965	—	3,290,965	2,000,000	4,229,690	9,520,655
Berkeley.....	1,116,355	865,135	1,981,490	1,000,000	4,229,685	7,211,175
Spokane.....	2,023,315	7,656,230	9,679,545	1,000,000	4,229,690	14,909,235
Total.....	25,000,000	38,243,740	63,243,740	11,000,000	50,756,260	125,000,000

LOANS

Following subscriptions by the Secretary of the Treasury to additional capital of the Federal land banks under the act approved January 23, 1932, the banks had sufficient funds to grant all applications for loans which were sound and qualified under the provisions of the Federal farm loan act. The 12 banks reported 7,208 loans amounting to \$27,569,800 during 1932, bringing the total from organization to December 31, 1932, to 530,291 loans aggregating \$1,723,495,414.87. First mortgage loans qualified under the farm loan act as collateral security for farm loan bonds, including loans retiring previous loans to the same borrowers, such first mortgages accepted

in connection with the sale of acquired real estate as have been approved as collateral security for farm loan bonds, and mortgages purchased from joint stock land banks, are reported by the banks as loans and carried in the mortgage loan account. During 1932 the Federal land banks purchased from the joint stock land banks 53 loans aggregating \$207,867.39. Of the loans reported from date of organization, 129,754 had been retired through payment in full, or otherwise, leaving 400,537 loans in a face amount of \$1,283,197,715.50 outstanding at the close of 1932. The amount of loans in force had been reduced by amortization and other payments totaling \$154,633,-254.69, or an average of 12.1 per cent, leaving unpaid principal outstanding of \$1,128,564,460.81. The average rate of interest on the mortgage loans of Federal land banks outstanding on December 31, 1932, was 5.4 per cent.

The amount of the unmatured principal of loans outstanding at the end of each year from 1918 to 1932, inclusive, is shown by the following table:

Unmatured principal of mortgage loans of Federal land banks outstanding on December 31 of each year from 1918 to 1932, inclusive

	Outstanding ¹		Outstanding ¹
1918-----	\$156, 213, 891. 73	1926-----	\$1, 077, 818, 724. 32
1919-----	293, 595, 395. 35	1927-----	1, 155, 643, 871. 38
1920-----	349, 678, 987. 71	1928-----	1, 194, 470, 055. 88
1921-----	432, 523, 141. 07	1929-----	1, 197, 949, 727. 32
1922-----	639, 486, 434. 55	1930-----	1, 188, 132, 459. 70
1923-----	799, 596, 834. 78	1931-----	1, 163, 475, 657. 12
1924-----	927, 567, 597. 78	1932-----	1, 116, 691, 663. 76
1925-----	1, 005, 684, 816. 60		

The volume of loans reported closed during 1932, compared with that of 1930 and 1931, is indicated both in the accompanying table, which shows the number and amount of loans closed by each bank during each of the three calendar years, and in the chart which reflects graphically the total volume of loans closed in each 3-month period during the last four years. The chart shows, in addition, the volume of applications received during each quarter.

PURPOSES OF LOANS

Most of the loans closed by the Federal land banks during 1932 were desired for the purpose of refinancing existing debts. Of the loans aggregating \$23,359,437 submitted to the board by Federal land banks during 1932 for approval as collateral for bonds, 48.2 per cent of the proceeds were desired by the borrowers for the purpose of paying off mortgages and other liens; 37.6 per cent to pay off other debts; 4.6 per cent to purchase lands; 2.2 per cent for buildings and

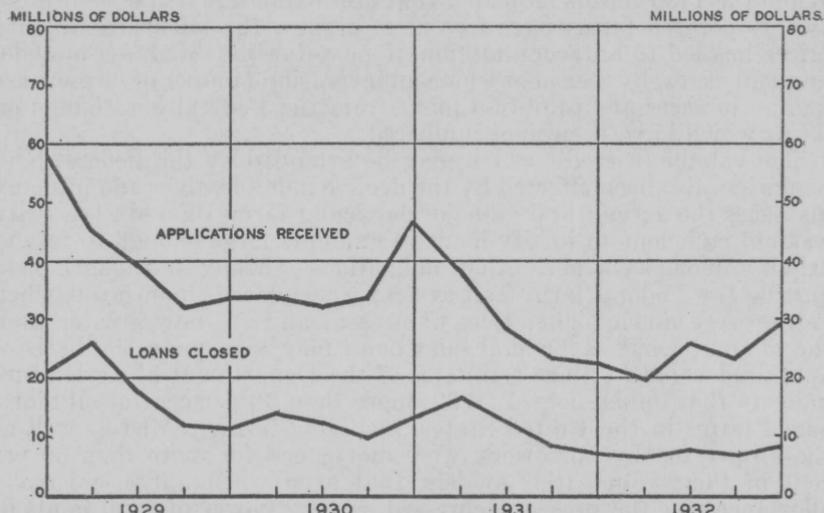
¹ These amounts represent the unmatured principal of mortgage loans. The outstanding total for Dec. 31, 1932, agrees with that shown in Table 20 in the appendix, but differs from the figure for net mortgage loans shown in the consolidated balance sheet, Table 3, by the amount of the principal portion of payments made by borrowers in advance of the due date and indorsed upon the notes and by the principal portion of delinquent and extended installments as follows:

Net mortgage loans (Table 3, appendix)	\$1, 128, 564, 460. 81
Principal portion, installments paid in advance-----	456, 131. 49
 Total-----	
Less principal portion, delinquent and extended installments-----	1, 129, 020, 592. 30
	12, 328, 928. 64
 Unmatured principal, Dec. 31, 1932-----	1, 116, 691, 663. 76

improvements; 2.4 per cent for equipment, fertilizer, livestock, and irrigation; and 5 per cent for stock in national farm loan associations. According to the reports made by the appraisers, the total appraised value of the land securing these loans was \$48,888,774, and the total valuation placed upon the buildings was \$16,549,232, or a total for the land and buildings of \$65,438,006. Loans made by the banks on these farms aggregated 35.7 per cent of the total appraised value. These data do not cover loans replacing other loans of the banks to the same borrowers nor purchase money mortgages accepted by the banks in connection with the sale of real estate.

Loans closed by the Federal land banks during 1932, 1931, and 1930

Federal land bank of—	1932		1931		1930	
	Number	Amount	Number	Amount	Number	Amount
Springfield.....	1,028	\$3,312,700	1,075	\$3,401,900	746	\$2,494,200
Baltimore.....	461	1,334,600	597	1,509,600	687	2,474,800
Columbia.....	18	34,100	278	685,500	420	861,600
Louisville.....	643	1,937,900	1,815	5,182,400	1,080	3,110,700
New Orleans.....	63	281,900	663	1,508,100	1,904	3,554,500
St. Louis.....	110	528,100	509	3,230,400	696	4,203,200
St. Paul.....	841	2,710,800	826	3,090,900	933	3,404,300
Omaha.....	1,549	6,831,800	1,008	5,980,000	1,256	8,345,100
Wichita.....	560	1,834,400	992	3,296,300	1,253	4,737,600
Houston.....	1,020	4,929,900	2,029	8,954,700	2,019	8,488,500
Berkeley.....	270	1,607,500	309	1,577,000	400	1,814,500
Spokane.....	645	2,276,100	797	3,298,500	1,178	4,482,000
Total.....	7,208	27,569,800	10,898	42,015,300	12,572	47,971,000



Applications for loans received and loans closed by Federal land banks, 1929 to 1932, inclusive, by 3-month periods

Data compiled from the applications of borrowers in connection with loans submitted by the Federal land banks to the board for approval as collateral for bonds show that the percentage desired for the purpose of refinancing existing farm mortgages declined from 61.8

per cent of loans submitted in 1929 to 48.2 per cent in 1932, while the percentage of loans for the purpose of refunding other debts increased from 12.2 per cent to 37.6 per cent. The percentage for the purpose of refinancing indebtedness of all kinds increased from 74 per cent in 1929 to 85.8 per cent in 1932, while the percentage for the purpose of purchasing land declined from 14 per cent of loans submitted in 1929 to 4.6 per cent in 1932.

Further information relating to loans submitted by the Federal land banks from date of organization to December 31, 1932, is given in Tables 30 and 31 in the appendix to this report.

FACTORS AFFECTING THE VOLUME OF LOANS

Under the terms of the farm loan act, Federal land banks may loan only on first mortgages to applicants who are at the time, or shortly to become, engaged in the cultivation of the farms to be mortgaged. The banks are not authorized to make loans in excess of \$25,000 and are required to give preference to loans of \$10,000 and under. Loans may be made for certain purposes only, and in amounts which do not exceed 50 per cent of the appraised value of the land and 20 per cent of the appraised value of the permanent, insured improvements. Appraisals are based upon the earning power and value of the land for agricultural purposes.

According to the latest estimates available, approximately 42 per cent of the farms in the continental United States are operated by tenants and for the most part the owners of the farms so operated would, therefore, be ineligible for loans by the Federal land banks. While the 1930 census indicated that approximately 58 per cent of all owner-operated farms were free of mortgage, the fall in commodity prices has led to an accumulation of past-due indebtedness and delinquent taxes, by reason of which an increasing number of farmers are finding it necessary to obtain loans from the Federal land banks on farms which have been unencumbered.

The volume of credit which may be extended by the Federal land banks has also been affected by the decline in land values and in many instances the agricultural value of particular farms offered as security was not sufficient to justify loans in amounts large enough to refund existing mortgages and other obligations. Many mortgages held outside the Federal farm loan system were placed upon farms when values were much higher than at present and are now greater than the amount which a Federal land bank may loan upon the basis of appraised values. Since estimates of the Department of Agriculture indicate that on January 1, 1932, more than 36 per cent of all mortgaged farms in the United States, including farms rented as well as those operated by borrowers, were mortgaged for more than 50 per cent of their value, it is evident that even when appraisers make allowances for the present depressed earning power of farm lands in determining the value for loaning purposes, there is a large volume of existing mortgages which can not be refinanced through the Federal land banks.

The decline in voluntary sales of farm lands during recent years has materially affected the demand for land mortgage credit. Activity in the market usually results in a demand for new financing.

While there has been an increase in involuntary sales, such sales do not create demand for new financing for the reason that involuntary holders, in disposing of farms owned by them, frequently accept mortgages on the land as a part of the consideration. The effect of the diminishing volume of voluntary sales of farms to be financed is reflected in Table 31 in the appendix to this report, which indicates that of the loans submitted to the board for approval as collateral for bonds the percentage of the proceeds desired for the purpose of purchasing land declined from 14 per cent in 1929 to 4.6 per cent in 1932.

It has become necessary for the banks to discontinue the making of loans in certain districts which are subject to burdensome taxes for special improvements, as well as in areas which have proved, because of such factors as poor or depleted soils, poor drainage, inadequate water supply, or unfavorable location, to be submarginal for farming purposes.

Another factor in the situation is that a number of national farm loan associations, through which Federal land banks make loans in the continental United States, have suffered such impairment of their capital that the banks would not be justified in accepting loans through them. This impairment arises chiefly from the fact that loans which the associations have indorsed have been foreclosed and losses sustained for which the associations are liable. Where impairment equals or exceeds the capital stock of the association, the indorsement of the latter, of course, is of no value, and the borrower should not be forced to subscribe to stock in such an association. When because of this situation a particular community can not be served by a Federal land bank, consideration is given to the feasibility of forming a new association or extending the territory of associations serving adjacent communities if it is found after careful investigation by the bank or appraiser that new loans can be made safely in the area. During the past three years the territory of 144 associations has been extended and a number of applications for extension of territory were under consideration on December 31, 1932.

BONDS

The condition of the market during 1932 was not favorable to the sale of long-term land bank bonds in volume at acceptable rates, and as a consequence there were no public offerings of Federal land bank bonds by the banks during the year. In January the Federal Land Bank of Houston issued in connection with a repurchase agreement \$1,500,000 of 4½ per cent bonds due in six months and callable in four months. The entire issue was retired on April 15. Later in the year eight banks issued registered bonds to the Reconstruction Finance Corporation totaling \$18,500,000 evidencing loans in that amount from the corporation. These bonds, which were dated July 1, 1932, carried a rate of interest of 4½ per cent, and were due in three years and callable in two years. The amount of bonds issued to the corporation by each of the banks is shown in the accompanying table. Bonds totaling \$42,648,615 were retired by the Federal land banks during 1932, leaving bonds in the aggregate amount of \$1,148,195,090 outstanding on December 31, 1932, as compared with \$1,170,843,705 at the close of 1931. The average rate of interest borne by bonds of Federal land banks outstanding on December 31, 1932, was 4.541 per

cent. Of the bonds outstanding, 4.6 per cent bore a rate of 4 per cent; 20.8 per cent a rate of $4\frac{1}{4}$ per cent; 48.8 per cent a rate of $4\frac{1}{2}$ per cent; 11.6 per cent a rate of $4\frac{3}{4}$ per cent; and 14.2 per cent a rate of 5 per cent.

Table 13 in the appendix gives a classification by interest rates of bonds authorized and on hand, and the net amount outstanding for each Federal land bank.

Bonds issued by Federal land banks to the Reconstruction Finance Corporation during 1932, by banks and months

Federal land bank of—	July	September	October	November	December	Total
Springfield.....	\$750,000	\$200,000	\$350,000	\$250,000	\$450,000	\$2,000,000
Baltimore.....	750,000		750,000			1,500,000
Louisville.....	1,250,000	1,250,000			1,250,000	3,750,000
St. Louis.....	2,000,000	1,000,000	1,000,000		1,000,000	5,000,000
Omaha.....	1,000,000					1,000,000
Wichita.....	1,250,000					1,250,000
Berkeley.....	750,000		750,000			1,500,000
Spokane.....	1,250,000			1,250,000		2,500,000
Total.....	9,000,000	2,450,000	2,850,000	1,500,000	2,700,000	18,500,000

INTEREST RATES

A Federal land bank may not charge borrowers in the continental United States a rate of interest on new loans which exceeds by more than 1 per cent per annum the rate borne by its last preceding issue of bonds. The rate of interest on new loans made in Puerto Rico by the branch of the Federal Land Bank of Baltimore may not exceed by more than $1\frac{1}{2}$ per cent per annum the rate borne by the bank's last preceding issue of bonds. The maximum rate of interest permitted on loans in the continental United States is 6 per cent per annum. The accompanying table shows the date of delivery and the rate of interest borne by the last bonds issued by each of the Federal land banks, as well as the rate of interest charged by each bank on new loans, and the date when the rate became effective.

Interest rates and dates of delivery of last bonds issued by Federal land banks and interest rates charged on new loans and dates when they became effective

Federal land bank of—	Last bonds issued prior to Dec. 31, 1932		Loan rate on Dec. 31, 1932	
	Date of delivery	Rate of interest	Rate	Date when placed into effect
Springfield.....	Dec. 15, 1932	Per cent $4\frac{1}{2}$	Per cent $5\frac{1}{2}$	July 15, 1929
Baltimore.....	Oct. 15, 1932	$4\frac{1}{2}$	$5\frac{1}{2}$	July 15, 1932
Puerto Rico branch			6	Do.
Columbia.....	Oct. 15, 1929	5	6	Nov. 1, 1929
Louisville.....	Dec. 15, 1932	$4\frac{1}{2}$	$5\frac{1}{2}$	Mar. 1, 1930
New Orleans.....	Oct. 15, 1929	5	6	July 15, 1930
St. Louis.....	Dec. 15, 1932	$4\frac{1}{2}$	$5\frac{1}{2}$	Feb. 10, 1930
St. Paul.....	Oct. 15, 1929	5	$5\frac{1}{2}$	Oct. 21, 1929
Omaha.....	July 15, 1932	$4\frac{1}{2}$	$5\frac{1}{2}$	July 9, 1929
Wichita.....	do	$4\frac{1}{2}$	$5\frac{1}{2}$	June 1, 1929
Houston.....	Jan. 3, 1932	$4\frac{1}{2}$	$5\frac{1}{2}$	Feb. 15, 1930
Berkeley.....	Oct. 1, 1932	$4\frac{1}{2}$	$5\frac{1}{2}$	Do.
Spokane.....	Nov. 15, 1932	$4\frac{1}{2}$	$5\frac{1}{2}$	Do.

At the close of 1932 the rate of interest charged on new loans by 10 banks was $5\frac{1}{2}$ per cent, by 2 banks 6 per cent, and by the Puerto Rico branch 6 per cent. Only two changes in loan rates were made during 1932; the Federal Land Bank of Baltimore reduced the rate of interest on new loans in the States from 6 to $5\frac{1}{2}$ per cent, while its branch in Puerto Rico reduced the rate on new loans from $6\frac{1}{2}$ to 6 per cent.

The average rate of interest on all Federal land bank loans outstanding on December 31, 1932, was 5.4 per cent. Of the loans in force on that date 26.4 per cent carried a rate of 5 per cent; 5.5 per cent a rate of $5\frac{1}{4}$ per cent; 58 per cent a rate of $5\frac{1}{2}$ per cent; 10 per cent a rate of 6 per cent; and 0.1 per cent a rate of $6\frac{1}{2}$ per cent.

COLLECTION POLICY

Because of the continued decline in prices of agricultural commodities many borrowers from the Federal land banks have found it increasingly difficult to pay maturing installments on their loans. The accompanying table shows for each bank the total number and amount of extensions in force on December 31, 1932, and the total number and amount of loans and purchase money mortgages represented by such extensions.

Number and amount of extensions in force December 31, 1932, and mortgages represented by extensions in force

Federal land bank of—	Extensions in force		Mortgages represented by extensions in force			
	Number	Amount	Mortgage loans		Purchase money mortgages	
			Number	Amount	Number	Amount
Springfield.....	2,952	\$525,177.05	2,854	\$9,519,040.32	46	\$99,149.00
Baltimore.....	4,463	1,150,255.06	4,417	12,608,797.09	83	135,601.93
Columbia.....	4,666	922,483.21	4,526	11,033,298.21	140	218,465.75
Louisville.....	11,879	2,008,093.99	10,705	36,050,361.71	36	58,141.84
New Orleans.....	6,750	1,888,245.17	6,644	20,920,419.17	106	304,932.48
St. Louis.....	9,190	1,917,825.92	9,179	28,470,109.54	11	14,919.38
St. Paul.....	9,086	2,943,485.81	9,049	34,271,555.77	37	108,954.89
Omaha.....	7,293	3,481,102.56	7,273	44,730,864.67	20	27,911.31
Wichita.....	6,505	1,398,885.65	5,425	20,351,203.83	37	48,552.54
Houston.....	5,382	1,337,693.47	5,379	16,871,813.05	3	925.00
Berkeley.....	1,999	809,790.61	1,997	8,655,455.10	2	4,190.00
Spokane.....	3,355	1,360,948.20	3,347	11,994,205.14	8	20,106.94
Total.....	73,520	19,749,986.70	70,795	255,477,123.60	529	1,041,851.06

It is not the desire of the Federal land banks to acquire farms unnecessarily and such acquisitions are obviously burdensome. The Farm Loan Board is advised that it is not the policy of the banks to institute foreclosure proceedings except for the protection of the banks when borrowers have abandoned their farms or when after careful investigation of the merits of individual cases it is found that the borrowers are not making satisfactory efforts to meet their obligations or have no chance to succeed if given further time. In a large proportion of the cases in which foreclosure proceedings have been instituted the action was taken upon the recommendation of the local national farm loan associations, composed of farmer-borrowers, through which the loans were obtained and which indorsed

and became liable for the loans. Obviously borrowers who are able to pay their installments should be required to do so promptly.

The banks were enabled to continue their policy of withholding foreclosure of delinquent loans of deserving borrowers and granting extensions in instances where conditions justified such action by the subscription by the Government in 1932 of additional capital stock in the amount of \$125,000,000, of which \$25,000,000 was for the exclusive purpose of supplying the banks with funds for their operations in place of amounts of which they are deprived by reason of granting extensions. Prior to the close of 1932 the 12 Federal land banks granted extensions aggregating \$23,419,800.46 to approximately 93,000 borrowers. The allocation of the \$25,000,000 among the 12 banks and the volume of extensions granted by each of the banks up to the close of 1932 are shown in Table 1 in the appendix to this report.

The difficulties of many farmer-borrowers have been increased by the existence of heavy junior liens and chattel mortgages. In many cases creditors other than those holding the first mortgages on the land have taken over the borrowers' equipment and livestock, making it impossible for them to continue their farming operations and forcing many abandonments and foreclosures. The land banks, therefore, have found it necessary in some cases to obtain crop or chattel mortgages in order to make it possible for borrowers to operate their farms and have an opportunity to work out of their difficulties. Where conditions justified such action, the Federal land banks have waived crop mortgages in order to enable the borrowers to obtain credit to carry on their farming operations.

On December 31, 1932, the number of loans in process of foreclosure by the 12 Federal land banks was only 2.4 per cent of the number of loans having delinquent or extended installments. Data regarding the number and amount of loans in process of foreclosure by each of the Federal land banks on December 31, 1931, and December 31, 1932, are given in Table 28 in the appendix to this report.

REAL ESTATE SALES

The Federal land banks acquired and disposed of a larger volume of real estate during 1932 than in any previous year. The banks have found from experience that they are not in a position to operate acquired farms on a basis which yields satisfactory returns above necessary expenditures. The farms which they acquire, as a rule, are scattered over their districts, making the cost of operation and supervision high. Moreover, the returns from a farm operated from a distance rarely are as high as when operated by an interested owner living on or near the farm and giving its operation close and constant attention. Since the banks have bond interest and operating expenses which must be met, it is important that they avoid the accumulation of low-earning or nonearning assets. Furthermore, they consider it desirable from the standpoint of the communities as well as the banks to place acquired farms in the hands of owner-operators who will improve and cultivate the properties, thereby avoiding deterioration and enhancing the values of the farms sold and adjacent properties. The banks have assured the board that they endeavor to make sales at prices which are reasonable under prevailing conditions and do not dump farms on the market indiscriminately.

It is the general practice of the banks upon acquirement of real estate to have a land bank appraiser or fieldman make a careful inspection of the property and submit a report including recommendations as to what repairs and improvements, if any, are needed. If the farm has been abandoned or neglected by the former owner repairs or improvements may be necessary to place it in salable or rentable condition. New buildings generally are not erected unless it would otherwise be impossible to operate or sell the property. Some of the banks employ one or more paint or repair crews equipped with trucks, paint-spraying machines, etc., while others have the work done by contractors or local labor. In many instances repairs are made by tenants with materials furnished by the banks. The 12 banks report repairs and improvements in connection with 2,739 farms during 1932, at an average cost of \$99.29.

The prices at which properties are offered for sale by the banks are based largely upon reports of land bank appraisers and fieldmen, and the general knowledge of the officers of the banks regarding the farms and the communities in which they are located. Consideration is given to the quality of the lands, the local market for farm properties, the taxes, and other factors. The banks generally endeavor to obtain substantial cash payments from purchasers inasmuch as experience has shown that when farms are sold on this basis reacquisition is less likely to become necessary than when only small cash payments are obtained. Good farms which are well located and can be rented on a basis to yield some return on the investment are held at firm prices. Inferior farms, which can be carried by the banks only at a loss even if commodity prices improve, are sold at the first reasonable opportunity. In considering offers for farms upon terms which involve the extension of credit the banks take into consideration the financial responsibility of the prospective purchasers and their ability to operate the farms successfully.

During 1932 the Federal land banks sold and otherwise disposed of 6,284 properties, for a total consideration of \$14,697,558.51, as compared with 4,231 in 1931 for a total consideration of \$11,302,185.55. The disposals consist chiefly of sales, but include also redemptions in the case of sheriffs' certificates, judgments, etc., a relatively small number of trades, and abandonments of properties because of insufficient value to justify the cost of maintenance and the payment of taxes. The number of parcels abandoned in 1932 was 144. The table below gives comparative data on the disposals of acquired farm real estate, including sheriffs' certificates, etc., during the calendar years 1930 to 1932, inclusive, while additional details for individual banks appear in Table 28 in the appendix to this report. During 1932, 1,398 properties, involving an original sale price of \$4,524,481.02, were reacquired as a result of cancellations of sales made in previous years and in 1932.

Disposals of acquired farm real estate by Federal land banks in 1932, 1931, and 1930

	1932		1931		1930	
	Number	Consideration	Number	Consideration	Number	Consideration
Whole units.....	5,092	\$12,468,240.31	3,643	\$10,040,247.24	2,689	\$8,542,900.09
Parts of farms.....	920	1,544,519.90	502	935,526.70	305	628,911.61
Sheriffs' certificates, etc.	272	684,798.30	86	326,411.61	137	596,103.81
Total.....	6,284	14,697,558.51	4,231	11,302,185.55	3,131	9,767,915.51

Sale prices in the aggregate represented approximately 72.2 per cent of the total investment of the banks in 1932, as compared with 80.1 per cent in 1931 and 83.9 per cent in 1930, reflecting the continued downward trend in farm land values. Department of Agriculture indexes indicate that the average value per acre of farm lands in the United States declined 16 per cent from March 15, 1931, to March 15, 1932. This decline apparently has resulted primarily from the continued decrease in prices of agricultural commodities and in part from the increase in the amount of farm real estate actually or potentially on the market because of the accumulation of such properties through foreclosure and otherwise in the hands of receivers, individuals, and other lenders. Public reports of 20 life insurance companies holding over 84 per cent of the farm mortgage loans of all life insurance companies on farms in the United States indicate that on December 31, 1931, the 20 companies held title to approximately 22,000 farm properties representing an aggregate cost to the companies of \$189,000,000. On the same date the 12 Federal land banks and 48 joint stock land banks held title to 20,614 properties, representing an aggregate investment of \$99,314,000. As of January 1, 1930, the last date for which the Department of Agriculture has published an estimate of the total farm mortgage debt of the United States, the 20 life insurance companies held 19.2 per cent of all farm mortgages in the country, the 12 Federal land banks held 12.8 per cent, and the 48 joint stock land banks referred to 6.3 per cent. While data as of December 31, 1932, for institutions other than the Federal land banks and joint stock land banks have not been compiled by the Farm Loan Bureau, the experience of the land banks indicates that in all probability the real estate holdings of other institutions making farm mortgage loans increased during 1932. The data relating to farm properties to which the insurance companies and land banks held title do not include sheriffs' certificates, judgments, etc., owned by the designated institutions but include real estate which they had contracted to sell.

REAL ESTATE OWNED

On December 31, 1932, the 12 Federal land banks owned outright 13,334 farms which were carried at \$44,753,714.96. Special reserves amounting to \$9,145,615.20 had been set up, leaving a net amount carried in assets of \$35,608,099.76, representing 2.6 per cent of the total assets of the banks. The banks held also 5,169 farms subject to redemption, the net carrying value of which was \$24,945,526.46, or approximately 1.8 per cent of the total assets. Details regarding the real estate holdings of each of the banks and the investments of the banks therein are shown in Table 28 in the appendix to this report.

THE SPOKANE COMMISSION

On February 18, 1932, the Federal Land Bank of Spokane retired all certificates representing advances made by the other Federal land banks under an agreement dated July 15, 1925, to assist that bank in carrying and disposing of real estate acquired by it. The Spokane commission, which was set up in 1925 to represent the other banks and to aid the Federal Land Bank of Spokane along the lines set forth in the agreement, continued to function until the advances made by

the other banks were repaid. Advances were made by the 11 banks through the commission in the aggregate amount of \$2,799,850.18. The accompanying table shows the principal amounts advanced, the amount of interest thereon, and the total amount of repayments to each of the banks.

Amounts paid by Federal Land Bank of Spokane to other 11 banks in retiring Spokane participation certificates

Federal land bank of—	Principal	Interest	Total amount
Springfield	\$126,839.05	\$32,588.34	\$159,427.39
Baltimore	176,529.50	44,853.48	221,382.98
Columbia	(1)	31,027.97	31,027.97
Louisville	331,500.03	77,446.81	408,946.84
New Orleans	314,342.38	80,129.84	394,472.22
St. Louis	231,272.87	58,738.20	290,011.07
St. Paul	366,189.36	93,214.42	459,403.78
Omaha	422,721.32	97,138.49	519,859.81
Wichita	296,491.07	70,526.33	367,017.40
Houston	391,277.53	90,856.51	482,134.04
Berkeley	142,687.07	33,293.80	175,980.87
11 banks	2,799,850.18	709,814.19	3,509,664.37

¹ The certificates originally held by the Federal Land Bank of Columbia aggregating \$148,813.30, were sold in May, 1931, to other Federal land banks and are included with the principal amounts shown for those banks.

PUERTO RICO BRANCH

On December 31, 1932, the branch of the Federal Land Bank of Baltimore on the island of Puerto Rico had 4,535 loans, the unmatured balances of which aggregated \$11,082,463.49. In view of conditions on the island it was felt that attention should be concentrated on the problems presented by the status of the outstanding loans, and only 9 new loans in an aggregate amount of \$54,100 were closed during 1932, compared with 36 loans aggregating \$201,000 in 1931. While progress has been made in restoring the agriculture of the island from the effects of the 1928 hurricane, rehabilitation has been retarded by general economic conditions and by the hurricane in September, 1932. Under the amendment to the Federal farm loan act, approved January 23, 1932, 895 extensions in an aggregate amount of \$557,022.23 were granted to borrowers, and at the close of 1932, 841 extensions aggregating \$487,942.99 remained in effect. In addition to the extensions granted to borrowers there were delinquencies aggregating \$1,200,169.81 in connection with 2,248 loans. On December 31, 1932, the bank held 54 farms in Puerto Rico, representing an investment of \$178,119.52, and carried at \$154,393.70, compared with 20 farms carried at \$63,468.29 at the close of 1931. The bank reports that the Puerto Rico branch has resorted to foreclosure only where the borrower was not making a satisfactory effort to meet his obligations or other factors made it necessary to take such action.

CONDITION OF BANKS

The strengthened position of the Federal land banks resulting from the additional capital stock subscribed during the year by the Secretary of the Treasury is reflected in the consolidated statement of condition of the 12 banks in Table 3 and the statements of individual

banks in Table 4 in the appendix to this report. The consolidated statement is of particular significance in view of the fact that the Federal land banks are jointly liable, under the conditions stated in the act, for the bonds issued by each other. The additional capital, by providing the banks with liquid assets, enabled them to grant extensions to worthy borrowers and continue to make new loans and also increased the margin of protection to the outstanding bonds of the banks. On December 31, 1932, the banks held United States Government securities totaling \$100,547,466.13; other securities consisting principally of Federal intermediate credit bank debentures of \$2,438,047.03; and cash on hand and in banks of \$12,259,955.15, or a total of \$115,245,468.31 of such liquid assets. In addition, farm loan bonds were held in the total amount of \$1,747,687.36.

The principal item of assets of the banks on December 31, 1932, consisted of loans on an amortization basis, secured by first mortgages on farm lands. These loans were made in amounts not exceeding 50 per cent of the appraised value of the land and 20 per cent of the appraised value of the permanent insured improvements thereon. The face amount of the loans outstanding on December 31, 1932, was \$1,283,197,715.50 which has been reduced by amortization and other payments totaling \$154,633,254.69 or an average reduction of 12.1 per cent. Of the loans outstanding 18.6 per cent had installments delinquent less than 90 days, 18 per cent had installments delinquent 90 days and over, and extensions of unpaid installments, or taxes or insurance premiums paid by the bank had been granted in connection with 22.9 per cent of the outstanding loans. Some loans upon which extensions had been granted also had delinquent installments and therefore are included twice in the foregoing percentages.

Delinquent installments aggregated \$26,584,401.58, on which partial payments had been made in the amount of \$1,954,412.20. The banks had set up reserves for delinquent installments aggregating \$11,705,270.23 so that the net amount carried in the assets was \$12,924,719.15. The unpaid balances of extensions granted to borrowers in accordance with section 13 of the farm loan act as amended January 23, 1932, which are not shown as delinquent, amounted to \$19,749,986.70.

Purchase money, first and second mortgages, real estate sales contracts, and other notes receivable carried by the banks totaled \$29,710,025.18, against which reserves of \$1,146,171.33 had been set up, leaving a net amount carried in assets of \$28,563,853.85, representing 2.1 per cent of the total assets of the banks. In addition to the special reserves set up against these accounts, the banks carried as "deferred income," \$2,599,795.17 unrealized profits on real estate sales. Such profits represent the amount by which the sale price exceeds the asset-carrying value of the properties sold and are deferred in accordance with section 16 of the rules and regulations of the board, which provides that the bank must receive in cash at least 20 per cent of the sale price before a profit may be taken into earnings.

Real estate owned outright by the banks represented an investment of \$57,895,604.16, of which amount \$13,141,889.20, or approximately 22.7 per cent, had been charged off. In addition, reserves had been set up by the banks amounting to \$9,145,615.20, with the result that the net amount at which the real estate was carried in assets repre-

sented only 61.5 per cent of the banks' investment in the property. Sheriffs' certificates, judgments, etc., totaled \$25,492,411.84, against which reserves of \$546,885.38 were carried. The net amount at which real estate owned outright and real estate owned subject to redemption were carried in the assets of the banks constituted 2.6 per cent and 1.8 per cent, respectively, or a total of 4.4 per cent of the assets of the 12 banks.

The net amount of bonds outstanding, not including those held by banks of issue or those matured or called, was \$1,147,407,420. The average rate of interest borne by these bonds was 4.541 per cent.

The total outstanding capital stock of the 12 Federal land banks as of December 31, 1932, was \$189,047,843. On the same date, 11 banks reported reserves required by section 23 of the Federal farm loan act and undivided profits totaling \$15,603,543.45, and one bank reported a deficit of \$267,315.28. In addition to the reserves referred to, the banks reported miscellaneous reserves amounting to \$23,325,151.49. Changes in the amount of capital stock, reserves, and undivided profits of the 12 banks as a whole are reflected in the following comparison of these accounts as of December 31, 1931, and December 31, 1932.

Capital stock, reserves, and undivided profits of Federal land banks as of December 31, 1931, and December 31, 1932

	Dec. 31, 1931	Dec. 31, 1932
Capital stock	\$65,676,130.50	\$189,047,843.00
Reserves under sec. 23, farm loan act	13,118,138.20	14,205,476.59
Other reserves:		
Accounts receivable	64,977.18	94,797.70
Notes receivable	2,768,711.30	1,146,171.33
Delinquent installments	8,838,274.89	11,705,270.23
Real estate	5,066,682.47	9,145,615.20
Sheriffs' certificates		546,885.38
Miscellaneous	122,670.26	686,411.65
Undivided profits	2,627,944.34	1,398,066.86
Deficit (one bank)		267,315.28
Total (net)	98,283,529.14	227,709,222.66

Several of the banks had unusually heavy expenses and losses as a result of an increasing volume of delinquencies and charge-offs in connection with acquired real estate, and in order to offset such expenses and losses, in part at least, four of the banks used some of the additional capital to buy their own bonds at a discount. Notwithstanding the additional earnings from the \$125,000,000 of capital subscribed by the Secretary of the Treasury during the year and earnings of \$5,078,244.69, representing discount on bonds purchased and retired, the reserves and undivided profits of some of the banks decreased, and the Federal Land Bank of Columbia reported a deficit of \$267,315.28 at the close of 1932. However, the reserves and undivided profits of the 12 banks as a whole at the close of the year reflected an increase over the amount reported at the close of 1931.

No dividends were declared by Federal land banks during the calendar year 1932.

NATIONAL FARM LOAN ASSOCIATIONS

Federal land bank loans in the continental United States are made through, and with the indorsement of, national farm loan associations. These associations are cooperative credit corporations which are chartered by the Federal Farm Loan Board under the provisions of the Federal farm loan act and operate under the supervision of the board. The farmer-borrower who obtains a loan from a Federal land bank through a national farm loan association purchases stock in the association in the amount of 5 per cent of his loan and as a stockholder is individually responsible for all contracts, debts, and engagements of such association to the extent of the amount of the stock owned by him at the par value thereof, in addition to the amount paid in and represented by his shares. The association in turn subscribes to an equal amount of stock in the Federal land bank and becomes liable for the loan by indorsement. The borrower's stock is held by the association as collateral, and the stock of the Federal land bank subscribed by the association is held by the bank as collateral.

NUMBER AND SIZE OF ASSOCIATIONS

At the close of 1932 there were 4,649 national farm loan associations as compared with 4,652 at the beginning of the year. During 1932 the charters of four associations were canceled through consolidation with other associations; the charter of one association was canceled due to the virtual extinguishment of its corporate existence upon the retirement of all loans indorsed by it and of all stock issued by it; and two new charters were issued. The following table gives a classification of associations on the basis of the total face amount of loans outstanding as shown by the latest reports available on December 31, 1932. Table 16 in the appendix to this report, shows the number of charters granted from the beginning of the Federal farm loan system to the end of 1932, and the number of associations in each State as of the latter date.

National farm loan associations classified on the basis of gross amount of total loans outstanding

Gross amount of loans outstanding	Number of associations	Gross amount of loans outstanding	Number of associations
Less than \$50,000.....	613	\$1,000,000 to \$2,000,000.....	156
\$50,000 to \$100,000.....	853	\$2,000,000 to \$3,000,000.....	14
\$100,000 to \$150,000.....	655	\$3,000,000 to \$4,000,000.....	3
\$150,000 to \$250,000.....	863	\$4,000,000 to \$5,000,000.....	1
\$250,000 to \$500,000.....	987	\$5,000,000 and over.....	1
\$500,000 to \$750,000.....	342		
\$750,000 to \$1,000,000.....	161	Total associations.....	4,649

RESERVES OF ASSOCIATIONS

The legal reserves of national farm loan associations, required by section 24 of the Federal farm loan act, amounted at the close of 1932 to approximately \$2,311,000, of which about \$2,232,000 was invested in Federal land bank bonds.

FINANCIAL PROBLEMS OF ASSOCIATIONS

The liabilities of national farm loan associations, which arise principally in consequence of the indorsement of loans made to their members, were increased during the year by reason of the inability of many members to meet their loan obligations. Under the terms of the indorsement, if a member defaults, the association after receiving due notice thereof may be required by the bank to make good the default. The procedure to be followed in connection with losses on defaulted loans and the problems arising from the impairment of capital of associations by reason of such losses have been given careful study by the banks and the Federal Farm Loan Board.

As a result of the study of this problem, the Federal land banks are cooperating with the associations in their districts by entering into agreements with them for the purpose of minimizing losses and of obviating as far as possible the necessity of taking deficiency judgments against associations in connection with defaulted loans. These agreements provide, in substance, that if there shall be a default under the terms of any mortgage indorsed by a national farm loan association, as a result of which it becomes necessary for the bank to acquire the mortgaged premises, an account shall be set up to which moneys otherwise payable to the association may be credited as an indemnity against any loss that the bank may suffer in the final disposition of the property. Under such agreements the bank may dispose of the property for an amount which, in the opinion of the bank, is its fair value, and if the sale price of the land so disposed of is less than the bank's investment, the deficiency is charged to the account. If the property sells for more than the bank's investment, the profits are credited to the association's account to the extent necessary to offset losses on account of defaults in other loans made to its members. If in the final settlement there remains any surplus, it is paid to the association to such extent as may be necessary to reimburse it for losses which it may have sustained in connection with loans coming within the operation of the agreement. This plan avoids the necessity of taking and enforcing deficiency judgments against associations in connection with defaulted loans and permits the sale of acquired real estate in an orderly manner.

The Federal land banks maintain a check upon the financial condition of the associations. It may be necessary to discontinue accepting applications through associations which have suffered serious capital impairment, since persons borrowing through associations are required to pay for the necessary stock at par. Such information is also important to the bank when a borrower pays off his loan through an association that is unable to meet its obligations as indorser of other loans that have been defaulted. The bank, while retiring its stock owned by the association, may withhold the payment to the association of all or a portion of the proceeds of such stock and offset such proceeds against the association's indebtedness to it.

In order to establish a practical method of determining whether or not loans may be made through an association which has suffered an impairment of its capital, each bank has classified the associations in its district. Loans are not made through an association having material capital impairment unless after most careful consideration of all the circumstances the directors of the bank are of the opinion

that conditions justify such action. Furthermore, loans are not made through such an association except in cases where the applicant has signed a statement to the effect that the financial condition of the association has been explained to him and that he desires the loan even though the capital of the association is impaired.

Many national farm loan associations have suffered an impairment of their capital to such an extent that the banks would no longer be justified in accepting applications for loans through them. When, because of this situation, a particular community can not be served by a Federal land bank, consideration is given to the feasibility of forming a new association or extending the territory of associations serving adjacent communities if it is found, after careful investigation by the bank and appraisers, that new loans can be made safely in the area. As a general rule, the formation of new associations is not encouraged if there are strong associations already operating in or adjacent to the territory which the new associations would serve. The board and the banks feel that better results ordinarily are obtained from a few strong associations operating with a minimum overlapping of territory than from a larger number of relatively small associations. During 1932, 47 applications for extension of territory of national farm loan associations were received by the board. These have all been granted, as well as 23 applications received during January, 1933.

ASSOCIATION MANUAL

In June, 1932, the bureau published and sent to each association a book of instructions for the guidance of officers and directors. This book with its detailed instructions respecting accounting, corporate procedure and management, legal requirements and prohibitions, etc., is proving to be of considerable help, especially to the secretary-treasurers who are required to keep all records and to account for all association funds and will greatly facilitate the work of the bureau in supervising associations.

The board and the banks have kept in touch with the affairs of the associations through the board's examiners and field men employed by the banks. Numerous conferences of representatives of the banks and the associations were held during the past year for the purpose of discussing mutual problems.

JOINT STOCK LAND BANKS

Joint stock land banks are privately organized institutions chartered under the Federal farm loan act for the purpose of making long-term loans secured by first mortgages on farm lands. They are under the general supervision of the Federal Farm Loan Board and are authorized to make loans on an amortization plan, for maturities of not less than 5 years nor more than 40 years, and to obtain funds for making loans by the sale of bonds which are exempt from Federal, State, municipal, and local taxation. Joint stock land banks differ from Federal land banks in several important respects. All the capital stock of joint stock land banks is privately owned, none being owned by the Government; and there is no joint liability among the

banks. They deal directly with the borrowers, and the farm loan act does not require the loans to be indorsed by any local organization.

At the close of 1932 there were 46 joint stock land banks in operation and one in voluntary liquidation. In addition, there were four joint stock land banks in receivership, of which three, the Southern Minnesota Joint Stock Land Bank of Minneapolis, Minn.; the St. Louis Joint Stock Land Bank of St. Louis, Mo.; and the Chicago Joint Stock Land Bank of Chicago, Ill., were placed in receivership by the Federal Farm Loan Board during 1932 upon default in the payment of interest on outstanding farm loan bonds. Final liquidating dividends were declared by the board on February 15, 1933, in connection with the Bankers Joint Stock Land Bank of Milwaukee, Wis., which was placed in receivership in 1927.

On July 8, 1932, the principal office of the Burlington Joint Stock Land Bank of Burlington, Iowa, was transferred to Des Moines, Iowa, and the name of the bank was changed to the Burlington Joint Stock Land Bank of Des Moines.

CAPITAL

The total outstanding capital stock of the 47 joint stock land banks, not including the banks in receivership, on December 31, 1932, was \$35,073,060.24. On the same date 40 joint stock land banks reported combined surplus, reserves required by section 23 of the Federal farm loan act, and undivided profits totaling \$13,071,580.73, while seven reported deficits aggregating \$1,842,795.83. In addition to the reserves referred to above, the joint stock land banks reported miscellaneous reserves amounting to \$12,525,821.63. For comparative purposes the combined capital, surplus, reserves, and undivided profits of the 47 banks are shown below as of December 31, 1931, and December 31, 1932. These totals are given for statistical purposes only, since there is no joint liability among these banks.

	December 31, 1931 ¹	December 31, 1932
Capital	\$35,073,060.24	\$35,073,060.24
Surplus, reserves under sec. 23, and undivided profits	15,354,162.06	13,071,580.73
Miscellaneous reserves	7,219,369.17	12,525,821.63
Deficits	2,199,572.96	² 1,842,795.83

¹ Does not include data for banks placed in the hands of receivers during 1932.

² 5 banks.

³ 7 banks.

LOANS

The reports of the joint stock land banks indicate that 551 loans in an aggregate amount of \$2,181,073 were placed on the books during 1932, which compares with 846 loans totaling \$5,407,222 in 1931. A substantial portion of the loans in both years represents such first mortgages accepted in connection with the sale of acquired real estate as had been approved as collateral for farm loan bonds. The data on loans closed include also 15 loans, aggregating \$52,402.18, which were purchased by one joint stock land bank from another joint stock land bank. The following table shows the total amount of loans held by joint stock land banks as of December 31 of each year from 1918 to 1932, inclusive.

Amount of mortgage loans of joint stock land banks outstanding on December 31 of each year from 1918 to 1932, inclusive

	Outstanding ¹		Outstanding ¹
1918-----	\$8, 384, 080. 48	1926-----	\$632, 475, 528. 51
1919-----	60, 037, 898. 37	1927-----	667, 313, 766. 48
1920-----	77, 958, 642. 06	1928-----	656, 516, 475. 62
1921-----	85, 016, 650. 38	1929-----	627, 414, 970. 78
1922-----	218, 775, 291. 87	1930-----	590, 810, 882. 75
1923-----	392, 638, 853. 58	1931-----	536, 644, 012. 10
1924-----	446, 429, 453. 92	1932-----	459, 182, 721. 45
1925-----	545, 559, 200. 05		

From the foregoing table it appears that the total reduction in loans during the five years ended December 31, 1932, amounted to \$208,131,045.03, or 31.2 per cent of the amount in force on December 31, 1927. The decline in the amount of loans has been due in large measure to the reduction in the volume of new loans closed and to the liquidation of loans through payments, foreclosures, and the sale of loans of joint stock land banks in receivership.

INTEREST RATES

A joint stock land bank may not under the provisions of the Federal farm loan act charge a rate of interest on loans which exceeds by more than 1 per cent per annum the rate of interest established by its last preceding issue of bonds. Bonds issued subsequent to 1923 may not carry an interest rate of more than 5 per cent per annum. Inasmuch as the only bonds issued during 1932 bore the same rates as the last preceding issues of bonds of the same banks, bonds issued during the year did not necessitate any adjustments in loan rates. At the close of 1932 the maximum loan rate of 37 banks as established by the bond rates of the banks was 6 per cent; of 4, 5 $\frac{3}{4}$ per cent; of 4, 5 $\frac{1}{2}$ per cent; and of 1, 5 $\frac{1}{4}$ per cent. Of the loans added to the mortgage loan account of the banks during the year 60.1 per cent bore interest at the rate of 6 per cent per annum; 27.3 per cent at 5 $\frac{3}{4}$ per cent; 12.4 per cent at 5 $\frac{1}{2}$ per cent; and 0.2 per cent at 5 $\frac{1}{4}$ per cent.

PURPOSES OF LOANS

Data compiled from borrowers' applications in connection with loans of joint stock land banks aggregating \$1,319,515, submitted to the board during 1932 for approval as collateral for bonds show that 48.9 per cent of the proceeds were to be used to pay off mortgages and other liens; 26.4 per cent to pay off other debts; 18.4 per cent to purchase lands; 3 per cent for buildings and improvements; and 3.3 per cent

¹ These amounts represent the unmatured principal of mortgage loans for all joint stock land banks except the banks in receivership for which, during the period of receivership, unpaid principal is used. The outstanding total for Dec. 31, 1932, agrees with that shown in Table 20 in the appendix, but differs from the figures for net mortgage loans shown in the consolidated balance sheet, Table 5, by the amount of the principal portion of payments made by borrowers in advance of the due date and indorsed upon the notes and by the principal portion of delinquent installments as follows:

Net mortgage loans (Table 5, appendix)-----	\$412, 958, 031. 85
Principal portion, installments paid in advance-----	180, 914. 25
 Total-----	 413, 138, 946. 10
Less principal portion, delinquent installments-----	3, 507, 915. 16
 Total-----	 409, 631, 030. 94
Unpaid principal of loans of 3 banks in receivership-----	49, 551, 690. 51
 Total-----	 459, 182, 721. 45

for equipment, fertilizer, and irrigation. According to the reports made by the appraisers, the total appraised value of the land securing the loans was \$3,349,961 while the total valuation placed upon the buildings by the appraisers was \$711,304, or a total for the land and buildings of \$4,061,265. Loans made on these farms amounted to 32.5 per cent of the total appraised value. These data do not cover loans replacing other loans of the banks to the same borrowers, nor purchase money first mortgages.

BONDS

During 1932 bonds were issued by only two joint stock land banks, the total amount of bonds issued, \$480,000, being less than in any year since 1917, when the first joint stock land banks were chartered. In February, 1932, the Indianapolis Joint Stock Land Bank of Indianapolis, Ind., issued \$100,000 of 5 per cent bonds and in March the Corn Belt Joint Stock Land Bank of Taylorville, Ill., issued \$380,000 of 4½ per cent bonds.

Bonds totaling \$33,770,260 were retired by joint stock land banks during the year. For the most part, the bonds retired were purchased in the market, as authorized by law, with funds representing proceeds from the sale of real estate and principal payments made by borrowers on outstanding loans.

The following summary shows for 1932 the amounts of the bonds of joint stock land banks outstanding, issued, retired, and held by investors. Table 14 in the appendix to this report gives a classification, by interest rates, of bonds of joint stock land banks authorized, on hand, and outstanding on December 31, 1932.

Joint stock land bank bonds outstanding and held by investors on December 31, 1931, and December 31, 1932, and issued and retired during 1932

Outstanding Dec. 31, 1931:	
Held by investors	\$539, 680, 800
Banks' own bonds on hand	2, 983, 080
Banks' own bonds sold under repurchase agreement	301, 000
Total outstanding	\$542, 964, 880
Bonds of banks placed in receivership during 1932	81, 897, 300
Issued during year 1932	461, 067, 580
Retired during year 1932	461, 547, 580
Total outstanding Dec. 31, 1932	427, 777, 320
Less:	
Banks' own bonds on hand	\$2, 457, 760
Banks' own bonds sold under repurchase agreement	2, 457, 760
Total held by investors Dec. 31, 1932	425, 319, 560
Less bonds called for redemption and not yet presented for payment	3, 000
Total uncalled bonds held by investors Dec. 31, 1932	425, 316, 560
Total outstanding Dec. 31, 1931, less bonds of banks placed in receivership during 1932	461, 067, 580
Total outstanding Dec. 31, 1932	427, 777, 320
Net decrease during year 1932	33, 290, 260

REAL ESTATE

The joint stock land banks have continued their efforts to liquidate acquired real estate. The volume of real estate disposed of during the year was greater than in any previous year. Table 29 in the appendix of this report contains data concerning real estate disposed of by each joint stock land bank during the years 1931 and 1932, and the amount on hand at the end of each of the two years. As shown in that table, during 1932 the joint stock land banks, exclusive of those in receivership, disposed of 2,476 farms owned outright for a total consideration of \$9,784,897.16. The banks also disposed of 680 parts of farms for \$1,460,780.39. In addition, 232 sheriffs' certificates, judgments, etc., were disposed of for \$1,385,180.51. The total number of properties thus disposed of during 1932 was 3,388 for which the total consideration was \$12,630,858.06, as compared with a total of 1,504 disposals during 1931 for \$7,787,753.21. During 1932 properties were reacquired as a result of cancellations of 192 sales made in 1932 and in previous years, the total original sale price of which was \$1,398,863.75. The disposals covered by these data consist chiefly of sales, but also include redemptions from foreclosure, a relatively small number of trades, and six abandonments of properties deemed by the banks to be of insufficient value to justify the payment of taxes and other costs.

It has been the experience of the banks that to continue to hold acquired real estate entails heavy losses by reason of the loss of interest on the investment and the necessity of paying taxes and keeping the properties in good condition. For this reason and in order to provide sufficient income to meet bond interest and general operating expenses, joint stock land banks which have relatively large accumulations of acquired real estate find it necessary to convert such real estate into earning assets as promptly as possible without unnecessary loss. The banks generally, however, report that they endeavor to dispose of acquired properties at prices which are considered reasonable under prevailing conditions.

The number of farms owned outright by joint stock land banks, exclusive of the banks in receivership, increased from 2,754 representing an investment of \$23,136,243.51 at the beginning of 1932 to 5,043 farms with an investment of \$39,324,939.56 at the end of the year. Farms owned subject to redemption increased from 419 to 1,363 in number and the investment from \$4,163,016.79 to \$13,169,125.66. These increases brought the total number of farms owned outright and subject to redemption to 6,406 with a total investment of \$52,494,065.22. The aggregate carrying value of these farms was reduced by charge-offs to \$44,584,494.04, against which special reserves were set aside by a number of banks so that the net amount at which the farms were included in assets as of December 31, 1932, was \$42,534,437.56, representing approximately 8.8 per cent of the total assets of the banks. A classification of joint stock land banks on a basis of percentage of total assets consisting of real estate owned outright and subject to redemption on December 31, 1932, follows:

Per cent of assets in real estate owned outright and subject to redemption	Number of banks	Per cent of assets in real estate owned outright and subject to redemption	Number of banks
None	2	3 to 3.9	2
Less than 1	1	4 to 4.9	6
1 to 1.9	2	5 to 9.9	12
2 to 2.9	4	10 and over	17
		Total	46

CONDITION OF JOINT STOCK LAND BANKS

A statement of the condition of each of the joint stock land banks as of December 31, 1932, appears in Table 6 in the appendix to this report. Table 5, which is a consolidated statement showing totals of the various items in the individual statements, is given for statistical purposes only, since there is no joint liability among the banks, and the condition of each bank must be considered separately from that of the others. A number of other tables, which contain statistics concerning the joint stock land banks, will be found in the appendix to this report.

The joint stock land banks generally have encountered a continued increase in delinquencies, foreclosures, and real estate holdings, making it difficult for some of the banks to meet their bond interest and pay operating expenses. Most of the banks have been assisted in meeting these difficulties and in maintaining their positions with the farm loan registrars by purchasing their own bonds at substantial discounts and surrendering such bonds to the registrars for retirement, as authorized by the provisions of the Federal farm loan act. Where the amount of mortgage loans and other assets of a bank deposited with a farm loan registrar consisting of items eligible as original collateral for bonds has become less than the amount of bonds outstanding, and the bank has not had other such eligible assets available for pledging with the registrar, the Farm Loan Board has called upon the bank for additional security in the form of loans, real estate, sheriffs' certificates, etc., to protect its outstanding bonds.

Several joint stock land banks have been assisted by funds obtained through loans from the Reconstruction Finance Corporation. As of the close of 1932 the Reconstruction Finance Corporation reported that 22 loans, aggregating \$6,297,000, had been authorized to 14 joint stock land banks; that \$319,954.68 had been withdrawn or canceled, \$3,449,199.70 remained at the disposal of the banks, and \$2,527,845.62 had been disbursed to them, of which \$62,544.32 had been repaid. The extent to which this corporation may assist the banks is, of course, limited by the requirements of the law governing its operations, and is contingent upon the ability of the banks to furnish adequate collateral security. Other than the loans thus obtained, the joint stock land banks have received no direct financial assistance from any Federal agency.

In the early part of December, 1932, the Des Moines Joint Stock Land Bank of Des Moines, Iowa, published an offer to the holders of all bonds issued or assumed by that bank to the effect that, subject to certain conditions, it would purchase one-half their holdings of such bonds at 35 per cent of the face amount of the bonds, plus accrued

interest to the date of purchase. Bonds having an aggregate par value of approximately \$4,000,000 were tendered to the bank in response to the offer and purchased by the bank for retirement early in 1933, principally with the proceeds of a loan received from the Reconstruction Finance Corporation. The effect of the purchase and retirement of the bonds has been to reduce the amount of the interest-bearing obligations of the bank and to improve the general financial condition of the bank.

It is generally reported by the joint stock land banks that, so far as their resources permit, they are carrying delinquent borrowers who are making a sincere effort to meet their obligations. The ability of each joint stock land bank to meet operating expenses and bond interest, and to carry mortgages which are delinquent, is dependent upon the resources of the individual bank.

DIVIDENDS DECLARED BY JOINT STOCK LAND BANKS

Section 23 of the Federal farm loan act was amended by an act of January 23, 1932, to provide that dividends declared by joint stock land banks shall be subject to the approval of the Federal Farm Loan Board. Prior to that date the only dividend which had been declared by a joint stock land bank in 1932 was one by the Iowa Joint Stock Land Bank of Sioux City, declared January 9, 1932, in the amount of 3 per cent of the outstanding capital stock of the bank. Since the date of the amendment two dividends have been declared by joint stock land banks, one by the Indianapolis Joint Stock Land Bank of Indianapolis, June 13, 1932, in the amount of 3½ per cent of its outstanding capital stock, and one by the Iowa Joint Stock Land Bank of Sioux City, July 13, 1932, in the amount of 3 per cent of its outstanding capital stock. The two dividends declared subsequent to the amendment of January 23, 1932, were paid before being brought to the attention of the Federal Farm Loan Board, and the banks have been advised that the dividends do not have the approval of the board and that the amounts distributed in payment thereof should be restored to the assets of the banks.

RECEIVERSHIPS OF JOINT STOCK LAND BANKS

Three joint stock land banks were placed in receivership during 1932, under the provisions of the Federal farm loan act, upon default in the payment of interest on farm loan bonds which they had issued or for which they had assumed liability: The Southern Minnesota Joint Stock Land Bank of Minneapolis, Minn.; the St. Louis Joint Stock Land Bank of St. Louis, Mo.; and the Chicago Joint Stock Land Bank of Chicago, Ill. In connection with each of these receiverships bondholders' and stockholders' protective committees have been formed.

In the three receiverships which occurred in 1927, final liquidating dividends have been declared by the Federal Farm Loan Board as follows: On November 20, 1931, in the receivership of the Kansas City Joint Stock Land Bank of Kansas City, Mo.; on February 13, 1932, in the receivership of the Ohio Joint Stock Land Bank of Cincinnati, Ohio; and on February 15, 1933, in the receivership of the

Bankers Joint Stock Land Bank of Milwaukee, Wis. The holders of bond obligations of these three banks who have not filed claims may obtain information concerning the procedure for presenting claims thereon by applying to the Federal Farm Loan Bureau, Washington, D. C.

The receiverships of the Chicago Joint Stock Land Bank and the St. Louis Joint Stock Land Bank have encountered litigation involving questions as to the rights and powers of the board and of its receivers under the terms of the Federal farm loan act. The litigation is discussed more fully on pages 33 to 35, inclusive, of this report. Similar litigation delayed the declaration of liquidating dividends and interfered with plans for reorganization in earlier receiverships.

The legal division of the bureau has devoted much time to the consideration of the pleadings and developments in the litigation incident to the receiverships and has been of material assistance to the receivers and their counsel. The general counsel of the board has held numerous conferences with counsel for the receivers and his services have been particularly valuable because of his contacts with all the various suits which have been instituted and his familiarity with the fundamental purposes of the Federal farm loan act.

The receivers appointed by the board recognize that it is their duty to proceed with the orderly disposition of acquired real estate. It is not their policy to dump farms on the market indiscriminately, but to make sales only when satisfactory prices can be obtained. In dealing with borrowers who are unable to meet their maturing mortgage obligations to the receiverships, it is the policy of the receivers to consider each case on its individual merits. Foreclosure proceedings are instituted only when investigation discloses that the borrower is not making a satisfactory effort to meet his obligations or would not have any prospect of succeeding in doing so if given reasonable time or where there are other factors making it necessary to take action to protect the interests of the receivership.

SOUTHERN MINNESOTA JOINT STOCK LAND BANK RECEIVERSHIP

The Southern Minnesota Joint Stock Land Bank of Minneapolis was placed in receivership on May 2, 1932, upon default in the payment of interest on its outstanding bonds. Roy A. Nelson of Minneapolis was appointed receiver of the bank by the Federal Farm Loan Board under the provisions of the Federal farm loan act. The bank when chartered in 1919 was located at Redwood Falls, Minn., and the original corporate name was the Southern Minnesota Joint Stock Land Bank of Redwood Falls. In 1926 the bank was moved to Minneapolis and its corporate name was changed to the Southern Minnesota Joint Stock Land Bank of Minneapolis. In 1923 it acquired the assets and assumed the liabilities of the First Joint Stock Land Bank of Minneapolis. At the time the receiver was appointed the Southern Minnesota Joint Stock Land Bank had farm loan bonds outstanding in the aggregate amount of \$21,038,700. A statement of the condition of the Southern Minnesota Joint Stock Land Bank in receivership, as of December 31, 1932, will be found in Table 8 in the appendix to this report.

ST. LOUIS JOINT STOCK LAND BANK RECEIVERSHIP

The St. Louis Joint Stock Land Bank of St. Louis was placed in receivership on June 1, 1932, upon default in the payment of interest on its outstanding bonds. S. L. Cantley of Owensville, Mo., was appointed receiver of the bank by the Federal Farm Loan Board under the provisions of the Federal farm loan act. The bank was chartered in 1922. In 1925 it acquired the assets and assumed liabilities of the Central Illinois Joint Stock Land Bank of Greenville, Ill., and the Southeast Missouri Joint Stock Land Bank of Cape Girardeau, Mo. At the time the receiver was appointed the St. Louis Joint Stock Land Bank had farm loan bonds outstanding in the aggregate amount of \$18,134,500. A statement of the condition of the St. Louis Joint Stock Land Bank, in receivership, as of December 31, 1932, will be found in Table 9 in the appendix to this report.

CHICAGO JOINT STOCK LAND BANK RECEIVERSHIP

The Chicago Joint Stock Land Bank of Chicago was placed in receivership on October 1, 1932, upon default in the payment of interest on its outstanding bonds. John B. Gallagher of Chicago was appointed receiver of the bank by the Federal Farm Loan Board under the provisions of the Federal farm loan act. The corporate name of the bank, which, when chartered in 1917, was the First Joint Stock Land Bank of Chicago, was changed to the Chicago Joint Stock Land Bank of Chicago in 1922. At the time the receiver was appointed the bank had farm loan bonds outstanding in the aggregate amount of \$42,724,100. A statement of the condition of the Chicago Joint Stock Land Bank, in receivership, as of December 31, 1932, will be found in Table 10 in the appendix to this report.

LIQUIDATION OF KANSAS CITY JOINT STOCK LAND BANK RECEIVERSHIP

In the receivership of the Kansas City Joint Stock Land Bank of Kansas City, Mo., final liquidating dividends were declared by the Federal Farm Loan Board on November 20, 1931. On the date of the appointment of the receiver, May 4, 1927, the outstanding farm loan bonds which had been issued by the bank or for which it had assumed liability amounted to \$44,376,500. On December 31, 1932, the principal amount of bonds on which claims had been filed in response to a notice published by the receiver totaled \$44,264,000. Claims filed by general creditors have been approved in the amount of \$9,753.57.

All but a relatively small part of the assets of the Kansas City Joint Stock Land Bank were sold at public auction on June 4, 1931, pursuant to a published notice of sale and as contemplated by a plan of reorganization of the properties and affairs of the bank in which the holders of more than 98 per cent of the total of outstanding bonds issued or assumed by the bank had elected to participate. A full discussion of the plan and its consummation is contained in previous reports of the board. From the proceeds of the sale of assets on June 4, 1931, dividends of \$26,750,000 were authorized by resolutions of the Farm Loan Board adopted June 24, 1931; \$25,000,000, representing proceeds of pledged assets, being payable to holders of bond

obligations, and \$1,750,000, representing proceeds of unpledged assets, payable to holders of bond obligations and other creditors whose claims had been established at the time of the declaration of the dividend. The assets withheld from the sale on June 4, 1931, consisted of a relatively small amount of cash and Government securities. On November 20, 1931, following a sale of the Government securities, the board adopted resolutions authorizing the distribution of \$300,128.26, representing proceeds of pledged assets, and \$152,601.96, representing proceeds of unpledged assets, as final liquidating dividends. The total of all dividends from both pledged and unpledged assets authorized to be distributed to holders of bond obligations who had filed proper claims with the receiver before the declaration of the final dividends was equal in amount to 61.33 per cent of the principal amount of bonds on which such claims had been filed.

Of the funds authorized by the board to be distributed \$129,701.01 were held on December 31, 1932, by the Treasurer of the United States subject to the order of the board. These funds consisted of \$1,915 reserved for the payment of unrepresented interest coupons maturing prior to November 1, 1927, and \$127,786.01 representing dividends on bond obligations on which claims had not been filed and dividends on claims which had been filed but in connection with which special circumstances had prevented disbursement.

FINAL DIVIDENDS IN OHIO JOINT STOCK LAND BANK RECEIVERSHIP

Final liquidating dividends were declared by the Federal Farm Loan Board on February 13, 1932, in the receivership of the Ohio Joint Stock Land Bank of Cincinnati, Ohio. At the time of the appointment of the receiver on September 1, 1927, the outstanding farm loan bonds of the bank amounted to \$1,369,300. On December 31, 1932, the principal amount of bonds on which claims had been filed in response to a notice published by the receiver totaled \$1,345,100. Claims filed by general creditors have been approved in the amount of \$653.23.

On August 27, 1931, the receiver of the Ohio Joint Stock Land Bank consummated a sale of all the mortgage loans and purchase money mortgages of the receivership, exclusive of two mortgage loans then in process of foreclosure. From proceeds of this sale and funds previously accumulated, representing pledged assets, a liquidating dividend of 30 per cent was declared on October 24, 1931, which with the two liquidating dividends of 10 per cent each declared previously from pledged assets, brought the total of liquidating dividends declared to 50 per cent of the principal of outstanding bonds and of interest thereon to the date the bank was placed in receivership.

At the close of 1931 the assets of the receivership consisted almost entirely of Government securities and cash on hand and in banks. Subsequently the assets other than cash were sold and on February 13, 1932, a final liquidating dividend of 7.38 per cent of the principal of outstanding bonds and of interest thereon to the date of the appointment of the receiver, was declared from pledged assets, and a first and final liquidating dividend of 5.48 per cent of approved claims filed by holders of bond obligations and general creditors was declared from unpledged assets.

The total of all liquidating dividends authorized to be distributed to holders of bond obligations who had filed satisfactory proof of claims with the receiver from the net proceeds of both pledged and unpledged assets represented 62.86 per cent of the amount of such bond obligations including interest to date of receivership and was equal in amount to 64.11 per cent of the principal only of the bonds on which claims had been proved. In addition, the receiver appointed by the court to receive sums paid by shareholders on account of their statutory liability was directed by an order of the court entered on October 7, 1931, to pay a dividend of 2 per cent on claims of bondholders and other creditors of the bank which had been filed and approved as required by the court.

Of the funds authorized by the board to be distributed, the Treasurer of the United States held, subject to the order of the board, on December 31, 1932, \$20,384.79, representing dividends on bond obligations on which claims had not been filed and dividends on claims which had been filed but in connection with which special circumstances had prevented disbursement.

The resignation of Floyd L. Rogers, as receiver of the Ohio Joint Stock Land Bank, was accepted by the Federal Farm Loan Board on May 2, 1932. William C. Goodwyn of the Federal Farm Loan Bureau in Washington was appointed receiver to succeed Mr. Rogers.

FINAL DIVIDENDS IN BANKERS JOINT STOCK LAND BANK RECEIVERSHIP

On February 15, 1933, final liquidating dividends were declared by the Federal Farm Loan Board in the receivership of the Bankers Joint Stock Land Bank of Milwaukee, Wis. The outstanding farm loan bonds of the bank amounted to \$15,771,600 on July 1, 1927, the date of the appointment of a receiver. The principal amount of bonds on which claims had been filed in response to a notice published by the receiver totaled \$15,741,600 on December 31, 1932; and claims filed by general creditors had been approved in the amount of \$125.

A bondholders' protective committee was organized and, under date of October 15, 1931, subsequent to the declaration by the Federal Farm Loan Board of a liquidating dividend of 15 per cent, the committee published a plan under which bondholders of the bank were offered cash in an amount equal to 40 per cent of the principal face amount of their bonds or stock of a liquidating corporation on the basis of one share of stock for each \$100 principal face amount of their bonds. The liquidating corporation was organized under the name of the Bankers Farm Mortgage Co. and the committee declared the plan operative and effective as of November 5, 1931. The board is informed that the holders of more than 99 per cent of the outstanding bonds of the bank elected to participate in the plan.

Following the disposition of certain litigation which made an earlier sale inadvisable, the receiver on July 29, 1932, sold at public auction all of the assets of the bank as of February 29, 1932, except a relatively small amount of cash and Government securities. At this sale the Bankers Farm Mortgage Co. purchased the pledged assets for \$2,314,500 and the unpledged assets for \$86,500 plus interest on each of these amounts at the rate of 3 per cent per annum from February 29, 1932, to the date of sale.

Prior to 1932 the board had declared dividends from the proceeds of the liquidation of pledged assets of the bank aggregating 31 per cent of the principal face amount of outstanding bonds of the bank and of unmatured interest accrued thereon to July 1, 1927; and from unpledged assets a dividend of 2 per cent on such bond obligations and claims of other creditors as were evidenced by satisfactory proof of claims. Since January 1, 1932, liquidating dividends based upon the principal face amount of outstanding bonds and of unmatured interest thereon accrued to July 1, 1927, have been declared by the board from pledged assets as follows: March 3, 1932, 1 per cent; August 5, 1932, 14.65 per cent; September 17, 1932, 1 per cent; and February 15, 1933, a final liquidating dividend from pledged assets of 0.16 per cent. Liquidating dividends declared by the board since January 1, 1932, from unpledged assets, based upon bond obligations and claims of other creditors evidenced by satisfactory proof of claims, were as follows: August 5, 1932, 0.54 per cent; and February 15, 1933, a final liquidating dividend from unpledged assets of 0.47 per cent.

The total of all liquidating dividends authorized by the board to be distributed to holders of bond obligations who had filed satisfactory proof of claims with the receiver from the net proceeds of both pledged and unpledged assets represented 50.82 per cent of the amount of such bond obligations, including unmatured interest accrued to date of receivership, and was equal in amount to 51.55 per cent of the principal only of the bonds on which claims had been filed. In addition the receiver appointed by the court to receive sums paid by shareholders on account of their statutory liability was directed by the court during 1932 to pay dividends aggregating 4 $\frac{1}{16}$ per cent on approved claims of bondholders and other creditors of the bank.

Of the funds authorized by the board to be distributed as liquidating dividends, the Treasurer of the United States held, subject to the order of the board, on February 15, 1933, \$12,335.78, representing dividends on bond obligations on which claims had not been filed.

Howard Greene of Milwaukee continued to act during the year as the board's receiver. A statement of the condition of the Bankers Joint Stock Land Bank, in receivership, as of December 31, 1932, will be found in Table 7 in the appendix to this report.

LITIGATION CONCERNING JOINT STOCK LAND BANK RECEIVERSHIPS

Suits were instituted in 1932 by bondholders in connection with the receiverships of the St. Louis Joint Stock Land Bank and the Chicago Joint Stock Land Bank to determine whether the receiver of a joint stock land bank appointed by the Federal Farm Loan Board under the provisions of the Federal farm loan act is authorized to administer assets deposited with the farm loan registrar as security for the bond obligations of the bank. In the suit instituted in connection with the receivership of the Chicago Joint Stock Land Bank the court held on November 1, 1932 (*Brusselback v. Chicago Joint Stock Land Bank, et al.*, 1 Fed. Supp. 736), that the receiver appointed by the Federal Farm Loan Board is authorized to administer the assets deposited

with the registrar. After quoting at length from the farm loan act, the court said:

Considering all of those provisions in their relation to each other, I have reached the conclusion that the statutory receiver, who succeeds to the powers of the bank, has authority under the control of the Federal Farm Loan Board to collect interest, amortization, or other payments on the mortgages, to enforce such mortgages by suit, to obtain judgments and decrees thereunder, to take title to lands covered by the mortgages, and to do all other things which the land bank was authorized to do in connection with such mortgages. The mortgages or other assets arising therefrom constitute a trust fund in the hands of such statutory receiver for the payment of the bonds.

* * * * * It is urged that in sustaining the authority of the statutory receiver over the pledged assets, the court will read by implication into the statute powers which Congress did not intend to confer. On the contrary, the court in denying the authority would read out of the statute something which Congress plainly intended to include.

It had previously been held in litigation in connection with the receivership of the Kansas City Joint Stock Land Bank of Kansas City (*Krauthoff v. Kansas City Joint Stock Land Bank of Kansas City, et al.* (C. C. A.) 31 F. (2d) 75), that the receiver appointed by the Federal Farm Loan Board had the authority to administer the assets deposited with the registrar as security for the bond obligations of the bank.

Prior to the sale on July 29, 1932, of assets of the Bankers Joint Stock Land Bank there was a dismissal by consent of all parties of the suit instituted by Douglass Van Dyke and others involving the question whether the collateral pledged with the registrar at the time of each issue of the outstanding bonds of a joint stock land bank is to be treated as collateral only for that particular bond issue or as collective collateral for all the outstanding bonds of the bank regardless of individual issues. In connection with the Kansas City receivership suits were instituted by W. S. McLucas et al., and Benjamin O'Hara for the purpose of determining whether the collateral of a joint stock land bank held by a farm loan registrar is collective security for all bonds issued by the bank and also whether, assuming that the security is collective for all bonds issued by an individual bank, segregation should be made, as to banks, of collateral taken over by the bank from other banks whose bond liabilities it has assumed. In the McLucas and O'Hara suits, which as stated in the board's last annual report have been argued and submitted to the court, there has been no decision.

It has always been the opinion of the Federal Farm Loan Board that a receiver of a joint stock land bank appointed by the board under section 29 of the farm loan act has the right to administer all the assets of the bank, including those deposited with the registrar as collateral security for farm loan bonds; and the receiverships which have occurred have been administered on that basis. It has been the opinion of the board also that the collateral deposited by a bank with a farm loan registrar should be regarded as collective security for all outstanding bonds which were issued, or liability for which was assumed, by the bank. The procedure of the board and of the farm loan registrars with respect to the bonds and collateral of all the banks of the farm loan system, including the joint stock land banks in receivership, has been based upon this conception of the law, and the dividends paid in the receiverships have been distributed pro rata

on the basis of all bonds outstanding. While questions regarding these interpretations of the law have been raised in suits in connection with the receiverships of joint stock land banks, such court decisions as have been rendered support the administrative interpretations by the board. In each of the three receiverships which have been completely liquidated there was a very large concentration of bonds in the control of bondholders protective committees, or their assignees, who accepted the board's interpretations of the law in this respect.

Under the provisions of the Federal farm loan act, shareholders of every joint stock land bank are individually responsible, equally and ratably, and not one for another, for all contracts, debts, and engagements of such bank to the extent of the amount of stock owned by them at the par value thereof, in addition to the amount paid in and represented by their shares. The Supreme Court of the United States held in the case of *Wheeler v. Greene* (280 U. S. 49) that this statutory liability was not enforceable by the receiver of a joint stock land bank appointed by the Federal Farm Loan Board, although the court said that "the receiver had power to collect the assets of the bank." In view of this decision, bondholders of the Southern Minnesota Joint Stock Land Bank, the St. Louis Joint Stock Land Bank, and the Chicago Joint Stock Land Bank have instituted suits for the purpose of enforcing the statutory liability of the stockholders of these banks. Edward M. Flesh has been appointed receiver by a Federal court to enforce the statutory liability of stockholders of the St. Louis Joint Stock Land Bank, and John B. Gallagher has been appointed receiver by a Federal court to enforce the statutory liability of stockholders of the Chicago Joint Stock Land Bank. While the St. Louis Joint Stock Land Bank in 1925 assumed liability for the bonds of the Central Illinois Joint Stock Land Bank of Greenville, Ill., a holder of bonds issued by the Greenville bank has instituted suit in the United States District Court at Springfield, Ill., to determine whether, in the circumstances, stockholders of the Greenville bank have been relieved of statutory liability for the bonds of that bank. A suit also has been instituted on behalf of bondholders of the St. Louis Joint Stock Land Bank, attacking the validity of the transfer of stock of the bank by a number of the stockholders to a corporation.

FEDERAL INTERMEDIATE CREDIT BANKS

The 12 Federal intermediate credit banks, which were organized in 1923, are located in the same cities as the Federal land banks. They have the same directors and executive officers as the Federal land banks and, in addition, other employees who devote their entire time to the business of the intermediate credit banks.

The Federal intermediate credit banks extend two types of credit. They discount for agricultural credit corporations, livestock loan companies, and State and national banks, with their indorsement, notes of farmers and stockmen whose financial statements and collateral security entitle them to credit, or make loans to such institutions secured by paper eligible for discount; and make loans to cooperative marketing associations on the security of warehouse receipts or shipping documents covering staple agricultural products. Under an amendment to the agricultural credits act of 1923 (Public No. 138, 72d Cong., approved May 19, 1932) the banks are also authorized

to accept drafts or bills of exchange issued or drawn by cooperative marketing associations, when secured by warehouse receipts and/or shipping documents covering staple agricultural products. The amount that may be advanced to a cooperative marketing association on the security of agricultural products depends upon the character of the commodity offered as collateral, the management and financial condition of the association, the marketability of the products, and other factors, but in no event may it exceed 75 per cent of the market value of the commodities pledged as collateral.

The following commodities have been approved by the Federal Farm Loan Board as staple agricultural products upon the security of which the banks may make loans or advances to cooperative marketing associations: Wheat, corn, rice, flaxseed, and other grains; cotton; wool and mohair; tobacco; alfalfa, red clover, alsike clover, sweetclover, redtop, and bluegrass seeds; beans, including soybeans; canned fruits and vegetables, including cold-pack fruits; raisins, prunes and other dried fruits; olive oil; extracted honey; maple syrup; broomcorn; sugar (raw and refined); evaporated milk and powdered skim milk; cheese; peanuts and other nuts; and hay.

Maturities of loans and discounts vary according to the type of agricultural or livestock production being financed and are usually arranged to coincide with normal marketing or liquidating seasons. Ordinarily, maturities range from six months to one year.

These banks may sell loans or discounts with or without their indorsement, and subject to certain limitations, they may also rediscount paper with Federal reserve banks or other banking institutions. They do not receive deposits or do a general banking business; nor are they authorized to make loans directly to individuals.

CAPITAL

The subscribed capital of each of the Federal intermediate credit banks is \$5,000,000, or a total for the 12 banks of \$60,000,000, all of which was subscribed by the Secretary of the Treasury in accordance with the law. Of this total, \$30,000,000 had been paid in prior to 1932, representing \$5,000,000 each for the banks at Columbia, S. C., and Berkeley, Calif., and \$2,000,000 for each of the other 10 banks. During 1932 the paid-in capital of the bank at Spokane, Wash., was increased \$1,000,000 and an increase of the same amount was made in the paid-in capital of the bank at Houston, Tex. At the close of 1932, \$28,000,000 of the capital subscribed by the Secretary of the Treasury remained subject to call in whole or in part, by the directors of the banks on 30 days' notice, with the approval of the Federal Farm Loan Board.

VOLUME OF CREDIT

The total of loans made to cooperative marketing associations and loans to, and discounts for, financing institutions during 1932 by the 12 intermediate credit banks was \$240,822,765.37, compared with \$267,993,748.12 in 1931. Loans and discounts from organization to December 31, 1932, aggregated \$1,634,652,647.58.

Additional data relating to the volume of loans and discounts handled and the balances outstanding are given in Tables 21 to 27, inclusive, in the appendix to this report.

LOANS TO AND DISCOUNTS FOR FINANCING INSTITUTIONS

Loans to, and discounts for, financing institutions during 1932 amounted to \$151,577,651.07, representing the largest volume of credit extended to financing institutions by the intermediate credit banks in any year since the banks were organized, and exceeding by \$28,844,289.12 the total in 1931. The advances made during the year brought the total of loans to, and discounts for, financing institutions from date of organization to the close of 1932 to \$819,096,169.30. The amount of such credit outstanding on December 31, 1932, was \$82,517,754.39 as compared to \$74,613,187.40 at the close of the previous year.

During the year the intermediate credit banks discounted paper for, or made loans to, approximately 430 financing institutions. Of these, 36 agricultural credit corporations, 28 livestock loan companies, and 14 commercial banks had not previously established loan and discount relations with the intermediate credit banks. This brought the total number of institutions served by the intermediate credit banks from date of organization to December 31, 1932, to 1,065.

The Federal intermediate credit banks were especially helpful to farmers and stockmen during the past two years when, due to declines in bank deposits and the closing of many banks, the amount of credit available for agricultural purposes from normal sources was greatly restricted. Many who had accumulated funds for the purpose of carrying on their operations had such funds tied up in closed banks and were faced with the necessity of obtaining credit from new sources. In some sections credit was supplied by agricultural credit corporations and livestock loan companies which had previously established discount relations with the intermediate credit banks. In other localities where credit was not available through banks, credit corporations, or livestock loan companies, steps were taken to bring about the organization of new institutions which would be able to rediscount notes of deserving borrowers with the intermediate credit banks. The formation or capital expansion of a number of credit corporations and livestock loan companies was facilitated by funds loaned for the purpose by the Federal Farm Board to cooperative marketing associations and by the Secretary of Agriculture to individuals. In addition, several credit corporations were capitalized in Arkansas with funds loaned to individuals for that purpose by the State. However, the number and capacity of the local credit institutions in some sections continued inadequate to take care of the credit needs of the farmers and stockmen. The lack of local credit institutions eligible to rediscount paper with the Federal intermediate credit banks greatly limited the power of these banks to render the assistance which they were ready and willing to give. Tentative plans had been made to bring about the organization of additional credit corporations and loan companies when Congress amended the Reconstruction Finance Corporation act in July, authorizing the Reconstruction Finance Corporation to establish a regional agricultural credit corporation in each of the 12 Federal land bank districts.

These 12 regional credit corporations which were organized with paid-in capital of \$3,000,000 each are authorized to make direct loans to farmers and stockmen for agricultural purposes, including crop production and the raising, breeding, fattening, or marketing of livestock.

The corporations may in turn rediscount with the Reconstruction Finance Corporation, the Federal reserve banks, and the Federal intermediate credit banks any agricultural or livestock paper eligible for that purpose. At the close of the year 1932 these corporations had rediscounted no paper with the intermediate credit banks, but negotiations were in progress looking toward the establishment of discount relations with several of the banks. It is expected that the intermediate credit banks will handle a considerable volume of eligible acceptable paper for the regional agricultural credit corporations.

LOANS TO COOPERATIVE MARKETING ASSOCIATIONS

During 1932 the Federal intermediate credit banks extended credit to cooperative marketing associations in the aggregate amount of \$89,245,114.30, as compared with \$145,260,386.17 in 1931. The amount of outstanding loans to cooperative marketing associations on December 31, 1932, was \$9,865,615.25.

The reduction in volume of credit to cooperative marketing associations in 1932 is accounted for largely by the payment in full of loans made by the banks to the Grain Stabilization Corporation, on the security of wheat, and to the American Cotton Cooperative Association, on the security of cotton. The Cotton Stabilization Corporation greatly reduced its borrowings from the Federal intermediate credit banks during the year and paid the remaining balance in January, 1933. Lower commodity prices and a decline in the volume of business handled by many of the cooperative marketing associations also served to reduce the amount of credit which the intermediate credit banks were called upon to extend during 1932. In some instances short crops reduced the volume of business of the associations, while in others growers who formerly delivered their crops to cooperative marketing associations were under the virtual necessity of marketing their crops at harvest time instead of placing them in seasonal pools. Some associations which borrowed from the banks in previous years experienced difficulties of such magnitude that they handled no part of the 1932 crops.

DEBENTURES

Aside from the capital paid in by the United States Government, the Federal intermediate credit banks obtain funds for lending purposes chiefly through the issuance and sale of debentures. They are authorized, subject to the approval of the Federal Farm Loan Board, to issue and sell collateral trust debentures or other similar obligations having a maturity of not more than five years. No Federal intermediate credit bank may issue or obligate itself for debentures or other obligations in excess of ten times its paid-up capital and surplus. Debentures usually are sold between the 1st and 10th of each month for delivery on the 15th, and ordinarily are issued for terms ranging from 3 to 12 months with interest payable at maturity.

During 1932 the banks sold debentures aggregating \$215,170,000, bringing the total of debentures sold by the banks since they were organized to \$1,226,705,000, of which only \$72,270,000 were outstanding on December 31, 1932. Because of the condition of the securities market the banks, in order to obtain funds, were compelled in January and February, 1932, to sell debentures bearing an interest

rate as high as 5 per cent per annum. The banks were able to reduce the rates on debentures to 4½ per cent on March 15; to 4¼ per cent on April 15; 3½ per cent on May 15; 3 per cent on June 15; and 2½ per cent on July 15. The 2½ per cent rate continued throughout the remainder of the year, all but a few of the longer-term issues bearing that rate commanding a premium. The reduction in interest rates beginning in March, 1932, resulted in part from the downward trend in money rates generally, but largely from the provisions of the act of Congress of May 19, 1932, making debentures of Federal intermediate credit banks which are eligible for purchase by Federal reserve banks acceptable as collateral security for 15-day borrowings of member banks of the Federal reserve system from Federal reserve banks.

The accompanying tables show segregations of debentures issued during 1931 and 1932 by interest rates, by months, and by banks. A summary showing debentures outstanding, issued during 1932 and held by investors, is also given.

Classification, by interest rates, of debentures issued by Federal intermediate credit banks during 1931 and 1932

Interest rates	Federal intermediate credit bank debentures	
	1931	1932
2½ per cent		\$70,365,000
3 per cent	\$152,925,000	34,135,000
3½ per cent	15,065,000	16,275,000
4 per cent		5,700,000
4½ per cent		21,930,000
4⅓ per cent	30,215,000	35,145,000
5 per cent		31,620,000
Total	198,205,000	215,170,000
Average interest rate	3.27	3.57

Debentures issued during 1931 and 1932, by months

Month	1931	1932	Month	1931	1932	
January	\$7,200,000	\$15,970,000	August	\$3,200,000	\$5,650,000	
February	10,400,000	16,150,000	September	18,900,000	7,800,000	
March	34,800,000	34,745,000	October	13,365,000	12,300,000	
April	14,850,000	23,330,000	November	16,815,000	6,450,000	
May	10,825,000	20,475,000	December	15,150,000	19,500,000	
June	29,350,000	32,885,000	Total	198,205,000	215,170,000	
July	23,350,000	19,915,000				

Debentures issued during 1931 and 1932, by banks

Federal intermediate credit bank of—	1931	1932	Federal intermediate credit bank of—	1931	1932
Springfield	\$20,950,000	\$23,050,000	Omaha	\$16,875,000	\$15,850,000
Baltimore	7,050,000	4,740,000	Wichita	11,300,000	7,850,000
Columbia	12,475,000	8,440,000	Houston	35,850,000	39,660,000
Louisville	4,650,000	5,400,000	Berkeley	19,650,000	32,640,000
New Orleans	21,150,000	18,220,000	Spokane	18,705,000	28,800,000
St. Louis	14,700,000	12,200,000	Total	198,205,000	215,170,000
St. Paul	14,850,000	18,320,000			

Federal intermediate credit bank debentures outstanding and held by investors on December 31, 1931, and December 31, 1932, and issued and retired during 1932

Outstanding Dec. 31, 1931:	
Held by investors	\$78, 840, 000
Banks' own debentures on hand	190, 000
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Total outstanding	79, 030, 000
Issued during year 1932	215, 170, 000
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Total	294, 200, 000
Retired during year 1932	221, 600, 000
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Total outstanding Dec. 31, 1932	72, 600, 000
Less banks' own debentures on hand	330, 000
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Total held by investors Dec. 31, 1932	72, 270, 000
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Total outstanding Dec. 31, 1931	79, 030, 000
Total outstanding Dec. 31, 1932	72, 600, 000
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Net decrease during year 1932	6, 430, 000

LOAN AND DISCOUNT RATES

On December 31, 1931, the loan and discount rate of one of the Federal intermediate credit banks was $4\frac{1}{4}$ per cent; of 2, 5 per cent; of 2, $5\frac{1}{4}$ per cent; and of 7, $5\frac{1}{2}$ per cent. On December 31, 1932, the loan and discount rate of 5 banks was 3 per cent; of 1, $2\frac{1}{2}$ per cent; and of 6, $3\frac{1}{2}$ per cent, which was also the rate in Puerto Rico. The decrease in the average of the loan and discount rates of the 12 banks from 5.27 at the beginning of the year to 3.21 at the end of the year reflects a decrease in the cost of the funds obtained through sales of debentures. The accompanying table shows in detail the rates of each bank, including the branch office in Puerto Rico, at the beginning and end of the year, the changes during the year, and the dates when they were made.

Loan and discount rates of Federal intermediate credit banks during 1932

Federal inter- mediate credit bank of—	Rate Dec. 31, 1931		Changed to—		Rate Dec. 31, 1932								
	Rate	Date	Rate	Date	Rate	Date	Rate	Date	Rate	Date	Rate	Date	
Springfield	5	$4\frac{1}{2}$	May 16	$3\frac{1}{2}$	June 15	3	Aug. 15						3
Baltimore	$5\frac{1}{4}$	$5\frac{1}{2}$	Feb. 15	5	Apr. 15	$4\frac{1}{2}$	May 16	$3\frac{1}{2}$	June 15	$2\frac{1}{4}$	Nov. 21	$2\frac{1}{2}$	
Puerto Rico	$5\frac{1}{4}$	6	—do—	$5\frac{1}{2}$	Mar. 15	$5\frac{1}{4}$	Apr. 15	4	—do—	$3\frac{1}{2}$	July 15	$3\frac{1}{2}$	
Columbia	$5\frac{1}{2}$	5	Apr. 15	$4\frac{1}{2}$	May 16	$3\frac{1}{2}$	July 15						$3\frac{1}{2}$
Louisville	$4\frac{1}{4}$	$5\frac{1}{2}$	Jan. 19	$5\frac{1}{4}$	Apr. 15	$4\frac{1}{2}$	Apr. 25	$3\frac{1}{2}$	June 15	3	Sept. 15	3	
New Orleans	5	$5\frac{1}{2}$	Jan. 15	5	—do—	$4\frac{1}{2}$	May 16	$3\frac{1}{2}$	—do—	3	Dec. 15	3	
St. Louis	$5\frac{1}{2}$	$5\frac{1}{4}$	Apr. 15	$4\frac{1}{2}$	May 16	$3\frac{1}{2}$	June 15	3	July 15				3
St. Paul	$5\frac{1}{2}$	$5\frac{1}{4}$	—do—	5	May 2	$3\frac{1}{2}$	—do—						$3\frac{1}{2}$
Omaha	$5\frac{1}{4}$	$4\frac{1}{2}$	May 16	4	June 15	$3\frac{1}{2}$	July 15						$3\frac{1}{2}$
Wichita	$5\frac{1}{2}$	5	Apr. 15	$4\frac{1}{2}$	May 16	$3\frac{1}{2}$	June 15						$3\frac{1}{2}$
Houston	$5\frac{1}{2}$	$5\frac{1}{4}$	—do—	$4\frac{1}{2}$	—do—	$3\frac{1}{2}$	—do—	$3\frac{1}{2}$	July 15	3	Dec. 19	3	
Berkeley	$5\frac{1}{2}$	$5\frac{1}{4}$	—do—	$4\frac{1}{2}$	—do—	4	—do—	$3\frac{1}{2}$	—do—				$3\frac{1}{2}$
Spokane	$5\frac{1}{2}$	$5\frac{1}{4}$	—do—	5	Apr. 30	$4\frac{1}{2}$	May 16	4	June 15	$3\frac{1}{2}$	July 15	$3\frac{1}{2}$	

PUERTO RICO BRANCH OFFICE OF FEDERAL INTERMEDIATE CREDIT BANK

The credit extended by the Puerto Rico office of the Federal Intermediate Credit Bank of Baltimore during 1932 was used largely for the production of sugar, coffee, grapefruit, and pineapples. While some of the advances for the production of the 1931 crop of tobacco are now being liquidated through the sale of tobacco in warehouses, no such advances were made during 1932 as little tobacco was planted on the island during the year.

On September 26, 1932, a hurricane did considerable damage in the fruit-producing section of the island, destroying most of the grapefruit crop, although not severely damaging the trees. To alleviate the local credit stringency, the Regional Agricultural Credit Corporation of Baltimore, Md., established a branch office in the island for the purpose of making agricultural loans. It is anticipated that paper taken by the Regional Agricultural Credit Corporation will be rediscounted, if eligible and acceptable, with the Puerto Rico office of the Federal intermediate credit bank. The amount of outstanding loans and discounts of the Puerto Rico office of the Federal intermediate credit bank at the close of 1932 was \$3,107,081.72.

CONDITION OF THE BANKS

A statement of condition of each of the Federal intermediate credit banks appears in Table 12 in the appendix to this report, and a consolidated statement of all of the banks appears in Table 11. The combined surplus of 10 of the banks on December 31, 1932, aggregated \$2,341,904.93, and reserves for contingencies amounted to \$2,350,842.15. The banks at Columbia and Berkeley had deficits of \$623,738.97 and \$1,902,914.08, respectively. The net surplus and reserves for contingencies for the 12 banks, therefore, aggregated \$2,166,094.03. The earnings of the 12 banks for 1932 amounted to \$1,293,232.97, as compared with \$1,396,357.28 in 1931. The Columbia bank, which had reduced its deficit by \$299,035.01 during the period from December 31, 1927, to December 31, 1931, effected a further reduction during 1932 from \$634,555.96 to \$623,738.97. The Berkeley bank incurred a deficit in charging off the balance of certain loans heretofore carried in suspense account, acquiring certain rights, however, from which substantial recovery may be realized ultimately.

EXAMINATIONS

The Federal farm loan act requires that every Federal land bank and joint stock land bank be examined at least twice each year and that every Federal intermediate credit bank be examined at least once each year. During 1932 each of the Federal land banks and Federal intermediate credit banks, the Puerto Rico branch of the Federal Land Bank of Baltimore and the Puerto Rico office of the Federal Intermediate Credit Bank of Baltimore, as well as the offices of all the farm loan registrars, were examined at least twice. All joint stock land banks, including those in receivership which have unliquidated assets, also were examined at least twice during the year. All national farm loan associations, the office of the fiscal agent of the Federal land and intermediate credit banks and the office of the custo-

dian of securities in the Farm Loan Bureau were examined at least once.

The division of examinations is composed of a bank section and a national farm loan association section. The latter conducts the examinations of national farm loan associations, and all other examinations are conducted by the bank examination section. Every effort is made to build up and maintain an efficient corps of examiners and to conduct thorough and effective examinations. During the year arrangements were made to divide the field force of the bank examination section into five instead of four groups in order to bring about a more effective and economical administration of the work of this division, facilitating close supervision over activities of the examiners and affording them greater opportunity to observe trends in the affairs of the banks located in the respective districts.

Examiners assigned to duty in the national farm loan association section of the division of examinations operated in designated areas under the supervision of the chief of the section in Washington. These examiners also assisted, when necessary, in the examination of land banks.

The examiners confer with officers of each institution which they examine and with the directors when there is occasion to do so, in order to correct unsound practices and render constructive assistance. The examiners incorporate in their reports a general discussion of the condition of the banks, offices, and associations examined, together with such criticisms and suggestions as they regard necessary or important. Reports of examinations as received during the year from the examiners in the field were subjected to careful analysis and study by reviewing examiners in the bureau and letters were written to the bank, office, or association concerned, containing appropriate comments and instructions based upon the contents of the reports.

The following table summarizes the number of examinations made during the year:

Total number of examinations

	Number of banks or offices	Number of examinations
Federal land banks	12	24
Federal intermediate credit banks	12	24
Puerto Rico branch of Federal Land Bank of Baltimore	1	2
Puerto Rico office of Federal Intermediate Credit Bank of Baltimore	1	2
Joint stock land banks	48	96
Joint stock land banks in receivership	5	10
National farm loan associations	4,651	¹ 4,710
Registrars' offices	12	² 25
Office of custodian of securities	1	1
Fiscal agent	1	2

¹ Includes two examinations each of 59 national farm loan associations.

² One registrar's office examined three times.

Examinations made during the year disclosed shortages aggregating \$30,827.99 in the accounts of secretary-treasurers of 143 national farm loan associations. Such cases are followed up closely and, in most instances, the full amounts of the shortages are recovered from either the defaulting individuals or the bonding companies. Four secretary-treasurers, one employee of a Federal land bank and one employee of a joint stock land bank were reported to have been

convicted in 1932 for defalcations in the performance of their official duties.

A new form of report of examination of land banks was placed in use during the year and at least one report has been rendered on the new form for each land bank. The new form is based upon years of experience in the examination of land banks and is specifically designed to reflect the condition and business methods of such institutions.

APPRAISALS

The Federal farm loan act provides that before any loan is made by any Federal land bank or joint stock land bank a written report by a land bank appraiser shall be obtained and that no loan shall be made unless the report is favorable. Land bank appraisers are public officials appointed by the Federal Farm Loan Board. The amount of their compensation is fixed by the board and paid by the banks they serve. At the close of 1932 there were 232 land bank appraisers, including reviewing appraisers and appraisers assigned to special duties in the appraisal division of the bureau in Washington.

The work of land bank appraisers assigned to the various banks is supervised by the reviewing appraisers of the several land bank districts and the appraisal division of the bureau. The appraisal division also examines loans submitted to the board for approval as collateral for farm loan bonds. The reviewing appraisers, who act under instructions from the board and the chief of the appraisal division, confer with officers of the banks regarding appraisal problems, review the work of land bank appraisers and report thereon to the board, and make special investigations and reports concerning appraisal matters when requested by the board and the banks.

Appointments to the position of land bank appraiser ordinarily are made by the board only upon receipt of advice from a bank of its need for additional appraisal services. As a rule, before an applicant for a position as land bank appraiser is appointed he is given field training in appraisal work by the reviewing appraiser of the district. The applicant must demonstrate a knowledge of soil, crops, and farm practices, and his ability to make thorough inspections of properties offered as security for loans, to analyze factors affecting loans and to exercise sound judgment in fixing land values. Generally, appointments are limited in the first instance to a period of six months in order that the appointee may be trained in appraisal procedure and practices under the farm loan act and demonstrate his ability to perform the work satisfactorily before being given a regular appointment. In land bank districts where there are special engineering problems associated with irrigation, drainage, and flood control as related to agricultural lands, individuals having the necessary technical training have been employed and assigned to the banks as engineer appraisers. Land bank appraisers have also been assigned to certain banks to act as chief appraisers for the purpose of analyzing applications for loans, directing the appraisal work, and advising with officers concerning the loaning operations of the banks.

Land bank appraisers are encouraged to study farm practices and conditions in their respective territories and familiarize themselves with data relating to crop production, soil surveys, soil erosion, drain-

age and irrigation, farm management, economic factors affecting farm values, and other agricultural subjects. Conferences of appraisers are held in the various districts from time to time for the purpose of discussing appraisal procedure and practices and occasionally State conferences of appraisers are arranged with specialists of agricultural colleges and experiment stations. During the past year the appraisal division has placed major emphasis upon the calculation of the earning power of farms as a basis for the agricultural value upon which loans are predicated under the provisions of the farm loan act.

In addition to making appraisals for new loans, the land bank appraisers reappraise properties mortgaged to or owned by banks of the system. The purpose of these reappraisals is to supply information to banks in cases of delinquent loans, showing the condition of the properties and the circumstances of the borrowers in order that the banks may deal intelligently with the problems involved; to furnish information for the assistance of the banks in managing acquired properties and in fixing the sale prices thereof; to indicate the approximate amount of the purchase money mortgage that may be taken in connection with each sale in order for such mortgage to be eligible as collateral for farm loan bonds; and to determine the value of acquired real estate for the purpose of fixing the amount at which the real estate may be carried in the assets of the bank under the rules and regulations of the board.

The engineer appraisers have investigated a large number of irrigation, drainage, and levee districts and have rendered reports to the banks covering the engineering, financial, and tax problems of the projects. Copies of such reports are reviewed in the bureau by the chief engineer appraiser. The information which has been assembled in the bureau from the reports of the engineer appraisers and other related sources is highly useful, particularly in assisting banks to determine their policies with respect to the extension of further credit in the various districts, the payment of taxes on acquired properties and any plans for the reorganization of the districts.

Loans submitted by the banks to the board for approval as collateral for farm loan bonds are examined in the mortgage loan section of the appraisal division with a view to determining whether such approval may be granted. The question of approval is determined chiefly on the basis of the reports of the land bank appraisers and general and specific information concerning the areas in which the mortgaged properties are located. When the appraiser's report and other documents submitted in connection with a loan do not contain sufficient information the land bank appraiser who made the appraisal is called upon for additional information or the reviewing appraiser is requested to make a special investigation and report.

Applications for partial releases as well as agreements entered into by the banks which affect the terms of loans approved as collateral for farm loan bonds are also considered in the mortgage loan section. Sales of real estate and many other transactions for which receivers of joint stock land banks request authority from the board are reviewed in the appraisal division and submitted to the board for consideration.

ELECTION AND APPOINTMENT OF DIRECTORS OF FEDERAL LAND BANKS AND FEDERAL INTERMEDIATE CREDIT BANKS

Each Federal land bank has seven directors, of which three, known as "local directors," are elected by national farm loan associations of the district in which the bank is located; three, known as "district directors," are appointed by the Federal Farm Loan Board and represent the public interest; and one, known as the "director at large," is selected by the board from the three persons receiving the greatest number of votes of all national farm loan associations in the district. The term of office of directors of a Federal land bank is three years, the term of one local director and one district director expiring each year. Under the provisions of the farm loan act the directors of Federal land banks are also ex officio directors of the Federal intermediate credit banks.

Directors at large of all the Federal land banks were selected in 1931 for terms expiring December 31, 1934. On June 1, 1932, D. G. Harry, of Pylesville, Md., was selected as director at large of the Federal Land Bank of Baltimore, to fill the vacancy caused by the resignation of Vulosko Vaiden, who had resigned to accept an appointment as a member of the Federal Farm Loan Board.

The following local directors were elected during 1932:

Federal land bank district No.	Name and address of directors	Elected for term expiring
1	E. H. Forbush, Springfield, Mass.	Dec. 31, 1935
2	John H. Murray, South Waverly, Pa.	Do.
3	Henry H. Furlow, Madison, Ga.	Do.
4	L. B. Clore, Franklin, Ind.	Do.
5	Tip Ray, Canton, Miss.	Do.
6	John Reeves, Conway, Ark.	Do.
7	Samuel Torgerson, Grand Forks, N. Dak.	Do.
8	F. S. McCaffree, Scottsbluff, Nebr.	Do.
9	W. H. Mott, Herington, Kans.	Do.
10	R. S. Rodgers, Lubbock, Tex.	Do.
11	Richard L. Jex, Spanish Fork, Utah	Do.
12	D. N. MacKay, Condon, Oreg.	Do.

The following district directors have been appointed by the board:

Federal land bank district No.	Name and address of directors	Appointed for term expiring
1	Edward H. Thomson, Delhi, N. Y.	Dec. 31, 1935
2	George P. Alderson, Lewisburg, W. Va.	Do.
3	E. Hervie Evans, Laurinburg, N. C.	Do.
4		
5	L. O. Crosby, Picayune, Miss.	Do.
6	A. P. Patton, Jonesboro, Ark.	Do.
7	Frank R. Coit, Hudson, Wis.	Do.
8	Fletcher Alguire, Sioux Falls, S. Dak.	Do.
9	L. E. Call, Manhattan, Kans.	Do.
10	M. H. Gossett, Houston Tex.	Dec. 31, 1933
11	William Raymond, Los Angeles, Calif.	Dec. 31, 1935
12	Pete Thompson, Valley, Wash.	Do.

CONFERENCES

Numerous conferences were held during 1932 by the Federal Farm Loan Board with officers and directors of various banks of the Federal farm loan system. In conferences with the presidents of the Federal land banks attention was given to carrying out the provisions of the act of January 23, 1932, authorizing subscriptions for additional capital stock of the Federal land banks by the Secretary of the Treasury and the granting of extensions to borrowers, and to other problems confronting the banks and their borrowers. Loans by the Reconstruction Finance Corporation to banks of the Federal farm loan system and the operations of the regional agricultural credit corporations were discussed by the board with the directors and other representatives of the Reconstruction Finance Corporation. The board also held conferences with Members of Congress, counsel of the Federal land banks and Federal intermediate credit banks, examiners assigned to bank examination work, and reviewing appraisers; and with representatives of various Government bureaus and departments, the Joint Stock Land Bankers' Association, and stockholders and bondholders of joint stock land banks in receivership.

PERSONNEL

Under the provisions of the act approved January 22, 1932, creating the Reconstruction Finance Corporation, the Farm Loan Commissioner and the governor of the Federal Reserve Board were members *ex officio* of the corporation's board of seven directors. The act was amended on July 21, 1932, to relieve the Farm Loan Commissioner and the governor of the Federal Reserve Board of their duties as members of the board of directors of the Reconstruction Finance Corporation.

On March 7, 1932, George R. Cooksey resigned from the Federal Farm Loan Board to accept appointment as secretary of the Reconstruction Finance Corporation. Vulosko Vaiden, then president of the Federal Land Bank of Baltimore and the Federal Intermediate Credit Bank of Baltimore, was appointed to fill the unexpired term of Mr. Cooksey as a member of the Federal Farm Loan Board and was reappointed on August 6, 1932. The President designated and directed Albert C. Williams to perform the duties of the Farm Loan Commissioner during the sickness or absence of the Farm Loan Commissioner.

The Reconstruction Finance Corporation has drawn on the personnel of the bureau and the land banks in filling a number of positions.

CHANGES IN THE RULES AND REGULATIONS

Since January 1, 1932, the Federal Farm Loan Board has amended five sections of its rules and regulations.

MEETINGS OF STOCKHOLDERS OF NATIONAL FARM LOAN ASSOCIATIONS

Section 39 of the board's rules and regulations, relating to the meetings of stockholders of national farm loan associations, was amended effective March 24, 1932, to provide that when at least 10

days' written notice has been given to each stockholder of the time and place of meeting, the stockholders who actually attend the meeting, provided there are two or more, will constitute a quorum for the transaction of business. The amended regulation, which includes other provisions relating to meetings of stockholders, is included in the appendix to this report as Exhibit A.

ELIGIBILITY OF BORROWERS FROM FEDERAL LAND BANKS

On December 7, 1932, the board amended section 61 of the rules and regulations, which interprets the provision of the Federal farm loan act that no Federal land bank shall make loans to any person who is not at the time, or shortly to become, engaged in the cultivation of the farm mortgaged. The regulation as amended provides that a person will be deemed eligible under this provision of the law if he cultivates the land with his own or hired labor or has the right to exercise and does exercise substantial control or direction of the management of the farm mortgaged. The amended regulation is included in the appendix to this report as Exhibit B.

NET EARNINGS AND DIVIDENDS

Section 19 of the board's rules and regulations, relating to the semiannual determination of net earnings and the declaration of dividends by Federal land banks and joint stock land banks, was amended on December 29, 1932. The regulation as amended follows the amendments of January 23, 1932, to section 23 of the Federal farm loan act which increased the percentage of net earnings required to be carried to legal reserve semiannually by Federal land banks and provided that dividends of Federal land banks and joint stock land banks shall be subject to the approval of the Federal Farm Loan Board. Section 19 of the regulations as amended is included in the appendix to this report as Exhibit C.

FARM LOAN BOND EXCHANGE FEES

Section 22½ of the board's rules and regulations relating to the maximum charges governing exchanges of farm loan bonds was amended on January 24, 1933. Due to a substantial reduction in the number of bonds printed and an increase in the cost per bond, it was deemed necessary to increase in some instances the fees governing exchanges of farm loan bonds. The amended regulation is included in the appendix to this report as Exhibit D.

CARRYING VALUE OF ACQUIRED REAL ESTATE

Effective January 28, 1933, paragraph (b) of section 16 of the board's rules and regulations, dealing with the amount at which acquired real estate may be carried in the assets of a land bank, was suspended and certain requirements were substituted in lieu thereof until further notice. Under the substituted requirements the bank must obtain a reappraisal of such real estate before the expiration of one year after its acquirement if in the meantime it has not been sold, and, after the expiration of such year, except as otherwise provided in the regulation, the bank may not carry the real estate as an asset

at an amount exceeding the normal market value of the real estate according to such reappraisal or the amount of the bank's investment therein at the time of acquirement plus the cost to the bank of any permanent improvements that may have been made thereon during the first year of ownership, whichever is the lower. It is provided that wherever the phrase "recovery value" is used in other paragraphs of section 16 of the rules and regulations the phrase shall be interpreted to mean "normal market value," which is defined as the amount for which, according to reappraisal, the banks should be able to sell the property under normal agricultural conditions with at least a substantial down payment, the purchaser to assume drainage, levee, irrigation, etc., liabilities. A copy of the board's letter dated January 28, 1933, informing the banks of the change in the requirements is included in the appendix to this report as Exhibit E.

APPLICABILITY OF ECONOMY ACT TO THE FEDERAL FARM LOAN SYSTEM

Under the provisions of the economy act, approved by the President on June 30, 1932, members of the Federal Farm Loan Board and, with certain exceptions, employees of the bureau were subject to a compulsory furlough without pay of 24 working days, or a reduction of 8½ per cent in compensation. It was provided, however, that the application of the provisions of the act should not reduce the annual compensation of any employee to a rate less than \$1,000. While land bank appraisers, who are paid by the banks they serve, and the personnel of the division of examinations, whose compensation is derived from assessments by the board on the banks of the system, were exempt from the provisions of the economy act, reductions were made in their compensation in keeping with the spirit of economy.

The Federal Farm Loan Bureau was also subject to the provisions of the economy act with reference to permanent reduction of annual leaves of absence; the suspension of all administrative promotions, except filling of vacancies when authorized by the President, during the fiscal year 1933; suspension of employment of additional personnel, unless temporary, except with the consent of the President; and permanent reduction of travel allowances to a per diem basis not to exceed \$5. The per diem allowance of employees of the bureau was reduced by the board to \$4 where conditions justified such action.

The Federal land banks and Federal intermediate credit banks reduced the compensation of their employees as required by the economy act of corporations in which the Government owns more than 50 per cent of the capital stock. As the Government owns none of the stock of joint stock land banks, such institutions are not subject to the provisions of the economy act.

TAX EXEMPTIONS UNDER THE FEDERAL FARM LOAN ACT

Under the provisions of the Federal farm loan act, Federal land banks, national farm loan associations, and Federal intermediate credit banks are exempt from Federal, State, municipal, and local taxation, except taxes upon real estate. First mortgages executed to Federal land banks or to joint stock land banks and farm loan bonds of both classes of banks, as well as the debentures of Federal

intermediate credit banks, together with the income derived from the bonds and debentures, are likewise exempt from taxation.

Since the revenue act of 1932 became a law, questions have arisen as to whether the various miscellaneous forms of taxation under Titles IV and V of the revenue act should be collected in transactions to which Federal land banks, national farm loan associations, and Federal intermediate credit banks are parties. The Commissioner of Internal Revenue ruled as follows:

In view of the exemption provisions contained in the Federal farm loan act, it is held that Federal land banks, national farm loan associations, and Federal intermediate credit banks are exempt from the following: Taxes on telegraph and telephone messages or conversations under section 701; taxes on the lease of safe deposit boxes under section 741; taxes on electrical energy under section 616; taxes on checks, drafts, and orders, under section 751; taxes on the issue and transfer of stock and bonds under sections 721, 722, 723, and 724; and taxes on conveyances under section 725.

The exemption provisions of the Federal farm loan act are not applicable, however, to the manufacturers' excise taxes on the following: Lubricating oils under section 601 (c); tires and inner tubes under section 602; automobiles under section 606; cameras under section 611; and gasoline under section 617.

Relative to the question of whether voluntary conveyances given to a Federal land bank by borrowers in extinguishment of their mortgage liabilities are subject to stamp taxes, the Commissioner of Internal Revenue ruled:

Inasmuch as the stamp tax, under the circumstances recited, would, if collected, have to be paid by the Federal land bank, it is my opinion, in view of its exemption from Federal taxation by specific provision of law, that no documentary stamps need be affixed to the conveyances in question.

Deeds from sheriffs and other officers in foreclosure proceedings by Federal land banks were likewise held to be exempt from the stamp tax in an opinion rendered by the general counsel of the Bureau of Internal Revenue.

The Commissioner of Internal Revenue also ruled that the tax on the transfer of corporate bonds levied under section 724 (a) 9 of the revenue act of 1932 is inapplicable to the transfer of bonds of joint stock land banks as well as to bonds of Federal land banks and debentures of Federal intermediate credit banks.

While first mortgages executed to joint stock land banks and joint stock land bank bonds and the income derived therefrom are exempt from taxation, joint stock land banks are not declared by the farm loan act to be exempt institutions and they are, therefore, subject to Federal income tax upon any taxable income. Following a decision of the United States Supreme Court in November, 1931, that profit derived by a corporation from the purchase at a discount, and retirement of its own bonds constituted income subject to Federal taxation, a question arose as to whether or not joint stock land banks are subject to such tax in view of the provision of the farm loan act exempting the income derived from joint stock land bank bonds. The question is now under consideration in the Bureau of Internal Revenue.

AMENDMENTS TO THE FEDERAL FARM LOAN ACT

The Federal farm loan act was amended during 1932 by two acts of Congress. The act approved January 23, 1932 (Public No. 3, 72d Congress), which authorized the Secretary of the Treasury to subscribe

for additional capital stock of the Federal land banks and empowered the banks to grant extensions to borrowers upon certain terms, as discussed on pages 5 and 6 of this report, also contained amendments to the Federal farm loan act relative to legal reserves of Federal land banks and national farm loan associations and dividends of Federal land banks and joint stock land banks. The joint resolution approved February 2, 1932 (H. J. Res. 261), making an appropriation of \$125,000,000 to enable the Secretary of the Treasury to pay for additional subscriptions to the capital stock of the Federal land banks, is also mentioned on page 5 of this report. Title II of the Federal farm loan act which relates to Federal intermediate credit banks, and section 13 of the Federal reserve act were amended by an act of May 19, 1932, to increase the marketability of debentures and other obligations of Federal intermediate credit banks and strengthen the banks in other respects.

The acts approved January 23, 1932, and May 19, 1932, are included in the appendix to this report as Exhibits F and G, respectively.

LEGAL RESERVES AND DIVIDENDS OF FEDERAL LAND BANKS AND NATIONAL FARM LOAN ASSOCIATIONS

Prior to the passage of the act of January 23, 1932, section 23 of the Federal farm loan act required that every Federal land bank carry to reserve account semiannually 25 per cent of its net earnings until the account showed a credit balance equal to 20 per cent of the outstanding capital stock of the bank, and thereafter to add 5 per cent of its net earnings to the reserve account semiannually; and any impairment of the reserve was required to be fully restored before any dividends were paid. After deducting the 25 per cent or the 5 per cent to be credited to reserve account, the bank was authorized to declare a dividend from the balance of its net earnings. Under the amendment, every Federal land bank is required to carry semiannually not less than 50 per cent of its net earnings to reserve account until the account equals the outstanding capital stock of the bank, and thereafter to add 10 per cent of the net earnings to the reserve account semiannually; and any impairment of the reserve must be fully restored before any dividends are paid. The authority of a Federal land bank to declare a dividend from the balance of its net earnings after meeting the reserve requirements was by the same amendment made subject to the approval of the Federal Farm Loan Board.

Section 24 of the farm loan act, relating to reserves and dividends of national farm loan associations, was also changed by an amendment included in the act approved January 23, 1932. The law had previously required that every national farm loan association carry 10 per cent of its net earnings to reserve account semiannually until such account showed a credit balance equal to 20 per cent of the capital stock and thereafter carry 2 per cent annually to reserve. Under the amendment which became effective July 1, 1932, every national farm loan association is required to carry not less than 10 per cent of its net earnings to the reserve account semiannually until the reserve equals 25 per cent of the outstanding capital stock, and thereafter 5 per cent of its net earnings must be carried semiannually to reserve; after deducting the 10 per cent or the 5 per cent required to be credited to the reserve account, an association may, at its dis-

cretion, declare a dividend from the balance of the net earnings; and any impairment of the reserve must be fully restored before dividends may be paid. While many of the Federal land banks and national farm loan associations had already accumulated reserves in excess of previous requirements of the law, the new requirements must be met by all and should in time materially strengthen the Federal land bank system.

DIVIDENDS OF JOINT STOCK LAND BANKS SUBJECT TO APPROVAL OF FARM LOAN BOARD

The requirements of section 23 of the Federal farm loan act with respect to legal reserves of joint stock land banks were not changed by the act of January 23, 1932. However, this section was amended to provide that "any dividend or dividends declared by any joint stock land bank shall be subject to the approval of the Federal Farm Loan Board."

LEGISLATION TO IMPROVE POSITION OF FEDERAL INTERMEDIATE CREDIT BANKS

In its annual report for 1931 the Federal Farm Loan Board pointed out the need of certain amendments to the agricultural credits act and the Federal reserve act. Amendments embodying the recommendations of the board in this regard were contained in the act approved May 19, 1932 (Public No. 138, 72d Cong.), a copy of which is included in the appendix to this report as Exhibit G.

Section 1 of the amendatory act authorizes the Federal intermediate credit banks under certain conditions to accept drafts or bills of exchange issued or drawn by cooperative marketing associations of farmers when secured by warehouse receipts or shipping documents covering staple agricultural products.

Section 2 provides that in the event that there shall be an impairment of the paid-in capital of any Federal intermediate credit bank the Federal Farm Loan Board may determine and assess the amount thereof against the other Federal intermediate credit banks. Each bank against which such an assessment is made is required by the amendment to pay the amount thereof as soon as possible out of its surplus and/or to an extent up to 50 per cent of its net earnings in accordance with the terms of the assessment.

By the terms of section 3 each of the Federal intermediate credit banks is relieved of the necessity of paying to the United States as a franchise tax any part of its net earnings until it shall have accumulated a surplus fund equal to its subscribed capital stock; and thereafter 50 per cent of its net earnings, after all necessary expenses have been paid or provided for, shall be paid into the surplus and 50 per cent shall be paid to the United States as a franchise tax. Whenever the surplus thus paid in shall have been impaired, the impairment must be fully restored before payment of any franchise tax. Prior to this amendment it was required that the net earnings be divided into equal parts and that one-half thereof be paid to the United States as a franchise tax and the balance carried to surplus until it amounted to 100 per cent of the subscribed capital stock of the bank; that thereafter 10 per cent of such earnings be paid into surplus and the balance to the United States as a franchise tax.

Section 4 provides that, in view of the liability of all Federal intermediate credit banks for the debentures and other such obligations of each bank, the banks shall, in accordance with rules, regulations, and orders of the Federal Farm Loan Board, enter into adequate agreements and arrangements among themselves by which funds shall be transferred and/or made available from time to time for the payment of all such debentures and other such obligations and the interest thereon when due.

Section 5 amended section 13 (a) of the Federal reserve act, as amended, to provide that any Federal reserve bank may, subject to regulations and limitations to be prescribed by the Federal Reserve Board, discount notes payable to and bearing the indorsement of any Federal intermediate credit bank, covering loans or advances made by such bank pursuant to the provisions of section 202 (a) of Title II of the Federal farm loan act, as amended (U. S. C. title 12, ch. 8, sec. 1031), which have maturities at the time of discount of not more than nine months, exclusive of days of grace, and which are secured by notes, drafts, or bills of exchange eligible for rediscount by Federal reserve banks.

Section 6 amended the seventh paragraph of section 13 of the Federal reserve act by making the collateral trust debentures or other such obligations of Federal intermediate credit banks which are eligible for purchase by the Federal reserve banks acceptable as collateral security for 15-day borrowings of member banks of the Federal reserve system from the Federal reserve banks.

PROPOSED AMENDMENTS TO THE FEDERAL FARM LOAN ACT

The views of the Federal Farm Loan Board with reference to many proposed amendments to the Federal farm loan act were contained in letters addressed during the year to congressional committees by the Secretary of the Treasury and the Farm Loan Commissioner. A comparative synopsis of provisions of the Federal farm loan act, reflecting the similarities and differences between Federal land banks and joint stock land banks, which was prepared in the bureau in response to inquiries regarding proposed legislation, was inserted in the Congressional Record of January 5, 1933 (72d Cong., 2d sess., p. 1397 et seq.).

APPENDIX

Details regarding the operations of the banks are given in the statistical tables in the appendix to this report. Most of these statistics, as well as those of a like nature which appear in the text of the report, were compiled from the reports submitted to the board by the banks and national farm loan associations. The following is a list of the tables and exhibits included in the appendix.

TABLES

1. Allocation among the 12 Federal land banks of \$25,000,000 of capital stock subscribed during 1932 by the Secretary of the Treasury for the purpose of granting extensions to borrowers, and the number and amount of extensions granted by each bank through December 31, 1932.

2. Allocation among the 12 Federal land banks of \$100,000,000 of capital stock subscribed during 1932 by the Secretary of the Treasury; the disposition made of part of the proceeds, and balances as of December 31, 1932.
3. Consolidated statement of condition of Federal land banks, December 31, 1932.
4. Statements of condition of Federal land banks, December 31, 1932.
5. Consolidated statement of condition of joint stock land banks, December 31, 1932.
6. Statements of condition of joint stock land banks, December 31, 1932.
7. Statement of condition of the Bankers Joint Stock Land Bank of Milwaukee, Wis., in receivership, December 31, 1932.
8. Statement of condition of the Southern Minnesota Joint Stock Land Bank of Minneapolis, Minn., in receivership, December 31, 1932.
9. Statement of condition of the St. Louis Joint Stock Land Bank of St. Louis, Mo., in receivership, December 31, 1932.
10. Statement of condition of the Chicago Joint Stock Land Bank of Chicago, Ill., in receivership, December 31, 1932.
11. Consolidated statement of condition of Federal intermediate credit banks, December 31, 1932.
12. Statements of condition of Federal intermediate credit banks, December 31, 1932.
13. Bonds of Federal land banks authorized, on hand, and outstanding, December 31, 1932.
14. Bonds of joint stock land banks authorized, on hand, and outstanding, December 31, 1932.
15. Debentures of Federal intermediate credit banks outstanding on December 31, 1932, classified by rates.
16. Number of national farm loan associations chartered and number of charters canceled through December 31, 1932, and number of associations as of the same date, by States and Federal land bank districts.
17. Loans closed by joint stock land banks in 1931 and 1932 and from organization to December 31, 1932.
18. Number and amount of loans closed by Federal and joint stock land banks during 1932, by States.
19. Number and amount of loans closed by Federal and joint stock land banks, by States, from organization to December 31, 1932.
20. Number and net amount of loans outstanding for Federal and joint stock land banks, by States, on December 31, 1932.
21. Loans to cooperative associations by Federal intermediate credit banks during 1932, classified by commodities.
22. Loans to cooperative associations by Federal intermediate credit banks outstanding on December 31, 1932, classified by commodities.
23. Loans to and discounts for financing institutions by Federal intermediate credit banks during 1932, classified by types of financing institutions.
24. Loans to and discounts for financing institutions by Federal intermediate credit banks during 1932, classified by types of collateral.

25. Loans to and discounts for financing institutions by Federal intermediate credit banks outstanding on December 31, 1932, classified by types of institutions.

26. Loans to and discounts for financing institutions by Federal intermediate credit banks outstanding on December 31, 1932, classified by types of collateral.

27. Total loans and discounts by Federal intermediate credit banks from date of organization to December 31, 1932.

28. Real estate disposed of by Federal land banks during 1931 and 1932, and real estate held and foreclosures pending on December 31, 1931 and 1932.

29. Real estate disposed of by joint stock land banks during 1931 and 1932, and real estate held and foreclosures pending on December 31, 1931 and 1932.

30. Number and amount of loans and acreage and appraised value of farms securing loans submitted by Federal land banks to the Federal Farm Loan Board for approval as collateral for bonds during 1932, by banks, and totals from organization through December 31, 1932.

31. Amount of loans submitted by Federal land banks to the Federal Farm Loan Board for approval as collateral for bonds, and percentage classification by purposes, by years from 1929 to 1932, inclusive, and from organization through December 31, 1932.

EXHIBITS

A. Section 39 of the rules and regulations of the Federal Farm Loan Board adopted June 8, 1926, as amended effective March 24, 1932.

B. Section 61 of the rules and regulations of the Federal Farm Loan Board adopted June 8, 1926, as amended effective December 7, 1932.

C. Section 19 of the rules and regulations of the Federal Farm Loan Board adopted June 8, 1926, as amended effective December 29, 1932.

D. Section 22½ of the rules and regulations of the Federal Farm Loan Board adopted June 8, 1926, as amended effective January 24, 1933.

E. Copy of board's letter dated January 28, 1933, setting forth change in requirements of paragraph (b) of section 16 of the rules and regulations of the Federal Farm Loan Board.

F. Amendment to the farm loan act, approved January 23, 1932.

G. Amendment to the farm loan act, approved May 19, 1932.

Respectfully,

OGDEN L. MILLS,
Secretary of the Treasury, Chairman.

PAUL BESTOR,

Farm Loan Commissioner.

A. C. WILLIAMS.

JOHN H. GUILL.

LEWIS J. PETTJOHN.

J. B. MADISON.

VULOSKO VAIDEN.

APPENDIX

TABLE 1.—Allocation among the 12 Federal land banks of \$25,000,000 of capital stock subscribed during 1932 by the Secretary of the Treasury for the purpose of granting extensions to borrowers, and the number and amount of extensions granted by each bank through December 31, 1932

Federal land bank of—	Allocation of \$25,000,000 ¹	Extensions granted through December 31, 1932	
		Number	Amount
Springfield	\$1,117,780.00	4,663	\$844,668.78
Baltimore	1,454,245.00	5,105	1,342,600.27
Columbia	1,168,820.00	6,508	1,180,881.43
Louisville	2,558,660.00	13,546	2,328,592.43
New Orleans	2,227,350.00	8,753	2,274,791.14
St. Louis	2,216,120.00	12,383	2,262,223.36
St. Paul	2,402,525.00	10,318	3,348,046.67
Omaha	3,499,810.00	7,748	3,883,334.51
Wichita	1,924,055.00	9,877	1,802,722.09
Houston	3,290,965.00	7,723	1,670,806.94
Berkeley	1,116,355.00	2,365	990,036.73
Spokane	2,023,315.00	4,104	1,491,096.11
Total	25,000,000.00	93,093	23,419,800.46

¹ Earnings on the invested proceeds of the \$25,000,000 of capital stock subscribed exclusively for extensions, collected or accrued prior to the actual granting of the extensions, also have been held exclusively for the purpose of extending borrowers' obligations.

TABLE 2.—Allocation among the 12 Federal land banks of \$100,000,000 of capital stock subscribed during 1932 by the Secretary of the Treasury; the disposition made of part of the proceeds, and balances as of December 31, 1932

Federal land bank of—	Allocation of \$100,000,000	Amounts of \$100,000,000 used				Balance of \$100,000,000 (securities and cash)
		For purchase and retirement of own bonds	To pay bond interest	For other purposes ¹	Total	
Springfield	\$5,536,985.00			\$1,007,300.00	\$1,007,300.00	\$4,529,685.00
Baltimore	5,287,875.00	\$547,502.18	2,534.01	550,036.19	4,737,838.81	
Columbia	12,019,635.00	\$4,808,688.01	75,126.73	4,883,814.74	7,135,820.26	
Louisville	5,672,010.00	1,000,000.00		1,000,000.00	4,672,010.00	
New Orleans	10,653,410.00	4,284,575.00	194,028.84	500.00	4,479,098.84	6,174,311.16
St. Louis	7,427,750.00	100,000.00	1,251,638.69	1,351,638.69	6,076,111.31	
St. Paul	16,732,525.00	4,518,663.31	1,116,843.07	200,000.00	5,835,506.38	10,897,018.62
Omaha	6,229,690.00		1,284,150.64	715,849.36	2,000,000.00	4,229,690.00
Wichita	5,229,690.00			1,000,000.00	1,000,000.00	4,229,690.00
Houston	6,229,690.00			971,634.66	1,971,634.66	4,258,055.34
Berkeley	6,094,820.00			350,000.00	627,887.49	5,116,932.51
Spokane	12,885,920.00	1,017,065.00	1,015,825.01	3,627,304.69	5,660,194.70	7,225,725.30
Total	100,000,000.00	214,628,991.32	6,683,471.47	9,404,648.90	30,717,111.69	28,282,888.31

¹ Includes funds used for the retirement of the Spokane participation certificates, the making of new loans and other purposes.

² Interest of \$401,818.65 paid in connection with the purchase of these bonds is included under the caption "To pay bond interest."

³ Of the balance of the \$100,000,000 as of Dec. 31, 1932, plus reinvested earnings, Government securities in the par amount of \$19,125,650 and cash totaling \$770 were pledged with farm loan registrars as security for Federal farm loan bonds.

TABLE 3.—*Consolidated statement of condition of Federal land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*

ASSETS	
Gross mortgage loans-----	\$1, 283, 197, 715. 50
Less payments on principal-----	154, 633, 254. 69
Net mortgage loans-----	1, 128, 564, 460. 81
Less principal of delinquent and ex- tended installments-----	12, 328, 928. 54
United States Government securities-----	100, 727, 466. 13
Less sold under repurchase agreement-----	180, 000. 00
Bonds of other Federal land banks-----	
Other securities-----	
Cash deposits for matured or called bonds-----	
Cash on hand and in banks-----	
Accounts receivable:	
Tax advances-----	2, 144, 120. 83
Other-----	935, 725. 58
Total-----	3, 079, 846. 41
Less reserves for accounts receiv- able-----	94, 797. 70
Total-----	2, 985, 048. 71
Notes receivable, etc.:	
Notes-----	366, 690. 98
Purchase money, first mortgages-----	9, 170, 734. 27
Purchase money, second mort- gages-----	856, 125. 10
Real-estate sales contracts-----	19, 316, 474. 83
Total-----	29, 710, 025. 18
Less reserves for notes, purchase money mortgages, and/or con- tracts-----	1, 146, 171. 33
Total-----	28, 563, 853. 85
Delinquent installments (principal and interest):	
Less than 30 days-----	5, 562, 182. 66
30 to 60 days-----	5, 569, 608. 08
60 to 90 days-----	2, 435, 261. 24
90 days and over-----	13, 017, 349. 60
Total-----	26, 584, 401. 58
Less partial payments-----	1, 954, 412. 20
Less reserves for delinquent in- stallments-----	11, 705, 270. 23
Extensions-----	12, 924, 719. 15
Interest accrued:	19, 749, 986. 70
Mortgage loans-----	17, 133, 598. 44
Other-----	757, 538. 98
Real estate owned:	17, 891, 137. 42
Owned outright-----	
Real estate subject to optional sales contracts-----	
Total-----	44, 753, 714. 96
Less reserves for real estate-----	9, 145, 615. 20
	35, 608, 099. 76

TABLE 3.—*Consolidated statement of condition of Federal land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

ASSETS—continued

Sheriffs' certificates, judgments, etc.
(subject to redemption):

(a) Foreclosures under first mortgages-----	\$24, 849, 052. 69
(b) Foreclosures under installments or second mortgages-----	84, 603. 92
(c) Banks' mortgages on property covered by (b)-----	558, 755. 23
 Total-----	25, 492, 411. 84

Less reserves for sheriffs' certificates-----	546, 885. 38
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Banking house-----	\$24, 945, 526. 46
Furniture, fixtures, equipment, etc.-----	2, 637, 693. 22
Prepaid and deferred expenses-----	446, 630. 75
Other assets-----	378, 064. 73
 Total-----	1, 162, 964. 07

Total-----	1, 380, 526, 762. 76
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LIABILITIES

Farm loan bonds (unmatured)-----	\$1, 148, 190, 740. 00
Less held by banks of issue-----	783, 320. 00
 Total-----	\$1, 147, 407, 420. 00

Sold subject to repurchase agreement-----	(73, 500. 00)
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Farm loan bonds matured or called-----	4, 350. 00
Notes payable, etc.-----	200, 000. 00
Dividends declared but unpaid-----	340, 198. 80
Matured coupons on farm loan bonds-----	959, 536. 97
Deferred proceeds of loans-----	96, 167. 46
Accounts payable-----	1, 042, 784. 59

Interest accrued:	
Farm loan bonds-----	17, 471, 802. 22
Other-----	309. 00

Advance installment payments (partial, and interest portion full)-----	17, 472, 111. 22
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Trust accounts-----	1, 146, 972. 08
Other liabilities-----	1, 635, 236. 45
Deferred income-----	1, 983, 694. 73
Capital stock:	3, 167, 807. 64

United States Government-----	\$125, 046, 410. 50
National farm loan associations-----	63, 197, 032. 50
Borrowers through Puerto Rico branch-----	696, 100. 00
Other borrowers-----	108, 300. 00

Legal reserves-----	189, 047, 843. 00
Other reserves-----	14, 205, 476. 59
Undivided profits-----	686, 411. 65
Deficit (Columbia)-----	1, 398, 066. 86

Total-----	267, 315. 28
 Total-----	1, 380, 526, 762. 76

¹ Includes \$18,500,000 of bonds issued to Reconstruction Finance Corporation.

NOTE.—Each Federal land bank, in addition to being primarily liable for its own farm loan bonds, is also liable, under the conditions stated in the Federal farm loan act, for the farm loan bonds of all the other Federal land banks.

TABLE 4.—*Statements of condition of Federal land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*

	Springfield	Baltimore	Columbia	Louisville
ASSETS				
Gross mortgage loans.....	\$59,156,365.00	\$74,897,220.00	\$57,716,400.00	\$130,897,400.00
Less payments on principal.....	9,393,452.97	10,045,796.86	7,310,019.31	15,068,182.83
Net mortgage loans.....	49,762,912.03	64,851,423.14	50,406,380.69	115,829,217.17
Less principal of delinquent and extended installments.....	477,632.39	1,058,965.53	862,773.55	620,464.37
United States Government securities.....	\$49,285,279.64	\$63,792,457.61	\$49,543,607.14	\$115,208,752.80
Bonds of other Federal land banks.....	6,375,694.01	8,618,047.88	7,177,658.56	9,728,521.63
Other securities.....		124,868.75		620,833.96
Cash deposits for matured or called bonds.....		1,250.00	25.00	50.00
Cash on hand and in banks.....	676,562.18	1,432,260.29	716,801.36	1,458,353.15
Accounts receivable:				
Tax advances.....	57,516.10	17,900.51	80,419.08	41,203.23
Other.....	33,122.29	118,948.33	135,664.97	159,423.76
Total.....	90,638.39	136,848.84	216,084.05	200,626.99
Less reserve for accounts receivable.....	90,638.39	136,848.84	216,084.05	80,964.20
Notes receivable, etc.:				
Notes.....	22,075.94	2,488.82	1,024.00	11,168.82
Purchase money, first mortgages.....	375,233.99	696,488.25	1,711,639.50	861,404.77
Purchase money, second mortgages.....	198,526.34	85,967.56	64,920.06	98,794.15
Real-estate sales contracts.....	1,687,067.45	952,877.72	3,045,843.89	672,760.97
Total.....	2,282,904.02	1,737,822.35	4,823,427.45	1,644,128.71
Less reserves for notes, purchase money mortgages and/or contracts.....	4,560.89	2,278,343.13	1,737,822.35	555,897.25
Delinquent installments (principal and interest):				
Less than 30 days.....	139,931.82	247,838.83	530,947.17	118,079.56
30 to 60 days.....	157,317.02	130,700.18	475,453.18	62,595.59
60 to 90 days.....	67,132.64	63,706.83	136,589.15	67,639.20
90 days and over.....	236,880.71	1,445,373.13	1,192,273.73	203,023.75
Total.....	601,262.19	1,887,618.97	2,335,263.23	451,338.10
Less partial payments.....	80,647.62	188,097.32	135,654.73	26,450.51
Less reserve for delinquent installments.....	226,548.70	1,620,280.41		227,433.03
Extensions.....				
Interest accrued:				
Mortgage loans.....	777,703.62	1,176,385.01	829,731.13	1,971,517.13
Other.....	38,555.21	62,548.80	44,597.31	62,864.16
Real estate owned:				
Owned outright.....	1,109,398.02	816,258.83	1,238,933.81	874,328.44
Real estate subject to optional sales contracts.....			639,244.86	5,095,440.17

Total	1,109,398.02	639,244.86	5,095,440.17	1,693,244.00
Less reserve for real estate	809,398.02	363,000.00	276,244.86	5,095,440.17
Sheriffs' certificates, judgments, etc. (subject to redemption):				
(a) Foreclosures under first mortgages				1,595,937.60
(b) Foreclosures under installments or second mortgages				
(c) Bank's mortgages on property covered by				
(b) .				
Banking house	268,271.50	267,167.15	229,851.37	1,595,937.60
Furniture, fixtures, equipment, etc.	36,091.56	11,831.19	49,305.26	384,580.00
Prepaid and deferred expenses	20,027.54	90,377.74	96,256.51	55,201.37
Other assets	85,457.74	77,007.31	139,320.04	58,986.91
Total	61,051,867.44	79,040,614.08	72,084,197.06	134,622,994.24
LIABILITIES				
Farm loan bonds (unmatured)	49,513,960.00	65,989,680.00	54,740,820.00	114,767,900.00
Less on hand	55,060.00	102,740.00	55,760.00	153,860.00
Sold subject to repurchase agreement	(63,500.00)	¹ 49,458,900.00	54,685,060.00	114,614,040.00
Farm loan bonds matured or called			1,250.00	25.00
Notes payable, etc.				50.00
Dividends declared but unpaid		19,272.82	4,942.55	
Matured coupons on farm loan bonds	46,394.81	54,093.71	54,222.54	104,715.42
Deferred proceeds of loans	17,752.80			500.00
Accounts payable	2,346.67	79,126.37	103,668.13	74,991.60
Interest accrued:				
Farm loan bonds	802,653.01	1,086,024.59	675,609.99	1,718,855.25
Other		802,653.01	1,086,024.59	675,609.99
Adv. instmt. pmts. (partial, and interest portion full)				1,718,855.25
Trust accounts	86,650.62	29,999.93	72,552.26	202,178.23
Other liabilities	85,368.09	151,124.31	246,499.55	143,158.85
Deferred income	28,770.17	84,284.01	105,463.21	185,532.99
Capital stock:				102,225.83
United States Government	6,706,392.50	6,734,990.00	13,188,325.00	8,226,505.00
National farm loan associations	2,975,685.00	3,047,415.00	2,872,370.00	6,538,930.00
Borrowers through Puerto Rico branch		696,100.00		
Other borrowers		9,682,077.50	10,478,505.00	14,765,435.00
Legal reserve	438,365.01	918,478.08	16,060,695.00	1,638,268.25
Other reserves				386,870.86
Undivided profits	49,658.53	522.09	267,315.28	686,171.96
Deficit				
Total	61,051,867.44	79,040,614.08	72,084,197.06	134,622,994.24

¹ Includes bonds issued to Reconstruction Finance Corporation: Springfield, \$2,000,000; Baltimore, \$1,500,000; Louisville, \$3,750,000.

TABLE 4.—*Statements of condition of Federal land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*—Continued

	New Orleans	St. Louis	St. Paul	Omaha
ASSETS				
Gross mortgage loans.....	\$110,323,085.00	\$110,881,485.00	\$122,012,800.00	\$181,496,090.00
Less payments on principal.....	14,537,235.46	12,091,032.48	13,976,063.15	18,311,800.60
Net mortgage loans.....	95,785,849.54	98,790,452.52	108,036,736.85	163,184,289.40
Less prin. of delinquent and extended installments.....	2,364,859.75	842,645.95	1,330,048.92	1,318,322.53
United States Government securities.....	6,308,887.72	\$93,420,989.79	\$97,947,806.57	\$161,865,966.87
Less sold under repurchase agreement.....		11,376,939.25	12,151,336.73	5,525,309.31
Bonds of other Federal land banks.....		6,308,887.72	11,376,939.25	180,000.00
Other securities.....		834,200.90	12,300.00	5,345,309.31
Cash deposits for matured or called bonds.....		2.00		1,806,625.77
Cash on hand and in banks.....		1,472,687.23	1,668,597.05	75.00
Accounts receivable:				183,068.54
Tax advances.....	322,870.89	244,790.50	96,375.52	446,324.16
Other.....	193,334.88	25,735.12	78,124.71	26,999.99
516,205.77		270,525.62	174,500.23	473,324.15
Notes receivable, etc.:				
Notes.....	42,797.65	9,845.44	1,580.09	19,747.58
Purchase money, first mortgages.....	1,833,293.74	1,169,678.62	791,478.87	200,131.12
Purchase money, second mortgages.....	109,947.12	57,008.81	27,196.22	40,134.88
Real-estate sales contracts.....	1,441,884.08	389,515.01	3,578,775.49	1,624,833.69
Total.....	3,427,922.59	1,626,047.88	4,399,030.67	1,884,847.27
Less reserves for notes, purchase money mortgages and/or contracts.....		3,427,922.59		562,582.46
Delinquent installments (principal and interest):				
Less than 30 days.....	1,520,701.19	323,913.61	497,311.75	364,769.87
30 to 60 days.....	2,500,412.85	323,469.58	367,566.34	389,537.01
60 to 90 days.....	435,150.83	245,503.65	290,276.97	355,882.98
90 days and over.....	1,949,047.37	721,157.87	1,285,140.03	1,418,322.00
Total.....	6,405,312.24	1,614,044.71	2,440,295.09	2,528,511.86
Less partial payments.....	402,583.27	163,728.43	222,340.05	210,523.14
Less reserve for delinquent installments.....	1,982,621.69	1,001,734.92	985,688.88	1,480,113.79
Extensions.....		4,020,107.28	448,586.36	1,232,266.16
Interest accrued:		1,888,245.17	1,917,825.92	2,943,485.81
Mortgage loans.....	1,543,227.73	1,516,895.58	1,460,015.58	2,356,517.93
Other.....	58,832.14	87,451.29	71,550.92	67,304.49
	1,602,059.87	1,604,346.87	1,531,566.50	2,423,822.42

Real estate owned:				
Owned outright.....	7,495,736.22	2,396,710.50	13,062,365.32	2,750,611.23
Real estate subject to optional sales contracts.....				
Total.....	7,495,736.22	2,396,710.50	13,062,365.32	2,750,611.23
Less reserve for real estate.....	7,495,736.22	2,396,710.50	13,062,365.32	2,750,611.23
Sheriffs' certificates, judgments, etc. (subject to redemption):				
(a) Foreclosures under first mortgages.....	3,356,621.69	3,235,541.80	4,934,640.01	6,038,438.64
(b) Foreclosures under installments or second mortgages.....		5,845.58	78,758.34	
(c) Bank's mortgages on property covered by		15,001.27	543,753.96	
(b).....	3,356,621.69	3,256,388.65	5,557,152.31	6,038,438.64
Banking house.....	354,374.78	239,066.34	219,520.00	
Furniture, fixtures, equipment, etc.....	57,883.27	35,331.86	33,832.03	11,482.77
Prepaid and deferred expenses.....	19,629.66	78,865.95	7,204.34	
Other assets.....	89,893.21	221,270.44	85,719.99	91,866.30
Total.....	124,865,447.15	123,102,834.26	148,529,082.54	183,881,222.07
LIABILITIES				
Farm loan bonds (unmatured).....	102,282,520.00	105,098,760.00	119,674,060.00	158,300,060.00
Less on hand.....	820.00	3,280.00	44,760.00	89,200.00
Farm loan bonds matured or called.....	102,281,700.00	105,095,480.00	119,629,300.00	1158,210,800.00
Notes payable, etc.....		2,175.00		75.00
Dividends declared but unpaid.....	15,143.43			200,000.00
Matured coupons on farm loan bonds.....	81,949.02	116,342.14	80,569.13	21,751.58
Deferred proceeds of loans.....	100.00		23,225.96	121,272.61
Accounts payable.....	59,573.86	45,243.78	94,000.06	15,617.60
Interest accrued:				
Farm loan bonds.....	1,682,021.94	1,422,673.10	1,892,733.65	2,490,849.98
Other.....		1,682,021.94	1,422,673.10	309.00
Advance installment payments (partial, and interest portion full).....	45,331.19	75,956.14	49,966.90	118,219.99
Trust accounts.....	174,595.39	110,287.50	291,006.62	190,160.19
Other liabilities.....	199,756.24	245,022.05	341,685.45	173,604.03
Deferred income.....	428,635.47	74,391.45	436,544.54	237,833.88
Capital stock:				
United States Government.....	12,879,140.00	9,643,365.00	19,123,440.00	9,694,585.00
National farm loan associations.....	5,573,190.00	5,544,020.00	6,010,345.00	9,047,415.00
Other borrowers.....		18,452,330.00	15,187,385.00	
Legal reserve.....	1,287,770.47	678,549.56	25,241,740.00	18,742,000.00
Other reserves.....	142,773.27		425,104.26	2,920,000.00
Undivided profits.....	13,766.87	49,328.54	23,019.97	8,203.93
Total.....	124,865,447.15	123,102,834.26	148,529,082.54	124,256.38
				183,881,222.07

Includes bonds issued to Reconstruction Finance Corporation: St. Louis, \$5,000,000; Omaha, \$1,000,000.

TABLE 4.—*Statements of condition of Federal land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*—Continued

	Wichita	Houston	Berkeley	Spokane
ASSETS				
Gross mortgage loans.....	\$100,125,850.00	\$173,520,820.50	\$57,934,000.00	\$104,236,200.00
Less payments on principal.....	13,638,796.95	17,299,179.04	9,039,772.41	13,921,922.63
Net mortgage loans.....	86,487,053.05	156,221,641.46	48,894,227.59	90,314,277.37
Less principal of delinquent and extended installments.....	781,134.66	924,044.36	591,448.18	1,156,588.35
United States Government securities.....	\$85,705,918.39	\$155,297,597.10	\$48,302,779.41	\$89,157,689.02
Bonds of other Federal land banks.....	9,249,560.19	7,780,311.62	7,620,095.91	8,815,103.32
Other securities.....		10,200.00	57,231.25	520.00
Cash deposits for matured or called bonds.....		200.00	2,700.00	628,719.26
Cash on hand and in banks.....	1,412,407.64	2,285,310.49	377,895.64	575.00
Accounts receivable:				
Tax advances.....	84,240.87	122,865.08	148,698.19	480,916.70
Other.....	32,642.13	13,107.16	56,260.37	62,361.87
Total.....	116,883.00	135,972.24	204,958.56	543,278.57
Less reserve for accounts receivable.....	116,883.00	2,064.92	133,907.32	11,768.58
Notes receivable, etc.:				
Notes.....	8,000.00	175,314.91	49,517.00	23,130.73
Purchase money, first mortgages.....	167,675.28	675,685.41	64,909.90	623,114.82
Purchase money, second mortgages.....	21,586.69	7,500.18	13,835.68	130,707.41
Real-estate sales contracts.....	799,297.62		818,702.33	4,304,916.28
Total.....	996,559.59	858,500.50	946,964.91	5,081,869.24
Less reserves for notes, purchase money mortgages, and/or contracts.....				23,130.73
Delinquent installments (principal and interest):				
Less than 30 days.....	330,123.78	810,988.97	209,733.73	467,842.38
30 to 60 days.....	229,980.56	428,650.10	145,007.37	358,918.30
60 to 90 days.....	168,736.17	228,293.67	110,839.57	265,509.58
90 days and over.....	798,535.25	1,111,703.88	654,717.62	2,001,174.26
Total.....	1,527,375.76	2,579,636.62	1,120,298.29	3,093,444.52
Less partial payments.....	80,616.36	169,077.21	90,660.08	184,038.48
Less reserve for delinquent installments.....	1,446,759.40	1,444,293.59	822,250.65	467,545.17
Extensions:	1,398,885.65	966,265.82	207,387.56	2,441,860.87
Interest accrued:		1,337,693.47	809,790.61	1,360,948.20
Mortgage loans.....	1,186,736.29	2,314,027.25	765,089.07	1,235,752.12
Other.....	64,892.44	60,938.27	55,645.69	82,358.26
Real estate owned:				
Owned outright.....	1,161,859.46	1,693,042.42	1,774,636.76	1,318,110.38
Real estate subject to optional sales contracts.....				5,881,426.00

Total	1,161,859.46	1,693,042.42	1,774,636.76	5,881,426.00
Less reserve for real estate	1,161,859.46	1,693,042.42	666,290.60	8,169.47
Sheriffs' certificates, judgments, etc. (subject to redemption):				5,873,256.53
(a) Foreclosures under first mortgages	1,637,291.51		819,443.55	3,231,137.89
(b) Foreclosures under installments or second mortgages				
(c) Bank's mortgages on property covered by (b)				
Total	1,637,291.51		819,443.55	3,231,137.89
Less reserve for sheriffs' certificates	1,637,291.51			546,885.38
Banking house		365,584.92	819,443.55	2,684,2..51
Furniture, fixtures, equipment, etc.	27,341.00	38,705.82	119,944.96	189,332.20
Prepaid and deferred expenses	4,000.00		41,505.77	48,068.85
Other assets	72,256.09	21,635.76	2,716.08	
Total	101,872,731.79	171,470,878.34	61,504,779.24	118,500,114.55
LIABILITIES				
Farm loan bonds (unmatured)	86,803,620.00	145,530,200.00	49,644,080.00	95,845,140.00
Less on hand	66,340.00	200,200.00	7,880.00	3,420.00
	186,737,280.00	145,330,000.00	149,636,200.00	195,841,720.00
Sold subject to repurchase agreement		200.00		10,000.00
Farm loan bonds matured or called	240,907.18	14,864.34	23,130.90	575.00
Dividends declared but unpaid	67,837.38	125,672.27	44,896.29	61,571.65
Matured coupons on farm loan bonds	2,437.28	14,509.57	10.10	22,014.15
Deferred proceeds of loans	3,407.87	78,927.06	508.23	194,732.06
Accounts payable				
Interest accrued:				
Farm loan bonds	1,411,384.45	2,183,282.25	733,494.31	1,372,219.70
Other				
	1,411,384.45	2,183,282.25	733,494.31	1,372,219.70
Advance installment payments (partial, and interest portion full)	35,593.70	295,104.24	84,045.20	51,373.68
Trust accounts	36,134.17	56,086.17	54,097.48	96,709.13
Other liabilities	222,421.35	234,236.05	25,117.50	137,801.68
Deferred income	48,291.20	140,898.36	154,260.94	598,028.46
Capital stock:				
United States Government	7,145,345.00	9,496,385.00	7,306,838.00	14,901,100.00
National farm loan associations	4,824,140.00	8,677,245.00	2,896,700.00	5,189,577.50
Other borrowers				345.00
	11,969,485.00	18,173,630.00	10,203,538.00	20,091,022.50
Legal reserve	1,068,546.43	4,400,000.00	430,394.53	
Other reserves	6,453.57	138,670.13	3,439.89	
Undivided profits	22,552.21	284,797.90	111,645.87	32,346.54
Total	101,872,731.79	171,470,878.34	61,504,779.24	118,500,114.55

¹ Includes bonds issued to Reconstruction Finance Corporation: Wichita, \$1,250,000; Berkeley, \$1,500,000; Spokane, \$2,500,000.

TABLE 5.—*Consolidated statement of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*¹

ASSETS	
Gross mortgage loans-----	\$467, 919, 717. 83
Less payments on principal-----	54, 961, 685. 98
Net mortgage loans-----	412, 958, 031. 85
Less principal of delinquent installments-----	3, 507, 915. 16
United States Government securities-----	\$409, 450, 116. 69
Farm loan bonds of other banks-----	2, 784, 256. 46
Other securities-----	520, 438. 75
Cash deposits for matured or called bonds-----	226, 705. 39
Cash on hand and in banks-----	1, 000. 00
Accounts receivable:	6, 576, 674. 01
Tax advances-----	980, 025. 67
Other-----	355, 894. 84
Total-----	1, 335, 920. 51
Less reserves for accounts receivable-----	19, 032. 65
	1, 316, 887. 86
Notes receivable, etc.:	
Notes-----	300, 621. 49
Purchase money, first mortgages-----	4, 167, 901. 56
Purchase money, second mortgages-----	1, 589, 561. 61
Real-estate sales contracts-----	5, 478, 171. 50
Total-----	11, 536, 256. 16
Less reserves for notes, purchase money mortgages and/or contracts-----	268, 092. 18
	11, 268, 163. 98
Delinquent installments (principal and interest):	
Less than 30 days-----	1, 346, 706. 84
30 to 60 days-----	2, 386, 950. 30
60 to 90 days-----	993, 768. 91
90 days and over-----	9, 374, 663. 24
Total-----	14, 102, 089. 29
Less partial payments-----	1, 508, 297. 52
Less reserves for delinquent install- ments-----	9, 284, 578. 83
	3, 309, 212. 94
Interest accrued:	
Mortgage loans-----	7, 022, 363. 49
Other-----	41, 633. 66
	7, 063, 997. 15
Real estate owned:	
Owned outright-----	² 31, 933, 131. 97
Less mortgages not assumed-----	² 1, 200, 908. 68
Total-----	30, 732, 223. 29
Real estate subject to optional sales contracts-----	683, 145. 09
Total-----	31, 415, 368. 38
Less reserves for real estate-----	1, 451, 676. 89
	29, 963, 691. 49

¹ Since there is no joint liability among the joint stock land banks, this statement represents merely the aggregate amounts of corresponding items in the statements of the individual banks and is given for statistical purposes only. Joint stock land banks in receivership are not included in this statement.

² See footnote, p. 83.

TABLE 5.—*Consolidated statement of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

Sheriffs' certificates, judgments, etc. (subject to redemption):

(a) Foreclosures under first mortgages	\$10, 264, 690. 85
(b) Foreclosures under installments or second mortgages	213, 692. 04
(c) Banks' mortgages on property covered by (b)	2, 690, 742. 77

Total	13, 169, 125. 66
Less reserves for sheriffs' certificates	598, 379. 59

Banking house		\$12, 570, 746. 07
Furniture, fixtures, equipment, etc.		60, 000. 00
Prepaid and deferred expenses		115, 040. 71
Other assets	683, 997. 12	23, 216. 59
Less reserves for other assets	73, 531. 39	
		610, 465. 73
Total		485, 860, 613. 82

LIABILITIES

Farm loan bonds (unmatured)	427, 774, 320. 00
Less held by banks of issue	3 2, 457, 760. 00
	425, 316, 560. 00
Certificates in lieu of fractional bonds	
Sold subject to repurchase agreement	(None.)
Farm loan bonds matured or called	
Notes payable, etc.	3, 000. 00
Mortgages assumed on real estate owned	3, 378, 951. 64
Dividends declared but unpaid	2 241, 169. 13
Matured coupons on farm loan bonds	24, 338. 89
Deferred proceeds of loans	514, 396. 80
Accounts payable	812. 83
Interest accrued:	61, 623. 27
Farm loan bonds	
Other	5, 479, 493. 96
	22, 759. 04
	5, 502, 253. 00
Advance installment payments (partial, and interest portion full)	547, 344. 05
Trust accounts	991, 078. 84
Other liabilities	46, 729. 09
Deferred income	2, 091, 027. 90
Capital stock paid in	35, 073, 060. 24
Surplus paid in	3, 265, 403. 89
Surplus earned	2, 061, 936. 07
Legal reserves	4, 973, 429. 28
Other reserves	830, 530. 10
Undivided profits	2, 770, 811. 49
Deficits	1, 842, 795. 83
Total	485, 860, 613. 82

¹ See footnote, p. 83.

² See footnote, p. 86.

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*

	Atlanta Joint Stock Land Bank, Atlanta, Ga.	Atlantic Joint Stock Land Bank, Raleigh, N. C.	Burlington Joint Stock Land Bank, Des Moines, Iowa	California Joint Stock Land Bank, San Francisco, Calif.
ASSETS				
Gross mortgage loans.....	\$4,619,100.00	\$12,733,800.00	\$2,282,500.00	\$15,284,650.00
Less payments on principal.....	485,088.56	1,544,540.38	211,043.75	1,986,170.44
Net mortgage loans.....	4,134,011.44	11,189,259.62	2,071,456.25	13,298,479.56
Less principal of delinquent installments.....	39,647.27	79,646.24	18,638.48	171,484.98
United States Government securities.....		\$11,109,613.38	\$2,052,817.77	\$13,126,994.58
Farm loan bonds of other banks.....				
Other securities.....				
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....				
Accounts receivable:				
Tax advances.....	7,324.78	14,134.98	1,187.31	65,471.27
Other.....	2,141.37	12,415.45	130.75	13,446.39
	9,466.15	26,550.43	1,318.06	78,917.66
Notes receivable, etc.:				
Notes.....	3,747.16	13,155.25	288.89	
Purchase money, first mortgages.....	119,038.93	271,385.28	21,903.76	1,875.00
Purchase money, second mortgages.....	35,786.81	102,497.02	20,304.12	
Real-estate sales contracts.....	17,225.00	612,241.20	4,350.00	107,559.70
Total.....	175,797.90	999,278.75	46,846.77	109,434.70
Less reserves for notes, purchase money mortgages and/or contracts.....		5,227.33		
	175,797.90	994,051.42	46,846.77	109,434.70
Delinquent installments (principal and interest):				
Less than 30 days.....	1,964.12	42,424.70	2,176.25	120,321.70
30 to 60 days.....	35,540.42	37,067.24	9,307.25	1,795.29
60 to 90 days.....	64,888.95	28,182.71	6,086.25	65,629.97
90 days and over.....	75,236.56	172,504.42	66,262.25	367,446.47
Total.....	177,630.05	280,179.07	83,832.00	555,193.43
Less partial payments.....	18,488.46	37,990.98	10,532.22	52,679.34
Less reserve for delinquent installments.....	102,559.49	137,012.64	57,663.31	130,473.07
	56,582.10	105,175.45	15,636.47	372,041.02
Interest accrued:				
Mortgage loans.....	54,342.24	186,419.75	27,237.72	117,383.74
Other.....	433.13			
	54,775.37	186,419.75	27,237.72	117,383.74
Real estate owned:				
Owned outright.....	1,013,544.89	1,341,050.36	198,688.05	510,289.99
Less mortgages not assumed.....		1,200.00		

Total	1,013,544.89	1,339,850.36	198,688.05	510,289.99
Real estate subject to optional sales contracts	93,143.11	37,472.04		
Total	1,106,688.00	1,377,322.40	198,688.05	510,289.99
Less reserve for real estate		66,198.56		
Sheriffs' certificates, judgments, etc. (subject to redemption):				
(a) Foreclosures under first mortgages			195,505.59	197,947.97
(b) Foreclosures under installments or second mortgages				
(c) Bank's mortgages on property covered by (b)				197,947.97
Banking house				
Furniture, fixtures, equipment, etc.	5,925.12	16,512.49	538.54	1.00
Prepaid and deferred expenses			2,283.14	
Other assets	7,690.29	39,282.35	5,624.98	48,109.34
Less reserve for other assets	576.18			
Total	7,114.11	39,282.35	5,624.98	48,109.34
	5,574,960.79	13,985,298.34	2,573,035.00	15,039,217.21
LIABILITIES				
Farm loan bonds (unmatured)	5,022,500.00	12,822,500.00	2,412,000.00	12,807,000.00
Less on hand	19,000.00	253,000.00		
Sold subject to repurchase agreement	5,003,500.00	12,569,500.00	2,412,000.00	12,807,000.00
Farm loan bonds matured or called				
Notes payable, etc.	59,075.00			
Mortgages assumed on real estate owned				
Dividends declared but unpaid				
Matured coupons on farm loan bonds	4,500.00	14,580.00	4,991.25	8,987.50
Deferred proceeds of loans				
Accounts payable	151.25	738.13		
Interest accrued:				
Farm loan bonds	61,700.00	183,043.75	30,237.95	188,365.83
Other	1,010.76			
	62,710.76	183,043.75	30,237.95	188,365.83
Advance installment payments (partial, and interest portion full)	773.46	15,405.30	616.51	4,131.73
Trust accounts	18,569.56	68,532.07	5,834.51	1,142.99
Other liabilities		5,739.92		
Deferred income	23,056.78	217,616.37	111.74	46,887.75
Capital stock paid in	350,000.00	907,500.00	250,000.00	916,000.00
Surplus paid in	50,000.00	2,642.80		75,970.00
Surplus earned				275,000.00
Legal reserve	1,007.85			355,000.00
Other reserves	1,616.13			
Undivided profits				360,731.41
Deficit			130,756.96	
Total	5,574,960.79	13,985,298.34	2,573,035.00	15,039,217.21

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	Corn Belt Joint Stock Land Bank, Taylorville, Ill.	Dallas Joint Stock Land Bank, Dallas, Tex.	Denver Joint Stock Land Bank, Denver, Colo.	Des Moines Joint Stock Land Bank, Des Moines, Iowa
ASSETS				
Gross mortgage loans.....	\$937,808.59	\$37,345,296.00	\$13,927,700.00	\$7,388,400.00
Less payments on principal.....	101,935.86	3,607,601.73	1,515,372.34	843,926.70
Net mortgage loans.....	835,872.73	33,737,694.27	12,412,327.66	6,544,473.30
Less principal of delinquent installments.....	395.63	192,347.56	135,063.72	51,870.77
	\$835,477.10	\$33,545,346.71	\$12,277,263.94	\$6,492,602.53
United States Government securities.....				
Farm loan bonds of other banks.....				
Other securities.....		1.00		
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....	12,495.72	968,342.04	145,163.81	27,393.13
Accounts receivable:				
Tax advances.....		28,641.54	32,299.45	417.20
Other.....		5,315.73	6,548.44	832.86
		33,957.27	38,847.89	1,250.06
Notes receivable, etc.:				
Notes.....		21,692.20	3,796.50	19.00
Purchase money, first mortgages.....		271,607.46	84,986.94	30,386.50
Purchase money, second mortgages.....		19,854.95	14,074.69	73,952.02
Real-estate sales contracts.....		53,377.93	129,185.98	647,847.75
Total.....		366,532.54	232,044.11	752,205.27
Less reserves for notes, purchase money mortgages, and/or contracts.....		366,532.54	24,642.25	207,401.86
				752,205.27
Delinquent installments (principal and interest):				
Less than 30 days.....	270.00		69,944.00	20,469.75
30 to 60 days.....	310.50	78,401.23	74,165.00	27,917.50
60 to 90 days.....			42,322.00	28,088.75
90 days and over.....	933.03	839,072.12	400,316.10	141,587.50
Total.....	1,513.53	917,473.35	586,747.10	218,063.50
Less partial payments.....		138,486.50	30,409.67	23,412.45
Less reserve for delinquent installments.....		729,352.52	511,150.60	55,883.35
	1,513.53	49,634.33	45,186.83	138,767.70
Interest accrued:				
Mortgage loans.....	13,665.77	970,396.38	206,189.25	90,545.95
Other.....				
	13,665.77	970,396.38	206,189.25	90,545.95
Real estate owned:				
Owned outright.....		2,289,156.60	471,749.07	902,633.84
Less mortgages not assumed.....				
Total.....		2,289,156.60	471,749.07	902,633.84
Real estate subject to optional sales contracts.....				

Total		2,289,156.60	471,749.07	902,633.84
Less reserve for real estate		2,289,156.60	471,749.07	902,633.84
Sheriffs' certificates, judgments, etc. (subject to redemption):				
(a) Foreclosures under first mortgages		26,571.65	390,430.36	1,422,780.47
(b) Foreclosures under installments or second mortgages		2,640.88	7,906.12	
(c) Bank's mortgages on property covered by (b)		66,270.30	97,517.71	
Total		95,482.83	495,854.19 43,806.01	1,422,780.47
Less reserve for sheriffs' certificates		95,482.83	452,048.18	1,422,780.47
Banking house				
Furniture, fixtures, equipment, etc.		8,351.61	2,812.70	3,303.59
Prepaid and deferred expenses		5,869.96		
Other assets		35,151.79	10,195.56	6,722.09
Less reserve for other assets		10,001.00		
Total		25,150.79	10,195.56	6,722.09
LIABILITIES		38,358,222.06	13,856,859.09	9,838,204.63
Farm loan bonds (unmatured)	550,000.00	34,303,000.00	12,039,000.00	9,276,000.00
Less on hand	550,000.00	33,000.00	100,000.00	2,000.00
Sold subject to repurchase agreement		34,270,000.00	11,039,000.00	9,274,000.00
Farm loan bonds matured or called				
Notes payable, etc.	40,000.00		108,277.32	
Mortgages assumed on real estate owned				
Dividends declared but unpaid		24,312.00		
Matured coupons on farm loan bonds		24,272.50	9,620.00	12,005.00
Deferred proceeds of loans				
Accounts payable		1,823.35		9,755.36
Interest accrued:				
Farm loan bonds	4,354.16	554,690.01	185,216.72	80,876.25
Other	4,354.16	554,690.01	1,066.21	
			180,282.93	80,876.25
Advance installment payments (partial, and interest portion full)	1,822.64	190,185.25	14,651.09	11,598.93
Trust accounts		19,772.94	11,724.04	55,599.23
Other liabilities				8,507.29
Deferred income		100,066.48	31,093.64	63,417.31
Capital stock paid in	250,000.00	2,431,200.00	1,184,800.00	1,150,000.00
Surplus paid in		17,800.00		
Surplus earned		120,000.00		
Legal reserve	3,500.00	582,700.00	234,783.50	
Other reserves			135,977.01	
Undivided profits	13,475.32	21,399.53	649.56	
Deficit				827,554.74
Total	863,152.12	38,358,222.06	13,856,859.09	9,838,204.63

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	First Carolinas Joint Stock Land Bank, Columbia, S. C.	First Joint Stock Land Bank, Fort Wayne, Ind.	First Joint Stock Land Bank, Montgomery, Ala.	First Joint Stock Land Bank, New Orleans, La.
ASSETS				
Gross mortgage loans.....	\$7,207,500.00	\$7,382,750.00	\$7,132,700.00	\$3,053,900.00
Less payments on principal.....	989,680.45	1,023,008.01	655,143.74	300,954.29
Net mortgage loans.....	6,217,819.55	6,359,741.99	6,477,556.26	2,752,945.71
Less principal of delinquent installments.....	55,630.64	30,684.74	66,910.16	30,164.11
	\$6,162,188.91	\$6,329,057.25	\$6,410,646.10	\$2,722,781.60
United States Government securities.....				1,000.00
Farm loan bonds of other banks.....				
Other securities.....		3,500.00		
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....	181,409.96	94,583.08	46,331.89	49,403.03
Accounts receivable:				
Tax advances.....	5,198.70	7,559.69	11,503.35	11,273.64
Other.....	7,505.42	2,386.75	10,465.76	3,746.07
	12,704.12	9,946.44	21,969.11	15,019.71
Notes receivable, etc.:				
Notes.....		9,250.00	4,750.00	758.50
Purchase money, first mortgages.....	223,286.31	46,628.10	20,548.57	75,118.10
Purchase money, second mortgages.....	9,770.00	8,362.67	3,098.21	14,338.60
Real-estate sales contracts.....	773,579.98	82,843.22	1,890.00	14,000.00
Total.....	1,006,636.29	147,083.99	30,286.78	104,215.20
Less reserves for notes, purchase money mortgages and/or contracts.....		1,006,636.29	147,083.99	30,286.78
Delinquent installments (principal and interest):				
Less than 30 days.....	16,554.18	19,334.25	30,973.63	8,531.25
30 to 60 days.....	81,827.95	16,507.75	27,247.07	10,127.25
60 to 90 days.....	11,172.56	15,250.75	28,710.89	15,808.76
90 days and over.....	95,701.84	75,946.95	221,885.45	101,777.69
Total.....	205,256.53	127,039.70	308,817.04	136,244.95
Less partial payments.....	31,650.57	21,256.00	34,665.47	9,749.72
Less reserve for delinquent installments.....	118,965.59	77,786.10	243,046.92	125,473.05
Interest accrued:				
Mortgage loans.....	81,922.16	90,207.87	110,384.18	53,614.98
Other.....		2.08		589.29
Real estate owned:				
Owned outright.....	2,474,176.67	773,527.30	727,145.99	567,347.89
Less mortgages not assumed.....				

Total.	2,474,176.67	773,527.30	727,145.99	567,347.89
Real estate subject to optional sales contracts				
Total.	2,474,176.67	773,527.30	727,145.99	567,347.89
Less reserve for real estate	25,713.87	83,491.93		
Sheriffs' certificates, judgments, etc. (subject to redemption):				
(a) Foreclosures under first mortgages		93,821.31	586,813.93	
(b) Foreclosures under installments or second mortgages				
(c) Bank's mortgages on property covered by (b)		93,821.31	586,813.93	
Banking house				
Furniture, fixtures, equipment, etc.	4,143.99	1,243.86	4,712.67	521.00
Prepaid and deferred expenses		5,554.39		
Other assets	9,863.28	6,079.91	4,387.94	2,538.93
Total.	9,961,971.88	7,499,203.15	7,973,783.24	3,518,053.81
LIABILITIES				
Farm loan bonds (unmatured)	8,865,500.00	6,561,100.00	7,484,500.00	3,197,000.00
Less on hand	108,000.00	8,757,500.00	115,000.00	113,000.00
Sold subject to repurchase agreement		6,561,100.00	7,369,500.00	3,084,000.00
Farm loan bonds matured or called				
Notes payable, etc.	399,686.98	76,818.91		
Mortgages assumed on real estate owned		2,669.13		
Dividends declared but unpaid				
Matured coupons on farm loan bonds	10,650.00	3,290.25	8,712.50	4,150.00
Deferred proceeds of loans				
Accounts payable	1,612.50	501.25	2,866.85	
Interest accrued:				
Farm loan bonds	124,786.94	52,123.70	88,362.51	33,424.99
Other	1,904.20	111.97		
	126,691.14	52,235.67	88,362.51	33,424.99
Advance installment payments (partial, and interest portion full)	6,494.58	1,789.33	1,870.12	1,273.42
Trust accounts	38,335.12	6,800.93	20,288.80	11,656.58
Other liabilities	407.15		2,794.50	1,080.00
Deferred income	129,152.19	21,562.20	75,471.60	85,129.85
Capital stock paid in	785,000.00	400,000.00	550,000.00	250,000.00
Surplus paid in				
Surplus earned		145,000.00		
Legal reserve		98,200.29		47,338.97
Other reserves				
Undivided profits		129,235.19		
Deficit	293,557.78		146,083.64	
Total.	9,961,971.88	7,499,203.15	7,973,783.24	3,518,053.81

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	First Texas Joint Stock Land Bank, Houston, Tex.	First Trust Joint Stock Land Bank, Chicago, Ill.	Fletcher Joint Stock Land Bank, Indianapolis Ind.	Fremont Joint Stock Land Bank, Lincoln, Nebr.
ASSETS				
Gross mortgage loans.....	\$7,356,689.04	\$70,302,200.00	\$16,519,805.00	\$6,622,940.00
Less payments on principal.....	779,531.40	6,453,716.05	1,718,477.68	445,887.51
Net mortgage loans.....	6,577,157.64	63,848,483.95	14,801,327.32	6,177,052.49
Less principal of delinquent installments.....	104,611.94	432,191.92	58,207.67	29,841.74
United States Government securities.....		\$63,416,292.03	\$14,743,119.65	\$6,147,210.75
Farm loan bonds of other banks.....				
Other securities.....				
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....	68,050.60	108,933.52	208,501.73	22,552.30
Accounts receivable:				
Tax advances.....	20,771.51	181,455.73	47,214.54	2,526.30
Other.....	1,337.93	38,721.77	1,587.05	1,681.34
Total.....	22,109.44	220,177.50	48,801.59	4,207.64
Less reserve for accounts receivable.....		220,177.50	10,000.00	
Notes receivable, etc.:				
Notes.....				4,207.64
Purchase money, first mortgages.....	105,883.97	66,062.18	30,868.90	6,873.15
Purchase money, second mortgages.....	69,097.54	40,517.75	126,672.01	79,935.35
Real-estate sales contracts.....		173,269.48	157,540.91	120,768.27
Total.....	174,981.51	279,849.41		62,849.46
Less reserves for notes, purchase money mortgages and/or contracts.....		65,000.00		270,426.23
Delinquent installments (principal and interest):				
Less than 30 days.....	51,651.91	38,233.25	45,962.25	21,619.64
30 to 60 days.....	121,378.52	808,218.17	36,755.17	20,381.26
60 to 90 days.....	610.40	22,295.25	25,731.99	15,184.12
90 days and over.....	286,624.07	1,161,921.66	216,998.87	120,231.97
Total.....	460,264.90	2,030,668.33	325,448.28	177,416.99
Less partial payments.....	36,725.41	223,884.66	55,940.06	16,530.71
Less reserve for delinquent installments.....	284,773.41	1,416,643.83	158,814.34	135,643.75
Interest accrued:				
Mortgage loans.....	79,249.40	932,550.99	302,133.89	96,746.06
Other.....			839.00	
Real estate owned:				
Owned outright.....	316,842.74	2,108,346.94	457,650.66	600,129.20
Less mortgages not assumed.....				

Total	316,842.74	2,108,346.94	457,650.66	600,129.20
Real estate subject to optional sales contracts				126,568.11
Total	316,842.74	2,108,346.94	457,650.66	726,697.31
Less reserve for real estate		87,000.00	25,000.00	
Sheriffs' certificates, judgments, etc. (subject to redemption):		2,021,346.94	432,650.66	726,697.31
(a) Foreclosures under first mortgages		2,834,251.83	231,699.87	335,819.29
(b) Foreclosures under installments or second mortgages				29,374.54
(c) Bank's mortgages on property covered by (b)				364,175.54
Total		2,834,251.83	231,699.87	729,369.37
Less reserve for sheriffs' certificates		75,000.00		5,330.11
Banking house		2,759,251.83	231,699.87	724,039.26
Furniture, fixtures, equipment, etc.	4.00			1,695.15
Prepaid and deferred expenses			883.35	
Other assets	269.92	62,184.21	12,748.23	15,443.71
Less reserve for other assets		62,184.21		
Total	269.92		12,748.23	15,443.71
			16,239,612.76	8,034,260.94
LIABILITIES				
Farm loan bonds (unmatured)	6,369,000.00	63,117,000.00	14,108,500.00	6,974,500.00
Less on hand		63,117,000.00		3,000.00
Sold subject to repurchase agreement			14,108,500.00	6,971,500.00
Farm loan bonds matured or called			2,000.00	
Notes payable, etc.	60,564.10	395,000.00	172,000.00	
Mortgages assumed on real estate owned				13,500.00
Dividends declared but unpaid				
Matured coupons on farm loan bonds	5,075.00	29,163.75	15,611.50	5,598.75
Deferred proceeds of loans			145.00	
Accounts payable				364.00
Interest accrued:				
Farm loan bonds	70,366.66	828,213.51	113,490.95	67,306.69
Other	598.66			
	70,965.32	828,213.51	113,490.95	67,306.69
Advance installment payments (partial, and interest portion full)		38,352.79	6,155.90	4,998.05
Trust accounts	4,397.03		11,470.37	17,215.19
Other liabilities	1,277.09	66,283.80	3,000.00	
Deferred income	11,910.26		18,835.27	11,975.42
Capital stock paid in	550,000.00	4,600,000.00	750,000.00	850,000.00
Surplus paid in	18,360.00			
Surplus earned		325,000.00	782,000.00	
Legal reserve	122,000.00	309,500.00	200,000.00	91,812.84
Other reserves		339,636.05		
Undivided profits	59,270.59	15,352.16	56,403.77	
Total	7,272,819.39	70,063,542.06	16,239,612.76	8,034,260.94

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*—Continued

	Greenbrier Joint Stock Land Bank, Charleston, W. Va.	Greensboro Joint Stock Land Bank, Greensboro, N. C.	Illinois Joint Stock Land Bank, Monticello, Ill.	Illinois Midwest Joint Stock Land Bank, Edwardsville, Ill.
ASSETS				
Gross mortgage loans.....	\$2,205,250.00	\$4,017,400.00	\$6,102,500.00	\$4,905,900.00
Less payments on principal.....	278,638.30	370,570.59	611,645.49	541,359.10
Net mortgage loans.....	1,926,611.70	3,646,829.41	5,490,854.51	4,384,540.90
Less principal of delinquent installments.....	12,824.93	33,812.96	35,348.39	27,607.54
United States Government securities.....		\$3,613,016.45	\$5,455,506.12	\$4,336,933.36
Farm loan bonds of other banks.....		23,000.00	40,000.00	
Other securities.....				
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....	44,908.43	55,663.35	69,921.55	52,115.89
Accounts receivable:				
Tax advances.....	5,288.63	9,711.17	629.60	1,343.18
Other.....	3,940.38	6,164.99	347.86	4,318.24
9,229.01		15,876.16	977.46	5,661.42
Notes receivable, etc.:				
Notes.....	12,418.39	581.19		
Purchase money, first mortgages.....	74,932.15	237,215.20	11,419.35	11,100.00
Purchase money, second mortgages.....	33,021.83	1,775.00	17,611.37	22,712.44
Real-estate sales contracts.....		5,063.69	29,171.10	46,609.96
120,372.37		244,635.08	58,201.82	80,422.40
Less reserves for notes, purchase money mortgages, and/or contracts.....	5,500.00	114,872.37	244,635.08	58,201.82
80,422.40				
Delinquent installments (principal and interest):				
Less than 30 days.....	7,564.06	16,599.92	8,177.53	14,182.50
30 to 60 days.....	4,072.97	13,863.50	12,596.28	12,341.75
60 to 90 days.....	1,557.63	13,358.92	7,315.01	9,547.50
90 days and over.....	35,678.92	115,358.97	128,203.06	80,870.00
48,873.58		159,181.31	154,291.88	116,941.75
Less partial payments.....	9,399.80	17,705.40	18,204.35	13,935.63
Less reserve for delinquent installments.....	31,877.68	127,802.81	26,500.00	62,333.53
7,596.10		13,673.10	109,587.53	40,672.59
Interest accrued:				
Mortgage loans.....	29,421.43	62,322.03	91,657.96	73,465.75
Other.....		203.69	677.08	33.90
29,421.43		62,525.72	92,335.04	73,499.65
Real estate owned:				
Owned outright.....	56,616.35	641,783.66	177,100.62	399,951.25
Less mortgages not assumed.....				

Total.	56,616.35	641,783.66	177,100.62	399,951.25
Real estate subject to optional sales contracts.				
Total.	56,616.35	641,783.66	177,100.62	399,951.25
Less reserve for real estate.		118,329.24		
Sheriffs' certificates, judgments, etc. (subject to redemption):				
(a) Foreclosures under first mortgages.			339,189.75	153,245.25
(b) Foreclosures under installments or second mortgages.				
(c) Bank's mortgages on property covered by (b).			339,189.75	153,245.25
Banking house.				
Furniture, fixtures, equipment, etc.	979.75			3,294.01
Prepaid and deferred expenses.				
Other assets.	243.88	622.39	32,763.69	607.90
Total.	2,177,654.09	4,552,466.67	6,375,583.58	5,146,403.72
LIABILITIES				
Farm loan bonds (unmatured).	1,844,500.00	4,120,000.00	5,839,000.00	4,804,000.00
Less on hand.		46,000.00	5,000.00	
Sold subject to repurchase agreement.				
Farm loan bonds matured or called.	1,844,500.00	4,074,000.00	5,834,000.00	4,804,000.00
Notes payable, etc.				
Mortgages assumed on real estate owned.				10,000.00
Dividends declared but unpaid.				
Matured coupons on farm loan bonds.	11,550.00	7,575.00	1,610.00	41,287.50
Deferred proceeds of loans.				
Accounts payable.	886.59	936.35		344.04
Interest accrued:				
Farm loan bonds.	20,116.66	40,479.42	44,262.85	47,247.51
Other.				79.14
	20,116.66	40,479.42	44,262.85	47,326.65
Advance installment payments, (partial, and interest portion full).				
Trust accounts.	9,428.31	2,885.47	2,758.17	4,890.29
Other liabilities.		5,268.80	19,600.00	7,382.07
Deferred income.	4,430.43	23,959.99		924.89
Capital stock paid in.	250,000.00	250,000.00	450,000.00	350,000.00
Surplus paid in.		50,000.00		
Surplus earned.		40,000.00		
Legal reserve.	36,200.00	57,361.64	23,352.56	
Other reserves.	542.10			
Undivided profits.				
Deficit.				119,751.72
Total.	2,177,654.09	4,552,466.67	6,375,583.58	5,146,403.72

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	Indianapolis Joint Stock Land Bank, Indianapolis, Ind.	Iowa Joint Stock Land Bank, Sioux City, Iowa	Kentucky Joint Stock Land Bank, Lexington, Ky.	La Fayette Joint Stock Land Bank, La Fayette, Ind.
ASSETS				
Gross mortgage loans.....	\$1,075,898.02	\$7,599,100.00	\$9,161,900.00	\$8,860,200.00
Less payments on principal.....	47,773.62	821,468.80	1,129,302.62	774,835.90
Net mortgage loans.....	1,028,124.40	6,777,631.20	8,032,597.38	8,085,364.10
Less principal of delinquent installments.....	359.02	73,935.07	15,820.24	85,321.04
United States Government securities.....			\$8,016,777.14	\$8,000,043.06
Farm loan bonds of other banks.....			434,500.00	
Other securities.....			1,000.00	
Cash deposits for matured or called bonds.....			82,204.13	3,000.00
Cash on hand and in banks.....	47,959.05	467,018.25	193,915.95	1,000.00
Accounts receivable:				
Tax advances.....	156.02	642.08	108.67	41,454.95
Other.....	50.00		61.82	1,741.61
206.02		642.08	170.49	43,196.56
Notes receivable, etc.:				
Notes.....		549.73		
Purchase money, first mortgages.....			1,562.00	15,500.00
Purchase money, second mortgages.....			300,988.54	8,525.00
Real-estate sales contracts.....	10,800.00		76,532.97	
Total.....	10,800.00	549.73	121,628.18	18,062.39
Less reserves for notes, purchase money mortgages and/or contracts.....			500,711.69	42,087.39
Delinquent installments (principal and interest):				
Less than 30 days.....		549.73	43,447.50	
30 to 60 days.....			457,264.19	
60 to 90 days.....	2,031.00	27,088.36		42,087.39
90 days and over.....		28,998.91		
Total.....	2,031.00	40,948.88		
Less partial payments.....	650.79	176,285.34		
Less reserve for delinquent installments.....				
Interest accrued:				
Mortgage loans.....	22,010.43	273,321.49		
Other.....	1,395.41	16,239.16		
1,380.21		257,082.33	11,889.28	102,746.09
Real estate owned:				
Owned outright.....		108,579.77	146,722.23	134,384.42
Less mortgages not assumed.....	23,405.84		2,333.50	
		108,579.77	149,055.73	134,384.42
			259,900.00	360,321.49
				1,005.38

Total					
Real estate subject to optional sales contracts			259,900.00		359,316.11
			3,000.00		
Total			262,900.00		359,316.11
Less reserve for real estate			54,817.25		
Sheriffs' certificates, judgments, etc. (subject to redemption):				208,082.75	359,316.11
(a) Foreclosures under first mortgages			51,914.49		66,718.17
(b) Foreclosures under installments or second mortgages		6,843.00			1,285.84
(c) Bank's mortgages on property covered by (b)		94,875.41	101,718.41	51,914.49	4,281.36
Banking house					72,285.37
Furniture, fixtures, equipment, etc.					
Prepaid and deferred expenses	4,575.18			1.00	
Other assets					1,674.53
Total	1,117,898.36		7,639,286.70	9,606,775.15	8,772,938.00
LIABILITIES					
Farm loan bonds (unmatured)	915,500.00		6,666,200.00	8,994,000.00	8,091,100.00
Less on hand	100,000.00	815,500.00	6,666,200.00	696,500.00	8,091,100.00
Sold subject to repurchase agreement					
Farm loan bonds matured or called					1,000.00
Notes payable, etc.					11,000.00
Mortgages assumed on real estate owned					
Dividends declared but unpaid					
Matured coupons on farm loan bonds	1,155.00		2,549.25	14,175.00	6,271.75
Deferred proceeds of loans					
Accounts payable	275.00				
Interest accrued:					
Farm loan bonds	12,362.06		87,282.34	111,566.67	63,502.41
Other		12,362.06	87,282.34	111,566.67	63,502.41
Advance installment payments (partial, and interest portion full)					
Trust accounts	8,368.29		1,947.62	11,934.39	5,369.50
Other liabilities	2,555.00		1,009.00	18,633.13	8,031.16
Deferred income	315.73			9,614.91	12.63
Capital stock paid in	250,000.00		500,000.00	380,380.13	8,450.52
Surplus paid in			120,425.00	109,349.71	300,000.00
Surplus earned			29,575.00		10,000.00
Legal reserve	9,029.34		116,860.00		114,000.00
Other reserves			4,541.26		63,562.19
Undivided profits	18,337.94		108,897.23	3,621.21	25,137.81
Total	1,117,898.36		7,639,286.70	9,606,775.15	8,772,938.00

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	Lincoln Joint Stock Land Bank, Lincoln, Nebr.	Louisville Joint Stock Land Bank, Louisville, Ky.	Maryland-Virginia Joint Stock Land Bank, Baltimore, Md.	Minneapolis-Trust Joint Stock Land Bank, Minneapolis, Minn.
ASSETS				
Gross mortgage loans.....	\$29,465,450.00	\$4,618,000.00	\$2,610,400.00	\$3,408,600.00
Less payments on principal.....	2,642,893.19	649,364.88	295,994.46	471,484.26
Net mortgage loans.....	26,822,556.81	3,968,635.12	2,314,405.54	2,937,115.74
Less principal of delinquent installments.....	145,028.75	23,974.48	8,430.20	49,325.64
United States Government securities.....		\$3,944,660.64		
Farm loan bonds of other banks.....		350,000.00		
Other securities.....		3,300.00		
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....	341,900.38		113,479.87	10,290.15
Accounts receivable:				
Tax advances.....	76,761.41	4,487.58	12,238.63	7,979.92
Other.....	11,181.33	2,443.80	5,737.96	2,252.48
87,942.74		6,931.38	17,976.59	10,232.40
Notes receivable, etc.:				
Notes.....	26,445.87	17,985.07		
Purchase money, first mortgages.....	288,657.27	81,174.49	5,293.50	9,863.13
Purchase money, second mortgages.....	161,106.55	30,448.26	10,085.00	2,400.00
Real-estate sales contracts.....	161,312.84	210,576.54	6,525.32	198,901.76
Total.....	637,522.53	340,184.36	21,903.82	211,164.89
Less reserves for notes, purchase money mortgages and/or contracts.....	800.00			
636,722.53		340,184.36	21,903.82	211,164.89
Delinquent installments (principal and interest):				
Less than 30 days.....	91,239.46	6,891.50	7,843.14	20,113.25
30 to 60 days.....	90,226.69	4,200.00	3,206.00	20,977.75
60 to 90 days.....	105,100.29	5,285.00	4,805.28	11,987.50
90 days and over.....	526,831.77	80,496.50	26,187.87	148,120.00
Total.....	813,398.21	96,873.00	42,042.29	201,198.50
Less partial payments.....	89,086.06	9,414.95	9,770.21	15,741.83
Less reserve for delinquent installments.....	597,923.17	86,814.50	26,187.87	99,492.70
126,388.98		643.55	6,084.21	85,963.97
Interest accrued:				
Mortgage loans.....	415,228.31	81,391.71	41,635.94	42,303.41
Other.....		466.05	90.93	
415,228.31		81,857.76	41,726.87	42,303.41
Real estate owned:				
Owned outright.....	1,550,241.84	343,974.06	61,773.49	1,037,247.22
Less mortgages not assumed.....	1,200.00			

Total	1,549,041.84	343,974.06	61,773.49	1,037,247.22
Real estate subject to optional sales contracts	404,864.16			
Total	1,953,906.00	343,974.06	61,773.49	1,037,247.22
Less reserve for real estate				
Sheriffs' certificates, judgments, etc. (subject to redemption):				
(a) Foreclosures under first mortgages	1,406,977.22	415,273.31		5,050.47
(b) Foreclosures under installments or second mortgages	52,273.21			36,488.99
(c) Bank's mortgages on property covered by	948,260.40			488,382.94
(b)				529,922.40
Total	2,407,510.83	415,273.31		529,922.40
Less reserve for sheriffs' certificates	287,291.62	158,739.88		
Banking house	2,120,219.21	256,533.43		529,922.40
Furniture, fixtures, equipment, etc.	11,349.65	298.50		
Prepaid and deferred expenses				
Other assets	53,130.51	10,988.89	1,523.71	
Total	32,424,316.37	5,355,484.87	2,570,443.90	4,814,914.54
LIABILITIES				
Farm loan bonds (unmatured)	28,623,500.00	5,007,500.00	2,127,500.00	4,039,000.00
Less on hand	1,000.00	28,622,500.00	5,007,500.00	5,000.00
Sold subject to repurchase agreement			2,127,500.00	4,034,000.00
Farm loan bonds matured or called				
Notes payable, etc.				120,000.00
Mortgages assumed on real estate owned				
Dividends declared but unpaid				
Matured coupons on farm loan bonds	14,275.00	11,830.00	1,575.00	1,100.00
Deferred proceeds of loans				
Accounts payable	1,688.50	844.07		3,805.29
Interest accrued:				
Farm loan bonds	373,282.51	41,729.17	20,208.34	33,616.66
Other				
Advance installment payments (partial, and interest portion full)	373,282.51	41,729.17	20,208.34	33,616.66
Trust accounts	15,373.99	7,334.04	3,181.97	1,168.86
Other liabilities	84,988.62	2,607.52	806.15	4,075.40
Deferred income	25.00			2,978.69
Capital stock paid in	43,582.75	30,064.71	2,621.25	54,884.16
Surplus paid in	2,711,400.00	500,000.00	250,000.00	450,000.00
Surplus earned			25,000.00	25,000.00
Legal reserve	557,200.00		52,000.00	79,316.48
Other reserves			50,000.00	4,969.00
Undivided profits			37,551.19	
Deficit		246,425.14		
Total	32,424,316.37	5,355,484.87	2,570,443.90	4,814,914.54

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	Mississippi Joint Stock Land Bank, Memphis, Tenn.	New York Joint Stock Land Bank, Rochester, N. Y.	North Carolina Joint Stock Land Bank, Durham, N. C.	Northwest Joint Stock Land Bank, Portland, Oreg. ¹
ASSETS				
Gross mortgage loans.....	\$3,938,650.00	\$11,580,200.00	\$10,377,100.00	\$13,000.00
Less payments on principal.....	764,843.00	1,544,765.18	1,077,876.17	1,414.49
Net mortgage loans.....	3,173,807.00	10,035,434.82	9,299,223.83	11,585.51
Less principal of delinquent installments.....	48,478.65	102,699.73	71,499.94	107.44
	▲ \$3,125,328.35		\$9,932,735.09	\$11,478.07
United States Government securities.....				
Farm loan bonds of other banks.....				
Other securities.....				
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....	6,247.56	253,206.37	83,512.88	1.09
Accounts receivable:				
Tax advances.....	55,584.93	7,618.96	18,603.14	
Other.....	6,450.75	4,407.88	69,102.03	
	62,035.68		12,026.84	87,705.17
Notes receivable, etc.:				
Notes.....	1,456.67	4,973.73	3,097.60	
Purchase money, first mortgages.....	110,026.87	157,714.05	228,977.73	
Purchase money, second mortgages.....	95,758.05	67,180.16	15,185.16	
Real-estate sales contracts.....		383,765.68	143,856.52	7,000.00
	207,241.59	613,633.62	389,117.01	7,000.00
Total.....		38,162.65		
Less reserves for notes, purchase money mortgages and/or contracts.....			575,470.97	389,117.01
Delinquent installments (principal and interest):				
Less than 30 days.....	19,908.50	166,688.62	32,326.00	
30 to 60 days.....	16,569.50	47,557.71	25,494.00	
60 to 90 days.....	16,475.00	130,940.42	29,312.50	
90 days and over.....	78,965.00		238,786.35	455.00
Total.....	131,918.00	351,186.75	325,918.85	455.00
Less partial payments.....	8,073.15	43,963.60	30,126.86	
Less reserve for delinquent installments.....	101,015.00	248,487.02	233,027.95	
Interest accrued:				
Mortgage loans.....	50,605.36	62,657.39	164,559.39	
Other.....			841.62	
Real estate owned:				
Owned outright.....	455,975.51	1,148,412.75	2,854,323.44	
Less mortgages not assumed.....	20,000.00	14,885.08		30,815.01

Total	435,975.51	1,133,527.67	2,854,323.44	30,815.01
Real estate subject to optional sales contracts				
Total	435,975.51	1,133,527.67	2,854,323.44	30,815.01
Less reserve for real estate				
Sheriffs' certificates, judgments, etc. (subject to redemption):				
(a) Foreclosures under first mortgages				32,987.93
(b) Foreclosures under installments or second mortgages				
(c) Bank's mortgages on property covered by (b)				32,987.93
Banking house				
Furniture, fixtures, equipment, etc.		2,827.81	22,247.57	
Prepaid and deferred expenses		360.00		
Other assets	27,877.29	12,860.31	3,719.39	22,786.96
Total	3,938,141.19	12,044,408.58	13,066,069.09	105,524.06
LIABILITIES				
Farm loan bonds (unmatured)	3,411,000.00	10,658,000.00	11,515,000.00	
Less on hand	3,411,000.00	10,658,000.00	11,515,000.00	
Sold subject to repurchase agreement				
Farm loan bonds matured or called				
Notes payable, etc.	60,000.00		127,753.24	
Mortgages assumed on real estate owned				
Dividends declared but unpaid				26.89
Matured coupons on farm loan bonds	3,225.00	9,400.00	12,337.50	
Deferred proceeds of loans				
Accounts payable	1,517.80	4,607.73	77.29	
Interest accrued:				
Farm loan bonds	48,100.80	161,383.28	182,966.64	
Other	48,100.80	161,383.28	2,177.66	185,144.30
Advance installment payments (partial, and interest portion full)	3,161.91	842.03	10,229.71	
Trust accounts	18,517.57	26,080.80	67,547.39	
Other liabilities		400.59		
Deferred income	16,031.23	43,267.86	37,836.70	1,486.95
Capital stock paid in	350,000.00	800,000.00	700,000.00	87,160.24
Surplus paid in		23,450.00	115,615.00	7,500.00
Surplus earned		82,000.00		
Legal reserve		102,100.00	117,000.00	1,100.00
Other reserves		88,775.13	103,365.92	
Undivided profits	26,586.88	44,101.16	74,162.04	8,249.98
Total	3,938,141.19	12,044,408.58	13,066,069.09	105,524.06

1 In voluntary liquidation.

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	Oregon-Washington Joint Stock Land Bank, Portland, Oreg.	Pacific Coast Joint Stock Land Bank, Portland, Oreg.	Pacific Coast Joint Stock Land Bank, Salt Lake City, Utah	Pacific Coast Joint Stock Land Bank, San Francisco, Calif.
ASSETS				
Gross mortgage loans.....	\$2,765,750.00	\$7,949,450.00	\$5,031,100.00	\$20,843,400.00
Less payments on principal.....	354,025.24	1,034,038.79	1,100,187.47	4,527,730.02
Net mortgage loans.....	2,411,724.76	6,915,411.21	3,930,912.53	16,315,669.98
Less principal of delinquent installments.....	45,752.34	168,078.88	118,723.17	317,383.05
United States Government securities.....		\$6,747,332.33		\$15,998,286.93
Farm loan bonds of other banks.....		50,000.00		9,675.00
Other securities.....				134,670.26
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....	43,318.79	26,788.40	41,535.91	151,613.49
Accounts receivable:				
Tax advances.....	27,282.30	21,632.09	31,983.52	16,933.10
Other.....	4,955.89	7,529.50	10,484.61	17,978.50
Total.....	32,238.19	29,161.59	42,468.13	34,911.60
Less reserve for accounts receivable.....	1,612.39	30,625.80	29,161.59	3,222.87
Notes receivable, etc.:				
Notes.....	7,020.00		2,012.75	18,890.56
Purchase money, first mortgages.....	5,200.00		25,474.47	215,977.56
Purchase money, second mortgages.....		6,686.67	11,564.15	62,071.20
Real-estate sales contracts.....	92,500.64	20,000.00	72,827.26	229,138.27
Total.....	104,720.64	26,686.67	111,878.63	526,077.59
Less reserves for notes, purchase money mortgages, and/or contracts.....	5,735.22	98,985.42	21,000.00	18,890.56
Delinquent installments (principal and interest):				
Less than 30 days.....		8,995.00	12,594.49	121,782.88
30 to 60 days.....	61,310.31	218,937.14	10,003.81	80,201.81
60 to 90 days.....		7,713.30	10,635.29	54,205.36
90 days and over.....	125,201.24	349,565.59	226,501.74	460,420.01
Total.....	186,511.55	585,211.03	259,735.33	716,610.06
Less partial payments.....	8,994.96	23,933.28	22,820.30	72,276.35
Less reserve for delinquent installments.....	53,579.26	213,630.87	215,719.77	580,805.36
	123,937.33		347,646.88	21,195.26
				63,528.35

Interest accrued:						
Mortgage loans.....	33,139.10	72,890.90	62,410.66	244,206.89		
Other.....		442.69		4,537.39		
	33,139.10	73,333.59	62,410.66		248,744.28	
Real estate owned:						
Owned outright.....	312,999.32	56,834.74	87,445.70	1,2874,585.22		
Less mortgages not assumed.....				2,1,142,065.51		
	312,999.32	56,834.74	87,445.70	1,732,519.71		
Total.....	312,999.32				1,732,519.71	
Real estate subject to optional sales contracts.....	10,000.00				889,925.55	
		56,834.74	33,930.13			
Total.....	322,999.32		87,445.70			
Less reserve for real estate.....	47,500.00		53,515.57			
	275,499.32	56,834.74			842,594.16	
Sheriffs' certificates, judgments, etc. (subject to redemption):						
(a) Foreclosures under first mortgages.....	112,132.66	62,136.35	97,019.47	313,876.30		
(b) Foreclosures under installments or second mortgages.....						
(c) Bank's mortgages on property covered by (b).....						
	112,132.66	62,136.35	97,019.47	313,876.30		
Total.....	112,132.66					
Less reserve for sheriffs' certificates.....	8,626.65	6,892.76	97,019.47			
	103,506.01	55,243.59	97,019.47		313,876.30	
Banking house.....						
Furniture, fixtures, equipment, etc.....	376.49					
Prepaid and deferred expenses.....					1,566.70	
Other assets.....	86.92	12,774.05	9,671.81		78,071.37	
Less reserve for other assets.....			220.00			
	86.92	12,774.05	9,451.81		78,071.37	
Total.....	3,075,447.60	7,421,390.71	4,251,664.80		18,381,502.60	
LIABILITIES						
Farm loan bonds (unmatured).....	2,665,000.00	6,538,000.00	3,781,000.00	14,481,000.00		
Less on hand.....		13,000.00		50,000.00		
	2,695,000.00	6,525,000.00	3,781,000.00	14,431,000.00		
Sold subject to repurchase agreement.....						
Farm loan bonds matured or called.....						
Notes payable, etc.....	11,000.00				1,003,475.23	
Mortgages assumed on real estate owned.....					3 225,000.00	
Dividends declared but unpaid.....						
Matured coupons on farm loan bonds.....	40,100.00	1,100.00	850.00		14,975.00	
Deferred proceeds of loans.....			205.00			
Accounts payable.....			3,021.89		19,843.11	

¹ Includes \$2,449,018.95 in city real estate acquired in trade for farm properties.

² Unassumed mortgages on city real estate.

³ "Mortgages assumed" consist of mortgages on city property acquired in trade

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	Oregon-Washington Joint Stock Land Bank, Portland, Oreg.	Pacific Coast Joint Stock Land Bank, Portland, Oreg.	Pacific Coast Joint Stock Land Bank, Salt Lake City, Utah	Pacific Coast Joint Stock Land Bank, San Francisco, Calif.
LIABILITIES—continued				
Interest accrued:				
Farm loan bonds.....	\$12,999.99	\$140,191.68	\$76,441.67	\$266,362.50
Other.....			6.67	13,472.18
	\$12,999.99	\$140,191.68		
Advance installment payments (partial, and interest portion full).....	664.96	557.68	3,264.40	9,537.48
Trust accounts.....	6,083.49	593.97	1,068.05	127,457.29
Other liabilities.....				180.07
Deferred income.....	27,882.45	19,441.10	19,513.92	115,211.67
Capital stock paid in.....	250,000.00	450,000.00	300,000.00	1,400,000.00
Surplus paid in.....		45,000.00	25,000.00	50,000.00
Surplus earned.....		105,000.00		10,000.00
Legal reserve.....	24,850.00	107,046.34		350,312.55
Other reserves.....	6,650.00	6,653.66	1,293.20	
Undivided profits.....	216.71	20,806.28		344,675.52
Total.....	3,075,447.60	7,421,390.71	4,251,664.80	18,381,502.60
ASSETS				
	Pennsylvania Joint Stock Land Bank, Philadelphia, Pa.	Phoenix Joint Stock Land Bank, Kansas City, Mo.	Potomac Joint Stock Land Bank, Washington, D. C.	San Antonio Joint Stock Land Bank, San Antonio, Tex.
Gross mortgage loans.....	\$6,049,900.00	\$22,708,350.00	\$5,145,500.00	\$17,988,235.00
Less payments on principal.....	733,544.52	3,349,302.86	534,406.38	1,479,621.31
Net mortgage loans.....	5,316,355.48	19,359,047.14	4,611,093.62	16,508,613.69
Less principal of delinquent installments.....	34,380.41	110,063.51	27,362.13	86,114.00
	\$5,281,975.07	\$19,248,983.63	\$4,583,731.49	\$16,422,499.69
United States Government securities.....		1,442,468.75		
Farm loan bonds of other banks.....		509,763.75		
Other securities.....				
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....	218,821.17	272,296.97	174,640.90	561,894.30
Accounts receivable:				
Tax advances.....	31,514.09	92,195.16	2,075.43	12,244.66
Other.....	19,543.48	2,817.79	15,051.91	7,315.36
	51,057.57	95,012.95	17,127.34	19,560.02
Total.....	51,057.57	95,012.95	4,197.39	
Less reserve for accounts receivable.....			12,929.95	
				19,560.02

Notes receivable, etc.:					
Notes	245.00				2,068.00
Purchase money, first mortgages	22,620.00	11,500.00	114,806.66		22,079.45
Purchase money, second mortgages	44,777.67		9,724.50		21,958.75
Real-estate sales contracts	100,942.62	25,030.00	46,122.13		16,219.33
Total	168,585.29		170,653.29		62,325.53
Less reserves for notes, purchase money mortgages and/or contracts		37,430.00			
168,585.29		37,430.00	170,653.29		62,325.53
Delinquent installments (principal and interest):					
Less than 30 days	24,385.38	45,067.75	17,133.04		34,942.25
30 to 60 days	24,619.50	43,463.00	14,280.97		877.50
60 to 90 days	13,889.79	112,340.00	11,708.94		
90 days and over	71,345.32	242,761.70	82,534.44		388,975.35
Total	134,239.99	443,632.45	125,657.39		424,795.10
Less partial payments	21,441.00	33,747.44	15,273.42		52,139.87
Less reserve for delinquent installments	47,156.88	409,885.01	70,287.34		372,655.23
	65,642.11			40,096.63	
Interest accrued:					
Mortgage loans	86,707.30	326,193.37	80,266.35		502,327.30
Other	124.71	28,154.27			
	86,832.01	354,347.64	80,266.35		502,327.30
Real estate owned:					
Owned outright	152,221.41	371,443.88	418,284.96		710,876.62
Less mortgages not assumed					
152,221.41	371,443.88	418,284.96			710,876.62
Total	152,221.41	371,443.88	418,284.96		710,876.62
Real estate subject to optional sales contracts					
Total	152,221.41	371,443.88	418,284.96		710,876.62
Less reserve for real estate					
	152,221.41	371,443.88	418,284.96		710,876.62
Sheriffs' certificates, judgments, etc. (subject to redemption):					
(a) Foreclosures under first mortgages		621,663.27			26,078.51
(b) Foreclosures under installments or second mortgages					
(c) Bank's mortgages on property covered by (b)					
Total		621,663.27			26,078.51
Less reserve for sheriffs' certificates		8,216.99			
		613,446.28			26,078.51
Banking house					
Furniture, fixtures, equipment, etc.	1.00	650.00	1,200.00		7,241.70
Prepaid and deferred expenses	2,415.03				
Other assets	779.65	14,464.25	550.00		3,365.36
Less reserve for other assets	779.65	14,464.25	550.00		3,365.36
Total	6,071,772.50	22,960,308.10	5,481,803.57		18,316,169.03

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	Pennsylvania Joint Stock Land Bank, Philadelphia, Pa.	Phoenix Joint Stock Land Bank, Kansas City, Mo.	Potomac Joint Stock Land Bank, Washington, D. C.	San Antonio Joint Stock Land Bank, San Antonio, Tex.
LIABILITIES				
Farm loan bonds (unmatured).....	\$5,183,500.00	\$17,922,420.00	\$4,841,000.00	\$16,061,000.00
Less on hand.....		¹ 20,760.00		300,000.00
Certificates in lieu of fractional bonds.....		\$17,901,660.00		\$15,761,000.00
Sold subject to repurchase agreement.....		² 8,953.14		
Farm loan bonds matured or called.....				
Notes payable, etc.....				444,899.62
Mortgages assumed on real estate owned.....				
Dividends declared but unpaid.....				
Matured coupons on farm loan bonds.....	30,812.50	31,384.05	6,808.75	20,655.00
Deferred proceeds of loans.....		462.83		
Accounts payable.....	2,597.25			
Interest accrued:				
Farm loan bonds.....	50,999.99	72,604.21	58,145.20	233,247.50
Other.....				135.94
Advance installment payments (partial, and interest portion full).....	50,999.99	72,604.21	58,145.20	233,383.44
6,573.84				
9,317.74				
Trust accounts.....		12,730.37		79,630.95
Other liabilities.....		7,533.68		4,468.87
Deferred income.....		750.00		
Capital stock paid in.....	24,805.82			
Surplus paid in.....	418,500.00	5,596.48		
Surplus earned.....	35,523.00	1,650,000.00		
Legal reserve.....	10,000.00	2,037,852.38		
Other reserves.....	87,700.00	439,533.29		
Undivided profits.....	20,000.00			
	191,442.36	791,247.67		
Total.....	6,071,772.50	22,960,308.10	5,481,803.57	18,316,169.03

¹ Includes bonds in the amount of \$9,740 authorized to be issued in exchange for certificates covering fractional interests in farm loan bonds, the bonds being held by the Farm Loan Registrar pending presentation of such certificates for exchange in accordance with the terms thereof.

² After deducting \$380.45 on hand.

	Southwest Joint Stock Land Bank, Little Rock, Ark.	Tennessee Joint Stock Land Bank, Memphis, Tenn.	Union Joint Stock Land Bank, Detroit, Mich.	Union Joint Stock Land Bank, Louisville, Ky.
ASSETS				
Gross mortgage loans.....	\$3,917,100.00	\$3,879,636.18	\$19,453,300.00	\$2,123,500.00
Less payments on principal.....	300,728.67	932,004.39	2,128,392.30	304,469.05
Net mortgage loans.....	3,616,371.33	2,947,631.79	17,324,907.70	1,819,030.95
Less principal of delinquent installments.....	41,164.73	37,765.02	113,054.21	5,782.35
United States Government securities.....				
Farm loan bonds of other banks.....				
Other securities.....		30.00		
Cash deposits for matured or called bonds.....				
Cash on hand and in banks.....	51,772.85	108,071.80	257,559.79	35,980.43
Accounts receivable:				
Tax advances.....	4,928.97	18,363.84	16,762.96	1,958.67
Other.....	1,065.87	3,304.64	17,485.51	1,601.08
	5,994.84	21,668.48	34,248.47	3,559.75
Notes receivable, etc.:				
Notes.....	400.00	3,150.94	2,050.60	
Purchase money, first mortgages.....	19,149.09	58,608.75	395,089.58	85,646.29
Purchase money, second mortgages.....	18,239.53	41,920.55	89,125.57	11,567.40
Real-estate sales contracts.....		10,880.00	258,985.84	117,562.93
Total.....	37,788.62	114,560.24	745,251.59	214,776.62
Less reserves for notes, purchase money mortgages and/or contracts.....		5,000.00	50,000.00	
	37,788.62	109,560.24	695,251.59	214,776.62
Delinquent installments (principal and interest):				
Less than 30 days.....	3,982.00	15,159.00	66,440.72	2,852.50
30 to 60 days.....	7,264.75	13,528.90	102,232.16	2,023.00
60 to 90 days.....	31,147.25	10,423.36	33,535.09	1,802.50
90 days and over.....	166,987.00	57,190.62	270,246.85	18,172.00
Total.....	209,381.00	96,301.88	472,454.82	24,850.00
Less partial payments.....	23,749.39	7,271.05	79,174.09	2,482.63
Less reserve for delinquent installments.....	139,357.29	69,815.38	366,714.81	20,387.50
Interest accrued:				
Mortgage loans.....	74,026.18	47,518.33	264,745.34	36,904.13
Other.....			23.33	208.33
	74,026.18	47,518.33	264,768.67	37,112.46

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	Southwest Joint Stock Land Bank, Little Rock, Ark.	Tennessee Joint Stock Land Bank, Memphis, Tenn.	Union Joint Stock Land Bank, Detroit, Mich.	Union Joint Stock Land Bank, Louisville, Ky.
ASSETS—continued				
Real estate owned:				
Owned outright.....	\$362,435.40	\$204,281.40 10,780.00	\$861,325.23 9,772.71	\$187,782.77
Less mortgages not assumed.....				
Total.....	362,435.40	193,501.40	851,552.52	187,782.77
Real estate subject to optional sales contracts				
Total.....	362,435.40	193,501.40	851,552.52 19,770.36	187,782.77
Less reserve for real estate.....		\$362,435.40	\$193,501.40	\$31,782.16
Sheriffs' certificates, judgments, etc., (subject to redemption):				
(a) Foreclosures under first mortgages.....		1,708.05	215,287.59	11,364.59
(b) Foreclosures under installments or second mortgages.....			61,716.08	
(c) Bank's mortgages on property covered by (b).....			522,005.31	
Total.....		1,708.05 110.98	799,008.98	11,364.59 4,364.59
Less reserve for sheriffs' certificates.....			1,597.07	799,008.98
Banking house.....				
Furniture, fixtures, equipment, etc.....	2,171.44			1,163.80
Prepaid and deferred expenses.....				
Other assets.....	11,377.30	18,751.70	71,128.88	160.46
Total.....	4,167,047.55	3,429,781.24	20,194,862.20	2,455,764.76
LIABILITIES				
Farm loan bonds (unmatured).....	3,552,800.00	2,993,000.00	18,252,500.00 232,500.00	2,240,300.00
Less on hand.....		3,552,800.00	2,993,000.00	18,020,000.00
Sold subject to repurchase agreement.....				
Farm loan bonds matured or called.....				
Notes payable, etc.....	239,401.24			
Mortgages assumed on real estate owned.....				
Dividends declared but unpaid.....				
Matured coupons on farm loan bonds.....	3,267.50	2,650.00	22,850.00	4,480.00
Deferred proceeds of loans.....				
Accounts payable.....	2,322.48	203.25		527.50

Interest accrued:					
Farm loan bonds	49,992.49	47,059.98	311,332.08	18,669.17	
Other	2,195.65				
Advance installment payments (partial, and interest portion full)	52,188.14	47,059.98	311,332.08	18,669.17	
Trust accounts	7,515.83	1,282.27	20,210.71	4,842.62	
Other liabilities	6,441.73	12,752.91	50,118.44	2,805.80	
Deferred income	8,534.34	7,658.18	187,866.81	12,805.52	
Capital stock paid in	285,000.00	250,000.00	1,370,000.00	250,000.00	
Surplus paid in			200,000.00		
Surplus earned		18,500.00			
Legal reserve		54,500.00	2,374.15		
Other reserves			5,105.10		
Undivided profits	9,576.29	42,174.65			
<i>Deficit</i>				78,665.85	
Total	4,167,047.55	3,429,781.24	20,194,862.20	2,455,764.76	

TABLE 6.—*Statements of condition of joint stock land banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued*

	Union Trust Joint Stock Land Bank, Indianapolis, Ind.	Virginia-Carolina Joint Stock Land Bank, Elizabeth City, N. C.	Virginian Joint Stock Land Bank, Charleston, W. Va.
ASSETS			
Gross mortgage loans.....	\$615,600.00	\$5,522,500.00	\$13,889,110.00
Less payments on principal.....	31,777.11	674,179.78	2,790,969.15
Net mortgage loans.....	583,822.89	4,848,320.22	11,098,140.85
Less principal of delinquent installments.....	585.00	44,977.65	124,817.12
United States Government securities.....		\$4,803,342.57	\$10,973,323.73
Farm loan bonds of other banks.....			102.40
Other securities.....			
Cash deposits for matured or called bonds.....			
Cash on hand and in banks.....	19,744.15	97,942.46	90,622.53
Accounts receivable:			
Tax advances.....	258.88	9,977.68	12,325.46
Other.....	143.64	5,951.76	14,201.09
	402.52	15,929.44	26,526.55
Notes receivable, etc.:			
Notes.....		5,125.00	110,757.74
Purchase money, first mortgages.....		119,679.75	98,667.33
Purchase money, second mortgages.....		42,679.88	163,006.30
Real-estate sales contracts.....		69,845.00	267,051.79
Total.....		237,329.63	639,483.16
Less reserves for notes, purchase money mortgages and/or contracts.....		237,329.63	639,483.16
Delinquent installments (principal and interest):			
Less than 30 days.....		17,393.88	34,813.22
30 to 60 days.....		18,770.89	92,031.75
60 to 90 days.....		15,599.35	28,803.73
90 days and over.....	3,411.68	130,001.64	194,678.83
Total.....	3,411.68	181,765.76	350,327.53
Less partial payments.....	490.90	18,575.12	49,130.16
Less reserve for delinquent installments.....	524.98	120,057.64	266,232.87
	2,395.80	43,133.00	34,964.50
Interest accrued:			
Mortgage loans.....	12,705.20	86,741.13	151,555.45
Other.....	237.07		.19
	12,942.27	86,741.13	151,555.64
Real estate owned:			
Owned outright.....		869,224.44	332,674.00
Less mortgages not assumed.....			

Total.		869, 224. 44		332, 674. 00
Real estate subject to optional sales contracts.				8, 097. 67
Total.		869, 224. 44		340, 771. 67
Less reserve for real estate.				
Sheriffs' certificates, judgments, etc. (subject to redemption):				
(a) Foreclosures under first mortgages	4, 757. 09			11, 668. 11
(b) Foreclosures under installments or second mortgages				15, 163. 38
(c) Bank's mortgages on property covered by (b).		4, 757. 09		104, 973. 80
Banking house.				
Furniture, fixtures, equipment, etc.			3, 701. 44	
Prepaid and deferred expenses.				60, 000. 00
Other assets.		346. 66		6, 204. 13
Total.		652, 513. 88		131, 805. 29
				18, 410. 31
				12, 473, 769. 91
LIABILITIES				
Farm loan bonds (unmatured).	400, 000. 00		5, 466, 500. 00	
Less on hand.	148, 000. 00		38, 000. 00	
		252, 000. 00		5, 428, 500. 00
Sold subject to repurchase agreement.				
Farm loan bonds matured or called.				
Notes payable, etc.				
Mortgages assumed on real estate owned.				
Dividends declared but unpaid.				
Matured coupons on farm loan bonds.		550. 00		11, 400. 00
Deferred proceeds of loans.				21, 390. 00
Accounts payable.				
Interest accrued:				322. 44
Farm loan bonds.	4, 670. 00		73, 299. 96	
Other.				108, 809. 60
Advance installment payments (partial, and interest portion full).		4, 670. 00		
Trust accounts.		1, 936. 67		73, 299. 96
Other.		118. 97		4, 114. 91
Other liabilities.				51, 388. 58
Deferred income.				
Capital stock paid in.	250, 000. 00		67, 777. 00	
plus paid in.		37, 500. 00		400, 000. 00
Surplus earned.				32, 500. 00
Legal reserve.		27, 300. 00		5, 861. 07
Other reserves.				89, 782. 50
Undivided profits.		78, 438. 24		1, 686. 51
Total.		652, 513. 88		243, 733. 10
				8, 791. 99
				60, 013. 22
				12, 473, 769. 91

TABLE 7.—*Statement of condition of the Bankers Joint Stock Land Bank of Milwaukee, Wis., in receivership, December 31, 1932, as shown by the reports of the receiver to the Federal Farm Loan Board*

	ASSETS	Book amounts
Cash on hand and in banks.		\$10,997.10
Includes \$3,388.95 for payment of bond interest maturing prior to July 1, 1927, and interest collected since receivership, which was authorized to be paid.		
United States Government securities (par value \$122,800).		127,690.95
Held by Federal reserve bank, subject to the order of the Federal Farm Loan Board.		
Total.		138,688.05
Farm loan bonds:	LIABILITIES	
4½ per cent.		\$1,525,000.00
5 per cent.		12,236,600.00
5½ per cent.		2,010,000.00
Total.		15,771,600.00
Less liquidating dividends declared.		7,915,150.64
Interest accrued on farm loan bonds to July 1, 1927.		223,500.86
Less liquidating dividends declared.		112,137.77
Interest liquidating dividends (unpaid balances): ¹		111,363.09
No. 1—15 per cent, from pledged assets.		4,778.32
No. 2—16 per cent, from pledged assets.		5,096.82
No. 3—2 per cent, from unpledged assets.		318.55
No. 4—1 per cent, from pledged assets.		4,667.06
No. 5—14.65093137 per cent, from pledged assets.		318.56
No. 6—0.54884683 per cent, from unpledged assets.		
No. 7—1 per cent, from pledged assets.		15,179.31
Coupons due prior to July 1, 1927.		3,116.25
Interest collected on coupon trust account.		272.70
Outstanding check issued prior to receivership.		1.00
Unsecured claims:		125.00
Less liquidating dividends declared.		3.19
Total.		121.81
		7,986,503.52

¹ Represents funds reserved for dividends on bond obligations on which claims had not been filed on Dec. 31, 1932.

The foregoing statement does not include interest accrued but not collected on assets of the bank. Interest accrued on outstanding bonds of the bank since July 1, 1927 (the date the bank was placed in receivership) and capital accounts also are omitted. On Dec. 31, 1932, bondholders had filed claims with the receiver on bonds issued by this bank in the aggregate face amount of \$15,741,600.

The United States Supreme Court held in the case of Wheeler *v.* Greene, receiver, decided Nov. 4, 1929, that the Federal Farm Loan Board and its receiver did not have the power to enforce the individual liability of shareholders of the bank, and a creditors' bill was filed to enforce such liability in the United States District Court for the Eastern District of Wisconsin in a suit entitled William J. Ryan et al. *v.* Bankers Joint Stock Land Bank of Milwaukee et al. On Feb. 15, 1930, an order was entered by the court in this suit restraining Howard Greene, the statutory receiver, pending the determination of the action, from transferring to any person other than the duly appointed receiver of said court, on the order of said court, funds and property theretofore paid to him as statutory receiver in satisfaction of the stock liability of any stockholder of the said Bankers Joint Stock Land Bank; and appointing the National Exchange Bank of Milwaukee as court receiver to receive funds derived from such stockholders' liability. On Mar. 17, 1931, the court ordered that there be transferred and paid over to the Marine National Exchange Bank of Milwaukee (successor to said National Exchange Bank) as court receiver the net amounts collected from shareholders of the Bankers Joint Stock Land Bank of Milwaukee, by the said statutory receiver, on account of the assessment against such shareholders by the Federal Farm Loan Board, and also the amounts of the dividends on bonds of said bank held by shareholders which were withheld as offsets on account of the assessment by the Federal Farm Loan Board, together with any and all net profits and income received on the foregoing. Funds aggregating \$576,253.89 have been transferred and paid over to the court receiver, to be held by the court receiver subject to such further order as the court might make with regard to the proper disposition or application thereof. An appeal was taken to the United States Circuit Court of Appeals for the Seventh Circuit by certain defendant stockholders from such order entered in the United States District Court for the Eastern District of Wisconsin on Mar. 17, 1931, and on Feb. 11, 1932, pursuant to stipulation of the parties to such appeal, an order was entered by the Circuit Court of Appeals dismissing the appeal. Following the dismissal of the appeal, by order of the United States District Court to which the case was remanded, the equity receiver has paid dividends of 4½ per cent of claims of bondholders and other creditors of the bank whose claims had been filed with and approved by the court.

On July 29, 1932, pursuant to published notice dated July 1, 1932, the receiver offered for sale all of the right, title, and interest of the receiver and of the bank in and to the pledged and unpledged assets of the bank except cash and Government securities in the amount of \$270,792.20 which were not included in the sale and were retained by the receiver. The assets offered for sale were purchased by the Bankers Farm Mortgage Co. as the highest and only bidder at the sale for the purchase price of \$2,343,431.25 for the pledged assets and \$37,581.25 for the unpledged assets.

Final settlement with the purchaser was effected on Aug. 6, 1932. The Federal Farm Loan Board authorized the receiver to distribute liquidating dividends at that time as follows: Dividend No. 5 of \$2,343,431.25 from pledged assets equal to 14.65093137 per cent of the principal face amount of the outstanding bonds and of unmatured interest accrued thereon to July 1, 1927; and dividend No. 6 of \$87,581.25 from unpledged assets equal to 0.54884683 per cent of such bond obligations and claims of other creditors as were evidenced by proper proof of claims.

On Sept. 17, 1932, the Federal Farm Loan Board authorized the receiver to distribute liquidating dividend No. 7 of \$159,951.01 from pledged assets equal to 1 per cent of the principal face amount of the outstanding bonds and of unmatured interest accrued thereon to July 1, 1927, bringing the total of dividends declared thus far from the proceeds of the liquidation of pledged and unpledged assets of the bank to 50.19 per cent in addition to the 4½ per cent dividends paid by the equity receiver.

TABLE 8.—*Statement of condition of the Southern Minnesota Joint Stock Land Bank of Minneapolis, Minn., in receivership, December 31, 1932, as shown by the reports of the receiver to the Federal Farm Loan Board*

ASSETS			Book amounts
Gross mortgage loans.			\$10,358,550.00
Less payments on principal.			1,538,037.66
Net mortgage loans.			\$8,820,512.34
Loans (exclusive of those in foreclosure):			
Minnesota	Number	Amount	
South Dakota			\$6,216,055.89
Iowa			1,876,479.59
Total	1,032	35,171.93	
5½ per cent.	476	8,127,707.41	
6 per cent.	884	3,219,165.80	
Total	1,360	4,908,541.61	
Loans not in default.	517	2,333,873.06	
Loans in default less than 30 days.	73	422,354.29	
Loans in default 30 to 60 days.	60	323,510.17	
Loans in default 60 to 90 days.	65	372,262.48	
Loans in default 90 days and over.	645	4,675,707.41	
Total	1,360	8,127,707.41	
Loans in process of foreclosure:			
Minnesota	Number	Amount	
South Dakota			415,524.94
Iowa			247,920.86
Total	3	29,359.13	
Cash on hand and in banks.	104	692,804.93	
Accounts receivable:			112,636.67
Tax advances.			2,858.78
Insurance advances.			2,731.90
Other advances.			1,527.32
Taxes and insurance advances include only amounts paid on farms covered by mortgage loans not in process of foreclosure. Such advances made during the receivership in connection with any loan that is subsequently transferred to foreclosure are charged to expense when such transfer is made. Advances made prior to the date of receivership in connection with loans now in foreclosure are included with "Other assets." Advances made prior to the date of receivership in connection with loans which have since become real estate or sheriffs' certificates, judgments, etc., are included in the book amounts of these items. All other advances on loans in foreclosure and on real estate owned are charged to expense.			
Notes receivable, etc.:			
Notes			\$697.03
Purchase money, first mortgages.			172,095.04
Purchase money, second mortgages.			69,872.10
Real-estate sales contracts.			1,112,362.02
	Number	Amount	
Minnesota	188	\$1,065,837.56	
South Dakota	67	289,188.03	
Total	255	1,355,026.19	
Real estate owned outright.			8,746,952.64
Minnesota	Number	Acres	Amount
South Dakota			519,114,765.32
Montana			509,125,022.84
North Dakota			3,1,280.00
Iowa			1,160.00
Total	1,034	241,708.16	4,610,203.10
			4,106,547.54
			4,801.00
			1.00
			25,400.00
			2,256,604.62
			1,044,353.35
			15,650.17
			3,316,608.14
Sheriffs' certificates, judgments, etc. (subject to redemption):			
(a) Foreclosures under first mortgages.			2,518,159.82
(b) Foreclosures under installments or second mortgages.			35,123.66
(c) Bank's mortgages on property covered by (b).			763,324.66
			3,316,608.14
Minnesota	272	52,392.02	1,739.10
South Dakota	159	33,101.73	9,780.90
Iowa	2	273.56	2,047.84
Total	433	85,767.31	22,372,421.82
Tax certificates.			
Furniture, fixtures, equipment, etc.			
Other assets.			
Total			

TABLE 8.—*Statement of condition of the Southern Minnesota Joint Stock Land Bank of Minneapolis, Minn., in receivership, December 31, 1932, as shown by the reports of the receiver to the Federal Farm Loan Board—Continued*

	LIABILITIES	Book amounts
Farm loan bonds:		
5 per cent.....	\$18,845,700.00	
5½ per cent.....	2,193,000.00	
		\$21,038,700.00
Interest on farm loan bonds to May 2, 1932:		
Unpresented coupons maturing prior to May 1, 1932.....	21,137.50	
Interest maturing on May 1, 1932.....	531,450.00	
Interest accrued for May 1, 1932.....	2,952.50	
		555,540.00
Interest accrued on farm loan bonds, May 2-Dec. 31, 1932, inclusive.....		705,647.50
Trust accounts.....		14,136.76
Outstanding checks issued prior to receivership.....		227.51
Other liabilities.....		21,508.28
In addition to liabilities incurred by the receiver in administering the receivership, "Other liabilities" include certain liabilities incurred by the bank prior to receivership. Disposition of the latter items will in some cases depend upon action to be taken on the basis of claims filed or to be filed in connection therewith.		
Total.....		22,335,760.05

NOTE.—The figures for assets shown in the foregoing statement represent book amounts only, and do not reflect the receiver's valuation of such assets.

The foregoing statement does not include interest accrued but not collected on assets of the bank, but does include interest accrued on outstanding bonds of the bank. Capital accounts also are omitted.

TABLE 9.—*Statement of condition of the St. Louis Joint Stock Land Bank of St. Louis, Mo., in receivership, December 31, 1932, as shown by the reports of the receiver to the Federal Farm Loan Board*

	ASSETS	Book amounts
Gross mortgage loans.....		\$14,521,700.00
Less payments on principal.....		1,839,773.80
		\$12,681,926.20
Net mortgage loans.....		
Loans (exclusive of those in foreclosure):	Number	Amount
Missouri.....	683	\$3,377,550.08
Arkansas.....	571	3,816,847.87
Illinois.....	1,378	3,304,305.32
Indiana.....	139	421,670.65
Total.....	2,771	10,920,373.92
5½ per cent.....	144	793,497.28
6 per cent.....	2,627	10,126,876.64
Total.....	2,771	10,920,373.92
Loans not in default.....		1,873 6,166,369.17
Loans in default less than 30 days.....		143 618,851.09
Loans in default 30 to 60 days.....		93 390,539.74
Loans in default 60 to 90 days.....		102 551,119.38
Loans in default 90 days and over.....		560 3,193,494.54
Total.....	2,771	10,920,373.92
Loans in process of foreclosure:		
Missouri.....	32	239,007.21
Arkansas.....	103	1,214,478.01
Illinois.....	51	238,864.47
Indiana.....	10	69,202.59
Total.....	196	1,761,552.28
United States Government securities (par value \$37,200).....		37,200.00
Held by Federal Reserve Bank, subject to the order of the Federal Farm Loan Board.....		
Cash on hand and in banks.....		186,783.52
Cash on deposit with the Treasurer of the United States.....		392,185.48
Accounts receivable:		
Tax advances.....		24,453.85
Insurance advances.....		7,311.08
		31,764.93

Taxes and insurance advances include only amounts paid on farms covered by mortgage loans not in process of foreclosure, purchase money mortgages and real estate sales contracts. Such advances made during the receivership in connection with any loan that is subsequently transferred to foreclosure, are charged to expense when such transfer is made. Advances made prior to the date of receivership in connection with loans now in foreclosure are included with "Other assets." Advances made prior to the date of receivership in connection with loans which have since become real estate or sheriffs' certificates, judgments, etc., are included in the book amounts of these items. All other advances on loans in foreclosure and on real estate owned are charged to expense.

TABLE 9.—*Statement of condition of the St. Louis Joint Stock Land Bank of St. Louis, Mo., in receivership, December 31, 1932, as shown by the reports of the receiver to the Federal Farm Loan Board—Continued*

ASSETS—continued

Notes receivable, etc.:				Book amounts
Purchase money, first mortgages.....				\$275, 570. 94
Purchase money, second mortgages.....				78, 787. 11
Purchase money mortgages in process of foreclosure.....				2, 806. 43
Real-estate sales contracts.....				170, 911. 00
Mortgage loans in default, sold on contract.....				28, 725. 00
	Number	Amount		
Missouri.....	108	\$206, 174. 30		
Arkansas.....	30	120, 256. 03		
Illinois.....	98	142, 622. 37		
Indiana.....	42	87, 747. 78		
Total.....	278	556, 800. 48		
Real estate owned outright.....				3, 249, 217. 70
	Number	Acres	Amount	
Missouri.....	227	45, 120	\$1, 718, 827. 60	
Arkansas.....	87	41, 251	938, 801. 38	
Illinois.....	95	15, 745	416, 995. 76	
Indiana.....	20	4, 669	174, 592. 96	
Total.....	429	106, 785	3, 249, 217. 70	
Sheriffs' certificates, judgments, etc. (subject to redemption)—				
Foreclosures under first mortgages.....				1, 008, 899. 48
Missouri.....	16	3, 227	94, 021. 05	
Arkansas.....	33	16, 102	333, 058. 97	
Illinois.....	109	19, 209	483, 582. 48	
Indiana.....	18	3, 494	98, 236. 98	
Total.....	176	42, 032	1, 008, 899. 48	
Furniture, fixtures, equipment, etc.				1. 00
Other assets.....				14, 707. 08
Total.....				18, 159, 485. 87
LIABILITIES				
Farm loan bonds:				
4½ per cent.....			\$2, 363, 500. 00	
5 per cent.....			15, 771, 000. 00	
				18, 134, 500. 00
Interest on farm loan bonds to June 1, 1932:				
Unpaid interest maturing prior to June 1, 1932.....			18, 102. 50	
Interest accrued to June 1, 1932.....			262, 103. 55	
				280, 206. 05
“Unpaid interest maturing prior to June 1, 1932,” includes \$17,090 of unpresented coupons maturing prior to that date, and outstanding checks aggregating \$1,012.50 issued before receivership in payment of bond interest which matured prior to that date.				
Interest accrued on farm loan bonds, June 1, 1932, to Dec. 31, 1932, inclusive.....				522, 029. 37
Trust accounts.....				103, 549. 27
Outstanding checks issued prior to receivership.....				1, 212. 46
This amount excludes outstanding checks aggregating \$1,012.50 issued before receivership in payment of bond interest which matured prior to June 1, 1932. These checks are included above under “Unpaid interest maturing prior to June 1, 1932.”				
Total.....				19, 041, 497. 15

NOTE.—The figures for assets shown in the foregoing statement represent book amounts only, and do not reflect the receiver's valuation of such assets.

The foregoing statement does not include interest accrued but not collected on assets of the bank, but does include interest accrued on outstanding bonds of the bank. Capital accounts also are omitted.

TABLE 10.—*Statement of condition of the Chicago Joint Stock Land Bank of Chicago, Ill., in receivership, December 31, 1932, as shown by the reports of the receiver to the Federal Farm Loan Board*

ASSETS				Book amounts
Gross mortgage loans.....				\$32, 866, 675. 00
Less payments on principal.....				4, 817, 423. 03
Net mortgage loans.....				\$28, 049, 251. 97
Loans (exclusive of those in foreclosure):	Number	Amount		
Illinois.....	1, 266	\$11, 632, 797. 34		
Iowa.....	1, 184	10, 774, 886. 94		
Total.....	2, 450	22, 407, 684. 28		

TABLE 10.—*Statement of condition of the Chicago Joint Stock Land Bank of Chicago, Ill., in receivership, December 31, 1932, as shown by the reports of the receiver to the Federal Farm Loan Board—Continued*

ASSETS—continued		
	Number	Amount
Loans (exclusive of those in foreclosure)—Continued.		Book amounts
5 per cent.	2	\$23,596.31
5 1/4 per cent.	735	7,474,865.53
5 1/2 per cent.	1,293	11,375,532.00
5 3/4 per cent.	9	85,431.73
6 per cent.	411	3,448,258.71
Total.	2,450	22,407,684.28
Loans not in default.	1,368	10,817,121.10
Loans in default less than 30 days.	36	419,002.95
Loans in default 30 to 60 days.	843	8,867,207.79
Loans in default 60 to 90 days.	113	1,252,344.00
Loans in default 90 days and over.	90	1,052,008.44
Total.	2,450	22,407,684.28
Loans in process of foreclosure:		
Illinois.	190	2,397,316.29
Iowa.	260	3,244,251.40
Total.	450	5,641,567.69
United States Government securities (par value \$1,440,500)		\$1,448,492.03
Held by Federal reserve bank, subject to the order of the Federal Farm Loan Board.		
Cash on hand and in banks.		358,696.02
Accounts receivable:		
Tax advances.		\$32,806.11
Insurance advances.		5,906.01
Other advances.		3,866.05
		42,578.17
The above advances include only amounts paid on farms covered by mortgages and real estate sales contracts not in process of foreclosure. Such advances made during the receivership in connection with any loan that is subsequently transferred to foreclosure are charged to expense when such transfer is made. Advances made prior to the date of receivership in connection with mortgages and real estate sales contracts now in foreclosure are included in "Other assets," except that advances made prior to the date of receivership in connection with loans which have since become real estate or sheriffs' certificates, judgments, etc., are included in the book amounts of the latter items. All other advances on loans in foreclosure and on real estate owned are charged to expense.		
Notes receivable, etc.:		
Notes.		\$3,591.68
Purchase money, first mortgages.		870,272.79
Purchase money, second mortgages.		82,798.35
Real-estate sales contracts.		1,366,238.81
		2,322,901.63
Illinois.	310	\$429,647.44
Iowa.	885	1,893,254.19
Total.	1,195	2,322,901.63
Real estate owned outright.		
Illinois.	177	30,347.89
Iowa.	446	90,928.85
Total.	623	121,276.74
		6,703,215.07
Sheriffs' certificates, judgments, etc. (subject to redemption)—Foreclosures under first mortgages.		
Illinois.	176	30,052.25
Iowa.	250	58,185.00
Total.	426	88,267.25
		5,444,083.48
Furniture, fixtures, equipment, etc.		
Other assets.		
Total.		
Farm loan bonds:		LIABILITIES
4 1/2 per cent.		13,195,000.00
4 3/4 per cent.		9,938,000.00
5 per cent.		15,803,100.00
5 1/2 per cent.		3,788,000.00
		42,724,100.00
Interest on farm loan bonds to Oct. 1, 1932:		
Unpaid interest maturing prior to Oct. 1, 1932.		45,055.00
Interest maturing on Oct. 1, 1932.		134,955.00
Unmatured interest accrued to Oct. 1, 1932.		747,672.91
		927,682.91

"Unpaid interest maturing prior to Oct. 1, 1932," includes \$44,892.50 of unpresented coupons maturing prior to that date, and outstanding checks aggregating \$162.50 issued before receivership in payment of bond interest which matured prior to that date.

TABLE 10.—*Statement of condition of the Chicago Joint Stock Land Bank of Chicago, Ill., in receivership, December 31, 1932, as shown by the reports of the receiver to the Federal Farm Loan Board—Continued*

LIABILITIES—continued

Interest accrued on farm loan bonds, Oct. 1 to Dec. 31, 1932, inclusive.....	\$516,081.25
Trust accounts.....	102,413.78
Outstanding checks issued prior to receivership.....	12,642.95
This amount excludes outstanding checks aggregating \$162.50 issued before receivership in payment of bond interest which matured prior to Oct. 1, 1932. These checks are included above under "Unpaid interest maturing prior to Oct. 1, 1932."	
Other liabilities.....	2,412.53
In addition to liabilities incurred by the receiver in administering the receivership, "Other liabilities" include certain liabilities incurred by the bank prior to receivership. Disposition of the latter items will in some cases depend upon action to be taken on the basis of claims filed or to be filed in connection therewith.	
Total.....	44,285,333.42

NOTE.—The figures for assets shown in the foregoing statement represent book amounts only and do not reflect the receiver's valuation of such assets.

The foregoing statement does not include interest accrued but not collected on assets of the bank, but does include interest accrued on outstanding bonds of the bank. Capital accounts also are omitted.

TABLE 11.—*Consolidated statement of condition of Federal intermediate credit banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*

ASSETS

Loans and discounts:	
Cooperative associations.....	\$9,865,615.25
Financing institutions.....	82,517,754.39
United States Government securities.....	\$92,383,369.64
Less sold under repurchase agreement.....	6,813,076.82
Other securities.....	6,813,076.82
Cash deposits for matured debentures.....	14,125.00
Cash on hand and in banks.....	50,708.33
Notes receivable.....	8,510,618.84
Accounts receivable.....	589,645.72
Interest accrued:	181,800.61
Loans and discounts.....	479,381.26
Other.....	61,874.50
Furniture, fixtures, equipment, etc.....	541,255.76
Prepaid and deferred expenses.....	9,211.22
Other assets.....	26,815.48
Capital stock subscription callable from U. S. Treasury.....	51,304.37
Total.....	28,000,000.00
	137,171,831.79

LIABILITIES

Debentures (unmatured).....	72,600,000.00
Less held by issuing banks.....	330,000.00
Less held by other Federal intermediate credit banks.....	
Debentures matured.....	72,270,000.00
Rediscounts with banks other than Federal intermediate credit banks.....	50,000.00
Accounts payable.....	349,421.10
Deferred proceeds, loans and discounts.....	168,791.99
Interest collected, not earned.....	396.73
Matured interest on debentures.....	632,608.93
Interest accrued:	708.33
Debentures.....	580,884.82
Other.....	84.82
Liability for cash collateral.....	580,969.64
Other liabilities.....	690,513.96
Deferred income.....	91,330.43
Capital stock:	170,996.65
Paid in.....	32,000,000.00
Callable from U. S. Treasury.....	28,000,000.00
Surplus and reserves for contingencies (net).....	60,000,000.00
Total.....	2,166,094.03
	137,171,831.79

NOTE.—Each Federal intermediate credit bank, in addition to being primarily liable for its own debentures, is also liable, under the conditions stated in the agricultural credits act of 1928, for the debentures of all the other Federal intermediate credit banks.

TABLE 12.—*Statements of condition of Federal intermediate credit banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*

	Springfield	Baltimore	Columbia	Louisville
ASSETS				
Loans and discounts:				
Cooperative associations.....	\$916,341.70	\$489,637.37	\$1,511,586.73	\$1,640,793.79
Financing institutions.....	913,790.16	3,050,817.81	1,608,734.27	1,498,656.48
United States Government securities.....	1,815,918.75	533,179.69	\$3,120,321.00	\$3,139,450.27
Less sold under repurchase agreement.....			33,000.00	671,953.12
Debentures of other Federal intermediate credit banks.....				
Cash deposits for matured debentures.....				
Cash on hand and in banks.....	1,217,846.66	635,274.19	50,708.33	303,666.29
Notes receivable.....				
Accounts receivable.....	6,966.88	83,503.51	418,486.89	5,411.61
Interest accrued:				
Loans and discounts.....	1,981.12	62,345.64	4,127.88	49,540.68
Other.....	10,917.71	3,231.82	46.39	5,831.96
Furniture, fixtures, equipment, etc.....		12,898.83	65,577.46	55,372.64
Prepaid and deferred expenses.....		1.00	1.00	1,011.83
Other assets.....		8.61	3.22	310.97
Capital stock subscription callable from U. S. Treasury.....		21,370.70	628.79	27,968.70
Total.....		3,000,000.00	3,000,000.00	3,000,000.00
	7,905,143.29	7,858,623.04	4,856,678.15	7,178,486.18
LIABILITIES				
Debentures (unmatured):	2,300,000.00	2,265,000.00	400,000.00	1,600,000.00
Less on hand.....		2,300,000.00		
Debentures matured.....		2,265,000.00		1,600,000.00
Accounts payable.....	2,219.93	2,572.52		20,047.74
Interest collected, not earned.....	7,367.62	20,371.88	9,501.75	21,033.91
Matured interest on debentures.....			708.33	
Interest accrued:				
Debentures.....	14,173.61	16,182.30	416.67	14,243.05
Other.....	84.82			
Liability for cash collateral.....		14,258.43	416.67	14,243.05
Other liabilities.....		5,445.34	19,434.97	4,335.00
Deferred income.....		2,881.72	3,765.48	4,024.49

Capital stock:					
Paid in.	2,000,000.00	2,000,000.00	5,000,000.00	2,000,000.00	2,000,000.00
Callable from U. S. Treasury	3,000,000.00	3,000,000.00		3,000,000.00	3,000,000.00
Surplus (earned)	5,000,000.00	5,000,000.00	5,000,000.00	5,000,000.00	5,000,000.00
Reserve for contingencies	300,000.00	205,000.00		281,000.00	233,801.99
Deficit	272,970.25	116,752.09	623,738.97		
Total	7,905,143.29	7,858,623.04	4,856,678.15	7,178,486.18	

	New Orleans	St. Louis	St. Paul	Omaha
ASSETS				
Loans and discounts:				
Cooperative associations	\$812,714.95	\$575,756.35	\$227,483.13	\$90,752.00
Financing institutions	5,093,828.20	4,177,044.33	8,971,974.46	11,109,622.94
United States Government securities	\$5,906,543.15	991,453.13	\$4,752,800.68	\$11,200,374.94
Less sold under repurchase agreement			991,453.13	
Debentures of other Federal intermediate credit banks				
Other securities				
Cash on hand and in banks	2,183,870.27	441,480.96	14,125.00	
Notes receivable	3,000.00		202,279.95	125,767.99
Accounts receivable	21,091.47	2,752.93	6,129.01	
Interest accrued:				
Loans and discounts	6,958.30	11,357.22	295.61	
Other	10,312.13	6,427.09	37.50	
Furniture, fixtures, equipment, etc.	17,270.43	17,784.31	333.11	
Prepaid and deferred expenses	2.00	2.00	1.00	1.00
Capital stock subscription callable from U. S. Treasury	893.67	3,915.08		3,233.08
Total	11,132,670.99	9,210,189.09	12,422,994.66	14,333,060.73

TABLE 12.—*Statements of condition of Federal intermediate credit banks, December 31, 1932, compiled from reports to the Federal Farm Loan Board*—Continued

	New Orleans	St. Louis	St. Paul	Omaha
LIABILITIES				
Debentures (unmatured).....	\$5,500,000.00	\$3,750,000.00	\$6,600,000.00	\$8,400,000.00
Less on hand.....				30,000.00
	\$5,500,000.00	\$3,750,000.00	\$6,600,000.00	\$8,370,000.00
Rediscounts with banks other than Federal intermediate credit banks.....				174,421.10
Accounts payable.....	36,346.04	9,186.26		13,711.64
Interest collected, not earned.....	5,764.31	42,122.88	169,784.93	140,771.04
Interest accrued:				
Debentures.....	38,375.00	28,753.47	31,979.17	121,485.73
Other.....		38,375.00	31,979.17	121,485.73
Liability for cash collateral.....		14,367.19	28,753.47	59,795.66
Other liabilities.....			13,413.04	
Deferred income.....			2,015.01	
Capital stock:				
Paid in.....	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00
Callable from U. S. Treasury.....	3,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00
Surplus (earned).....	155,000.00	233,190.44	5,000,000.00	5,000,000.00
Reserve for contingencies.....	368,894.94	120,000.00	250,000.00	266,000.00
			296,350.60	179,271.33
Total.....	11,132,670.99	9,210,189.09	12,422,994.66	14,333,060.73
ASSETS				
Loans and discounts:				
Cooperative associations.....	\$93,000.00	\$337,606.60	\$1,967,591.25	\$1,202,351.38
Financing institutions.....	4,143,890.23	18,208,542.22	11,535,676.97	12,205,176.32
	\$4,236,890.23		\$18,546,148.82	\$13,503,268.22
United States Government securities.....		255,312.50	1,512,731.02	999,528.61
Less sold under repurchase agreement.....			1,512,731.02	999,528.61
Debentures of other Federal intermediate credit banks.....		255,312.50		
Cash on hand and in banks.....	308,829.74	1,081,999.82	242,470.32	577,103.91
Notes receivable.....			13,350.51	148,579.31
Accounts receivable.....	18,207.08	3,306.46	1,288.80	30,787.40

Interest accrued:					
Loans and discounts	43,564.63	15,281.07	125,824.10	158,105.01	167,451.22
Other		2,242.76	13,480.93	9,346.21	2.00
Furniture, fixtures, equipment, etc.	43,564.63	17,523.83	139,305.03		2,393.69
Prepaid and deferred expenses	657.83	1.00	1.00		25.73
Other assets	316.61	55.78	15,355.86		
Capital stock subscription callable from U. S. Treasury	3,000,000.00	2,000,000.00			2,000,000.00
Total	7,608,466.12	21,904,348.21	15,427,771.76		17,333,399.57
LIABILITIES					
Debentures (unmatured)	2,300,000.00	15,810,000.00	12,000,000.00	11,675,000.00	
Less on hand	300,000.00				11,675,000.00
Rediscounts with banks other than Federal intermediate credit banks	2,000,000.00	15,810,000.00	12,000,000.00		
Accounts payable	61,211.69	23,496.17		175,000.00	
Deferred proceeds, loans and discounts	396.73				
Interest collected, not earned	27,598.19	169,090.31			19,202.11
Interest accrued:					
Debentures	10,410.06	140,593.96	86,444.02	77,827.78	
Other					77,827.78
Liability for cash collateral	10,410.06	140,593.96	86,444.02		237,599.65
Other liabilities	13,859.10	49,810.44	3,198.85		50,253.12
Deferred income			20,652.66		
Capital stock:			45,390.31		29,215.61
Paid in	2,000,000.00	3,000,000.00	5,000,000.00	3,000,000.00	
Callable from U. S. Treasury	3,000,000.00	2,000,000.00		2,000,000.00	5,000,000.00
Surplus (earned)	5,000,000.00	5,000,000.00	5,000,000.00		160,714.49
Reserve for contingencies	266,000.00	225,000.00			83,586.81
Deficit	222,423.77	456,790.37	1,902,914.08		
Total	7,608,466.12	21,904,348.21	15,427,771.76		17,333,399.57

TABLE 13.—*Bonds of Federal land banks authorized, on hand, and outstanding, December 31, 1932, compiled from reports to the Federal Farm Loan Board*

Federal land bank of—	4 per cent bonds		4½ per cent bonds		4½ per cent bonds		4¾ per cent bonds		5 per cent bonds		Total		
	Authorized	On hand	Authorized	On hand	Authorized	On hand	Authorized	On hand	Authorized	On hand	Authorized	On hand	Outstanding
Springfield.....	\$2,067,160	\$700	\$11,890,900	\$4,000	\$23,641,600	\$37,760	\$5,629,500	\$12,600	\$6,284,800	-----	\$49,513,960	\$55,060	\$49,458,900
Baltimore.....	4,239,120	-----	8,542,840	5,000	34,824,410	80,740	8,937,180	17,000	9,447,380	-----	65,990,930	102,740	65,888,190
Columbia.....	-----	-----	8,051,920	5,000	31,080,265	45,760	1,814,800	-----	13,793,860	\$5,000	54,740,845	55,760	54,685,085
Louisville.....	5,824,200	20,140	24,196,460	55,000	54,225,850	70,220	15,654,160	8,180	14,867,280	320	114,767,950	153,860	114,614,090
New Orleans.....	3,529,520	-----	15,071,420	-----	47,619,640	820	20,599,320	-----	15,462,620	-----	102,282,520	820	102,281,700
St. Louis.....	10,275,120	760	21,735,380	740	51,377,020	700	6,649,640	540	15,063,775	540	105,100,935	3,280	105,097,655
St. Paul.....	1,321,120	480	25,202,800	1,760	61,882,520	40,740	15,118,420	780	16,149,200	1,000	119,674,060	44,760	119,629,300
Omaha.....	11,172,000	18,020	48,484,000	25,260	62,209,075	22,240	20,299,000	2,400	16,136,000	21,280	158,300,075	89,200	158,210,875
Wichita.....	1,862,120	-----	11,994,880	14,300	45,735,020	52,040	12,724,220	-----	14,487,380	-----	86,803,620	66,340	86,737,280
Houston.....	8,176,600	-----	32,762,860	-----	72,149,040	200,200	15,072,900	-----	17,369,000	-----	145,530,400	200,200	145,330,200
Berkeley.....	3,777,720	-----	9,439,800	1,000	24,135,060	6,880	4,955,760	-----	7,335,740	-----	49,644,080	7,880	49,636,200
Spokane.....	-----	-----	21,772,780	-----	51,425,295	3,420	5,740,380	-----	16,907,280	-----	95,845,715	3,420	95,842,295
Total.....	52,244,680	40,100	239,146,040	112,060	560,304,795	561,520	133,195,280	41,500	163,304,295	28,140	1,148,195,090	783,320	1,147,411,770

TABLE 14.—*Bonds of joint stock land banks authorized, on hand, and outstanding, December 31, 1932, compiled from reports to the Federal Farm Loan Board¹*

Name and location of bank	4½ per cent bonds		4½ per cent bonds		4¾ per cent bonds		5 per cent bonds		5½ per cent bonds		Total		
	Authorized	On hand	Authorized	On hand	Authorized	On hand	Authorized	On hand	Authorized	On hand	Authorized	On hand	Outstanding
Atlanta, Atlanta, Ga.....	-----	-----	-----	-----	-----	-----	\$5,022,500	\$19,000	-----	-----	\$5,022,500	\$19,000	\$5,003,500
Atlantic, Raleigh, N. C.....	-----	-----	-----	-----	-----	-----	12,822,500	253,000	-----	-----	12,822,500	253,000	12,569,500
Burlington, Des Moines, Iowa.....	\$152,500	-----	\$920,000	-----	-----	-----	1,339,500	-----	-----	-----	2,412,000	-----	2,412,000
California, San Francisco, Calif.....	-----	-----	-----	-----	-----	-----	11,358,000	-----	\$1,449,000	-----	12,807,000	-----	12,807,000
Corn Belt, Taylorville, Ill.....	-----	-----	-----	-----	\$550,000	-----	-----	-----	-----	550,000	-----	-----	550,000
Dallas, Dallas, Tex.....	-----	-----	-----	-----	-----	-----	31,680,000	33,000	2,623,000	-----	34,303,000	33,000	34,270,000
Denver, Denver, Colo.....	-----	-----	-----	-----	-----	-----	11,364,000	100,000	675,000	-----	12,039,000	100,000	11,939,000
Des Moines, Des Moines, Iowa.....	-----	-----	1,525,000	-----	-----	-----	6,590,000	2,000	1,161,000	-----	9,276,000	2,000	9,274,000
First Carolinas, Columbia, S. C.....	-----	-----	-----	-----	-----	-----	8,865,500	108,000	-----	-----	8,865,500	108,000	8,757,500
First, Fort Wayne, Ind.....	-----	-----	3,684,600	-----	-----	-----	2,254,500	-----	622,000	-----	6,561,100	-----	6,561,100
First, Montgomery, Ala.....	-----	-----	-----	-----	-----	-----	7,484,500	115,000	-----	-----	7,484,500	115,000	7,369,500

First, New Orleans, La.					3,197,000	113,000		3,197,000	113,000	3,084,000
First Texas, Houston, Tex.					6,369,000			6,369,000		6,369,000
First Trust, Chicago, Ill.	20,797,000	20,787,000	8,208,000		13,325,000			63,117,000		63,117,000
Fletcher, Indianapolis, Ind.	6,050,700				6,869,100		1,181,700		14,110,500	14,110,500
Fremont, Lincoln, Nebr.			2,720,000		4,054,500	3,000	200,000	6,974,500	3,000	6,971,500
Greenbrier, Charleston, W. Va.					1,844,500			1,844,500		1,844,500
Greensboro, Greensboro, N. C.					4,120,000	46,000		4,120,000	46,000	4,074,000
Illinois, Monticello, Ill.	1,422,000	2,962,000	256,000		1,199,000	5,000		5,839,000	5,000	5,834,000
Illinois Midwest, Edwardsville, Ill.	478,000	609,000			3,717,000			4,804,000		4,804,000
Indianapolis, Indianapolis, Ind.		321,000			594,500	100,000		915,500	100,000	815,500
Iowa, Sioux City, Iowa	1,458,200	2,400,000			2,064,000		744,000	6,666,200		6,666,200
Kentucky, Lexington, Ky.					8,994,000	696,500		8,994,000	696,500	8,297,500
La Fayette, La Fayette, Ind.	4,908,100				3,184,000			8,092,100		8,092,100
Lincoln, Lincoln, Nebr.	11,496,000				16,883,500	1,000	244,000	28,623,500	1,000	28,622,500
Louisville, Louisville, Ky.					5,007,500			5,007,500		5,007,500
Maryland-Virginia, Baltimore, Md.					2,127,500			2,127,500		2,127,500
Minneapolis-Trust, Minneapolis, Minn.					4,039,000	5,000		4,039,000	5,000	4,034,000
Mississippi, Memphis, Tenn.					3,350,000		61,000	3,411,000		3,411,000
New York, Rochester, N. Y.					10,658,000			10,658,000		10,658,000
North Carolina, Durham, N. C.					11,515,000			11,515,000		11,515,000
Northwest, Portland, Oreg. ²										
Oregon-Washington, Portland, Oreg.					2,695,000			2,695,000		2,695,000
Pacific Coast, Portland, Oreg.					6,538,000	13,000		6,538,000	13,000	6,525,000
Pacific Coast, Salt Lake City, Utah					3,781,000			3,781,000		3,781,000
Pacific Coast, San Francisco, Calif.					14,481,000	50,000		14,481,000	50,000	14,431,000
Pennsylvania, Philadelphia, Pa.					5,183,500			5,183,500		5,183,500
Phoenix, Kansas City, Mo.	4,869,480	\$12,280			13,052,940	8,480		17,922,420	³ 20,760	17,901,660
Potomac, Washington, D. C.	16,500				4,824,500			4,841,000		4,841,000
San Antonio, San Antonio, Tex.					15,589,000	300,000	472,000	16,061,000	300,000	15,761,000
Southwest, Little Rock, Ark.					3,552,800			3,552,800		3,552,800
Tennessee, Memphis, Tenn.					2,941,000		52,000	2,993,000		2,993,000
Union, Detroit, Mich.	2,033,000				16,219,500	232,500		18,252,500	232,500	18,020,000
Union, Louisville, Ky.					2,240,300			2,240,300		2,240,300
Union Trust, Indianapolis, Ind., N. C.	300,000	148,000			100,000			400,000	148,000	252,000
Virginia-Carolina, Elizabeth City, N. C.					5,466,500	38,000		5,466,500	38,000	5,428,500
Virginian, Charleston, W. Va.					10,801,400	56,000		10,801,400	56,000	10,745,400
Total	24,307,700	62,891,380	160,280	11,734,000	319,359,540	2,297,480	9,484,700	427,777,320	2,457,700	425,319,560

¹ Does not include bonds issued or assumed by joint stock land banks in receivership.² In voluntary liquidation.³ See footnote 1, p. 86.

TABLE 15.—*Debentures of Federal intermediate credit banks outstanding on December 31, 1932, classified by rates, compiled from reports to the Federal Farm Loan Board*

Federal intermediate credit bank of—	Rate of interest on debentures			Total outstanding
	2½ per cent	3 per cent	3½ per cent	
Springfield.....	\$2,050,000	\$250,000	-----	\$2,300,000
Baltimore.....	1,565,000	700,000	-----	2,265,000
Columbia.....	400,000	-----	-----	400,000
Louisville.....	1,100,000	-----	\$500,000	1,600,000
New Orleans.....	5,100,000	-----	400,000	5,500,000
St. Louis.....	3,250,000	-----	500,000	3,750,000
St. Paul.....	6,600,000	-----	-----	6,600,000
Omaha.....	3,350,000	2,520,000	2,500,000	8,370,000
Wichita.....	2,000,000	-----	-----	2,000,000
Houston.....	12,000,000	1,060,000	2,750,000	15,810,000
Berkeley.....	10,300,000	1,160,000	540,000	12,000,000
Spokane.....	10,400,000	950,000	325,000	11,675,000
Total.....	58,115,000	6,640,000	7,515,000	72,270,000

TABLE 16.—*Number of national farm loan associations chartered and number of charters canceled through December 31, 1932, and number of associations as of the same date, by States and Federal land bank districts*

Federal land bank district and State	Number of associations chartered	Number of charters canceled	Number of associations, Dec. 31, 1932	Federal land bank district and State	Number of associations chartered	Number of charters canceled	Number of associations, Dec. 31, 1932
District No. 1:				District No. 7:			
Maine.....	20	-----	20	North Dakota.....	201	4	197
New Hampshire.....	9	1	8	Minnesota.....	184	4	180
Vermont.....	13	-----	13	Wisconsin.....	139	2	137
Massachusetts.....	18	4	14	Michigan.....	140	6	134
Rhode Island.....	2	-----	2	Total.....	664	16	648
Connecticut.....	15	-----	15	District No. 8:			
New York.....	53	1	52	Iowa.....	163	8	155
New Jersey.....	20	1	19	Nebraska.....	150	4	146
Total.....	150	7	143	South Dakota.....	103	3	100
District No. 2:				Wyoming.....	37	-----	37
Virginia.....	87	-----	87	Total.....	453	15	438
Maryland.....	20	-----	20	District No. 9:			
Delaware.....	3	-----	3	Kansas.....	157	3	154
Pennsylvania.....	56	1	55	Oklahoma.....	140	22	118
West Virginia.....	38	1	37	Colorado.....	148	30	118
Total.....	204	2	202	New Mexico.....	89	26	63
District No. 3:				Total.....	534	81	453
North Carolina.....	169	21	148	District No. 10: Texas.....	382	39	343
South Carolina.....	123	6	117	District No. 11:			
Georgia.....	175	6	169	California.....	124	17	107
Florida.....	76	9	67	Utah.....	73	4	69
Total.....	543	42	501	Nevada.....	7	-----	7
District No. 4:				Arizona.....	17	1	16
Tennessee.....	138	14	124	Total.....	221	22	199
Kentucky.....	121	12	109	District No. 12:			
Indiana.....	117	1	116	Idaho.....	92	-----	92
Ohio.....	85	-----	85	Montana.....	157	-----	157
Total.....	461	27	434	Oregon.....	95	1	94
District No. 5:				Washington.....	169	3	166
Alabama.....	132	6	126	Total.....	513	4	509
Louisiana.....	86	6	80	Grand total.....	4,979	330	4,649
Mississippi.....	166	7	159				
Total.....	384	19	365				
District No. 6:							
Illinois.....	153	13	140				
Missouri.....	170	12	158				
Arkansas.....	147	31	116				
Total.....	470	56	414				

TABLE 17.—*Loans closed by joint stock land banks in 1931 and 1932 and from organization to December 31, 1932, compiled from reports to the Federal Farm Loan Board*¹

Name of bank	Location	1931		1932		Organization to Dec. 31, 1932	
		No.	Amount	No.	Amount	No.	Amount
Atlanta	Atlanta, Ga.	2	\$10,400			1,395	\$6,772,200
Atlantic	Raleigh, N. C.	52	112,000	70	\$133,200	6,125	19,837,300
Burlington	Des Moines, Iowa	3	9,100	1	2,400	442	4,469,489
California	San Francisco, Calif.	92	1,824,650	6	76,500	1,548	23,146,000
Corn Belt	Taylorville, Ill.	45	294,109	121	643,700	166	937,809
Dallas	Dallas, Tex.	1	3,500			7,230	53,805,296
Denver	Denver, Colo.	5	26,000	1	5,000	2,632	17,985,800
Des Moines	Des Moines, Iowa	25	220,850	1	7,400	1,826	21,984,050
First Carolinas	Columbia, S. C.					2,699	15,643,200
First	Fort Wayne, Ind.	28	122,000	6	20,950	2,308	12,104,300
Do.	Montgomery, Ala.	1	5,000			1,607	10,241,300
Do.	New Orleans, La.					301	4,972,700
First Texas	Houston, Tex.					1,271	10,639,380
First Trust	Chicago, Ill.	10	44,600	14	51,100	9,860	87,493,350
Fletcher	Indianapolis, Ind.	106	323,250	86	223,300	4,535	22,536,704
Fremont	Lincoln, Nebr.	3	9,300	3	14,900	1,342	13,615,685
Greenbrier	Charleston, W. Va.			6	27,000	847	3,264,250
Greensboro	Greensboro, N. C.	1	35,000	1	1,000	2,006	6,026,900
Illinois	Monticello, Ill.	24	216,400	8	32,300	1,163	13,175,700
Illinois Midwest	Edwardsville, Ill.	12	44,300	31	96,300	971	7,360,500
Indianapolis	Indianapolis, Ind.	92	276,300	12	36,198	303	1,138,498
Iowa	Sioux City, Iowa	40	325,000	2	19,000	1,294	12,739,400
Kentucky	Lexington, Ky.	12	51,900	5	20,600	2,853	16,017,800
LaFayette	LaFayette, Ind.					1,855	11,864,500
Lincoln	Lincoln, Nebr.	19	101,300	7	29,100	5,261	52,611,400
Louisville	Louisville, Ky.	3	14,500			1,554	8,551,300
Maryland-Virginia	Baltimore, Md.	17	88,517	6	23,700	655	3,386,017
Minneapolis-Trust	Minneapolis, Minn.					1,120	6,300,000
Mississippi	Memphis, Tenn.	8	119,900	5	54,800	469	7,195,350
New York	Rochester, N. Y.	23	76,050	14	55,700	3,542	18,004,100
North Carolina	Durham, N. C.	1	9,300	1	2,600	4,973	16,645,100
Northwest ²						30	415,200
Ohio-Pennsylvania ³	Cleveland, Ohio	5	14,100			4,419	17,618,910
Oregon-Washington	Portland, Oreg.	1	1,000	2	4,000	449	4,184,150
Pacific Coast	do.	14	83,900	1	11,000	841	9,205,900
Do.	Salt Lake City, Utah	2	5,600	2	5,900	1,327	6,130,100
Pennsylvania	San Francisco, Calif.	20	211,100	13	129,000	2,749	30,222,500
Phoenix	Philadelphia, Pa.	19	52,300	9	17,000	2,095	8,746,400
Potomac	Kansas City, Mo.	1	25,000	33	112,500	34	137,500
San Antonio	Washington, D. C.					1,673	7,718,700
San Antonio	San Antonio, Tex.	9	99,300	9	78,800	3,045	24,750,595
Southwest	Little Rock, Ark.					897	5,127,100
Tennessee	Memphis, Tenn.	6	60,036	4	14,300	555	5,504,136
Union	Detroit, Mich.	20	47,200	17	74,100	2,757	11,692,100
Do.	Louisville, Ky.					925	3,805,500
Union Trust	Indianapolis, Ind.	34	102,400	10	20,400	184	658,750
Virginia-Carolina	Elizabeth City, N. C.	8	19,700	3	6,600	2,394	8,487,800
Virginian	Charleston, W. Va.	43	122,500	28	65,725	5,500	25,113,435
Total, 48 banks		807	5,207,422	538	2,116,073	104,027	679,984,154
Banks placed in receivership:							
Bankers ⁴	Milwaukee, Wis.					2,596	18,619,150
Chicago ⁵	Chicago, Ill.	13	66,600	1	1,000	6,050	76,609,640
Kansas City ⁶	Kansas City, Mo.					8,644	63,556,650
Ohio ⁷	Cincinnati, Ohio					197	1,684,550
St. Louis ⁸	St. Louis, Mo.	13	40,250			4,467	25,673,160
Southern Minnesota ⁹	Minneapolis, Minn.	13	92,950	12	64,000	4,136	34,488,150
Grand total		846	5,407,222	551	2,181,073	130,117	900,615,454

¹ Includes any loans purchased from other joint stock land banks.² In voluntary liquidation.³ Merged with Union Joint Stock Land Bank of Detroit, Mich., June 30, 1931.⁴ Placed in receivership July 1, 1927; final liquidating dividends declared Feb. 15, 1933.⁵ Placed in receivership Oct. 1, 1932.⁶ Placed in receivership May 4, 1927; final liquidating dividends declared Nov. 20, 1931.⁷ Placed in receivership Sept. 1, 1927; final liquidating dividends declared Feb. 13, 1932.⁸ Placed in receivership June 1, 1932.⁹ Placed in receivership May 2, 1932.

TABLE 18.—Number and amount of loans closed by Federal and joint stock land banks during 1932, by States, compiled from reports to the Federal Farm Loan Board¹

States (arranged by Federal land bank districts)	Federal land banks		Joint stock land banks ²		Federal and joint stock land banks ²	
	Number	Amount	Number	Amount	Number	Amount
District No. 1:						
Maine	119	\$431,200			119	\$431,200
New Hampshire	27	65,100			27	65,100
Vermont	78	201,100			78	201,100
Massachusetts	134	477,200			134	477,200
Rhode Island	23	74,000			23	74,000
Connecticut	82	294,200			82	294,200
New York	483	1,466,000	13	\$36,300	496	1,502,300
New Jersey	82	303,900	3	23,800	85	327,700
Total	1,028	3,312,700	16	60,100	1,044	3,372,800
District No. 2:						
Pennsylvania	140	353,500	14	37,100	154	390,600
Virginia	155	467,500	7	36,300	162	503,800
West Virginia	115	281,600	8	16,800	123	298,400
Maryland	40	168,400	6	23,700	46	192,100
Delaware	2	9,500			2	9,500
Puerto Rico	9	54,100			9	54,100
Total	461	1,334,600	35	113,900	496	1,448,500
District No. 3:						
North Carolina	7	18,200	67	133,700	74	151,900
South Carolina	1	4,000	7	7,100	8	11,100
Georgia	9	11,300			9	11,300
Florida	1	600			1	600
Total	18	34,100	74	140,800	92	174,900
District No. 4:						
Tennessee	68	185,500			68	185,500
Kentucky	102	401,900	3	15,100	105	417,000
Indiana	264	738,800	111	285,948	375	1,024,748
Ohio	209	611,700	23	62,525	232	674,225
Total	643	1,937,900	137	363,573	780	2,301,473
District No. 5:						
Alabama	23	33,100			23	33,100
Louisiana	14	60,600			14	60,600
Mississippi	26	138,200	5	54,800	31	193,000
Total	63	231,900	5	54,800	68	286,700
District No. 6:						
Illinois	98	489,700	167	792,900	265	1,282,600
Missouri	12	38,400	2	6,000	14	44,400
Arkansas			4	14,300	4	14,300
Total	110	528,100	173	813,200	283	1,341,300
District No. 7:						
Minnesota	297	1,227,300	10	61,800	307	1,289,100
Michigan	195	391,000	12	49,700	207	440,700
Wisconsin	109	377,000			109	377,000
North Dakota	240	715,500			240	715,500
Total	841	2,710,800	22	111,500	863	2,822,300
District No. 8:						
Iowa	692	3,413,700	12	68,800	704	3,482,500
Nebraska	693	2,889,700	5	22,200	698	2,911,900
South Dakota	161	517,400	2	2,200	163	519,600
Wyoming	3	11,000			3	11,000
Total	1,549	6,831,800	19	93,200	1,568	6,925,000

¹ Includes any loans purchased from other land banks.² Many of the joint stock land banks are represented in more than one Federal land bank district total in this table, since the States included in the charter territory of a joint stock land bank do not necessarily lie within one Federal land bank district.

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TABLE 18.—Number and amount of loans closed by Federal and joint stock land banks during 1932, by States, compiled from reports to the Federal Farm Loan Board—Continued

States (arranged by Federal land bank districts)	Federal land banks		Joint stock land banks		Federal and joint stock land banks	
	Number	Amount	Number	Amount	Number	Amount
District No. 9:						
Kansas.....	301	\$1,150,300	31	\$106,500	332	\$1,256,800
Oklahoma.....	127	290,700			127	290,700
Colorado.....	100	304,700	1	5,000	101	309,700
New Mexico.....	32	88,700			32	88,700
Total.....	560	1,834,400	32	111,500	592	1,945,900
District No. 10: Texas.....	1,020	4,929,900	14	92,100	1,034	5,022,000
District No. 11:						
California.....	153	999,600	14	184,300	167	1,183,900
Utah.....	46	149,200	1	3,900	47	153,100
Nevada.....	14	168,500	1	10,000	15	178,500
Arizona.....	57	290,200	4	11,200	61	301,400
Total.....	270	1,607,500	20	209,400	290	1,816,900
District No. 12:						
Idaho.....	131	427,500	1	2,000	132	429,500
Montana.....	49	168,000			49	168,000
Oregon.....	157	604,300	3	15,000	160	619,300
Washington.....	308	1,076,300			308	1,076,300
Total.....	645	2,276,100	4	17,000	649	2,293,100
Grand total.....	7,208	27,569,800	551	2,181,073	7,759	29,750,873

 TABLE 19.—Number and amount of loans closed by Federal and joint stock land banks, by States, from organization to December 31, 1932, compiled from reports to the Federal Farm Loan Board ¹

States (arranged by Federal land bank districts)	Federal land banks		Joint stock land banks ²		Federal and joint stock land banks	
	Number	Amount	Number	Amount	Number	Amount
District No. 1:						
Maine.....	3,681	\$10,261,050.00			3,681	\$10,261,050.00
New Hampshire.....	759	1,748,575.00			759	1,748,575.00
Vermont.....	1,791	5,335,200.00			1,791	5,335,200.00
Massachusetts.....	2,330	7,010,005.00			2,330	7,010,005.00
Rhode Island.....	267	857,350.00			267	857,350.00
Connecticut.....	1,992	6,777,450.00			1,992	6,777,450.00
New York.....	10,971	36,790,940.00	3,053	\$14,763,400.00	14,024	51,554,340.00
New Jersey.....	1,931	7,754,050.00	545	2,849,400.00	2,476	10,603,450.00
Total.....	23,722	76,534,620.00	3,598	17,612,800.00	27,320	94,147,420.00
District No. 2:						
Pennsylvania.....	8,559	22,743,600.00	3,218	12,193,010.00	11,777	34,936,610.00
Virginia.....	14,494	39,340,033.87	2,701	12,715,340.89	17,195	52,055,374.76
West Virginia.....	5,401	10,807,850.00	2,574	8,417,210.00	7,975	19,225,060.00
Maryland.....	1,445	6,051,200.00	906	5,480,176.57	2,351	11,531,376.57
Delaware.....	174	583,400.00			174	583,400.00
Puerto Rico.....	5,078	15,637,300.00			5,078	15,637,300.00
Total.....	35,151	95,163,383.87	9,399	38,805,737.46	44,550	133,969,121.33
District No. 3:						
North Carolina.....	13,592	26,529,850.00	14,505	47,679,400.00	28,097	74,209,250.00
South Carolina.....	8,107	23,021,660.00	3,182	16,812,000.00	11,289	39,833,660.00
Georgia.....	13,315	31,003,535.00	1,918	10,095,500.00	15,233	41,099,035.00
Florida.....	4,963	9,620,770.00			4,963	9,620,770.00
Total.....	39,977	90,175,815.00	19,605	74,586,900.00	59,582	164,762,715.00

¹ Includes any loans purchased from other land banks.

² Includes joint stock land banks in process of liquidation through receivership or liquidated through receivership. Many of the joint stock land banks are represented in more than one Federal land bank district total in this table, since the States included in the charter territory of a joint stock land bank do not necessarily lie within one Federal land bank district.

TABLE 19.—Number and amount of loans closed by Federal and joint stock land banks, by States, from organization to December 31, 1932, compiled from reports to the Federal Farm Loan Board—Continued

States (arranged by Federal land bank districts)	Federal land banks		Joint stock land banks		Federal and joint stock land banks	
	Number	Amount	Number	Amount	Number	Amount
District No. 4:						
Tennessee-----	13,925	\$33,906,400.00	949	\$4,119,800.00	14,874	\$38,026,200.00
Kentucky-----	11,829	36,728,300.00	2,716	15,802,700.00	14,545	52,531,000.00
Indiana-----	17,414	61,715,600.00	9,773	52,019,382.02	27,187	113,734,982.02
Ohio-----	9,253	35,253,000.00	8,145	36,377,225.00	17,398	71,630,225.00
Total-----	52,421	167,603,300.00	21,583	108,319,107.02	74,004	275,922,407.02
District No. 5:						
Alabama-----	28,424	53,090,370.00	1,084	6,918,000.00	29,508	60,008,370.00
Louisiana-----	15,901	39,354,265.00	76	1,489,200.00	15,977	40,843,465.00
Mississippi-----	31,005	61,458,620.00	658	10,491,250.00	31,663	71,949,870.00
Total-----	75,330	153,903,255.00	1,818	18,898,450.00	77,148	172,801,705.00
District No. 6:						
Illinois-----	11,252	69,806,205.00	10,877	96,644,368.59	22,129	166,450,573.59
Missouri-----	11,965	42,123,360.00	4,697	36,993,210.00	16,662	79,116,570.00
Arkansas-----	17,873	32,356,510.00	1,870	16,461,236.18	19,743	48,817,746.18
Total-----	41,090	144,286,075.00	17,444	150,098,814.77	58,534	294,384,889.77
District No. 7:						
Minnesota-----	13,075	61,045,900.00	5,107	44,683,725.00	18,182	105,729,625.00
Michigan-----	13,046	34,636,900.00	2,502	13,503,900.00	15,548	48,140,800.00
Wisconsin-----	10,133	40,824,900.00	1,203	6,222,250.00	11,336	47,047,150.00
North Dakota-----	12,274	49,119,700.00	813	4,768,300.00	13,087	53,888,000.00
Total-----	48,528	185,627,400.00	9,625	69,178,175.00	58,153	254,805,575.00
District No. 8:						
Iowa-----	14,286	116,095,850.00	11,025	133,485,183.45	25,311	249,581,033.45
Nebraska-----	13,153	72,933,690.00	4,289	37,435,090.00	17,442	110,373,780.00
South Dakota-----	8,596	43,215,550.00	2,140	18,202,975.00	10,736	61,418,525.00
Wyoming-----	2,768	8,876,000.00	768	5,677,500.00	3,536	14,553,500.00
Total-----	38,803	241,126,090.00	18,222	194,800,748.45	57,025	435,926,838.45
District No. 9:						
Kansas-----	12,730	53,623,450.00	4,617	31,374,200.00	17,347	84,997,650.00
Oklahoma-----	11,048	30,921,100.00	1,277	7,106,400.00	12,325	38,027,500.00
Colorado-----	11,366	35,983,300.00	1,518	10,231,900.00	12,884	46,215,200.00
New Mexico-----	6,487	14,566,700.00			6,487	14,566,700.00
Total-----	41,631	135,094,550.00	7,412	48,712,500.00	49,043	183,807,050.00
District No. 10:						
Texas-----	70,077	214,787,091.00	14,121	104,221,971.21	84,198	319,009,062.21
District No. 11:						
California-----	11,144	46,292,400.00	3,364	44,190,000.00	14,508	90,482,400.00
Utah-----	6,277	19,887,500.00	187	867,300.00	6,464	20,754,800.00
Nevada-----	488	3,561,300.00	38	829,700.00	526	4,391,000.00
Arizona-----	2,010	8,429,300.00	585	4,195,800.00	2,595	12,625,100.00
Total-----	19,919	78,170,500.00	4,174	50,082,800.00	24,093	128,253,300.00
District No. 12:						
Idaho-----	9,169	33,506,295.00	1,140	5,262,800.00	10,309	38,769,095.00
Montana-----	9,947	31,747,590.00	346	2,076,400.00	10,293	33,823,990.00
Oregon-----	8,303	28,727,180.00	1,377	15,231,250.00	9,680	44,008,430.00
Washington-----	16,223	47,042,270.00	253	2,677,000.00	16,476	49,719,270.00
Total-----	43,642	141,023,335.00	3,116	25,297,450.00	46,758	166,320,785.00
Grand total-----	530,291	1,723,495,414.87	130,117	900,615,453.91	660,408	2,624,110,868.78

TABLE 20.—*Number and net amount of loans outstanding for Federal and joint stock land banks, by States, on December 31, 1932, compiled from reports to the Federal Farm Loan Board*

States (arranged by Federal land bank districts)	Federal land banks		Joint stock land banks ¹		Federal and joint stock land banks ¹	
	Number	Amount ²	Number	Amount ³	Number	Amount ³
District No. 1:						
Maine-----	2,740	\$6,037,528.54			2,740	\$6,037,528.54
New Hampshire-----	503	951,194.02			503	951,194.02
Vermont-----	1,344	3,334,137.99			1,344	3,334,137.99
Massachusetts-----	1,688	4,424,597.15			1,688	4,424,597.15
Rhode Island-----	218	618,455.90			218	618,455.90
Connecticut-----	1,502	4,351,588.89			1,502	4,351,588.89
New York-----	8,604	24,466,286.53	2,327	\$8,784,802.47	10,931	33,251,089.00
New Jersey-----	1,498	5,150,718.34	362	1,604,841.70	1,860	6,755,560.04
Total-----	18,097	49,334,507.36	2,689	10,389,644.17	20,786	59,724,151.53
District No. 2:						
Pennsylvania-----	6,723	15,391,339.79	2,176	6,970,796.52	8,899	22,362,136.31
Virginia-----	11,136	25,191,360.69	1,954	6,975,724.84	13,090	32,167,085.53
West Virginia-----	4,579	8,005,075.11	1,534	3,310,982.66	6,113	11,316,057.77
Maryland-----	1,030	3,748,989.82	674	3,495,757.95	1,704	7,244,747.77
Delaware-----	135	385,488.65			135	385,488.65
Puerto Rico-----	4,535	11,082,463.49			4,535	11,082,463.49
Total-----	28,138	63,804,717.55	6,338	20,753,261.97	34,476	84,557,979.52
District No. 3:						
North Carolina-----	9,475	15,232,250.98	10,073	26,397,284.47	19,548	41,629,535.45
South Carolina-----	4,978	10,854,313.11	1,854	7,183,035.07	6,832	18,037,348.18
Georgia-----	9,721	18,170,628.35	1,421	6,279,878.12	11,142	24,450,506.47
Florida-----	3,335	5,313,169.26			3,335	5,313,169.26
Total-----	27,509	49,570,361.70	13,348	39,860,197.66	40,857	89,430,559.36
District No. 4:						
Tennessee-----	11,303	22,967,339.24	633	2,067,883.56	11,936	25,035,222.80
Kentucky-----	9,049	23,174,388.08	1,738	7,613,910.42	10,787	30,788,298.50
Indiana-----	14,499	43,435,630.60	7,204	31,028,721.57	21,703	74,464,352.17
Ohio-----	7,614	25,704,151.47	5,470	20,172,249.65	13,084	45,876,401.12
Total-----	42,465	115,281,509.39	15,045	60,882,765.20	57,510	176,164,274.59
District No. 5:						
Alabama-----	21,583	32,744,231.04	800	4,225,729.79	22,383	36,969,960.83
Louisiana-----	12,221	24,862,536.32	41	565,221.18	12,262	25,427,757.50
Mississippi-----	22,150	35,830,796.55	416	5,184,232.77	22,566	41,015,029.32
Total-----	55,954	93,437,563.91	1,257	9,975,183.74	57,211	103,412,747.65
District No. 6:						
Illinois-----	8,939	51,987,124.45	7,482	54,777,945.73	16,421	106,765,070.18
Missouri-----	8,694	25,857,419.51	2,005	9,778,430.46	10,699	35,635,849.97
Arkansas-----	13,505	20,129,270.52	1,413	9,998,774.63	14,918	30,128,045.15
Total-----	31,138	97,973,814.48	10,900	74,555,150.82	42,038	172,528,965.30
District No. 7:						
Minnesota-----	8,076	32,449,550.01	1,470	9,058,125.02	9,546	41,507,675.03
Michigan-----	9,878	22,537,662.90	1,774	6,697,922.31	11,652	29,235,585.21
Wisconsin-----	6,642	23,367,607.68			6,642	23,367,607.68
North Dakota-----	8,475	28,366,772.51	495	2,347,253.85	8,970	30,714,026.36
Total-----	33,071	106,721,593.10	3,739	18,103,301.18	36,810	124,824,804.28
District No. 8:						
Iowa-----	10,681	79,152,565.43	6,387	62,509,404.21	17,068	141,661,969.64
Nebraska-----	9,807	48,295,882.96	2,735	19,649,633.03	12,542	67,945,515.99
South Dakota-----	6,414	28,227,028.66	872	6,168,754.29	7,286	34,395,782.95
Wyoming-----	2,222	6,238,702.24	599	3,544,697.33	2,821	9,780,399.57
Total-----	29,124	161,911,179.29	10,593	91,872,488.86	39,717	253,783,668.15

¹ Includes loans of 3 joint stock land banks in process of liquidation through receivership; all loans of the other joint stock land bank in process of liquidation through receivership have been disposed of through sale or liquidation otherwise. Many of the joint stock land banks are represented in more than one Federal land bank district total in this table, since the States included in the charter territory of a joint stock land bank do not necessarily lie within one Federal land bank district.

² Unmatured principal.

³ Unmatured principal for all banks except the joint stock land banks in process of liquidation through receivership, for which unpaid principal is used.

TABLE 20.—*Number and net amount of loans outstanding for Federal and joint stock land banks, by States, on December 31, 1932, compiled from reports to the Federal Farm Loan Board*—Continued

States (arranged by Federal land bank districts)	Federal land banks		Joint stock land banks		Federal and joint stock land banks	
	Number	Amount	Number	Amount	Number	Amount
District No. 9:						
Kansas	8,818	31,944,004.47	2,570	12,121,936.02	11,388	44,065,940.49
Oklahoma	8,034	20,097,408.43	794	3,145,773.69	8,828	23,243,182.12
Colorado	8,983	24,242,068.51	1,294	7,590,252.60	10,277	31,832,321.11
New Mexico	4,978	9,437,607.36			4,978	9,437,607.36
Total	30,813	85,721,088.77	4,658	22,857,962.31	35,471	108,579,051.08
District No. 10:						
Texas	58,047	155,404,947.58	10,707	66,710,053.01	68,754	222,115,000.59
District No. 11:						
California	7,662	26,447,804.79	2,383	23,564,796.82	10,045	50,012,601.61
Utah	5,044	13,308,590.44	140	455,265.14	5,184	13,763,855.58
Nevada	398	2,923,731.11	29	548,861.79	427	3,472,592.90
Arizona	1,532	5,672,680.77	439	2,437,665.07	1,971	8,110,345.84
Total	14,636	48,352,807.11	2,991	27,006,588.82	17,627	75,359,395.93
District No. 12:						
Idaho	6,923	21,714,222.30	951	3,359,484.08	7,874	25,073,706.38
Montana	6,735	19,356,221.29	209	1,146,884.85	6,944	20,503,106.14
Oregon	5,975	18,246,947.39	1,071	10,218,436.89	7,046	28,465,384.28
Washington	11,912	29,860,182.54	183	1,491,317.89	12,095	31,351,500.43
Total	31,545	89,177,573.52	2,414	16,216,123.71	33,959	105,393,697.23
Grand total	400,537	1,116,691,663.76	84,679	459,182,721.45	485,216	1,575,874,385.21

TABLE 21.—*Loans to cooperative associations by Federal intermediate credit banks during 1932, classified by commodities, compiled from reports to the Federal Farm Loan Board*

Federal intermediate credit bank of—	Cotton	Wool and mohair	Wheat and other grains	Dried fruits	Canned fruits and vegetables	Redtop, bluegrass, alfalfa, and clover seed	Rice	Tobacco	Other commodities	Total
Springfield		\$24,358,052.35			\$80,937.05				\$18,757.30	\$24,457,746.70
Baltimore	\$4,544,400.00				62,675.00				257,702.37	4,864,777.37
Columbia	10,982,300.00				5,870.23				2,563,502.81	13,551,673.04
Louisville	4,294,500.00	95,000.00				\$156,459.36				5,241,989.30
New Orleans	4,856,413.53						\$696,029.94		89,267.04	4,945,680.57
St. Louis	4,287,600.00								438,552.00	8,038,531.99
St. Paul		7,656.06	\$3,333,332.00		846,755.40					4,648,271.20
Omaha			3,333,332.00							134,671.73
Wichita	1,253,400.00					217,599.99	\$200,000.00			2,344.38
Houston	3,928,400.00					21,975.74				37,495.95
Berkeley						134,671.73				7,307,964.76
Spokane									567,680.07	8,366,651.08
Total	34,147,013.53	24,460,708.41	14,025,545.00	5,397,022.96	3,588,169.97	1,274,758.55	1,510,232.23	696,029.94	4,145,633.71	89,245,114.30

TABLE 22.—*Loans to cooperative associations by Federal intermediate credit banks outstanding on December 31, 1932, classified by commodities, compiled from reports to the Federal Farm Loan Board*

Federal intermediate credit bank of—	Cotton	Wool and mohair	Wheat and other grains	Dried fruits	Canned fruits and vegetables	Redtop, bluegrass, alfalfa, and clover seed	Rice	Tobacco	Other commodities	Total
Springfield		\$822,761.43			\$89,476.95				\$4,103.32	\$916,341.70
Baltimore	\$193,000.00				38,935.00				257,702.37	489,637.37
Columbia	544,000.00								967,586.73	1,511,586.73
Louisville	215,400.00	25,000.00				\$714,203.65				1,640,793.79
New Orleans	812,714.95						\$686,190.14			812,714.95
St. Louis	231,000.00									575,756.35
St. Paul						219,694.39				227,483.13
Omaha										90,752.00
Wichita	58,000.00		\$35,000.00			153,256.35	\$191,500.00			93,000.00
Houston	220,000.00					7,788.74				337,606.60
Berkeley						90,752.00				
Spokane										
Total	2,274,114.95	847,761.43	454,606.00	945,338.38	1,605,474.90	1,083,667.17	530,458.39	686,190.14	1,438,003.89	9,865,615.25

TABLE 23.—*Loans to and discounts for financing institutions by Federal intermediate credit banks during 1932, classified by types of financing institutions, compiled from reports to the Federal Farm Loan Board*

Federal intermediate credit bank of—	Livestock loan companies	Agricultural credit corporations	National banks	State banks	Other banks and trust companies	Total
Springfield.....		\$7,048,232.71	\$10,764.75	\$338,116.31	\$13,501.60	\$7,410,615.37
Baltimore.....		704,256.93	8,125.00	2,559,380.00		3,271,761.93
Columbia.....		2,754,893.94		34,400.35		2,789,294.29
Louisville.....	\$264,999.98	2,278,391.22		217,823.91		2,761,215.11
New Orleans.....	269,349.69	8,162,378.46		30,000.00		8,461,728.15
St. Louis.....	3,917,437.49	4,753,075.65		31,933.00		8,702,446.14
St. Paul.....		10,783,157.56				10,783,157.56
Omaha.....	16,520,327.42					16,520,327.42
Wichita.....	3,873,526.26	1,664,500.36		72,510.97		5,610,537.59
Houston.....	46,766,110.10	3,143,968.00		3,000.00		49,913,078.10
Berkeley.....	16,611,715.10	1,849,863.54		9,131.45		18,470,710.09
Spokane.....	6,745,284.55	10,137,494.77				16,882,779.32
Total.....	94,968,750.59	53,280,213.14	18,889.75	3,296,295.99	13,501.60	151,577,651.07

TABLE 24.—*Loans to and discounts for financing institutions by Federal intermediate credit banks during 1932, classified by types of collateral, compiled from reports to the Federal Farm Loan Board*

Federal intermediate credit bank of—	Type of collateral				Total	
	Livestock					
	Dairy cattle	Other cattle	Sheep and goats	Other live-stock		
Springfield.....		\$50,945.27	\$4,152,070.17		\$3,207,599.93	
Baltimore.....	\$6,770.30	158,632.55			3,106,359.07	
Columbia.....	20,230.00				2,769,064.29	
Louisville.....		97,475.82	153,330.80	\$14,193.36	2,496,215.13	
New Orleans.....	21,215.05	383,801.60		283.65	8,056,427.85	
St. Louis.....	480,119.43	4,502,569.65	170,610.86		3,549,146.20	
St. Paul.....		1,157,868.41	72,186.41		9,553,102.74	
Omaha.....	538,034.69	12,853,820.92	2,801,075.42	5,032.50	323,363.89	
Wichita.....	1,330.82	4,322,634.07	535,866.08	719,155.10	31,551.52	
Houston.....	533,270.05	29,305,617.36	16,750,479.31		3,323,711.38	
Berkeley.....	1,250,631.73	9,210,539.67	6,073,496.27	53,327.59	1,882,714.83	
Spokane.....	794,953.78	2,656,318.21	10,735,581.35		2,695,925.98	
Total.....	3,646,555.85	64,700,223.54	41,444,696.67	791,992.20	40,994,182.81	
					151,577,651.07	

TABLE 25.—*Loans to and discounts for financing institutions by Federal intermediate credit banks outstanding on December 31, 1932, classified by types of institutions, compiled from reports to the Federal Farm Loan Board*

Federal intermediate credit bank of—	Livestock loan companies	Agricultural credit corporations	National banks	State banks	Total
Springfield.....		\$858,931.77	\$5,747.50	\$49,110.89	\$913,790.16
Baltimore.....		1,239,731.45		1,811,086.36	3,050,817.81
Columbia.....		1,603,703.27		5,031.00	1,608,734.27
Louisville.....	\$219,994.49	1,231,187.47		47,474.52	1,498,656.48
New Orleans.....	238,172.36	4,836,036.68		19,619.16	5,093,828.20
St. Louis.....	2,237,550.61	1,934,493.72		5,000.00	4,177,044.33
St. Paul.....		8,971,974.46			8,971,974.46
Omaha.....	11,109,622.94				11,109,622.94
Wichita.....	2,813,432.94	1,279,090.51		51,366.78	4,143,890.23
Houston.....	17,238,816.37	969,725.85			18,208,542.22
Berkeley.....	11,288,106.68	247,570.29			11,535,676.97
Spokane.....	4,495,544.12	7,709,632.20			12,205,176.32
Total.....	49,641,240.51	30,882,077.67	5,747.50	1,988,688.71	82,517,754.39

TABLE 26.—*Loans to and discounts for financing institutions by Federal intermediate credit banks outstanding on December 31, 1932, classified by types of collateral compiled from reports to the Federal Farm Loan Board*

Federal intermediate credit bank of—	Type of collateral				Total	
	Livestock					
	Dairy cattle	Other cattle	Sheep and goats	Other live-stock		
Springfield		\$43,876.77			\$869,913.39	
Baltimore	\$7,561.16	121,841.12			2,921,415.53	
Columbia	22,764.87				1,585,969.40	
Louisville		96,170.64	\$123,823.85		1,278,661.99	
New Orleans	10,602.43	326,666.09			4,756,559.68	
St. Louis	325,989.32	2,660,753.21	137,002.82		1,053,298.98	
St. Paul		1,330,570.41	52,697.55		7,588,706.50	
Omaha	150,254.50	8,925,277.48	1,929,565.26	\$37,867.28	60,658.42	
Wichita	903.28	2,788,648.60	455,465.29	813,220.98	85,652.11	
Houston	346,072.60	11,028,222.92	5,933,679.50		900,567.20	
Berkeley	790,925.69	6,013,356.65	4,479,356.56	27,498.84	224,539.23	
Spokane	570,664.21	2,380,006.60	7,195,326.62		2,059,178.89	
Total	2,231,738.06	35,715,390.49	20,306,917.45	878,587.07	23,385,121.32	
					82,517,754.39	

TABLE 27.—*Total loans and discounts by Federal intermediate credit banks from date of organization to December 31, 1932, compiled from reports to the Federal Farm Loan Board*

Federal intermediate credit bank of—	Cooperative associations	Financing institutions	Total
Springfield	\$97,184,580.12	\$22,601,699.26	\$119,786,279.38
Baltimore	77,312,133.23	24,414,700.98	101,726,834.21
Columbia	97,778,192.62	64,480,087.69	162,258,200.31
Louisville	88,669,441.88	9,494,410.50	98,163,852.38
New Orleans	90,021,937.08	71,836,960.84	161,858,897.92
St. Louis	43,084,249.68	36,921,767.99	80,006,017.67
St. Paul	35,992,794.34	69,333,108.68	105,325,903.02
Omaha	14,847,581.28	101,395,301.72	116,242,883.00
Wichita	71,778,510.45	26,759,750.19	98,538,260.64
Houston	42,567,985.42	179,579,524.50	222,147,509.92
Berkeley	117,976,045.33	126,121,141.47	244,097,186.80
Spokane	38,343,026.85	86,157,715.48	124,500,742.33
Total	815,556,478.28	819,096,169.30	1,634,652,647.58

TABLE 28.—Real estate disposed of by Federal land banks during 1931 and 1932, and real estate held and foreclosures pending on December 31, 1931 and 1932, compiled from reports to the Federal Farm Loan Board

Federal land bank of—	(1) Lands owned outright disposed of (whole units)						(2) Parts of farms disposed of					
	Number		Investment ¹		Consideration ²		Number		Consideration ²			
	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932
Springfield	251	219	\$1,017,205.62	\$887,768.53	\$831,936.60	\$757,034.96	5	16	\$12,650.00	\$39,115.23		
Baltimore	339	347	1,015,730.83	1,265,523.84	836,517.68	1,029,882.58	10	11	22,600.00	15,575.00		
Columbia	769	1,397	2,130,504.87	3,974,257.05	1,734,963.78	2,646,910.83	190	369	357,887.37	576,540.06		
Louisville	260	488	1,015,067.14	1,968,244.65	763,543.84	1,341,728.34	28	42	72,469.22	97,718.50		
New Orleans	543	343	1,295,058.07	748,433.10	1,144,012.05	824,549.09	95	113	141,677.00	146,775.76		
St. Louis	337	665	1,127,682.46	2,003,779.85	737,557.30	1,151,851.57	25	75	58,525.00	87,842.80		
St. Paul	375	466	1,638,710.19	1,911,323.59	1,356,695.68	1,449,539.15	90	143	166,423.20	225,996.18		
Omaha	104	142	816,457.23	875,297.82	751,541.74	795,490.89	1	12	3,000.00	60,890.00		
Wichita	113	285	469,856.09	1,076,117.91	360,676.18	532,363.46	14	65	34,950.00	135,612.71		
Houston	68	131	278,244.08	418,515.87	259,332.03	397,443.42	5	18	5,294.65	30,765.26		
Berkeley	68	108	345,244.17	432,808.76	289,754.00	352,967.63	12	9	23,111.45	34,080.00		
Spokane	416	501	1,380,654.73	1,715,686.00	973,716.36	1,188,478.39	27	47	36,938.81	93,608.40		
Total	3,643	5,092	12,530,415.48	17,277,756.97	10,040,247.24	12,468,240.31	502	920	935,526.70	1,544,519.90		
Federal land bank of—	(3) Sheriffs' certificates, judgments, etc., sold or redeemed						(4) Total of all lands disposed of ³			(5) Sales canceled		
	Number		Investment ⁴		Consideration ²		Number		Consideration ²		Number	
	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932
Springfield							256	235	\$844,586.60	\$796,150.19	61	85
Baltimore							349	358	859,117.68	1,045,457.58	7	84
Columbia							959	1,766	2,092,851.15	3,223,450.89	105	464
Louisville	1	17	\$1,292.04	\$66,015.01	\$1,363.04	\$70,874.94	289	547	837,376.10	1,510,321.78	28	46
New Orleans	168		325,621.74			319,688.39	638	624	1,285,689.05	1,291,013.24	155	144
St. Louis	11	55	39,610.70	195,927.63	22,497.36	160,442.06	373	795	818,579.66	1,400,136.43	56	74
St. Paul	57	17	244,869.15	63,010.06	249,219.34	64,584.17	522	626	1,772,338.22	1,740,119.50	117	114
Omaha	1	4	2,796.32	40,120.12	3,105.57	36,354.00	106	158	757,647.31	892,734.89	38	53
Wichita	9	6	45,400.50	18,831.43	46,137.49	18,820.75	136	356	441,763.67	686,796.92	24	48
Houston							73	149	264,626.68	428,208.68	2	1,818.00

Berkeley.....	1	2	1,648.38	9,863.14	1,648.38	8,944.67	81	119	314,513.83	395,992.30	45	47	250,761.61	152,290.00
Spokane.....	6	3	8,506.13	5,464.00	2,440.43	5,089.32	449	551	1,013,095.60	1,287,176.11	152	239	506,485.12	815,193.74
Total.....	86	272	344,123.22	724,853.13	326,411.61	684,798.30	4,231	6,284	11,302,185.55	14,697,558.51	790	1,398	3,090,131.49	4,524,481.02

Federal land bank of—	(6) Lands acquired outright, held on Dec. 31—						(7) Lands acquired subject to redemption held on Dec. 31—				(8) Foreclosures pending Dec. 31—			
	Number		Investment ⁵		Net carrying value after charge-offs and reserves		Number		Investment ⁵		Number		Unpaid principal	
	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932
Springfield.....	146	311	\$692,377.42	\$1,502,556.68		\$300,000.00					127	208	\$383,900.57	\$778,427.57
Baltimore.....	130	275	484,824.44	887,072.77	\$256,660.31	276,244.86					406	471	1,385,595.50	1,541,774.49
Columbia.....	1,883	1,993	6,488,726.11	6,555,977.84	4,943,253.60	5,095,440.17					936	721	2,961,497.00	2,192,948.02
Louisville.....	238	420	1,345,551.93	2,293,396.01			146	281	\$762,865.53	\$1,595,937.60	476	427	2,399,982.98	2,158,978.22
New Orleans.....	2,055	2,558	6,791,463.47	9,693,535.19	5,258,896.50	7,495,736.22		1,275		3,356,621.69	380	332	1,084,021.80	1,279,669.18
St. Louis.....	508	842	2,022,154.13	3,309,646.84	1,348,396.54	2,396,710.50	317	692	1,158,356.78	3,256,388.65	327	478	1,260,938.43	2,140,593.36
St. Paul.....	1,866	2,966	9,623,844.03	15,359,777.34	7,930,196.57	13,062,365.32	1,364	1,075	6,368,118.89	5,557,152.31	377	371	1,655,300.43	1,698,087.71
Omaha.....	232	478	1,403,611.57	3,270,257.18			266	736	1,796,104.28	6,038,438.64	180	535	1,614,995.04	4,567,851.51
Wichita.....	304	301	1,387,511.43	1,530,408.09			251	293	1,280,152.89	1,637,291.51	119	180	537,681.11	757,180.44
Houston.....	213	506	802,965.29	2,099,343.57			169	165	814,076.29	819,443.55	148	199	595,884.33	771,229.64
Berkeley.....	250	540	1,165,592.96	2,677,473.90		1,108,346.16	409	652	1,555,144.78	6,3,231,137.89	212	155	1,079,679.66	722,172.99
Spokane.....	1,796	2,144	7,256,176.97	8,716,158.75	4,610,277.59	5,873,256.53					326	346	1,154,010.78	1,366,066.94
Total.....	9,621	13,334	39,464,799.75	57,895,604.16	24,347,681.11	35,608,099.76	2,922	5,169	13,734,819.44	7,25,492,411.84	4,014	4,423	16,083,487.63	19,974,980.07

¹ Includes the unpaid principal of the loans involved and any other direct cash outlays made by the banks.

² Total amounts received in disposing of properties. In connection with sales, total sale prices are included. In connection with redemptions of sheriffs' certificates, judgments, etc., the total amounts recovered by the banks are included.

³ Sums of data in secs. 1, 2, and 3.

⁴ In view of the fact that interest and certain other noncash items are considered in arriving at the amount at which sheriffs' certificates, judgments, etc., may be redeemed by the borrowers, any such items which have been set up by the banks are included in these investment figures.

⁵ As reflected by the banks' books and represents some variation with respect to the inclusion of accrued interest and other noncash items.

⁶ Net carrying value after reserve, \$2,684,252.51

⁷ Net carrying value after reserve, \$24,945,526.46.

NOTE.—The data in secs. 1 to 4, inclusive, include any farms charged off completely.

TABLE 29.—Real estate disposed of by joint stock land banks during 1931 and 1932, and real estate held and foreclosures pending on December 31, 1931 and 1932, compiled from reports to the Federal Farm Loan Board¹

Name of bank	(1) Lands owned outright disposed of (whole units)						(2) Parts of farms disposed of			
	Number		Investment ²		Consideration ³		Number		Consideration ³	
	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932
Atlanta	12	58	\$41,779.01	\$196,306.52	\$37,636.35	\$144,279.06	6	54	\$11,100.00	\$69,213.78
Atlantic	73	370	242,127.89	1,338,928.17	242,430.95	908,670.20	78	210	213,297.69	359,219.23
Burlington	10	25	124,615.97	286,733.38	63,540.00	126,650.69	2	3	12,800.00	11,892.85
California	4	5	109,034.58	130,860.38	115,646.92	128,972.58				
Dallas	64	77	268,473.58	495,935.72	210,425.08	344,823.43	3	12	6,420.00	67,004.95
Denver	19	16	126,589.13	116,532.63	96,627.48	73,000.91	6	3	4,200.00	6,800.00
Des Moines	46	31	744,663.02	416,182.46	376,839.20	206,320.54	5	4	11,600.00	8,100.00
First Carolinas	84	158	436,042.59	930,800.70	326,773.03	537,733.81	73	169	177,088.30	326,958.13
First, Fort Wayne	18	38	97,089.36	237,316.25	75,425.41	183,836.20	1	1	1,500.00	6,500.00
First, Montgomery	9	14	128,273.45	78,516.39	78,861.00	48,450.00	2	20	2,600.00	34,520.00
First, New Orleans	1	4	28,100.11	81,347.91	37,853.75	67,921.22	3	4	6,340.00	5,200.00
First Texas	5	11	102,948.12	76,063.16	68,087.50	48,590.70	2		10,127.00	
First Trust, Chicago	27	63	281,221.56	550,632.21	219,746.64	382,293.82	1	4	10,000.00	24,750.00
Fletcher	8	12	49,305.14	64,853.91	46,550.00	46,700.00	3		4,275.00	
Fremont	18	21	252,691.81	307,962.34	156,125.50	177,350.32		2		14,400.00
Greenbrier	8	19	34,704.07	86,616.14	24,297.50	52,191.07	2		17,750.00	
Greensboro	24	45	81,585.81	154,479.71	86,851.62	100,306.01	14	31	48,161.62	56,550.76
Illinois	4	30	44,187.13	328,105.98	35,777.24	190,548.95				
Illinois Midwest	24	53	192,194.12	442,315.85	131,317.56	255,995.16	3	14	8,015.00	41,810.00
Indianapolis		1		11,838.87		11,700.00				
Kentucky	34	155	303,978.35	1,131,883.89	226,269.10	743,438.81	2	2	32,519.00	4,941.25
La Fayette	4	21	25,736.72	146,263.65	23,600.00	108,771.36		1		950.00
Lincoln	48	72	730,017.43	1,004,639.44	465,133.23	573,246.40	4	1	32,715.00	6,850.00
Louisville	25	48	224,578.45	283,175.12	121,373.50	181,327.43	2	8	7,152.00	25,878.90
Maryland-Virginia	5	12	49,348.85	39,107.01	44,500.00	35,550.00		2		3,040.00
Minneapolis-Trust	35			207,128.20		153,432.92				
Mississippi	3	9	62,304.14	189,902.35	57,752.67	131,150.69	7	21	21,218.75	105,987.78
New York	83	95	635,316.34	596,310.10	495,324.59	472,048.22	5	6	18,450.00	7,450.00
North Carolina	47	247	135,466.70	835,344.96	128,820.58	490,005.24	8	29	23,850.00	54,060.16
Northwest ⁴							4		41,503.50	
Ohio-Pennsylvania ⁵	25		173,186.98		152,980.00					
Oregon-Washington	3	2	41,396.77	26,668.81	33,350.50	11,601.84				
Pacific Coast, Portland		2		16,884.24		7,968.06				
Pacific Coast, Salt Lake City	2	5	7,937.28	21,564.86	8,265.00	23,100.00		1		2,500.00
Pacific Coast, San Francisco	22	25	417,215.35	202,888.34	339,096.42	225,406.28	1	13,500.00		45,000.00
Pennsylvania	50	35	224,955.81	164,062.03	198,518.01	142,370.70	3	8	4,325.00	20,725.00
Phoenix		31		233,534.46		119,554.08		4		2,080.00
Potomac	22	54	168,684.28	329,611.71	137,120.19	191,798.61	5	9	20,181.19	12,041.85

San Antonio	16	8	119,814.86	63,163.08	95,550.00	39,800.00		2		2,421.80
Southwest	10	14	52,951.74	74,928.03	34,324.62	46,298.77	3		11,400.00	
Tennessee	6	8	92,215.05	84,325.69	35,300.00	61,723.98	5	7	12,300.00	11,433.95
Union, Detroit	69	257	379,663.14	1,382,714.38	308,383.36	913,105.98	2	28	8,600.00	71,250.00
Union, Louisville	10	53	83,758.98	360,360.14	47,000.00	258,218.99	4	7	12,700.00	25,650.00
Virginia-Carolina	32	83	131,502.57	419,157.83	98,209.83	295,371.13	6	12	21,500.00	25,600.00
Virginian	144	154	952,046.84	788,581.38	630,243.27	523,273.00				
Total	1,118	2,476	8,398,003.08	14,934,478.38	6,111,927.60	9,784,897.16	265	680	827,184.05	1,460,780.39

See footnotes, p. 121.

TABLE 29.—Real estate disposed of by joint stock land banks during 1931 and 1932, and real estate held and foreclosures pending on December 31, 1931 and 1932, compiled from reports to the Federal Farm Loan Board—Continued

Name of bank	(3) Sheriffs' certificates, judgments, etc., sold or redeemed						(4) Total of all lands disposed of ⁶						(5) Sales canceled				
	Number		Investment ⁷		Consideration ³		Number		Consideration ³		Number		Consideration ³				
	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	
Atlanta							18	112	\$48,736.35	\$213,492.84							
Atlantic							151	580	455,728.64	1,267,889.43	7	9	\$24,228.23	\$30,597.40			
Burlington	2	17	\$22,433.34	\$192,090.43	\$10,540.00	\$95,578.50	14	45	86,880.00	234,122.04	2		21,540.00				
California	1		10,893.00		10,893.00		5	5	126,539.92	128,972.58							
Dallas							67	89	216,845.08	411,828.38	2	4	13,800.00	46,250.00			
Denver	1	3	14,636.79	39,413.28	10,500.00	39,054.35	26	22	111,327.48	118,855.26	3	6	12,498.96	25,000.00			
Des Moines	27	68	318,086.66	740,099.83	225,003.96	387,865.00	78	103	613,443.16	602,285.54	25	28	309,267.00	343,099.28			
First Carolinas							157	327	503,861.33	864,691.94	12	24	30,777.75	110,957.02			
First, Fort Wayne	1	3	9,135.81	47,983.33	7,200.00	32,092.04	20	42	84,125.41	222,428.24	10		63,950.00				
First, Montgomery	10	37	74,424.38	272,444.58	47,750.00	135,640.00	21	71	129,211.00	218,610.00	1		2,000.00				
First, New Orleans							4	8	44,193.75	73,121.22		1		2,200.00			
First Texas							7	11	78,214.50	48,590.70							
First Trust, Chicago	3	8	28,452.05	112,015.99	16,000.00	78,678.00	31	75	245,746.64	485,721.82	2	6	34,212.76	90,635.01			
Fletcher	2	1	9,119.58	6,447.88	9,623.67	4,500.00	13	13	60,448.67	51,200.00	5	1	38,050.00	15,250.00			
Fremont	4	3	42,029.64	25,863.48	41,818.77	25,476.28	22	26	197,944.27	217,226.60							
Greenbrier							10	19	42,047.50	52,191.07							
Greensboro							38	76	135,013.24	156,856.77	1		700.00				
Illinois	16		225,957.00				4	46	35,777.24	319,568.95							
Illinois midwest	1	5	7,942.70	22,630.89	5,850.00	10,975.00	28	72	145,182.56	308,780.16	2	1	9,800.00	3,000.00			
Indianapolis								1		11,700.00							
Iowa	1		8,768.03					1		8,768.03							
Kentucky	2		4,028.54		4,000.00		36	159	258,788.10	752,380.06	3	2	18,500.00	6,400.00			
La Fayette								4	22	23,600.00	109,721.36						
Lincoln	9	16	119,857.64	209,379.42	117,066.40	154,864.89	61	89	614,914.63	734,961.29	4	5	68,150.00	62,316.39			
Louisville	27		174,876.27		116,171.35		27	83	128,525.50	323,377.68	2		9,000.00				
Maryland-Virginia							5	14	44,500.00	38,590.00	1	2	8,500.00	3,801.00			
Minneapolis-Trust								35		153,432.92							
Mississippi								10	30	78,966.42	237,138.47						
New York								88	101	513,774.59	479,498.22	7	13	46,940.00	67,250.00		
North Carolina	31		123,068.40			123,068.40		86	276	275,738.98	544,065.40	29	27	184,333.03	157,514.33		
Northwest ⁴								29		194,483.50		1		6,200.00			
Ohio-Pennsylvania ⁵								3	4	33,350.50	24,601.84		3		39,000.00		
Oregon-Washington	2		22,162.26			13,000.00		6			32,209.86						
Pacific Coast, Portland	4		35,379.86		24,241.80												
Pacific Coast, Salt Lake City	1	4	15,077.14	32,495.66	14,250.00	39,050.00	3	10	22,515.00	64,650.00	1	1	8,000.00	4,265.00			
Pacific Coast, San Francisco	11	1	149,178.08	7,500.95	131,774.43	7,590.20	34	27	484,370.85	277,996.48		4		58,500.00			

Pennsylvania							53	43	202,843.01	163,095.70	7	13	39,715.00	59,163.99
Phoenix		2		37,177.07		26,740.00	37	37	148,374.08	148,374.08	1			6,000.00
Potomac							27	63	157,301.38	203,840.46				
San Antonio							16	10	95,550.00	42,221.80	2	2	14,200.00	9,500.00
Southwest							13	14	45,724.62	46,298.77				
Tennessee							11	15	47,600.00	73,157.93				
Union, Detroit	17	9	76,875.79	45,522.30	77,302.93	44,103.18	88	294	394,286.29	1,028,459.16	5	19	37,491.25	103,472.20
Union, Louisville		1		1,390.84		1,600.00	14	61	59,700.00	285,468.99		3		37,000.00
Virginia-Carolina							38	95	119,709.83	320,971.13	3		22,275.00	
Virginian		2		6,171.89		6,171.89	144	156	630,243.27	529,444.89	15	14	60,412.41	107,992.13
Total	121	232	1,021,211.00	2,269,799.78	848,641.56	1,385,180.51	1,504	3,388	7,787,753.21	12,630,858.06	149	192	1,074,841.39	1,398,863.75

See footnotes, page 121.

TABLE 29.—Real estate disposed of by joint stock land banks during 1931 and 1932, and real estate held and foreclosures pending on December 31, 1931 and 1932, compiled from reports to the Federal Farm Loan Board—Continued

Name of bank	(6) Lands acquired outright, held on Dec. 31						(7) Lands acquired subject to redemption held on Dec. 31				(8) Foreclosures pending Dec. 31					
	Number		Investment ⁸		Net carrying value after charge-offs and reserves		Number		Investment ⁸		Number		Unpaid principal			
	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932	1931	1932		
Atlanta-----	154	208	\$1,008,373.79		\$1,297,556.51		\$901,549.94		\$1,106,688.00		37	29	\$189,207.56	\$154,403.43		
Atlantic-----	252	349	1,261,033.32	1,459,382.10	1,311,123.84		1,065,410.83		1,280,99.57		186	247	992,066.85	914,425.48		
Burlington-----	24	20	381,471.64	253,816.69	315,308.45		198,688.05		12	19	\$133,014.82	\$195,505.59	5	36	42,361.38	352,882.86
California-----	6	36	58,121.83	542,995.69	58,121.83		510,289.99	2	12	27,860.86	197,947.97	24	12	367,359.49	179,647.20	
Dallas-----	151	372	1,411,309.78	2,886,438.59	1,088,255.61		2,289,155.60	6	20	33,534.19	95,482.83	41	65	346,134.94	541,676.62	
Denver-----	64	89	509,366.46	739,925.79	304,173.70		471,749.07	14	46	123,200.31	¹⁰ 495,854.19	11	10	79,718.84	84,347.18	
Des Moines-----	51	94	661,657.02	1,254,593.49	902,633.84		492,180.79	58	132	708,303.26	1,422,780.47	120	87	1,359,043.58	981,593.73	
First Carolinas-----	363	474	3,001,690.31	3,319,760.76	2,236,518.99		2,448,462.80					36	152	352,541.87	1,089,559.74	
First, Fort Wayne-----	57	146	471,174.82	1,134,066.85	209,253.58		690,035.37	9	16	44,816.47	93,821.31	11	45	92,729.12	243,440.85	
First, Montgomery-----	48	84	573,841.61	848,288.43	444,880.76		727,145.99	36	84	⁹ 347,203.99	586,813.93	6	19	51,714.35	188,596.13	
First, New Orleans-----	18	37	350,339.57	637,606.62	312,805.15		567,347.89					3	11	56,674.84	186,100.88	
First Texas-----	31	41	338,970.47	416,194.94	316,842.74		316,842.74					4		49,061.10		
First Trust, Chicago-----	149	309	1,818,955.70	3,327,959.98	2,021,346.94		38	208	⁹ 545,679.33	¹⁰ 2,834,251.83	133	236	1,828,411.73	3,032,962.74		
Fletcher-----	50	65	475,624.41	623,511.46	287,953.47		432,650.66	10	32	79,622.44	231,699.87	18	15	114,054.00	119,067.23	
Fremont-----	14	58	179,640.28	806,706.86	159,673.14		726,697.31	10	49	⁹ 139,165.27	¹⁰ 729,369.37	6	38	89,069.34	461,734.60	
Greenbrier-----	14	13	95,737.02	92,962.37	76,146.26		56,618.35									
Greensboro-----	54	161	257,159.40	699,671.77	75,560.02		523,454.42					6	27	15,283.74	129,096.50	
Illinois-----	15	12	169,956.98	194,655.35	153,777.79		177,100.62	11	23	155,418.15	339,189.75	27			359,803.55	
Illinois Midwest-----	29	44	293,720.27	472,679.61	233,665.72		399,951.25	7	17	⁹ 54,246.81	153,245.25	5	15	32,511.15	103,149.46	
Iowa-----								14								
Kentucky-----	62	44	553,722.44	453,562.52	212,212.75		208,082.75	8			51,914.49	75	71	389,316.94	394,833.23	
LaFayette-----	35	44	360,828.89	482,666.46	268,921.41		359,316.11	3	8	16,689.96	72,285.37	2	17	24,325.23	241,731.76	
Lincoln-----	48	183	733,378.72	2,153,204.83	527,999.81	1,953,906.00	34	190	⁹ 446,650.36	¹⁰ 2,407,510.83	51	195	727,535.00	2,241,405.99		
Louisville-----	28	66	311,149.92	587,332.85	171,201.00		343,974.06	23	70	⁹ 170,996.68	¹⁰ 415,273.31	72	62	475,162.39	360,451.55	
Maryland-Virginia-----	2	10	12,593.53	70,444.97	12,593.53		61,773.49				2	3	5,340.89	21,205.34		
Minneapolis-Trust-----	181		1,058,848.61		1,037,247.22	2	91	11,890.01		529,922.40		29			160,038.95	
Mississippi-----	11	40	272,450.27	508,324.89	199,646.23		435,975.51					9	8	170,809.44	128,877.60	
New York-----	105	180	880,861.45	1,448,826.59	640,693.43		1,133,527.67					127	136	727,192.53	762,092.02	
North Carolina-----	405	587	2,054,968.97	3,184,479.36	1,901,595.12		2,854,323.44					77	41	426,425.90	168,814.18	
Northwest ⁴ -----	2	2	30,815.01	30,815.01	30,815.01		30,815.01	3	3	32,987.93	32,987.93					
Ohio-Pennsylvania ⁵ -----																
Oregon-Washington-----	24	40	367,950.37	462,552.33	133,441.86		275,499.32	12	14	⁹ 112,967.10	¹⁰ 112,132.66	2			11,209.16	
Pacific Coast, Portland-----	3	7	41,103.69	98,969.90	26,229.31		56,834.74	2	5	⁹ 36,583.16	¹⁰ 62,136.35	3	7	34,164.35	103,708.75	
Pacific Coast, Salt Lake City-----	10	23	47,110.20	97,112.73		53,515.57	21	23	93,797.86	97,019.47	5	10	11,375.62	59,112.08		

Pacific Coast, San Francisco	7	40	11,226,475.35	12,822,739.62	11,835,949.82	12,842,594.16	18	27	288,222.33	313,876.30	42	110	535,231.01	1,378,220.99
Pennsylvania	35	68	139,904.30	220,687.66	114,309.01	152,221.41					13	6	66,459.97	20,858.68
Phoenix	53		570,123.56		371,443.88		53			10,621,663.27	2	64	102,212.97	542,447.06
Potomac	50	115	354,794.08	565,721.66	302,963.29	418,284.96					31	65	192,796.89	299,911.32
San Antonio	43	78	386,463.81	835,449.53	318,065.90	710,876.62	3	2	36,379.47	26,078.51	24	24	195,662.71	116,345.44
Southwest	36	64	252,205.29	416,307.69	234,184.94	362,435.40					36	49	324,794.87	510,228.93
Tennessee	10	23	63,122.41	197,029.74	57,557.61	193,501.40		1		10,1,708.05	19	23	243,115.78	187,123.33
Union, Detroit	103	206	705,544.28	1,194,679.01	553,433.00	831,782.16	67	169	413,113.63	799,008.98	254	388	1,388,472.23	1,850,439.85
Union, Louisville	17	42	135,085.58	276,218.07	90,551.19	187,782.77		2		10,11,364.59	13	4	94,019.28	12,251.41
Union Trust								1		4,757.09		2		9,654.96
Virginia-Carolina	122	250	524,956.77	994,591.34	443,659.54	869,224.44					49	30	245,734.29	110,321.08
Virginian	52	85	352,616.49	585,736.77	164,407.71	340,771.67	18	24	110,672.31	131,805.29	89	172	380,678.90	862,990.09
Total	2,754	5,043	23,136,243.51	39,324,939.56	15,856,986.13	29,963,691.49	419	1,363	94,163,016.79	10,13,169,125.66	1,643	2,593	12,769,709.97	19,725,823.03

¹ Joint stock land banks liquidated through receivership or in process of liquidation through receivership on Dec. 31, 1932, are excluded.

² Includes the unpaid principal of the loans involved and any other direct cash outlays made by the banks.

³ Total amounts received in disposing of properties. In connection with sales, total sale prices are included. In connection with redemptions of sheriffs' certificates, judgments, etc., the total amounts recovered by the banks are included.

⁴ In voluntary liquidation.

⁵ Merged with Union Joint Stock Land Bank of Detroit, June 30, 1931.

⁶ Sums of data in secs. 1, 2, and 3.

⁷ In view of the fact that interest and certain other noncash items are considered in arriving at the amount at which sheriffs' certificates, judgments, etc., may be redeemed by the borrowers, any such items which have been set up by the banks are included in these investment figures.

⁸ As reflected by the banks' books and represents some variation with respect to the inclusion of accrued interest and other noncash items.

⁹ Net carrying values after reserves: First, Montgomery, \$344,516; First Trust, \$241,646.32; Fremont, \$131,138.72; Illinois Midwest, \$52,154.38; Lincoln, \$370,809.73; Louisville, \$80,600.20; Oregon-Washington, \$107,246.44; Pacific Coast, Portland, \$25,000; total, \$3,662,635.79.

¹⁰ Net carrying values after reserves: Denver, \$452,048.18; First Trust, \$2,759,251.83; Fremont, \$724,039.26; Lincoln, \$2,120,219.21; Louisville, \$256,533.43; Oregon-Washington, \$103,506.01; Pacific Coast, Portland, \$55,243.59; Phoenix, \$613,446.28; Tennessee, \$1,597.07; Union, Louisville, \$7,000; total, \$12,570,746.07.

¹¹ Includes \$1,159,028.23 in city real estate acquired in trade for farm properties; carrying value of all real estate before deducting reserve, \$1,204,028.23.

¹² Includes \$1,306,953.44 in city real estate acquired in trade for farm properties; carrying value of all real estate before deducting reserve, \$1,732,519.71.

NOTE.—The data in secs. 1 to 4, inclusive, include any farms charged off completely.

TABLE 30.—Number and amount of loans and acreage and appraised value of farms securing loans submitted by Federal land banks to the Federal Farm Loan Board for approval as collateral for bonds during 1932, by banks, and totals from organization through December 31, 1932.¹

Federal land bank of—	Loans submitted		Acres mortgaged	Average number of acres per loan	Original appraised value			Average amount loaned per acre	Average appraised value per acre	
	Number	Amount			Land	Buildings	Total		Land only	Land and buildings
Springfield.....	924	\$3,076,415.00	121,116	131.1	\$6,045,492.00	\$3,661,370.00	\$9,706,862.00	\$25.40	\$49.91	\$80.15
Baltimore.....	427	1,245,027.00	79,210	186.0	2,271,539.00	1,062,365.00	3,333,904.00	15.72	28.68	42.09
Columbia.....	24	41,100.00	3,854	161.0	86,777.00	55,025.00	141,802.00	10.66	22.52	36.79
Louisville.....	585	1,707,235.00	77,510	132.5	3,506,919.00	1,345,730.00	4,852,649.00	22.03	45.24	62.61
New Orleans.....	52	180,200.00	17,216	331.1	483,635.00	190,405.00	674,040.00	10.57	28.09	39.15
St. Louis.....	65	314,600.00	10,268	158.0	823,530.00	158,500.00	982,030.00	30.64	80.20	95.64
St. Paul.....	688	2,235,375.00	117,926	171.4	4,253,461.00	2,597,023.00	6,850,484.00	18.96	36.07	58.09
Omaha.....	1,111	5,146,642.00	220,547	199.0	12,166,703.00	3,133,850.00	15,300,553.00	23.34	55.17	69.38
Wichita.....	519	1,697,934.00	245,409	473.0	4,077,532.00	874,575.00	4,952,107.00	6.92	16.62	20.18
Houston.....	995	4,904,411.00	710,786	714.4	8,999,248.00	1,449,316.00	10,448,564.00	6.90	12.66	14.70
Berkeley.....	172	961,640.00	57,192	333.0	2,173,161.00	567,390.00	2,740,551.00	16.81	38.00	47.92
Spokane.....	521	1,848,858.00	92,267	177.1	4,000,777.00	1,453,683.00	5,454,460.00	20.04	43.36	59.12
Total.....	6,083	23,359,437.00	1,753,301	288.2	48,888,774.00	16,549,232.00	65,438,006.00	13.32	27.88	37.32
Total from organization through Dec. 31, 1932.....	515,953	1,625,108,791.00	96,249,150	186.5	3,479,435,918.00	965,432,337.00	4,444,868,255.00	16.88	36.15	46.18

¹ Purchase money mortgages and loans replacing other loans to the same borrowers by the same banks, submitted for approval as collateral for bonds, are not included in this table.

TABLE 31.—*Amount of loans submitted by Federal land banks to the Federal Farm Loan Board for approval as collateral for bonds, and percentage classification by purposes, by years from 1929 to 1932, inclusive, and from organization through December 31, 1932*¹

	1929	1930	1931	1932	From organization through Dec. 31, 1932
Amount submitted -----	\$68,627,570	\$41,122,475	\$40,327,327	\$23,359,437	\$1,625,108,791
PURPOSES OF LOANS					
Purchase of land-----	Per cent 14.0	Per cent 12.9	Per cent 8.6	Per cent 4.6	Per cent 10.0
Equipment, fertilizer, livestock and irrigation-----	2.8	3.2	3.3	2.4	2.9
Buildings and improvements-----	4.2	4.3	3.3	2.2	4.9
Payment of mortgages-----	61.8	59.6	57.5	48.2	65.1
Payment of other debts-----	12.2	15.0	22.3	37.6	12.1
National farm loan association stock-----	5.0	5.0	5.0	5.0	5.0
Total-----	100.0	100.0	100.0	100.0	100.0

¹ Purchase money mortgages and loans replacing other loans to the same borrowers by the same banks, submitted for approval as collateral for bonds, are not included in this table.

EXHIBIT A

SECTION 39 OF THE RULES AND REGULATIONS OF THE FEDERAL FARM LOAN BOARD
ADOPTED JUNE 8, 1926, AS AMENDED EFFECTIVE MARCH 24, 1932

Charter members of national farm loan associations shall be considered as stockholders from the date they sign the charter. A noncharter member is not a stockholder until his stock is issued. Associations shall be guided by the foregoing in determining who shall be given notice of stockholders' meetings under association by-laws.

When at least 10 days written notice has been given to each stockholder of the time and place of meeting, the stockholders who actually attend the meeting, provided there are two or more, will constitute a quorum for the transaction of business.

Voting by proxy shall not be permitted at the annual meetings of associations unless the proxy holder is a joint owner of the stock being voted, or unless the proxy holder is the husband or wife of the owner of the stock being voted. In the latter case said husband or wife shall not be eligible to any office in the association.

EXHIBIT B

SECTION 61 OF THE RULES AND REGULATIONS OF THE FEDERAL FARM LOAN BOARD
ADOPTED JUNE 8, 1926, AS AMENDED EFFECTIVE DECEMBER 7, 1932

A person will be deemed to be "engaged in the cultivation of the farm mortgaged" within the meaning of the first sentence of subsection 6 of section 12 of the farm loan act if he cultivates the land with his own or hired labor or has the right to exercise and does exercise substantial control or direction of the management of the farm mortgaged.

EXHIBIT C

SECTION 19 OF THE RULES AND REGULATIONS OF THE FEDERAL FARM LOAN BOARD
ADOPTED JUNE 8, 1926, AS AMENDED EFFECTIVE DECEMBER 29, 1932

The semiannual determination of net earnings for reserve and dividend purposes shall be made on June 30 and December 31 each year. Net earnings for the purposes of section 23 of the Federal farm loan act are hereby defined as the gross earnings reduced by current expenses, losses, and other charges against current

earnings specified by law or required to be made by the regulations of the board. The amount thus determined semiannually shall be net earnings.

Federal and joint stock land banks may carry to reserve account a sum or sums in excess of the legal requirements of section 23 of the Federal farm loan act. When the amount in the reserve account of any Federal land bank equals or exceeds its outstanding capital stock, said bank is required thereafter to carry to reserve account annually 10 per cent of its net earnings, unless or until additional stock is issued or the reserve becomes impaired. When the amount in the reserve account of any joint stock land bank equals or exceeds 20 per cent of its outstanding capital stock said bank is required thereafter to carry to reserve account annually 5 per cent of all its net earnings unless or until additional stock is issued or the reserve becomes impaired.

After the required per cent has been carried to legal reserve the remainder may be used for dividend purposes as specified in the act, provided, however, that all dividends shall be declared as of June 30 or December 31 of the year in which declared and provided further that no dividend shall be declared by any Federal or joint stock land bank except with the special approval of the Federal Farm Loan Board in writing. Payment of dividends so declared may be made in such manner as the bank may determine.

On or before January 10 and July 10 of each year each land bank shall report to the Farm Loan Board the earnings, expenses, and dividends for the preceding semiannual period ending December 31 and June 30, respectively. Such reports shall be attested by the oath of the president or treasurer of the bank.

EXHIBIT D

SECTION 22½ OF THE RULES AND REGULATIONS OF THE FEDERAL FARM LOAN BOARD ADOPTED JUNE 8, 1926, AS AMENDED EFFECTIVE JANUARY 24, 1933

Upon reasonable request by any holder of outstanding farm loan bonds of a Federal land bank or a joint stock land bank, such bank shall make exchanges of its farm loan bonds of the same issue. No charge shall be made by the bank for the issuance of coupon bonds of \$500 denomination or over in exchange for coupon bonds of smaller denomination nor for the issuance of registered bonds in exchange for registered bonds of the same denomination, nor for the issuance of registered bonds of \$500 denomination or over in exchange for registered bonds of smaller denomination. For the issuance of coupon bonds of less than \$500 denomination the bank may make a charge not to exceed that permitted in schedules which are sent to the banks from time to time by the Federal Farm Loan Board based upon average costs of preparation. Except as otherwise provided in this paragraph, the bank may make a charge for exchanges not to exceed 50 cents for each bond issued.

EXHIBIT E

COPY OF BOARD'S LETTER DATED JANUARY 28, 1933, SETTING FORTH CHANGE IN REQUIREMENTS OF PARAGRAPH (B) OF SECTION 16 OF THE RULES AND REGULATIONS OF THE FEDERAL FARM LOAN BOARD

TREASURY DEPARTMENT,
FEDERAL FARM LOAN BUREAU,
Washington, January 28, 1933.

To all Federal Land Banks,
Joint Stock Land Banks,
Reviewing Appraisers,
Land Bank Appraisers,
Land Bank Examiners,
Farm Loan Registrars.

Paragraph (b) of section 16 of the rules and regulations of the Federal Farm Loan Board adopted June 8, 1926, as amended, has been suspended effective today and in lieu thereof the Federal and joint stock land banks shall until further notice comply with the following requirements with respect to acquired real estate:

"(b) The bank shall obtain a reappraisal of such real estate before the expiration of one year after its acquirement, if in the meantime it has not been sold.

After the expiration of such year, except as hereafter provided in this section, the bank shall not carry such real estate as an asset at an amount exceeding the normal market value of such real estate according to such reappraisal, or the amount of the bank's investment therein at the time of acquirement plus the cost to the bank of any permanent improvements that may have been made thereon during the first year of ownership, whichever is the lower. For the purposes of this regulation (1) whenever property is required to be reappraised the reappraisal shall be made by a reviewing appraiser, or, at the expense of the bank, by a land bank appraiser designated by a reviewing appraiser or by the Federal Farm Loan Board, but such reappraisal if made by a land bank appraiser shall not be deemed complete for the purposes of this regulation until approved by a reviewing appraiser in writing, or by the Federal Farm Loan Board; (2) 'normal market value' shall be deemed to be the amount for which according to such reappraisal, the bank should be able to sell the property under normal agricultural conditions with at least a substantial down payment, the purchaser to assume drainage, levee, irrigation, etc., liabilities; (3) expenditures made for the rehabilitation of real estate, following acquirement, may be regarded as expenditures for permanent improvements in so far as such rehabilitation adds to the normal market value of the property, but expenditures for the normal operation and maintenance of acquired real estate, as distinguished from rehabilitation, are not to be regarded as incurred for permanent improvements; and (4) wherever the phrase 'recovery value' is used in the other paragraphs of section 16 of the rules and regulations of the Federal Farm Loan Board adopted June 8, 1926, as amended, such phrase shall be interpreted to mean 'normal market value.' "

The foregoing provision shall not be construed to permit any bank to increase the present carrying value of any real estate acquired prior to the date of this circular.

F. D. VAN SANT, *Secretary.*

EXHIBIT F

AMENDMENT TO THE FARM LOAN ACT, APPROVED JANUARY 23, 1932

[PUBLIC—No. 3—72d CONGRESS]

[H. R. 6172]

AN ACT To amend the Federal farm loan act, as amended, to provide for additional capital for Federal land banks, and for other purposes

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That section 5 of the Federal farm loan act, as amended (U. S. C., title 12, ch. 7, secs. 691–697), is amended by inserting after the word "subscribed" in the sixth paragraph thereof the words "by national farm loan associations, by borrowers through agencies, and by borrowers through branch banks."

Sec. 2. Section 5 of the Federal farm loan act, as amended (U. S. C., title 12, ch. 7, secs. 691–697), is further amended by adding at the end thereof a new paragraph as follows:

"It shall be the duty of the Secretary of the Treasury on behalf of the United States, upon the request of the board of directors of any Federal land bank made with the approval of the Federal Farm Loan Board, to subscribe from time to time for capital stock of such bank in an amount or amounts specified in such approval or approvals, such subscriptions to be subject to call in whole or in part by the board of directors of said bank upon thirty days' notice with the approval of the Federal Farm Loan Board. The Secretary of the Treasury is hereby authorized and directed to take out and pay for shares having an aggregate par value equal to the amounts so called; and to enable the Secretary of the Treasury to pay for stock issued hereunder there is hereby authorized to be appropriated the sum of \$125,000,000, such stock to be nonvoting. Shares of stock issued pursuant to this paragraph shall be paid off at par and retired in the same manner as the original capital stock of said bank after said original stock outstanding, if any, has been paid off and retired: *Provided, however,* That stock issued pursuant to this paragraph may at any time, in the discretion of the directors and with the approval of the Federal Farm Loan Board, be paid off at par and retired in whole or in part; and that said board may at any time require such stock to be paid off at par and retired in whole or in part if in the opinion of the board the bank has resources available therefor. The proceeds of all repayments on account of

stock issued pursuant to this paragraph shall be held in the Treasury of the United States and shall be available for the purpose of paying for other stock thereafter issued pursuant to this paragraph."

SEC. 3 (a). Section 23 of the Federal farm loan act, as amended (U. S. C., title 12, ch. 7, secs. 901, 902), is amended, effective July 1, 1932, by adding at the end thereof a new paragraph as follows:

"Every Federal land bank shall semiannually carry to reserve account a sum not less than 50 per centum of its net earnings until said reserve account shall show a credit balance equal to the outstanding capital stock of said land bank. After said reserve is equal to the outstanding capital stock 10 per centum of the net earnings shall be added thereto semiannually. Whenever said reserve shall have been impaired, it shall be fully restored before any dividends are paid. After deducting the 50 per centum or the 10 per centum herein directed to be deducted for credit to reserve account, any Federal land bank may declare a dividend or dividends to shareholders of the whole or any part of the balance of its net earnings, but only with the approval of the Federal Farm Loan Board. In the case of Federal land banks the requirements of this paragraph shall be in lieu of the requirements of the first three sentences of the first paragraph of this section and in lieu of the requirements of the first sentence of the second paragraph of this section."

(b) Section 23 of the Federal farm loan act, as amended (U. S. C., title 12, ch. 7, secs. 901, 902), is further amended by inserting after the word "earnings" and before the period in the first sentence of the second paragraph thereof a colon and the following: "*Provided*, That any dividend or dividends declared by any joint stock land bank shall be subject to the approval of the Federal Farm Loan Board."

SEC. 4. The first three paragraphs of section 24 of the Federal farm loan act, as amended (U. S. C., title 12, ch. 7, secs. 911-913), are amended effective July 1, 1932, to read as follows:

"That every national farm loan association shall, out of its net earnings, semi-annually carry to reserve account a sum not less than 10 per centum of such net earnings until said reserve account shall show a credit balance equal to 25 per centum of the outstanding capital stock of said association. After said reserve has reached the sum of 25 per centum of the outstanding capital stock, 5 per centum of the net earnings shall be semiannually added thereto.

"Whenever said reserve shall have been impaired it shall be fully restored before any dividends are paid.

"After deducting the 10 per centum or the 5 per centum hereinbefore directed to be credited to reserve account, said association may at its discretion declare a dividend to shareholders of the whole or any part of the balance of said net earnings."

SEC. 5. Section 13 of the Federal farm loan act, as amended (U. S. C., title 12, ch. 7, sec. 781), is amended by adding at the end thereof a new paragraph to read as follows:

"Tenth. When in the judgment of the directors conditions justify it, to extend, in whole or in part, any obligation that may be or become unpaid under the terms of any mortgage, and to accept payment of any such obligation during a period of five years or less from the date of such extension in such amounts as may be agreed upon at the date of making such extension. The sum of \$25,000,000 of the amount authorized to be appropriated under section 5 of this act, as amended, shall be used exclusively for the purpose of supplying any bank with funds to use in its operations in place of any amounts of which such bank may be deprived by reason of extensions made as provided in this paragraph."

SEC. 6. The Federal Farm Loan Board is authorized to make such rules and regulations, not inconsistent with law, as it deems necessary or requisite for the efficient execution of the provisions of the Federal farm loan act, and/or any act or acts amendatory thereof or supplementary thereto.

Approved, January 23, 1932.

EXHIBIT G

AMENDMENT TO THE FARM LOAN ACT, APPROVED MAY 19, 1932

[PUBLIC—No. 138—72D CONGRESS]

[S. 2409]

AN ACT To amend Title II of the Federal farm loan act in regard to Federal intermediate credit banks, and for other purposes

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That section 202 (a) of Title II of the Federal farm loan act, as amended (U. S. C., title 12, ch. 8, sec. 1031), is hereby amended by substituting a semicolon for the period at the end of clause (3) and adding thereto the following new matter: "and to accept drafts or bills of exchange issued or drawn by any such association when secured by warehouse receipts and/or shipping documents covering staple agricultural products as herein provided."

Sec. 2. Section 205 of Title II of the Federal farm loan act, as amended (U. S. C., title 12, ch. 8, sec. 1061), is hereby amended by adding at the end thereof the following new matter: "In the event that there shall be an impairment of the paid-in capital of any Federal intermediate credit bank, the Farm Loan Board, at such time or times as it deems advisable, may determine and assess the amount thereof against the other Federal intermediate credit banks on such equitable basis of apportionment as it shall prescribe. Each bank against which such an assessment is made shall, out of its surplus and/or to an extent up to 50 per centum of its net earnings, in accordance with the terms of such assessment, pay the amount thereof as soon as possible to the bank having the impairment. In such event payments into the surplus fund and payments of the franchise tax prescribed by this chapter shall be determined on the basis of the net earnings remaining after providing for the payment of any such assessment."

Sec. 3. Section 206 (b) of Title II of the Federal farm loan act, as amended (U. S. C., title 12, ch. 8, sec. 1072), is hereby amended (effective January 1, 1932) by striking out the first two sentences of said section and substituting therefor the following new matter: "After all necessary expenses of a Federal intermediate credit bank have been paid or provided for, the net earnings shall be paid into a surplus fund until it shall amount to 100 per centum of the subscribed capital stock of such bank, and thereafter 50 per centum of such earnings shall be paid into the surplus. Whenever the surplus thus paid in shall have been impaired it shall be fully restored before payment of the franchise tax herein prescribed. After the aforesaid requirements of this section have been fully met and, except as otherwise provided in this act, 50 per centum of the net earnings shall be paid to the United States as a franchise tax."

Sec. 4. Section 207 of Title II of the Federal farm loan act, as amended (U. S. C., title 12, ch. 8, sec. 1081), is hereby amended by striking out the period at the end thereof and substituting a colon together with a proviso as follows: "Provided, That in view of the liability of all Federal intermediate credit banks for the debentures and other such obligations of each bank under this act, the banks shall, in accordance with rules, regulations, and orders of the Federal Farm Loan Board, enter into adequate agreements and arrangements among themselves by which funds shall be transferred and/or made available from time to time for the payment of all such debentures and other such obligations and the interest thereon when due in accordance with the terms thereof."

Sec. 5. The second paragraph of section 13 (a) of the Federal reserve act, as amended (U. S. C., title 12, ch. 3, sec. 349), is hereby amended by adding thereto a new sentence as follows: "Any Federal reserve bank may also, subject to regulations and limitations to be prescribed by the Federal Reserve Board, discount notes payable to and bearing the indorsement of any Federal intermediate credit bank, covering loans or advances made by such bank pursuant to the provisions of section 202 (a) of Title II of the Federal farm loan act, as amended (U. S. C., title 12, ch. 8, sec. 1031), which have maturities at the time of discount of not more than nine months, exclusive of days of grace, and which are secured by notes, drafts, or bills of exchange eligible for rediscount by Federal reserve banks."

SEC. 6. The seventh paragraph of section 13 of the Federal reserve act, as amended (U. S. C., title 12, ch. 3, sec. 347), is hereby amended by changing the period at the end thereof to a comma and adding thereto the words "or by the deposit or pledge of debentures or other such obligations of Federal intermediate credit banks which are eligible for purchase by Federal reserve banks under section 13 (a) of this act."

Approved, May 19, 1932.

