

1912 - 214

Land AGENTS ANNUAL REPORT

LAND DEPT.

YEAR ENDING DEC. 31, 1912

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NEGAUNEE, MICHIGAN, April 10, 1913.

Mr. Wm. G. Mather, President,
Cleveland, Ohio.

Dear Sir:-

Herewith find ANNUAL REPORT of The Cleveland-Cliffs Iron Company, Land
Department, and its subsidiary companies for the fiscal year 1912.

Respectfully,

CVR Townsend
Land Agent.

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ANNUAL REPORT

LAND DEPARTMENT - NEGAUNEE, MICHIGAN

FISCAL YEAR 1912

THE CLEVELAND-CLIFFS IRON COMPANY

IRON CLIFFS COMPANY

PIONEER IRON COMPANY

PIONEER & ARCTIC IRON COMPANIES

CLEVELAND IRON MINING COMPANY

AMERICAN IRON MINING COMPANY

MICHIGAMME COMPANY

EXCELSIOR IRON COMPANY

THE MUNISING COMPANY

MUNISING, MARQUETTE & SOUTHEASTERN RAILWAY CO.

BAY MILLS LAND & LUMBER COMPANY

JACKSON IRON COMPANY

BUNKER HILL MINING COMPANY

LAND DEPARTMENT REPORT FOR THE FISCAL YEAR ENDING

DECEMBER 31, 1912

The Land Department has under its care and supervision the lands of The Cleveland-Cliffs Iron Company, Iron Cliffs Company, Cleveland Iron Mining Company, Pioneer Iron Company, American Iron Mining Company, Arctic Iron Company, The Munising Company, Munising, Marquette & Southeastern Railway Company, Michigan Game Company, Jackson Iron Company, Bunker Hill Mining Company, and Bay Mills Land & Lumber Company.

The work of the Department consists in the careful supervision of all company lands; the prevention of trespasses of all kinds; the loss and destruction of land and timber by forest fires; the locating and establishing of woodworking manufacturing plants at points tributary to the company railroads; the sale and leasing of farm lands to settlers; the sale and leasing of lots in the various villages and cities; the sale of timber stumpage to the woodworking manufacturing plants within the district mentioned; the collection of rents and all moneys from such sales and leases; studying the general conditions of our tenants and the locations in which they live and encouraging improvements in the various cities, townships and villages in which the companies are interested; the operating and maintenance of Grand Island Forest and Game Preserve and improvements, Hotel Williams and Cottages, The C. C. I. Co. General Farm at Rumely, Greenhouses, Forestry operations, Munising Sawmill and its various branches, and the operations conducted by various woodworking and other industries on the company's lands and within its territory, all of which are in charge of the Land Department. It is also its duty to look after land titles, assessments, and levy of taxes and the payment of same.

LANDS PURCHASED

Very few parcels of land are being offered for sale. There are occasional offerings of isolated tracts but no groups of medium size and value. A few larger groups have been offered during the year at prices ranging from

\$18.00 to \$25.00 per acre. The Michigan Iron & Land Company's timbered land property has been on the market for several years at prices averaging about \$20.00 per acre. The remoteness of these lands do not appeal to the average lumbermen, who desire to operate the timber immediately owing to the high valuations and increased taxation. The State Tax Commission has had men examining timbered lands in several Upper Peninsula counties with the result that valuations have been more than doubled and taxes have been increased, which will necessitate the removal of the timber as rapidly as the lumber market will permit. The lumber market became decidedly active in the early fall with increased prices in all lines, except cedar products, which includes ties and shingles. The timbered lands purchased during the fiscal year were small parcels or tracts acquired for the purpose of filling out the groupings.

TIMBER SALES TO MANUFACTURERS

Great Lakes Veneer Company

A new company was organized to take over the property of the Great Lakes Veneer Company, and which is now known as the Munising Veneer Company. The organization was perfected and the plant started operations in September. It purposes to continue manufacturing veneers along the same line as the former company, and the prospects seem very good for the plant to be prosperous.

Munising Woodenware Company

This plant has been running along steadily and successfully during the year. The extremely low temperature during the winter made it difficult to dry the product, with the result that but small sales and shipments were made until the late spring. Like all new plants, it was necessary to find a market and get its product into the hands of the consumer. Some difficulty was experienced on account of the other manufacturers in the same line reducing the prices and discouraging competition. The plant is employing, on an average, about 55 men steadily, and its employees have added materially to the welfare of the town.

Munising Paper Company

Hemlock logs from The Munising Company lands, from which the Tannery had peeled the bark, have in some instances been taken to the mill. There are other

lots which still remain in the woods, some of which, however, are being logged this winter, and the amount which will be left over at the spring break-up in 1913 will not be large. The Paper Company is conducting most of its operations in Town 44 North, Range 18 West and on this account but very little hemlock was peeled by the Tannery Company on The Munising Company lands in 1912.

Brunswick-Balke-Collender Company

Its operations are materially increasing and they are looking about for timbered lands and buying maple logs within any reasonable distance of Marquette. They are, together with the Superior Veneer & Cooperage Company of Munising, looking over the Worcester holdings northeast of Marquette (Cusino District) and it is quite probable that they will purchase this property, in which event the hardwood would go to Big Bay and the softwood to Munising. They have picked up a few scattering lands in the Skandia District (Town 46 North, Range 23 West) and have paid \$20.00 and \$22.00 an acre for the timbered lands, which are being immediately operated. This activity has resulted in material strengthening of timbered land values and also increased the value of saw logs delivered along the railroad track in the Marquette-Munising District.

Munising Tannery Company

The consumption of bark during the past year was slightly above 8,000 cords. It is difficult to get definite information as to the activity of this plant, although they assert the plant was running about ninety per cent. of its capacity. The leather market broadened during the past year and it is now at high tide, both as to consumption and prices, and the tanneries are working as near their full capacity as possible. Hides have materially increased in price, but leather has kept in advance. The Tannery bought considerable bark in the L'Anse District. This was transported by two large flat-scows, the combined capacity being about 200 cords. The water transportation cost about \$1.00 per cord. Most of the bark came from Skanee, which has no railroad facilities and in the past the bark in this particular district has been wasted. But very little bark was peeled within the so-called Munising District, on either the Munising Company or Lac La Belle lands. Extensive peeling operations were conducted in

Town 44 North, Range 18 West by the Munising Paper Company under contract with the Tannery. These operations will extend through 1913 and probably into 1914.

General

Forest products during the first half of the fiscal year did not find a ready market. There was but a small demand and the prices were low. A decided change was experienced in the early fall, with the result that during the present winter there has been a firm demand with steadily increasing prices. The output will not be heavy, men being scarce and unreliable and wages high. The demand for maple logs has been particularly active, and this class of timber will continue to command fancy prices on account of the needs of the Big Bay plant. The prices for all timber along the Munising, Marquette & Southeastern Railway continue to rule above the same class of material along other railroads, and this condition will prevail on account of there being such a small amount received from independent sources.

A large sawmill plant is being built at L'Anse by the Marshall Butters Lumber Company. This plant has back of it the so-called Percles-Maxey timbered lands, consisting of about 25,000 acres located in Towns 50, 51 and 52 North, Ranges 31 and 32 West. The capacity of the plant will be about 150,000 feet daily. The timber on the lands is mixed and a large proportion of the output will be hardwood.

The Escanaba Lumber Company expects to build a mill at Pike Lake on the Soo Line in Town 44 North, Range 12 West. They purchased the Cook, Curtis & Miller lands and plant at Curtis and that part of the Manistique Lumbering Company railway from Seney to Curtis, and to this connection they built a railroad to Pike Lake to connect with the Soo Line. The proposed mill is to take the place of the one owned by them at Masonville and which was destroyed by fire.

The I. Stephenson Company at Wells expect to have an output of 110 million feet of lumber for 1912. During the winter of 1912-13 they lumbered over a million feet of logs daily.

The Crothers mill at Yalmar has been taken over by its creditors and

now is being operated by the Consolidated Fuel & Lumber Company. The same condition prevails at the McReavy mill at Yalmar, which is being operated by the same people.

WOODWORKING INDUSTRIES

Some of the wood working manufacturing companies in Southern parts of the state are looking about for new locations. There has been considerable buying, by the large interests, of the remaining timber in the Lower Peninsula, with the result that some medium-sized industries, which were not fortified by their own timber reserve, find themselves without a supply and unable to purchase. It would not be difficult to get one or two industries for Munising, provided assurance can be given that they can obtain a steady supply of timber.

SAWMILL PLANT - MUNISING

The mill ran single shift continuously from April 22nd to October 26th, being a period of six months. There were very few interruptions from breakdowns, or other causes, and the product was well manufactured. The mill has been unfortunate, since its existence, in not having a full run of logs, and for this reason, and also for the reason that the logs it received were not of average merchantable varieties, it has been difficult to operate the plant with any degree of profit or satisfaction. This matter has been reported upon each year and there is nothing further that can be said to emphasize the reason for the plant's poor showing in the past. Two of the best millmen in the country were asked to make reports concerning the mill's operations, all of which has been fully covered. Had the mill been supplied with logs for the full season's run the profit would have been reasonably satisfactory, considering the fact that the output was only about sixty per cent. of the mill's capacity.

The mill plant is in good condition and the machinery shows very little wear, and but few repairs were necessary. Maintenance was carefully looked after and all repairs made immediately when needed.

Improvements

An additional boiler was installed largely for the purpose of making it possible to hog the excess mill refuse for use as fuel. This material had

previously been carted to the east end of the mill yard and burned by an open fire. This was not only annoying to the citizens on account of the dense smoke drifting over the town, but was a menace to the lumber yard, and was vigorously protested against by the insurance companies. The installation of this boiler will greatly reduce the operating costs of the shingle and tie mill, as material from this plant could not be handled without being hogged.

Lath Mill

The market was active and the price advanced somewhat over the previous year, although there was not as material gain as in the lumber market.

Shingle Mill

Shingle prices were poor during the entire year. The demand was fair.

Planing Mill

The operation of the plant during the year was very unsatisfactory, dangerous and crude. Its machinery has been replaced and its operations in the future will be much more satisfactory than in the past.

Retail Yard

The local sales were about the same as for the previous year. There was but a small amount of building activity in Munising.

OUTPUT OF SAWMILL PLANT

	<u>1912</u>	<u>1911</u>	<u>1910</u>	<u>1912</u>	<u>1911</u>	<u>1910</u>
Lumber - Ft.B.M.				5,949,109	5,858,950	4,408,234
Softwood	5,219,301	5,343,043	3,697,007			
Hardwood	729,808	515,907	711,227			
Lath - Pieces				1,760,520	1,700,350	1,334,250
Shingles - "				7,814,550	6,754,000	3,307,000
Ties - "				2,371	None	3,958
Slabwood - Cords				3,239	4,417	4,357

The increase in the value of lumber enabled the plant to make a reasonable profit. The total output was approximately the same as for the previous year. Hardwood lumber increased about 200,000 feet and the softwood decreased about 123,000 feet. The hardwood logs were obtained from farmers and, consequently, were not of the best grade and quality, although the output was satisfactory and the inspection

good, largely on account of the lumber being well manufactured. The mill output was slightly in excess of 900 M ft. per month, or 36 M ft. per day, being practically the same as for 1911. The sawing cost for the fiscal year was \$2.5444 as against \$2.6808 the previous year, showing a decrease in operating costs of .1364¢ from the previous year. This shows good work, and that the plant's operations are systematically and carefully looked after. Operating costs were not high taking into consideration that the mill produced an increased amount of hardwood lumber, which necessarily means an increased cost on account of a decrease in output. The mill's capacity is about 24 M ft. hardwood daily as against 43 M ft. hemlock and softwood. The total costs are as follows:

	<u>1912</u>	<u>1911</u>
General Expense	\$.6198	\$.4109
Maintenance	.1620	.1598
Operating	2.5444	2.6808
Depreciation	.8092	.7032
Taxes and insurance on lumber in yard	<u>.3760</u>	<u>.2900</u>
Total -	\$ 4.5114	\$ 4.2447
Increase -	.2667 ¢	

It will be noted that the item of general expense increased .2089¢; this is due entirely to taxes and insurance. Maintenance increased .0022¢; operating decreased .1364¢; depreciation increased .1060¢; taxes and insurance on lumber in yard increased .0860¢. The increase in taxes is due mainly to the extra levy made on property to offset the loss in license money, and this increase can only be overcome by a larger output.

OPERATING COSTS

Saw Mill

The operations of the sawmill plant show a total cost for the year of \$81,394.69 and sales amounting to \$137,986.31. The inventory in 1911 amounted to \$85,036.43 and in 1912 to \$34,336.90, or an inventory decrease of \$50,699.53, the profit to the mill (only) being \$5,892.09. To this should be added the profit on sawmill slabs of \$2,411.83, or a profit of \$8,303.92.

Had the plant had a full and satisfactory supply of logs its profit

would have been very materially increased. The advance in lumber prices took effect in the early fall, at a time when there was not a full stock in the yard whereby we might be able to take advantage of the advance.

As repeatedly mentioned, the mill has been greatly handicapped in having had to pay the extreme market price for all its material. Its operations on this basis are unsatisfactory and disappointing. It is a large source of revenue to the railroad, which means that if its product can be shipped by water, which offers a cheaper rate of transportation, the profit to the mill would be greater. It is, however, the policy to ship the product by rail, although a large proportion of the raw material has been received by water. The mill gets no credit for this service, although it costs more to load the lumber on cars - for the reason that lumber put on the dock is taken f.o.b. dock, and lumber by car is f.o.b. car, making one additional handling of at least 25¢ to 30¢ per M feet.

Shingle and Tie Mill

The mill operated 5½ months. The condition of the market was unsatisfactory, that is, prices were low and the demand quiet until about midsummer when the demand increased without any advantage in prices. The expense of operating continued heavy until a new boiler was installed and the refuse hogged and sent to the Paper Mill. This not only reduced the cost of manufacturing, but also saved the danger and disagreeable features of an open fire to consume the waste product. The plant is in good condition and with the present market its operations should show a profit for the fiscal year 1913. The results for the fiscal year 1912 show a loss of \$2,635.78.

Retail Yard

Its operations show a credit of \$1,825.49 for the fiscal year. This is mainly due to the increase in prices for lumber products passing through the yard. There was no particular activity in the building line, excepting throughout the farming country - particularly in the Chatham and Rumely districts. The settlers are building houses and barns and considerable lumber was sold to them.

The planing mill was in a most dilapidated condition and its operations were very unsatisfactory. However, a new planer and matcher, and re-saw have been installed, and the cost for the work put through the planing mill will be materially reduced.

Lath Mill

Its operations show a profit of \$1,512.27. It was operated five months, or during the time that the mill was sawing hemlock and other softwoods.

The total profit of the mill plant for all operations for the fiscal year amount to \$9,005.90.

SHIPMENTS OF PRODUCTS

There was shipped from the mill plant the following number of cars:

	<u>1912</u>	<u>1911</u>
Hardwood	5	17
Hemlock	332	155
Pine	59	31
Tamarack	2	2
Shingles	51	16
Lath	21	11
Spruce	4	6
Mixed Cars	26	10
Ties	14	10
Fuel Slabs	19	
Pulp Slabs	105	
Hogged Refuse	<u>71</u>	<u> </u>
Total -	709	258

These shipments do not take into account the less than carload lots shipped by the retail yard to parties along the line of the Munising, Marquette & Southeastern Railroad. These shipments amount to considerable in the aggregate.

MUNISING

Munising Street Improvement

Practically no work was done on the streets or improvements made within the village during the year. The Mayor and the Council were in a deadlock and it was advisable to keep in this condition on account of the finances being in very bad condition, enabling both sides to attribute their lack of work to differences in the Council.

General

The town has been very much upset during the past year on account of the

Mayor and Common Council locking horns. The chief difficulty was with the Council reducing the saloons from 14 to 7. This makes a reduction in three years of 14 saloons; in other words, three years ago the saloons number 21 and May 1st, 1912, there were but 7. The reduction of saloons means a direct loss of \$500.00 in taxes for each saloon put out of business. The town has therefore burdened itself with an increased tax of \$7,000.00, with the result that the taxes have materially increased although the valuations are not high. It is doubtful if there is another village of the size of Munising, or even larger, in the Upper Peninsula, which has had the courage to tackle the saloon question and go after it systematically. The political fight in the spring election of 1913 was practically on the question of increasing the saloons and getting back some of the tax money. The old saloonkeepers returned in force, money was put up liberally by the various Breweries interested in the sale of their goods, and a hot campaign resulted with the better element electing their entire ticket and settling the question of the number of saloons the town shall have in the future.

It is doubtful if much street work will be done this season, as the people are desirous of getting taxes down to a reasonable basis. They will, therefore, undertake only such improvements as will come within the amounts appropriated and collected for such purposes each year. They feel that the town has now made considerable progress with its streets, etc., and can rest two or three years and recover itself, and go peacefully along on a careful and sane basis.

BEACH INN

Mr. F. W. Blake surrendered his lease in October and the property was leased to Mr. W. C. French. Considerable repairs have been made to the interior of the building, and new furnishings added, and the property is now in first-class condition with the exception of outside painting. Business for the past year was slack, particularly the summer tourist trade.

FISH HATCHERY

All work was stopped and the plant abandoned in July. The dwelling house is in fair repair, but the hatchery building has been broken down during the

winter of 1912-13 by the weight of snow. With the possible exception of a little salvage in lumber it is a total loss.

There was received from the Government 25,000 eyed steelhead salmon trout eggs in the spring. These were hatched in the Hatchery and the fry was planted in the streams in Alger County. There were planted in the streams tributary to the Munising, Marquette & Southeastern Railroad the following:

Brook Trout Fry	39,163
Brook Trout Yearling	10,208
Brook Trout Pond Fish	22,639
Rainbow Trout	22
Steelhead Salmon Trout	20,000

The State Representative from the Alger District is attempting to have the law repealed covering the setting of nets in Munising Bay and around Grand Island. The local fishermen are quite opposed to it and it is doubtful if the bill can pass.

Negotiations have been under way with the State Fish Commission looking to the establishment of a hatchery on Anna River near Munising, in the event the State makes an appropriation for this purpose this year.

GRAND ISLAND

Forest Preserve

There was very little warm weather during the spring and summer season, with much rainfall. Some slight improvement in the natural food supply was noted, particularly in the cedar and hemlock trees. The excess moisture and cool weather stimulated growth. The deer thrived very well through the winter of 1911-12. The winter was very severe and but little snow fell, with the result that the constant falling of moss and bark from the trees gave the animals an unusual food supply; and the result was that they did not yard, but were found most generally in the open hardwoods feeding upon the moss shed by the trees. They were in excellent condition during the entire year and the increase was large.

The elk are in excellent condition and they are split into several bands and are inhabiting different parts of the preserve, with the result that it is quite impossible to get any definite idea as to their number. Several have been wintering at the lodge barn. They, likewise, are in good condition. Several big bulls have been seen by the men catching deer.

The moose continue to be of an unknown number. Two or three have been seen during the fall and winter and many large tracks indicating their presence have been found in the vicinity of Gull Point.

Game Birds

The native and Manitoba grouse were much in evidence this spring, with good-sized broods of young. The persistent effort made last winter in getting rid of the foxes was successful, with the result that during the present winter there has been very few tracks seen on the island, and the work of exterminating them has been carried on throughout the winter. Rabbits have very largely increased, which indicates that the foxes have been largely exterminated. Capercaillie and other Swedish birds are practically extinct. Summer guests have reported seeing at least two of these birds between Duffy's homestead and the old Weiss camps on the West Road. This is the same general direction in which the birds have been reported seen during the last three years. However, the gamekeepers cannot substantiate these reports and there has been no indication that the birds have increased.

The weather during the present winter (1912-13) has been excellent for both birds and animals. The birds that are seen appear in good condition. The partridges that have wintered on the small hill north of the hotel, on the road to the sugar camp, are in their accustomed place this winter (1912-13) and appear to be in excellent condition.

Hunting

Very few persons in the State avail themselves of the most excellent opportunity offered for hunting on the island. The State Law has been such for the past two years that non-residents could not take deer out of the State. As the license fee is \$25.00, and \$10.00 fee for hunting on the island, the sport is expensive, with the result that with the exception of a party from Chicago there were no outside hunters. The local hunters do not like to pay a fee of \$10.00 for the privilege of hunting on the island.

This business has been very disappointing. It has been necessary, in anticipation of the possible number that might like to hunt, to be prepared to

take care of them, with the result that it has cost more than the business has warranted. The demand for live animals is now so great that it would be advisable to discontinue general hunting and only permit a few to enjoy the privilege under the present prevailing rules and regulations. Many deer are injured during the hunting season and die from their wounds. A ready sale can be found for the full increase, which would seem preferable to disposing of them in any other way. The total number of deer shot during the hunting season of 1912 was 52; the number of permits issued was 26, two of these later being cancelled.

Sale of Animals

The Grand Island deer are being extensively advertised by those who have purchased them and more orders are received than it is possible to fill. The price of \$20.00 each, crated and delivered Munising, is "top notch." The express rates are very high, averaging about 200 lbs. each and the average express charge is about \$10.00 per head. To increase the price of the deer would, it is feared, reduce the sales, and it is better that the deer be moved promptly so that there may not be any further increase in the number in the preserve. The orders for deer are coming largely from the Game Commissions of the states of New York, New Jersey, Pennsylvania and Kentucky. Practically all sales are made direct, thereby eliminating commissions and other disagreeable features in connection with the sale of the animals through dealers. The demand for the deer is steadily increasing. So far the animals shipped are giving excellent satisfaction and during the present winter the method of catching and shipping the deer has been so greatly improved that loss has been practically "nil." Shipments are made promptly and the animals are not held in a corral waiting for a large number to be shipped at one time. This method worked very well and it has also proven satisfactory to the purchasers, who are better equipped to handle small shipments than large consignments, and it makes no difference in the shipping charges. During the present winter (1912-13) the deer have been in splendid condition, vigorous and strong, and have stood transportation very well.

The deer have not yarded, but have wandered about the preserve, and the trapping, therefore, has been uncertain and somewhat of a problem. The snow

conditions have been such that the animals have found no difficulty in getting about the preserve with ease, thereby picking up plenty of natural food.

There has been some inquiry for elk, but the herd appears small and no effort was made to catch them. They are in several bands and the active measures taken to trap the deer frightened them away from the vicinity of the traps.

The number of animals sold during the fiscal year was as follows:

Deer	115
Elk	3

Pickeral In Echo Lake

The seining for pickeral in Echo Lake was followed up last spring and resulted in about the usual catch, although the fish caught were much smaller than in past years. The perch and bass have increased, particularly the perch. They are found in large numbers and are good sized. No bass were caught in the nets, the nets not being set in places where the bass had been in previous years. A large number of good sized perch were caught. These were returned to the lake.

During the tourist season permission was given to two bass fishermen to fish for bass in Echo Lake. As in previous years, both men were successful in catching one bass each. One fish weighed slightly less than 5 lbs. and the other less than 3 lbs., showing that the bass have multiplied and that at least one of those caught was not the adult placed in the lake with which to stock it. The best individual catch of bass was made by one of the Directors during their annual trip. The bass are in excellent condition, fat, vigorous, and indicate that they have plenty of food and thrive in the lake.

Road Work

The only extraordinary work in road building was that of cutting out and making passable for winter use a road from the so-called Duffy Farm to a point on the West Road between Weiss's old camps and the West Gate. The route of the old winter road had unusual grades and it was possible for a team to haul up this grade only a small load in addition to the sleigh. There were several other bad grades that made it particularly hard in the shipment of deer. The new road is quite level and is about a half a mile shorter, and quite as easy to

keep open. The other piece of work of this nature was that of building the West Road from its terminus to the North Light Bridge.

The rest of the work done on the roads was merely on account of wash-outs, the keeping up of bridges, and needed repairs where ruts had developed. This work was kept down to the minimum. The roads are in fair condition, although the heavy rains throughout the season have left some ruts and low places that will have to be repaired the coming summer. This work will not be extensive or expensive.

The trails, generally, are in fair condition. The excessive rains developed some low places that will have to be attended to should like conditions occur the coming summer. The game fences are in good repair.

The ice carried away the dock at the Stone Quarry Cottage and it was necessary to replace it. The dock at the hotel was also slightly damaged by the ice, and the sewer pipe in the dock was broken in a number of places necessitating the re-laying of 150 ft. of the sewer pipe line.

Other work was that of cleaning out the rubbish in the North Light Stream and grading the hotel lawn. The work of grading the lawn was necessary, not only on account of the appearance but also because much of the unfilled ground was low and continuously damp and wet, and it was necessary to continually fight the mosquito breeding. The long, wild grass was a harbor for flies and it was impossible to keep the ground out clean on account of its unevenness. The filling was not completed before cold weather set in. The work will be finished early in the spring of 1913. The game fences are in good condition and require but very little attention. The various camp buildings throughout the preserve have been repaired and put in first-class condition or torn down and abandoned.

North Light Stream

At the time the road work connecting the terminus of the West Road with the so-called North Light Bridge was completed the rubbish in the stream at this point was cleared out, a small dam built and some adult trout placed in the stream. A trail along both sides of the stream for about 3/4 of a mile was made and one or two places cut out so that people can reach the stream and fish over the banks.

It is expected that the trout will thrive in the stream, it being fed by cold springs, and there are one or two excellent spawning beds.

East Road From North Light

There remains about seven miles of road to be completed to make possible for driving a complete circuit around the island. Plans and an estimate of the cost of this work have been submitted.

Lodge

One-half of the building and new furnishings, including the water plant, is owned personally by Mr. Wm. G. Mather. The old half of the building, together with its furnishings, is under lease to him. He also has a lease of the site.

Echo Lake Boathouse

Owned personally by Mr. Wm. G. Mather, the site being under lease to him.

Maple Syrup

The season was short and rapid. There were but four days of sap weather. The work of gathering was rushed and the output was greater than in the previous year, although it was not as large as anticipated.

Cottage Sites and Building

There were no additional independent buildings put up during the fiscal year. Both Mr. Farrell and Mr. Maitland built docks in front of their cottages. Both these cottages were occupied the greater part of the season. The weather conditions were such that it was difficult for anyone to realize that there was need of a summer cottage; in fact, most people preferred to be where they could have houses heated with steam or hot water.

Summer Visitors

The few people who braved the cold, wet and disagreeable season called summer fared poorly in finding much pleasure owing to the inclement weather. Frosts occurred every month during the year and overcoats and furs were much more in evidence than light summer wearing apparel.

There have been no changes in the very unsatisfactory railroad connections between Chicago and Munising. The present connections are so very unsatis-

factory that it is difficult to secure business for the island from points via Chicago. The Detroit connection is not unreasonable, with the result that most of the people to Grand Island are coming from Lower Michigan. It is very difficult at this time to give even an approximate estimate of the business for the coming summer. Should spring turn out warm and pleasant the accommodations will be taxed to their utmost, but the people will hesitate this year before going to the expense of a trip to a summer resort and then find it necessary to wear their heavy clothing and remain near the fire to keep warm.

IMPROVEMENTS

Hotel and Cottages

The greatest need is a dancing pavilion or a playhouse for the young people, and so arranged that the elderly people can enjoy it during rainy and disagreeable days. The young people find it slow and monotonous in not having some place in which to make a noise and dance and bowl. A building taking care of these conditions would not be expensive and would add materially to the interest of the island as a summer place. The young people make life miserable for their parents in agitating their desire for a place where they can find something to do besides walk. The younger children find much to amuse themselves with small games and the boats, etc., but the young men and women find the time drags and they are not contented.

It is possible, with the new lawn, to arrange some short golf course, which might relieve the situation and complaint by the men who say that they find the island slow, as there is nothing with which they can amuse themselves after having walked over all the roads and trails.

Passenger Launch

The present launch "Grand Island", used for passenger service, is inadequate to handle any increased patronage. The launch has done excellent service and has fully met all requirements. It is, however, not commodious enough to take care of the people, and the engine should be housed so that the boat would be less noisy. A boat about 15 ft. longer, with width in proportion to the present one, is needed. The boat should be without unnecessary fixtures

and frills - should be merely designed to carry the people and do the work intended in the most economical, pleasant and serviceable manner. The launch makes a great many miles in the course of the year and is called upon to do general work in addition to regular summer schedule. According to the captain it made 5,072 miles during the season of 1912. The boat is in good condition for one of its age and it should be either disposed of or maintained to carry supplies and do the necessary general work.

Boarding House

This building was completed and occupied during the past fall and the present winter. It is very comfortable and the regular employees are now well cared for and very comfortable.

Hotel

The hotel was closed at the end of the hunting season.

OPERATING COSTS

General

The various work on the island, the expense, receipts and profit and loss are shown in the following items:

	<u>1912</u>	<u>GROSS EARNINGS</u>	<u>PROFIT OR LOSS</u>
General Expense	\$ 1,365.46	\$	\$ 1,365.46
Superintendence	3,311.23		3,311.23
Buildings, Docks and Grounds	3,879.24	192.17	3,687.07
Roads, Trails and Fences	1,348.26		1,348.26
Game and Fish	4,132.22	2,603.14	1,529.08
Farming, Ice and Sugar Making	901.48	1,242.93	341.45
Launch	1,563.13	1,362.28	200.85
Rented Buildings	606.61	659.11	52.50
Stage	103.39	196.25	92.86
Miscellaneous	42.17	7.93	34.24
Tools and Equipment	546.59		546.59
Sailboats and Launches	322.95	399.36	76.41
Depreciation	<u>3,490.12</u>	-----	<u>3,490.12</u>
Total -	\$ 21,612.92	\$ 6,663.17	\$ 14,949.75

Hotel Williams and Cottages

The operations of the hotel and cottages show a loss of \$5,891.06. This is made up of a loss in earnings of \$4,243.87 as compared with the previous year, and reflects on the small amount and unsatisfactory business done. There is a comparative saving in maintenance of \$260.53 and in operating of \$1,473.45, with

an additional of \$80.14 in general expense practically all of which is on account of increased taxes. With a satisfactory season there is no doubt but that the plant will take care of all its charges, with the exception, possibly, of the ten per cent. depreciation, which is much more of a burden than a practically ten-weeks season hotel can stand. The following table reflects on the decrease in patronage during the season:

CITY OR STATE	1912		1911	
	PARTIES	NO. IN PARTIES	PARTIES	NO. IN PARTIES
City of Cleveland	7	18	12	28
City of Cincinnati	2	7		
Miscellaneous - Ohio			2	11
Chicago and Evanston	9	24	26	106
Miscellaneous - Illinois	5	16	14	47
Grand Rapids, Detroit, Lansing and Kalamazoo	12	36	19	42
Miscellaneous - Michigan	5	12	5	10
Milwaukee	2	6	1	1
Miscellaneous - Wisconsin			2	2
New York State			3	11
Pennsylvania	2	2	1	8
Indiana	1	5		
Iowa	1	1		
Kentucky	1	4		
West Virginia	1	2		
Minnesota			3	6
Missouri			1	2
Massachusetts			1	1
Connecticut			1	1
Washington, D. C.			1	1
Vermont			1	3
Tennessee	—	—	1	3
Total -	48	133	94	283

The summary by years is as follows:

YEAR	NUMBER OF GUESTS
1906	70
1907	116
1908	133
1909	159
1910	199
1911	283
1912	133

MISCELLANEOUS

The annual report of the Engineer-in-Charge is attached to and made a part of this report.

FARM - RUMELY

The yearly report of the Superintendent is attached to and made a part

of this annual report, and explains in detail the results of the farm's operations. It would be but repetition to further comment on the general farm operations and conditions during the past year. Its operations were disappointing, due to causes beyond our control, and there is very little encouragement in attempting to engage in an agricultural pursuit in a country where the weather is so changeable and uncertain. It is not possible, on this account, to make an estimate that would even be approximately correct, and it is difficult to push land sales realizing that every month during the year frosts have occurred which have killed or damaged the land products.

Land Sales

The land sales were very good and there were but very few forfeitures of land contracts. The Rumely District is slowly "settling up" - particularly the land adjoining the County Road and the railroad. There are one or two additions to the Holland settlers and one of them is now sending for his relatives in the old country. We are not, however, holding the land for these people but are offering it to those who want to purchase; the Finlanders being among those who are picking it up quite rapidly. Some of the settlers have taken advantage of the offer made to stump a few acres of their land and I believe this will result in much good and be of decided assistance and encouragement to the purchasers.

Dairy Cows

It is very desirable that the cattle purchased by the settlers are of a good type of dairy stock. By this I do not mean the pedigreed or expensive stock, but such cattle as are known as "grade stock." Cows of this character do not sell any higher in the outside market than the "scrub" stock. The farmers in the Chatham District have been unfortunate, particularly the Finlanders, in having some irresponsible outsiders bring in each spring several carloads of fresh milch cows, which are usually nothing but scrub stock. It costs no more to keep a good cow than a poor one and the results from the better grade are far more satisfactory. There is plenty of pasture land for the cows and, if good stock is brought in, it will not be long before there will be a decided improvement in the cattle now

seen on the farms, and also in helping to maintain a creamery and cheese factory, which means a permanent income. A suggestion of the Superintendent along this line is very pertinent and is worthy of being put into immediate effect.

Horses

The suggestion of the Superintendent of the desirability of raising horses is equally as important as the remarks concerning dairy cows. Farmers in Door County, Wisconsin, in the district from which the Lumbering Department gets most of its horses, have become prosperous with their dairy and horse business. That country was similar in character to the Rumely District. The lands were covered with hardwood and the farmers are Holland, Belgium, Swiss and Dutch. It should be the policy of our company to get the people started in the right channels in lines of farm stock and if the State does not place a good stallion on the Chatham Experimental Farm this spring I should like to see the Superintendent's suggestion of the company purchasing a stallion adopted.

GREENHOUSES

The operations of this plant show a total cost for the year of \$9,416.61, and sales of \$7,636.70, or a loss of \$1,779.91. This is a gain of \$133.16 over the loss of the previous year. The principal item making up the deficit is \$1,551.19 depreciation; eliminating this item the loss is \$227.72.

The plant suffered from lack of business during last spring and early summer, largely from the fact that the new cemetery lots were not in condition for planting - no water having been provided. A considerable number of potted plants had been grown with the expectation of selling for this purpose. The plant is in excellent condition and the production is very good. With normal business conditions the plant should show a considerable improvement for the fiscal year 1913.

NEGAUNEE LOCATION IMPROVEMENTS

The work in the Pendill Location, authorized for the purpose of bettering the conditions, has not been undertaken in full on account of the decision reached to take the lots in this location out of the market.

ISHPEMING LOCATION IMPROVEMENTS

All the work authorized has been completed. The work contemplated in the Barnum and Junction Locations has not been definitely decided upon, and this matter will come up during the present year.

COMPANY FOREST FIRE PROTECTION

A committee was created among the Heads of Departments for the purpose of systematizing and looking after the burning of brush and slash on operations conducted by its departments. Only a limited amount of work was done during the year for the reason that the season was so very wet that economical burning was not possible. The only work done was anticipating a possible dry period and protecting some of the large cordwood areas by piling and burning the brush to safeguard against a possible contingency.

NORTHERN FOREST PROTECTIVE ASSOCIATION

The Association has been quite effective and its rangers were mounted during the past year, which made their services very much more effective and enabled them to cover a larger range of territory. The season was wet and cold and, therefore, free from forest fires. There were practically no losses reported by the Association.

UPPER PENINSULA DEVELOPMENT BUREAU OF MICHIGAN

The association has carried on a general campaign and has been quite active in advertising the possibilities of the Upper Peninsula. The character of the work has been very general, but it undoubtedly has resulted in some good, and its present plans are to increase its usefulness by possibly employing local men to look after settlers and aid the farmers in raising crops and systematically farming their lands.

NEGAUNEE AREA

Baldwin Kiln Plains Land

Some effort should be made to utilize the so-called Baldwin Kiln Plains consisting of approximately 2,700 acres. This property is not capable of producing any revenue in its present condition and the taxes amount to approximately \$500.00 each year. An appropriation should be made to permit some experiments

along the lines suggested by Mr. Haight of Muskegon, who recommends dividing the property into small acreage farms and renting them, but first to make the soil tillable so that those who live on the land can at least make their own living. This property is within easy distance of the mines in the eastern section of this city, and if the land was such that it would produce hay and crops enough to maintain at least a cow and some chickens it would materially aid many of the men who now find it difficult to provide for their families. The water in this district is of good quality, the topography of the area is such that good drainage could be had, but it requires some experiments and expenditures of money to demonstrate what can be done with the land. The greatest difficulty in making it tillable is due to a hard-pan of from 4 to 10 inches in thickness which occurs from 12 to 24 inches below the surface. This material will have to be broken up, and when this is accomplished the land will be capable of producing fair crops.

Negaunee Cemetery

All the work in connection with the cemetery has been completed, excepting the road from the County Road opposite the entrance south to the L. S. & I. track, and the deeding to the city of an acre or two of ground on the south side of the County Road opposite the entrance for the purpose of building a caretaker's residence and barn.

SAND LANDS

A large area, approximately 26,500 acres, of barren pine plains land, located north of the Duluth, South Shore & Atlantic Railroad in Towns 46 and 47 North, Ranges 12, 13 and 14 West, was sold during the year on the basis of \$1.00 per acre without any reservations. This land was almost entirely void of any timber value and its agricultural possibilities are very slight. The taxes on the tract amounted to practically \$2,000.00 a year and the sale seemed a most advantageous one.

TAXES

Small changes occurred in land values. The State Tax Commission have been very active in looking over timbered lands in the Western part of the Upper Peninsula, and have also had men in Marquette County, and started a number of

cruisers in Alger County. The men in the latter county have been called off, as it seems that the Commissioners are satisfied with the general values as placed by the various Supervisors throughout the county. This matter was thrashed out a year ago. Our landlooker was employed by the county to consult with each Supervisor and assist in getting all the assessments, so far as possible, on an equal basis.

WELFARE WORK

This department is not directly engaged in this work at Negaunee, Munising or elsewhere, the active work being done through the Secretary of the Pension Department, at Ishpeming, to whom our wants are made known. This department, is however, interested in and is a liberal contributor to much of this work that is being carried on by the company as a whole. In addition to the average yearly expense of about \$200.00, due to miscellaneous sources through this office (see page 64½ of this report), we contribute very liberally to the general work, particularly in Munising (see page 64 of this report). Last year the contributions in Munising amounted to \$1,155.00, the chief item of which is the rental of the Y. M. C. A. - \$900.00 per year. This department stands this entire cost, which does not seem reasonable considering the many other large financial interests in the town.

I believe it would be of much benefit to the community at Negaunee to have some Social Center to take the place of a Y. M. C. A. Owing to a peculiar condition existing at this place a "Y" would not receive the unanimous co-operation and support to which it is justly entitled. The matter of a Social Center is now being agitated in an effort to have it taken in hand by the School Board and, if possible, to have a place provided in the new Manual Training building which the School Board contemplates erecting. Should it not prove possible to bring this about I trust some ways and means can be secured to have it undertaken by the city.

This department has been active in having the city take up and adopt a playground for the school children and general public. In the wintertime this ground is used as an outdoor skating rink, which, during the past year, has been very liberally patronized.

MISCELLANEOUS

The annual report of the collector of this department is attached to and made a part of this report.

GRAND ISLAND REPORT FOR THE FISCAL YEAR ENDING

DECEMBER 31, 1912

Mr. C. V. R. Townsend, Land Agent,
Negaunee, Michigan.

Dear Sir:-

My report for the past year must necessarily be brief, for, as you are aware, practically no new work was undertaken.

MURRAY BAY AND TROUT BAY

Beyond a few repairs to the roofs of the cottages, no new work was done here. On account of the high stage of water on Lake Superior the cottagers were able to use the old land pier again. The usual cutting of fallen trees and cutting out trails on this part of the island, and out to Trout Bay, was carried out in the spring.

WILLIAMS LANDING

Two small docks were built for cottagers, - one for Mr. Austin Farrell, 75 feet in length and 8 feet wide, and for Mr. Alexander Maitland a dock 60 feet in length and 6 feet wide was built, and the sewer pipe of his cottage extended through it so as to discharge at the end. Mr. Maitland's cottage was also furnished with water supply from the main system, and a wood-shed built.

HOTEL

Beyond a few general repairs no new work was done here. The sewer running through the landing pier and discharging at the end was damaged by the pressure of the unusually heavy ice which formed during the winter. The pipe, which is of iron, was taken up and relaid.

BOARDING HOUSE

The building for this purpose, which was commenced last year, was completed and occupied late in the season. It is furnished with steam heat, water supply and electric lights. It is now the headquarters of the island Superintendent and his staff of employees, and also furnishes accommodations for visitors

when the hotel is not open. Steam heat has been supplied from this building to Williams Cottage, distant about 150 feet.

VENDIEN COTTAGE

Improvements were made on this building by an extension in the rear, 12 x 24 feet in size, making room for a new kitchen in addition to a bathroom and pantry. The old kitchen is now used as a dining room.

JOPLING COTTAGE

A covered porch was built in the rear of this building, and the lot, 100 x 150 feet, fenced in.

WILLIAMS COTTAGE

A few repairs were made here, and the building piped for steam heat supplied from the new boarding house. Three radiators were installed.

BOAT HOUSE

Some changes were made in the boat slides, or apron, in front of this building. No new launches or boats were purchased this year.

STORE HOUSE

A log building was built for this purpose in the vicinity of the barn, in which to store tools and other supplies.

WINTER ROAD

A new winter road was cut out this season, being an extension of the road to the Duffy Farm to a point on the West Road midway between Williams Landing and the Lodge. The length of this new road is 7,875 feet, being one-half mile shorter than by the West Road to Junction Point. This road is not graded so will be available only for winter use in its present condition, as much of it passes through a swamp.

ROADS

Beyond the finishing of the grading of the road from the North Light to the new concrete bridge, of 70 foot span, hauling the excess material in the out from the west side of the bridge across to the east bank, and covering the sandy portions of the road with clay, no new road construction was undertaken. The usual repairs were made on the roads which seemed to have suffered little

from the spring freshets.

WINDFALL FARM

This clearing was enlarged by cutting a strip 75 feet wide on the north side, the timber from which was cut into firewood.

FISHING GROUND

A rustic fence with three gates was built around the Lodge, and a general cleaning up around the premises was carried out. The room at the end of the Gamekeeper's Camp was given a coat of lath and plaster and general repairs given to the whole building in order to make it warmer for winter occupancy.

ECHO LAKE

The boathouse, begun last year, was completed this season, and the sidewalk, about 1,000 feet in length, built from it as a short-cut across the swamp from the main road into the lake. An open camp of logs, with fireplace, similar to those in use in the Adirondacks, was erected at the north end of Echo Lake, at a point where the small spring creek enters it. A small dock for boat landing was built, and a floating raft anchored out for the use of bathers. Trails were cut to connect it to the west with the North Light Trail, and to the east with the one leading to the windfall clearing.

GULL POINT CAMP

Repairs were made here by putting a new roof on the main camp, and building a new barn. The trail connecting with the North Light Trail was cleared of fallen trees and brush.

NORTH LIGHT STREAM

Considerable work was done at this point in removing the large amount of logs and driftwood that had accumulated in the course of years in the mouth of this stream. Their removal has added greatly to the appearance of this picturesque spot and with the small dam built at the outlet into Lake Superior has created a sheet of water of sufficient size to stock with trout. Some clearing was done on the banks of the stream, and trails were cut on either side.

GAME

The condition of the game, as far as deer are concerned, is excellent,

and they appear to increase in numbers in spite of the hunting permitted in the last three years, and those captured and shipped alive. The elk do not seem to be so numerous as they were a year or two ago, and it is probable that this is due to inbreeding. The food supply within reach of the animals is diminishing and this, no doubt, is another cause of their not increasing in numbers. A year ago the island was overrun with foxes, but by persistent trapping and poisoning the island has been almost cleared of these pests, and we may now hope that the native grouse and hares will be given a chance to increase. No wolves entered the game preserve during last winter, although one crossed the south end of the island from west to east, which, however, was followed and chased off. No Swedish grouse were reported as having been seen during the year, and it is not likely that many are living on the island today. The spring netting of the pickerel in Echo Lake has improved the fishing there, as far as the perch are concerned, their increase in numbers and size being noticeable.

Yours truly,

A. O. Jopling

Engineer in Charge.

ANNUAL REPORT FOR THE ALGER COUNTY FARM ENDING

DECEMBER 31st, 1912

SUMMARY OF WEATHER CONDITIONS

The year 1912 was remarkable for its unusual and unseasonable weather throughout the entire twelve months. On the 1st of January the temperature dropped below zero and on 23 mornings in that month it was from 10° to 26° below zero. From January 3rd to January 13th it remained continuously below zero, except on January 8th when the maximum temperature was 4° above zero. From February 1st to March 31 there were only 26 days when the temperature went above the freezing point. Water pipes froze on January 11th and remained frozen until sometime in the latter part of June.

The snow went off, but wet and freezing weather prevented the opening of farm work until the last week in April. The first seeding was on May 2nd and early potatoes were planted on May 10th. May and June were cool months and the only really warm weather of the year was in July. 97° was the highest temperature in that month. It was around 90° a few days, but most days between 60° and 80°.

Statistics show that August was the coldest it has been in that month since 1871. Rain fell on 23 days of this month, 2.44 inches falling in one day. The total rainfall was 5.82 inches, while the normal rainfall for August is but 2.68 inches. There was only one clear day in the month. It was a particularly hard month on the sugar beet crop, which needed sunshine and heat. It was a good growing time for grain but made the harvest very difficult and much damage resulted.

Frosts occurred every month during the year, being as follows in the months of June, July and August:- June 5, 29°; June 27, 30°; June 30, 30°; June 26, 30°; July 16, 32°; August 5, 32°. Killing frosts occurred on September 24th, 24°, followed by lighter frosts on September 27th, 28th, 29th and 30th. Permanent snow came on November 23rd.

LIVESTOCK

The dairy herd now consists of six grade Holstein cows and one grade Guernsey. An accurate record of their milk production has been kept and is as follows:

No. 1	-	Grade Holstein,	Age 4 years	8,698.9 lbs.
3	-	"	" 6	11,125.4
4	-	"	Guernsey 5	7,201.7
5	-	"	Holstein 3	6,012.6
6	-	"	" 3	8,638.8
7	-	"	" 4	7,425.6
8	-	"	" 4	6,716.4
Average				7,974.2

The poorer cows will be disposed of from time to time and their places taken by heifers, of which we have seven to freshen in 1913. It is probable that we will have to dispose of the old bull within a year or so to avoid too close inbreeding. The entire herd was given the tubercular test a year ago and no tubercular animals were found - in fact, we have never had one on this farm yet.

The pig crop was not as large last spring as in previous years and we sold them all at the age of about six weeks because we were carrying over 20 shoats from the previous fall and did not have feed to fatten more. We butchered six of our old brood sows and we are keeping for breeding purposes three old brood sows and six young ones. We are using a pure-bred Berkshire boar.

The number of horses remains the same as last year. Two of the two-year-old colts have been broken to drive and will be used on the farm next summer. A number of farmers having seen our fine colts, one of which weighed 1,500 lbs. at a little over two years of age, have inquired why the company does not keep a stallion on the farm. It is a matter which I believe merits consideration, for heavy horses are very high priced in this country after selling for \$275.00 to \$350.00 each, and they certainly can be raised at a profit. Many good mares are brought here for lumbering purposes and after a time they become crippled or otherwise unfit for heavy work and are usually sold to the small farmers. On our farm, at the present time, we have two fine brood mares, but cannot breed them as there is no stallion in the country. I suggest that we investigate the

cost of such a stallion as would answer our purpose. It is possible that we could get one which could be used for farm work as well as for breeding purposes.

POULTRY

As noted in the last report, three varieties of poultry - White Leghorns, White Wyandottes and White Plymouth Rocks - have been bred out for the past year. The White Rocks have proven to be the best layers and also good for table use; we are now raising them exclusively. We have some demand for hatching eggs, also, and an effort is being made to improve the fancy qualities of the flock with a view to selling more hatching eggs. We raised only one young turkey and also lost one of the females in the breeding trio which we purchased a year ago.

FIELD CROPS

The following crops were raised on the farm this year:

✓ 25 tons Hay
✓ 1 $\frac{1}{2}$ " Alfalfa
10 " Straw 56
✓ 640 bu. Oats
✓ 286 " Barley
✓ 30,875 lbs. Sugar Beets
3 $\frac{1}{2}$ 16-qt. cases Currants
✓ 56 3/8 16-qt. cases Raspberries
✓ 974 16-qt. cases Strawberries
✓ 119 24-qt. cases Strawberries
✓ 52 bu. Peas.
✓ 1,000 " Potatoes
✓ 200 " Small Potatoes
✓ 100 " Carrots
✓ 50 " Beets
✓ 60 " Rutabagas
✓ 1,000 lbs. Cabbage

Also sold 40 acres hay at about \$7.00 per acre. The hay cut for our own use this year was mixed clover and timothy and was secured in good condition in spite of rainy weather.

The alfalfa experiment was a decided failure, due largely to faulty methods of seeding, but I believe we have now passed the experimental stage with this crop and I expect to see it soon become our leading forage and hay crop. An analysis of the soil shows a lack of lime and examination of the roots indicates that the soil is not sufficiently inoculated with the nitrogen fixing

bacteria, although the roots on plants in the plots inoculated last year show a fair amount of inoculation. To correct the acidity in the soil we have applied a liberal amount of wood ashes on 15 acres of land on which we will again sow alfalfa in 1913. We will also treat all the seed with inoculating bacteria and we expect to demonstrate that alfalfa can be successfully grown in this country. A small amount of alfalfa hay was cut on one small plot this year, but the greater part of it was plowed up in the spring and planted to sugar beets. The remaining plot was plowed last fall and it will be re-seeded to alfalfa next year. A part of the alfalfa land was subsoiled last fall.

Oats were a good crop this year, yielding 64 bu. per acre. The crop was badly damaged by rains at harvest time. Barley and peas yielded only fair crops. Potatoes were only an ordinary yield and other root crops were good. Strawberries were a good crop and good quality, but unusually low prices made the returns less than they should be. These unusually low prices were caused by the very warm weather just at ripening time, which caused the berries to ripen all at once and for several days the market was flooded. A large number of test varieties have been planted in the last two years, but so far we have found nothing which we like better than such old standbys as Senator Dunlap, Haverland, Sample, Glen Mary, etc. We had the best crop of raspberries we have ever had, but the returns are still too small to make them a paying crop. Most of the raspberry field was plowed up last fall.

Sugar beets were the only new crop tried this year. They were planted too late to really give them a fair trial, but they grew well enough to warrant another trial at least. We have fall-plowed a small field for beets next year. We also sub-soiled it and applied hardwood ashes. The ashes will probably benefit the alfalfa, which will be sown the following year, more than the sugar beets.

ORCHARDS

The apple trees come through the severe winter of 1911-12 with very little loss, but the cherry trees were nearly all killed. We will need to set out a few apple trees next spring to fill in the vacant places and it will prob-

ably be advisable to replace the cherry trees with apples. A few apple trees bore fruit last year and more of them will undoubtedly bear this year, but we will use care not to let them over-bear.

ALGER COUNTY FARM LANDS

That people are gaining confidence in the future of this country as a farming country is proven by the sales of farm lands, more land having been sold last year than in any three or four years previously. I am now called upon very often to show prospective settlers over the farm lands in this district. I am following, the policy of this company of giving as much aid as possible to settlers, both actual and prospective, and at times considerable of my time is taken up in this way. A number of settlers have applied to me for aid in getting their land cleared, the plan being for the company to clear the land and give the owner an extended time in which to pay for it. I have two small pieces of land to be cleared in this way early next spring.

I feel particularly interested in the dairy industry in this country and I feel that this company should offer some inducements to interest dairy farmers. I know we have already done a little in this line, but I have been considering whether or not some new interest could be aroused in dairying, say, in Alger County, by offering prizes for cows making the largest monthly or yearly production of milk. This would necessitate the keeping of records, which is not done by one farmer in fifty, and which is absolutely necessary in order to weed out the poor cows.

In rock River Township alone we have enough good land on which to raise feed for cows sufficient to operate several creameries, but owing to lack of knowledge among the farmers we are unable to get enough cream to operate the one little creamery at Chatham.

PLANS FOR 1913.

I have planned to raise approximately the following crop in 1913:

55	acres	Hay - Clover and Timothy
40	"	Hay - Stump Land
15	"	Alfalfa

✓ 3	acres	Corn
✓ 20	"	Potatoes
✓ 4	"	Oats
✓ 2	"	Spring Wheat
✓ 7	"	Sugar beets and other root crops
✓ 10	"	Strawberries
20	"	Pasture - Stump Land
20	"	Buildings and Orchards
<u>4</u>	"	County Road

Total - 200 acres

Of the hay land, 40 acres is stump land and this will be sold as it was last year, purchaser to harvest and remove the hay. The balance (or 55 acres of hay land) can be harvested with machinery.

On account of scarcity of labor I shall ask for several new pieces of machinery, among which will be a hay tedder and manure spreader. A four-horse gang plow can also be used to advantage, but having a comparative small amount of plowing to do next spring we will not really need it until a year later.

As previously mentioned, about 14 acres of alfalfa will be sown and we will plant about 5 acres of sugar beets, giving the soil special preparation. We are not increasing the strawberry acreage this year, but will grow plants enough to set out five acres next year. Five acres of berries which are in bearing this year are to be plowed up after the berry season.

There is some new construction and remodeling which should be done this year. We need a small barn or shed for the herd bull, where he can be kept alone, and a small yard or pasture lot enclosed with a high board fence so he can have exercise. For the past year he has been closely confined in the barn, with no exercise, as the ordinary fence will not keep him in.

We are now practically using all the room in the barn basement and only about half of it has a cement floor, the other part having a dirt and board floor. This makes an unsanitary condition in the barn and should be corrected by having more cement floor put in, also steel stalls and mangers.

In spite of extra precautions every fall we have more or less trouble every winter with water pipes freezing. Whenever this happens we have to pump

and carry water for the stock the rest of the winter. This is expensive and unsatisfactory, and I know we will save money in the end by digging another well in or near the barn. It can be made perfectly sanitary by cementing the sides to exclude drainage and surface water.

We also have a Kewanee water system which has never been installed and the convenience of which would be appreciated by all persons residing on the farm. It would also be valuable for fire protection.

Respectfully submitted,

(SIGNED) H. W. Crawford.

Superintendent.

ANNUAL REPORT 1912.

A. J. ERICKSON

THE CLEVELAND-CLIFFS IRON COMPANY

FARM LAND SALES - \$9,822.00

LAND & TIMBER SALES - \$23,162.85

Parsons Tract.

Four sales aggregating 1640.15 acres for a total consideration of \$8,100.00. These sales were made early in the year and very few applications have been received for the balance of the lands in this tract. The unsold acreage is nearly all in Town 42-17 and comprises 927.40 acres and are the furthest remote from the Soc Line Railroad, and this undoubtedly accounts for the very few applications we receive for them.

Mathews Tract.

There were seven sales comprising 440 acres for \$3020.00, 280 acres sold for \$6.50 and 160 for \$7.50 per acre. The timber in all cases was reserved for a period of two years from the date of the sale. Some of these sales were made through Leonard Berg of Winters, Michigan, for a commission of 5%. The 160 acres sold for \$7.50 were purchased by D. G. Owen of Milwaukee. The other sales were made to men already living in this vicinity or employed in woods operations near there.

Holland Colony.

263 acres were sold to Hollanders, 3 sales aggregating 200 acres were sold by The Cleveland-Cliffs for \$1572.52 and 63 acres by The Munising Company for \$436.38. Henry Van Boxel, one of the original Hollanders in this colony, who left Rumely in 1911 to locate elsewhere returned in 1912 and purchased another forty acre tract. The contract to Leo Dam was forfeited during the past year. There are now 11 Hollanders who have purchased 863 acres, a total consideration \$5533.90. In addition to these 9 sales, 456 acres for \$3582.00 were sold to others than Hollanders within the so-called Holland Colony, or Rumely district.

Several of these sales were made to employees of the Lake Superior & Ishpeming and the Munising, Marquette & Southeastern Ry. Cos. Two sales were made to residents of Birch and the others are made up of sales to Finns.

Miscellaneous.

These amounted to \$16,462.85 made up principally of the large sales to W. S. Prickett, \$9252.60, 360 acres in Section 16-42-23 to Horace Gibbs for \$3600.00, 160 acres to Rock Miron in 16-40-23 for \$1200.00, 80 acres to Frank Cookson in 44-13 for \$990.25, and the three other sales of 40 acres each, for \$1420.00.

Altogether the sales of farm lands were very good during the past year and a great number of inquiries were received. The collections on all farm land contract accounts are satisfactory, except in the case of the Holland Colony. The contracts are all being well kept up and there are only three or four behind in their payments and from these we have definite promises for early settlement. No payments were made by Hollanders the last year on their contracts, excepting those who purchased land during the year.

It seems that the little remaining timber on the cut-over land should be included in the sale, rather than to reserve it for a period of two or three years. In most cases, undoubtedly the company will not remove it, and the purchaser would be satisfied to pay a reasonable price, as it would give him a little work during the winter and other spare time he has when not working on the farm.

SALE OF TIMBER

The little timber remaining on the $W\frac{1}{2}$ of $NW\frac{1}{4}$ Section 25-48-27 was sold to William E. Neely of this city for \$100.00. This description lies within the proposed Carp River Storage Basin No. 1 and it was deemed advisable to sell this timber on that account. It is being taken out this winter and most of it is sold to the Maas Mine.

MUNISING HOUSE AND LOT SALES

Lot 14, Replat of Block 1 of the Plat of LaPorte Addition was sold to William Berkel for \$2375.00. There are now 40 contracts, covering the houses and lots, in force. Andrew Symon paid his contract covering Lot 5, Replat of Block 1 LaPorte Addition, during the year and received a deed. The contract to Robert Wilson covering Lot 19-A, Block 12, Original Plat, was cancelled. There are eight houses unsold in Block 12 and two in Block 13 of the Original Plat. Some of these houses have been occupied during the year by employees of the Munising Woodenware Company, on a rental basis and the net earnings from this source amounted to \$688.84. An attempt was made last spring to sell some of these houses to these men, but was not successful. A number of the purchasers are behind on their payments but we have kept after them continually during the past year, and an attempt will be made to follow them up still more closely this year and see if they cannot be brought to date. The house on Lot 15, Block 1 of the Cliffs Addition was vacated by the Charest family early in the summer and has since been repaired and was sold to J. A. Bergen for \$1850.00, but he has as yet not signed the contract.

LOT SALES

No inquiries were received during the past year for lots owned by this Company in the Village of Munising.

Last fall Mr. Mather authorized the selling of the lots in the Burt & Ely Addition at Marquette and this property was put in the hands of Asire & Palmer, Real Estate dealers of Marquette, to be sold for a commission of 5%. No sales were made and we were advised by these people that there were no prospects of making any sales until 1913.

RENTED BUILDINGS.

All the houses, with the exception of the old sawmill boarding house at Munising, were tenanted continually the entire year. The earnings amount to \$5109.45. In this amount is included the rentals from the Y. M. C. A. at Munising and the Beach Inn, \$2396. With the exception of the Steward and Belden houses, the Beach Inn and Nos. 6 and 14, the repair items were very small. House No. 6, which is located on

East Main St., this city, was cleaned up and repaired throughout, at an expense of \$58.35. House No. 14 at Munising, was plastered, connected with the sewer, and thoroughly overhauled, in order to put it in proper condition for tenancy, and these repairs amounted to \$171.24. The total repairs on all the houses amounted to \$1696.68, of which the five buildings above mentioned received \$1574.08 or 31% of the earnings, and \$122.60 or 2% was expended on the rest of the buildings. The total taxes, insurance, etc., amounted to \$1210.56, or 24% of the earnings, leaving \$2202.21, which was charged to depreciation, as all of the buildings are being depreciated by the net earnings. \$69.75 remained uncollected at the end of the year but this will be taken care of in 1913.

House No. 16 located at Eagle Mills was destroyed by fire Dec. 1, 1912, but was fully covered by insurance.

All the houses, excepting those in Eagle Mills are in good condition. The repairs made during the past year with the exceptions mentioned above, consisted principally of plumbing work on houses in the Sterling Addition, on account of making connections with the sewer system and some carpenter work repairing the board walls in the cellars of several of the houses in this location.

We are connecting all of our houses in the Sterling Addition with the sewer system as soon as the present cesspools fill up.

COLLECTIONS.

The following shows the conditions of our various rent accounts:

	<u>Amount Collected</u>	<u>Amount Due December 31, 1912.</u>
Pendill Location	\$326.00	
East New York Miscl. Lots	185.00	\$2.00
Miscellaneous Lots	329.50	17.00
Farm Leases	165.31	36.67
Munising Lots	2.00	
Munising Cow Pasture	10.00	15.00

The uncollected balances shown above will be taken care of in 1913, in fact, most of them have already been paid.

NEW LEASES.

Three new farm leases were issued, covering the cleared portions of some of the descriptions purchased on account of Carp River Water Power, at an annual rental of \$25.00 each, and several new camping leases and a number of permits to trap beaver, at nominal rentals were issued.

MISCELLANEOUS RECEIPTS - \$1077.27

The old ore pocket at the East New York was sold for \$10.00. A log barn, grainery, boarding-house, and club house at Tioga were disposed of for \$30.00, gravel sales \$31.00, wild hay \$15.00, fishing privileges to C. C. Powell \$25.00, sale of estimates to the Chicago Lumbering Company of their lands in 46 and 47-15 and 47-16, \$600.00. The balance represents refunds, adjustments, etc., of previous years' taxes - \$366.27.

?
No bills of sale
received at this
time
APR 1913

DEER LAKE LOCATION.

All of the old buildings which were disposed of have been paid for with the exception of \$16.00 still due from T. J. Mudge, and \$126.12 due from the Sociological Department for the "Rest Cure" Cottages, and the fencing. These accounts will undoubtedly be taken care of in 1913. House No. 19 which was sold to Henry M. Berg was moved from Lot 2 to Lot 19 last fall, as it was within the flooded area of the Carp River Storage Basin No. 2. The Mining Department allowed him \$125.00 to remove the building. The Ski Club have decided to move their building nearer town, and this matter was taken up with Mr. Mather and he authorized the donation of this building to the Club.

EAGLE MILLS

\$121.12 was expended during the past year to clean up the littler, etc. left from the tearing down of the old buildings which were sold. The only thing remaining unsold at this location was the old loading platform, but this has been disposed of in 1913.

BEACH INN.

On July 11th, 1912, a three months notice was served on F. W. Blake to terminate his lease, and William C. French took possession of the hotel in the

morning of October 11th. An Inventory was taken that day and a reasonable and satisfactory settlement for all the shortages was effected with Mr. Blake a short time thereafter.

IRON CLIFFS COMPANY.

FARM LAND SALES - \$900.00

LAND AND TIMBER SALES - \$7780.00

These amounts are represented by 18 sales, comprising 840 acres. All with the exception of five are in the Maple Ridge District,- two covering the two last descriptions owned in Menominee County, two in 41-22, two in 42-22 and the other in Marquette County in 47-27. Quite a large Finnish settlement has grown up in the vicinity of Maple Ridge and this accounts for the large sales of land in that neighborhood, as all the sales in that district were to Finns, except two or three forties. A number of the sales were made through Oscar Niemi, a Finn located at Rock, Michigan. He received a commission of 5% on all sales^{he} made. All the contracts are being kept up in very good shape and the only two old ones we have are those being held open on account of the Carp River water power, issued to Gust Finnula and John Rivers.

SALES OF TIMBER.

\$2770.00 covers the sale of all the timber on the undivided $\frac{2}{3}$ NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, and the E $\frac{1}{2}$ of E $\frac{1}{2}$ of Section 27-47-26 to Thomas Connors of this city.

PERKINS LOCATION.

A miscellaneous parcel was sold to Horace D. Gibbs for a potato warehouse site for \$200.00. There is quite a parcel of land lying to the Northwest of the Perkins Branch of the C. & N. W. Ry. that might be platted for building lots, but there seems to be no demand at the present time for lots in this location.

COLLECTIONS.

The following shows the condition of the various rent accounts:

	<u>Amount Collected</u>	<u>Uncollected Rents Dec. 31, 1912.</u>
Farm Leases	\$2,497.97	\$3,239.28
Miscellaneous Lots	751.62	5.20
Junction Location	343.00	55.00
Winthrop Location	163.00	
Salisbury Location	84.00	
Barnum Location	313.50	218.50
Excelsior Iron Co. 1st Addition	12.00	

To the total collections made during the past year on farm leases and the Barnum Location, those shown under the Excelsior Iron Company should be added, as the accounts of that company were not assumed by the Iron Cliffs Company until August 19th, 1912. With the exception of a few accounts of our farm lease holders and one or two delinquent tenants in the Barnum Location, who are unable to pay, practically all of the above uncollected rents should be taken care of in 1913. We have had considerable trouble in collecting some of our farm rents, but have placed all these accounts in the hands of Mr. Belden, and expect some satisfactory arrangement will be made shortly for the payment of same. The claims for damages on account of the L. S. & I. right of way to North Lake have all been settled. No leases were abandoned during the year. Two of the old abandoned farms were released and one new lease was issued. \$418.00 was authorized by Mr. Mather to be donated, to Jan. 1st, 1913, to several of our tenants in the Barnum Location.

RENTED BUILDINGS.

The buildings rented by this company are the Agent's, Assistant Auditor's residences, the so-called Newcomb house, and the double dwelling at the Bellevue Farm. Earnings for the year were \$785.00. The operating expenses including depreciation were \$693.97. Net earnings \$91.03. The Bellevue Farm double house was only occupied a part of the time. The other five houses of this company were included in the Bunker Hill Mining Company deal and is now the property of that company.

BELLEVUE AND CLIFFS FARMS.

Both of these farms were again rented. The former for \$300.00 and the latter for \$200.00, and the prospects are that the leases will be renewed for 1913.

MISCELLANEOUS LEASES.

\$38.31 was received from this source. \$25.50 from sales of wild hay,

\$10.50 for old brick, and \$2.31 was collected on account of the 1904 taxes on the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 32-42-22.

IMPROVEMENTS.

There was nothing done the past year in the improvement of the Junction Location. It seems too bad that some reasonable expenditure cannot be made to improve the conditions of this location, particularly the eastern end of Junction St. and the small piece of road leading from it to Excelsior Street. This spot is a fierce proposition in the Spring and is a detriment to the health of the community. In view of certain recommendations made by Mr. Belden in his report on the platting and dedication of the Nebraska Location to the City, might it not be well to do likewise with this location and allow the city to look after the improvements, etc.

The Barnum Location is in very bad condition, as to sanitation and drainage, probably even worse than the Junction, and should be given attention. This location is well situated from a drainage standpoint and sewers could be put in very easily. \$105.00 was expended by the company during the past year for cleaning up these two locations and collecting garbage, etc., in the Barnum Location.

The point I had reference to in Mr. Belden's opinion on the platting and dedication of the Nebraska Location was that bearing on the mining rights of the company under the streets and alleys. His opinion is to the effect that it would be better to have the locations dedicated to the City and in this way have the Company's rights defined. If it is deemed advisable to plat and dedicate the Junction and Barnum Locations, it seems that at least a part of the improvement work, such as the sidewalks and curbs should be done by the company, in order to get it uniform in all the locations. Undoubtedly a certain amount of street work, etc. would have to be done in either of these locations before the City would accept them.

CLEVELAND IRON MINING COMPANY

COLLECTIONS.

The following shows the condition of the various rent accounts:

	<u>Amount Collected</u>	<u>Uncollected Rent Dec. 31, 1912.</u>
First Addition	\$1882.43	\$ 330.00
Second "	470.74	17.00
Third "	2644.84	810.81
Fourth "	81.18	184.30
Bancroft Location	149.00	130.24
Nebraska "	1159.25	81.50
Hard Ore "	785.75	141.25
Marquette "	916.50	157.00
Hematite "	28.00	
Miscellaneous Lots	800.57	138.00
Farm Leases	580.34	42.88

In addition to the above collections \$2879.00 was charged off to donated lot rents in accordance with Mr. Mather's authorization. The collections are being followed up very closely and the close of 1913 will undoubtedly show a considerable reduction in the outstanding rent. However, the cost of the sidewalks in the Nebraska and Marquette Locations have been charged to these rent accounts, and as it is expected that the tenants will be given some time to pay for these improvements, the accounts under these two locations will probably show a large balance for a few years.

The only new lots leased during the year were two in the Marquette Location.

MARQUETTE LOTS.

One or two inquiries for the two lots in this Company's subdivision in the City of Marquette were received, but it was not possible to get what we considered a fair price for same.

SALES OF REAL ESTATE.

\$2225.00 represents the sale of the right of way to the L. S. & I. Ry. Co., across the Southeast quarter of Section 2-47-27.

MISCELLANEOUS RECEIPTS - \$236.48.

Special sewer tax charged to the tenants on the four lots leased in the Fourth Addition.

Note: - This sale should not have been reported in 1912 - Comments was not signed until June 1913 - and money has not yet been paid by Ry Co. - A.P.C. 6/12/13

IMPROVEMENTS.

Nebraska Location.

The work authorized by Mr. Mather in this location has all been completed with the exception of the alley between Ridge and Bank Streets, from Fifth to Seventh. There are one or two old barns or sheds that are to be torn down or removed by the tenants in the Spring and some additional filling will have to be put on on this account. Fourth Street in this location was improved by the city during the past year and the entire location now presents a very good appearance. A number of new fences were built by the tenants and a number of the old sheds torn down and replaced by new buildings. Several of the tenants also made improvements on their houses. It is proposed to plat and dedicate this location to the City of Ishpeming in 1913.

Marquette Location.

All the sewer work in this location was completed, sidewalks were built on Hill and Jasper Streets and the street work is practically finished. The Hill Street alley was cleaned up and a lot of filling hauled in and was in fairly good condition the better part of the summer. No regular garbage collection was made in this location during the past year on account of the work going on, but a team made the rounds every two or three weeks and made a general clean up. It seems that Jasper Street West and a small road leading from this street to Hill St., should be improved. This is in front of the entrance to the Cliffs Cottage and is now the only place in that part of the location that has not been improved. Marquette Street should also receive attention as it is the most generally used by the public in this location, as it affords the easiest access to the lower part of the location. With these improvements made, the main part of the location would be in fairly good condition.

Fourth Addition.

The lots were staked out and four of them have already been

taken up and three houses erected. The plat has been prepared and will be approved by the city of Ishpeming and the Auditor General's Department in time for the assessment in 1913. An old fence will have to be removed and a little street work done in the spring in order to complete this work and make it acceptable to the city.

Play Ground.

The proposed play ground was laid out and a new fence was put up. Satisfactory arrangements were made with John Anderson who had a lease covering this ground, and no compensation was made him whatever, for the work he had done on this land. This work is completed, except that it will probably be necessary to put up a couple of signs so that the purpose of the play ground will be distinctly understood and prohibit the destruction of fences or injury to the land for this purpose, and trespass on adjoining lands.

Davis Street Sewer and Pond.

The Davis Street sewer work was completed and considerable filling was put in the pond. The outlet to the sawmill pit was cleaned out and no further trouble should arise from the water backing up into the lots on the North side of Davis Street.

Second Addition.

The grading work in this Addition was continued during the year, but has not been completed on account of a low spot in the Northwest corner of the plat, which it seems is nearly impossible to fill, at least until sewers have been put in and proper drainage secured. The sewer system in this part of the town is not working satisfactorily and on this account the sewers in this part of the location were not put in during the past year. The city is figuring on getting another outlet to the Carp River from the North end of Pine St., and as soon as this has been secured the sewers will be put in in this location and Empire Street will be improved immediately, as the city has already authorized this work.

West Empire Street on which is located the Second Addition houses of the Mining Department was improved the past year and concrete sidewalks and curbs put in. This work has been completed. We have already received a number of applications for the lots which were improved by this grading work, but it seems before any houses are built, a replat should be made of the location West of Maple Street, as when the platting of the old cemetery site is completed and the streets opened up, Main and Pine Streets will each be opposite alleys in the Second Addition. Such a replat would not cost a great deal, but it would be necessary to move the two houses built by John Wahlman on two lots in this Addition before the grading work was undertaken and the cemetery platted.

The City improved Empire Street in the Third Addition during the past year and further improvement work in this location will be done by the city in 1913.

Garbage collection was maintained once a week during the warm weather and once every two weeks the latter part of the summer and in the fall, in the Nebraska Location, but in the Marquette and Hard Ore Locations a team made the rounds every two weeks and made a general clean up. This expense amounted to as follows:

Nebraska Location	\$212.73
Marquette "	173.80
Hard Ore "	26.60

A canvass was made of all the tenants in the Nebraska location with reference to getting their views on garbage cans and to see what they had in the way of garbage boxes and what disposition was being made of it. A great number of the tenants burn most of their garbage and on this account did not feel that they should go to the expense of providing garbage cans. However, as soon as the teams started to make a regular trip each week there was a certain amount of garbage coming from each house and almost any kind of a receptacle was being used, old wooden boxes, barrels, etc.,

and it seems that if this work is to be continued, cans should be purchased by the company for all the tenants and charged to them, and in this way facilitate the collecting and improve the general sanitary conditions of the location.

\$6.50 was expended for the filling in of a small cave-in on Lot 73 of the Hard Ore location.

EXCELSIOR IRON COMPANY

COLLECTIONS.

	<u>Collected in 1912</u>
Barnum Location	\$ 1.99
Miscellaneous Lots	85.73
Farm Leases	1114.08

The above amounts represent the total collections to August 19, 1912, when all this company's holdings and accounts were turned over to the Iron Cliffs Co.

PIONEER IRON COMPANY

COLLECTIONS.

	<u>Amount Collected</u>	<u>Uncollected Rent Dec. 31, 1912.</u>
Second Addition	\$ 30.00	
Miscellaneous Lots	84.00	\$12.50
Farm Leases	17.50	\$ 2.33

The item of \$2.33 shown above as uncollected has been taken care of since the books were closed.

MISCELLANEOUS RECEIPTS - \$45.95

\$2.33 - 1911 taxes charged to Victor Greyus on account of lease covering the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 2-47-26. \$43.62 - 1910 taxes charged to the Consolidated Fuel and Lumber Co. on account of their flooring factory site.

JACKSON IRON COMPANY

RENTED BUILDINGS.

The 21 houses were occupied during the entire year.

Total Earnings	\$1996.21
Total Operating Expense	740.45
Net Earnings	1255.76

The repair work consisted mainly of necessary calcimining, interior decoration, carpenter work, etc. The plumbing item, \$114.43, was large on account of the cold weather experienced in the winter of 1911 and 1912 as we had a number of freeze-ups on that account. We also installed a new bath tub in one section of the Merry house to replace an old zinc affair which was in very bad condition. \$89.47 remained uncollected at the close of the year, but we expect to have all this taken care of, as it is represented principally by one large item of back rent and at this writing we have made satisfactory arrangements for the payment of same. These houses, with two or three exceptions, are in fairly good condition, but there are still a number that need new fences and one or two should be painted. The fences particularly should be given attention in 1913, as in two cases they are entirely gone and it is impossible for the tenants to plant gardens.

COLLECTIONS.

	<u>Amount Collected</u>	<u>Uncollected Rent Dec. 31, 1912.</u>
Platted Lots	\$1121.00	\$ 240.66
Miscellaneous Lots	1541.50	519.04
Farm Leases	63.80	

\$905.00 was closed off to Donated Lot Rents by Mr. Mather's authority.

Another year will see a large reduction in the balance of the outstanding rents, as we are making a special effort this year to keep after the several large accounts which make up practically most of the above uncollected rent. A number of these are in the hands of Mr. Belden, as we have been unable to make any satisfactory headway in collecting them during the past year or so.

LAND AND TIMBER SALES.

Sale of the $\frac{1}{2}$ of NE $\frac{1}{4}$ Section 22-38-19 to John Rockefeller for \$475.00.
This description only carried about \$36.00 timber value.

FARM LAND SALES - \$2960.00

Four sales in the Fayette district, two sales of 40 acres each at \$6.00 per acre, one sale of 40 acres and one of 120 acres at \$5.00 per acre, and 480 acres sold to Orvice LaBounty in Sections 24 and 25, 47-22 at \$3.50 per acre.

SALES OF REAL ESTATE - \$2600.00

Right of way sold to the L. S. & I. Ry. over Section 1, from the West section line to the platted portion. *note: this sale not completed in 1912 - Documents were not signed until June 1913 and money has not been paid by Railway Co. date 6/16/13*

MISCELLANEOUS RECEIPTS - \$170.53

Refunds and adjustments of previous years taxes, \$32.83, sales of gravel \$32.70, and the Fayette buildings #10, 11 & 12, barn and grainery were sold for \$105.00. *No bills of sale given - date 6/15/13*

IMPROVEMENTS

The City put in a sewer on Merry and Jennings Streets during the past year and macadamized Merry St. This was practically the only improvement work done in the Jackson Location during 1912.

MICHIGAMIE COMPANY

RENTED BUILDINGS.

Total Earnings	\$197.50
Total Operating Cost	254.12
Loss	56.62

Uncollected rent at the end of the year was \$18.00, but we expect this account to be taken care of in 1913. Five houses were occupied the entire year and three of these only paid a nominal rental of \$1.00 per month. The total repairs amounted to \$21.27 and the balance of the operating is made up of taxes, insurance and depreciation. \$24.00 was closed off on account of being uncollectible. Our earnings from this source will probably be larger in 1913, as we understand a

number of the mines will be opened up in the spring. A special report was made out during the past year, covering the buildings in this place, and recommendations were made for the disposition of same.

MISCELLANEOUS LOTS

\$149.00 were received from this source. NO uncollected rent. A lease was issued to William J. McCorkindale during the past year for a cottage site on Lake Michigamme.

MISCELLANEOUS RECEIPTS

\$4.07 representing a refund of 1911 taxes.

THE MUNISING COMPANY

FARM LAND SALES

The total sales amounted to \$2415.00, covering 320.01 acres. Six of the seven sales were in the Rumely district, and the other sale covered the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 31-47-19, 34.01 acres for \$250.00. The sales in the Rumely district averaged a trifle over \$7.50 per acre. Three of these sales were made to employes of the Munising Ry., one to a Hollander, one to a Finn by Adolph Nyman, and the other to Mr. Acker of the Munising Sawmill. Mr. Nyman received a commission of \$12.00 or at the rate of 5% on the sale he made.

Chatham Farmers.

Two of the old contracts were completed and two were abandoned during the year. Four of the old contracts are still in force and we expect two of these will be taken care of in 1913. The contract to Matti Kivineimewill probably never be paid up unless a part of the amount due is closedoff. We understand he is in very poor circumstances and has a large family. I will look this man up the first opportunity this spring and make a special report on his case.

LAND AND TIMBER SALES.

M. W. Stevens, N $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 33-47-18	\$500.00
Anthony Mushlock, S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec. 34-47-20	150.00
Jos. Rassiner, N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec. 34-47-20	150.00
TOTAL	\$800.00

MUNISING LOTS

No inquiries were received during the past year for lots owned by this company in the Village of Munising.

CHATHAM LOTS.

One lot was sold for \$100.00. There was practically no demand for lots in Chatham during the past year.

MISCELLANEOUS LOTS.

Our receipts from this source amount to \$55.50 and is made up principally of the rental of the Anna River Club House, a few camping leases and lots in the East Munising Location.

EAST MUNISING HOUSES.

One house was sold during the year to John McPhee for \$100.00. Bert Terwilliger has advised us he has given up his contract and left the house, as it is in such very poor condition that it is not worth repairing. There are two other houses in this location that should be disposed of for a nominal consideration, or torn down.

MISCELLANEOUS RECEIPTS - \$166.58

Refund of 1911 taxes.

MUNISING, MARQUETTE & SOUTHEASTERN RAILWAY COMPANY

MUNISING LOTS.

Sales - \$1000.00

Lots 13 and 14, Block 6, Original Plat of the Village of Munising - \$700.00. Lot 18, Block 8, Original Plat to Henry B. Freeman \$300.00. There was practically no demand for lots in the Village of Munising during 1912 and real estate was practically at a stand still.

Rents.

\$5.00 received from Bissell & Stebbins, \$50.00 from the Munising Foundry Company, Garden Lots \$1.00, and \$6.50 from the Alger County Road Commission for the rental of a lot in the LaPorte Addition for the storage of their road roller.

MISCELLANEOUS LOT RENTS.

Munising Motor Company paid \$25.00 for rental of their garage site on Elm Avenue, \$10.00 from M. A. Doty for storage room for slabs in connection with his electric light plant, \$6.00 from Albert Davenport for rental of part of the old Worcester mill site, 1911 and 1912 rent charged to Ameda Jerry on the parcel under lease to him near the railroad "Y", \$12.00 remained uncollected at the end of the year, but this will be taken care of in 1913. Mr. Jerry's house burned in the early part of 1913 and he advised us that he will not have further use for this ground.

*2
No lease
and to clear
Do.*

MISCELLANEOUS RENT.

\$2.00 received from a small show troupe for the use of several lots for show purposes for one day.

MISCELLANEOUS RECEIPTS.

Refund of 1911 taxes, \$39.20

RENTED BUILDINGS.

The only building owned by this company is the old Bowerman property located on Lot 22 Block 11, Original Plat and was rented nearly the entire year at \$9.00 per month. The earnings amounted to \$76.50,- the repairs (plumbing) \$14.25. The total operating expense including insurance and taxes was \$35.93. Net revenue \$40.52. There was an uncollected balance of \$24.00 at the close of the year, but only a part of this belongs to the present tenant. Mr. Dow is looking after this matter and he expects to collect this rent to date during 1913.

BAY MILLS LAND & LUMBER COMPANY

<u>FARM LAND SALES</u>	\$1700.00
<u>LAND & TIMBER SALES</u>	14733.75
<u>LAND SALES</u>	1500.00
TOTAL	\$17933.75

1988.30 acres sold. The principal sale was the land in the Cookson Exchange in 44-13, 990.80 acres for a total consideration of \$7533.75. Three sales

in the vicinity of Brimley covering 265.20 acres in 46-2 for \$1962.00. The Bay Mills town site, comprising 80.25 acres was sold to C. R. Ladd for \$1500.00. The balance is made up of the sales of scattering descriptions through the eastern towns. Three sales were made through W. R. Gilbert, who received a commission of \$61.00 or 5%.

FARM RENTS.

\$33.33 represents the earnings on two farm leases to January 1st, 1913, held by Fred Werner. \$46.08 was uncollected at the end of the year, but this has been taken care of since closing our books.

MISCELLANEOUS LOT RENTS - \$33.00.

Represents the rental of the right of way to L. Anderson Company and the ground rentals to October 1st, 1912 on a number of parcels at Bay Mills occupied by houses purchased by various parties from the Ohio Wrecking Company.

MISCELLANEOUS RENTS - \$20.00.

Rent of ice house to William Milligan for two seasons.

MISCELLANEOUS RECEIPTS - \$3779.12.

Sales of buildings etc., at Bay Mills and miscellaneous material amounted to \$3710.00. \$60.00 was received from V. W. Bayless for a quit claim deed covering certain land in 43-16; \$4.00 on account of beaver permits and \$5.12 covered refund and adjustment of previous years' taxes.

*No interest on bill of sale sent to accountant
OK*

RENTED BUILDINGS.

Several of the buildings at Bay Mills were occupied during the year and the total earnings amounted to \$224.75. There were no expenditures. \$151.90 was charged off to Uncollectible Accounts. It is doubtful whether this money can be collected, but we will make another attempt this year.

BAY MILLS TOWNSITE.

February 14th, 1912, I visited Bay Mills and made a special report and put prices on all the buildings. A number of these were sold to farmers in the vicinity of Brimley and the remaining buildings were sold to the Ohio Wrecking Co. early in the summer for \$1600.00. The town site, as above stated, was sold to

C. R. Ladd and the only remaining property at Bay Mills of this company is the sawmill plant and the railroad trestle. We have been asking \$5250.00, not including the steel rail, for the mill plant and trestle and have had a number of inquiries, but the only offer we received was from John Kantzler & Sons of Bay City, \$3900.00. We advised them the very best price we put on this property was \$4500.00, but this was not accepted by them. However, we heard from them again a few days ago, and probably a sale will be made. A number of buildings sold to the farmers in the vicinity of Brimley were made through W. R. Gilbert and \$73.80 was paid him as a commission on these sales. This is on a basis of 5%.

*No Bill of Sale
sent to Gilbert*

BUNKER HILL MINING COMPANY

This company has five buildings which were formerly the property of the Iron Cliffs Company and were occupied continually during the present year. The total earnings were \$468.00. Repairs amounted to \$122.56. Taxes, insurance and depreciation \$72.87. Total operating cost \$195.43. Net revenue \$272.57. No uncollected rent. These buildings, with the exception of the one occupied by Mr. Dobbs, are not in very good condition and should be given a thorough overhauling. New fences are necessary and the buildings should be painted.

MISCELLANEOUS LOT RENTS.

\$647.00 was received from this source and represents the rentals from the Consolidated and the Independent Lumber Companies for their lumber and wood yard sites. \$10.00 from Mr. Townsend for pasture and two seasons pasture from Dr. H. W. Sheldon, \$12.00.

AJE-AWC
3/19/20
3-GF

THE CLEVELAND - CLIFFS IRON COMPANY

LAND DEPARTMENT

COMPARATIVE STATEMENT OF RECEIPTS FOR YEARS 1912 AND 1911

RECEIPTS	1912	1911
Earnings - Rented Buildings	5109.45	5086.18
" Williams Hotel & Cottages	6936.81	11180.68
" Miscellaneous Sources	1077.27	2000.05
Earnings or Sales - Grand Island	6663.17	6066.20
Sales - Greenhouse	7636.70	7460.84
" Nursery	27.04	190.82
" Alger County Farm	5203.30	3916.29
" Fish Hatchery	528.01	2272.66
" Limestone Job		927.17
" Saw Mill Plant	205339.08	130078.10
" Stumpage	26325.60	20693.96
" Timber	100.00	
" Farm Lands	9822.00	10711.72
" Land		25.00
" Land & Timber	23162.85	1246.28
" Lots		7900.00
" Munising Houses & Lots	2375.00	5750.00
Lot Rents Received - Pendell Location	326.00	363.75
" " " East New York, Miscellaneous	187.00	187.00
" " " Miscellaneous	308.50	341.83
" " " Munising	2.00	1.00
Rents Received - Farms	201.67	240.00
" " Miscellaneous		10.00
Workmen's Cottage Rents	688.84	
Rental Munising Cow Pasture	10.00	50.00
Interest Received - General	3674.72	3861.58
Trespass Cases	12.25	10.00
Profit on Sales of Tax Titles	481.19	111.99
Uncollectible Accounts	1.00	
TOTAL RECEIPTS	306199.45	220683.10

THE CLEVELAND - CLIFFS IRON COMPANY

LAND DEPARTMENT

COMPARATIVE STATEMENT OF EXPENDITURES FOR YEARS 1912 AND 1911

EXPENDITURES	1912	1911	1912	1911
Operating Land Dep't - General			126589.22	117108.53
Central Office Expense	18886.68 ✓	16446.86 ✓		
Insurance	55.48 x	5.52 x		
Watchman		50.00 x		
Land Lookers	585.24 x	2793.51 x		
Foresters	712.11 x	3643.26 x		
Forest Protection	3315.54 x			
Selling Expense	237.34 x	113.70 x		
Back Taxes on Cancelled Con- tracts & Leases	46.22 x	142.14 x		
Personal injury Expenses	13.50 x			
Advertising	543.40 x	130.90 x		
Taxes	100963.41	88963.88		
Miscellaneous				
Maintenance of Bldgs.,	6.50 x	16.10 x		
Stocking Streams	601.53 x	2348.38 x		
Cleaning up Eagle Mills Location	121.12 x			
Munising Village Improve- ment	8.00 x	2209.56 x		
Eagle Mills Experiment	140.92 x	34.10 x		
Fences	4.00 x	78.63 x		
Sidewalks	6.54 x			
Blowing out Beaver Dams	53.67 x			
Depreciation, Nursery Invent'y Stock	288.02 x			
Grading Pendill Plat	17 30.30	29.00 x		
Cleaning up Deer Lake Location		101.17 x		
Greenhouse Shrubbery Gar- den		12.86 x		
Interest paid - General			1668.69	1088.03
Uncollectible Accounts			314.66	39.45
Taxes on Real Estate			108.81	4.88
Total Cost Optg. Grand Island			21612.92	20709.56
do. Williams Hotel & Cottages			12827.87	16168.41
" Fish Hatchery			776.07	1937.77
" Limestone Job			197.46	1208.38
" Alger Co. Farm			9896.30	10272.03
" Greenhouses			9416.61	9373.91
" Nursery				469.75
" Rented Buildings			5109.45	5086.18
" Saw Mill Plant			137071.40	122972.40
TOTAL EXPENDITURES			325589.46	306439.28

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

COMPARATIVE STATEMENT OF OPERATIONS FOR YEARS 1912 AND 1911.

OPERATION	TOTAL OPERATING		EARNINGS OR SALES		INVENTORY			PROFIT OR LOSS	
	1912	1911	1912	1911	1912	1911	1910	1912	1911
Grand Island	21612.92	20709.56	6663.17	6066.20				14949.75	14643.36
Williams Hotel & Cottages	12827.87	16168.41	6936.81	11180.68				5891.06	4987.73
Fish Hatchery	776.07	1937.77	528.01	2272.66				248.06	334.89
Limestone Job	197.46	1208.38		927.17				197.46	281.21
Alger County Farm	9896.30	10272.03	5203.30	3916.29				4693.00	6355.74
Greenhouse	9416.61	9373.91	7636.70	7460.84				1779.91	1913.07
Nursery		469.75	27.04	190.82				27.04	278.93
Rented Buildings	5109.45	5086.18	5109.45	5086.18				5086.18	5086.18
Saw Mill	81394.69	78214.03	137986.31	80480.68	34336.90	85036.43	102462.31	5892.09	15159.23
Lath Mill	2951.18	2425.81	5158.54	3642.14	311.67	1006.76	624.62	1512.27	1598.47
Shingle and Tie Mill	23600.25	12146.11	27100.94	11656.19	1231.55	7371.27	12764.92	2639.03	5883.57
Slabwood	2639.03	2610.87	5234.26	6519.13	318.10	498.25	677.60	2415.08	3728.91
Retail Yard	26486.25	27575.58	29859.03	27779.96	3819.17	5366.46	6268.78	1825.49	697.94

NOTE:- Red figures indicate profit.

THE CLEVELAND - CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF GREENHOUSE SALES FOR THE YEAR 1912

MONTH	CUT FLOWERS	PLANTS	MISCELLANEOUS	NURSERY STOCK	TOTAL
January	285.31	14.35	5.76		305.42
February	463.21	68.12	17.90		549.23
March	557.81	72.57	28.09		658.47
April	521.50	187.09	26.77	3.75	739.11
May	435.14	95.95	48.55	53.22	632.86
June	741.20	1003.97	41.23	9.91	1796.31
July	297.09	85.30	31.91		414.30
August	234.94	23.68	74.60		333.22
September	266.27	23.35	8.35		297.97
October	360.41	52.55	35.33		448.29
November	362.50	13.05	49.86		425.41
December	854.68	107.14	74.29		1036.11
TOTAL	5380.06	1747.12	442.64	66.88	7636.70

COMPARATIVE STATEMENT OF GREENHOUSE SALES

YEAR	CUT FLOWERS	PLANTS	MISCELLANEOUS	NURSERY STOCK	TOTAL
1901	2637.94	754.40	9.45		3401.79
1902	2834.75	849.99	60.72		3745.46
1903	3107.03	1236.31	58.36		4401.70
1904	3270.70	805.22	32.95		4108.87
1905	3302.37	745.00	56.36		4103.73
1906	2537.80	980.32	57.55		3575.67
1907	3133.19	886.64	197.97		4217.80
1908	3708.32	807.09	308.55		4823.96
1909	5345.53	1905.90	333.22		7584.65
1910	5552.85	1625.46	314.31		7492.62
1911	5634.74	1487.49	338.61		7460.84
1912	5380.06	1747.12	442.64	66.88	7636.70

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF ALGER COUNTY FARM SALES FOR YEAR 1912.

MONTH	LIVESTOCK	POULTRY AND EGGS	MILK AND BUTTER	FIELD CROPS AND VEGETABLES	ORCHARDS AND SMALL FRUITS	HOUSE RENTS	MISCELLANEOUS	WOOD	TOTAL
January		9.20	39.67			5.00	3.75		57.62
February		19.92	62.91			5.00	8.00		95.83
March	2.50	15.10	29.28				1.86		48.74
April		17.01	27.41			10.00	2.40		56.82
May		17.45	25.97	343.90		5.00	1.80		394.12
June		8.70	70.25	1.50		5.00	8.00		93.45
July		2.25	72.41	133.70	1317.02				1525.38
August		8.87	130.46	199.42	135.47	10.00	5.70		489.92
September		5.00	124.71	98.70	50.38		1.95		179.98
October		2.00	38.20	24.75		10.00	.55		74.40
November		.35	64.09	574.80	1.50		3.40		640.44
December	687.67		138.88	611.01	11.25	10.00		87.79	1546.60
TOTAL	690.17	105.15	824.24	1987.78	1411.86	60.00	36.31	87.79	5203.30

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THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF LAND AND TIMBER SALES FOR YEAR 1912.

DESCRIPTION	ACREAGE			AMOUNT OF SALE			REMARKS	
	SOLD	RESERVATIONS	TOTAL	LAND	TIMBER	TOTAL		
N $\frac{1}{2}$ of SE $\frac{1}{4}$	12-41-18	80.00	80.00	400.00		400.00		
SW $\frac{1}{4}$ of NW $\frac{1}{4}$	28-44-21	40.00	40.00	260.00		260.00		
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$	28-44-21	80.00	80.00	520.00		520.00		
NE $\frac{1}{4}$ of NE $\frac{1}{4}$	33-44-21	40.00	40.00	260.00		260.00		
NW $\frac{1}{4}$ of SW $\frac{1}{4}$	28-44-21	40.00	40.00	260.00		260.00		
NE $\frac{1}{4}$ of SE $\frac{1}{4}$	33-44-21	40.00	40.00	260.00		260.00		
NW $\frac{1}{4}$ of SW $\frac{1}{4}$	34-44-21	40.00	40.00	260.00		260.00		
N $\frac{1}{2}$ of NE $\frac{1}{4}$	10-41-17	80.00	80.00	400.00		400.00		
S $\frac{1}{2}$ of NE $\frac{1}{4}$	10-41-17	80.00	80.00	400.00		400.00		
NE $\frac{1}{4}$ of SE $\frac{1}{4}$	10-41-17	80.00	80.00	400.00		400.00		
NW $\frac{1}{4}$ of SW $\frac{1}{4}$	33-46-22	40.00	40.00	280.00		280.00		
NE $\frac{1}{4}$ of NE $\frac{1}{4}$, W $\frac{1}{2}$ of NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$	16-40-23	160.00	160.00	639.45	560.55	1200.00		
NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of 8, and NW $\frac{1}{4}$ of SE $\frac{1}{4}$	18-44-13	80.00	80.00	990.25	990.25	990.25	No reservations.	
SE $\frac{1}{4}$ of NE $\frac{1}{4}$	16-41-24	40.00	40.00	200.00	120.00	320.00		
NE $\frac{1}{4}$ of SW $\frac{1}{4}$	29-46-13	40.00	40.00	300.00	200.00	500.00	Deeded in 1911. No reservations.	
SW $\frac{1}{4}$ of SW $\frac{1}{4}$	12-46-19	40.00	40.00	340.00	260.00	600.00		
Entire Section	2-41-17	644.12						
NE $\frac{1}{4}$ of Section	3-41-17	162.39						
W $\frac{1}{2}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of SE $\frac{1}{4}$	3-41-17	120.00	1406.51	5266.30	1233.70	6500.00		
S $\frac{1}{2}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$	9-41-17	240.00						
NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$	10-41-17	240.00						
E $\frac{1}{2}$ of SE $\frac{1}{4}$ of 26 S. of R.R. & NE $\frac{1}{4}$ of NE $\frac{1}{4}$	35-46-22	80.00	80.00	900.00		900.00	40 Acres surface only.	
E $\frac{1}{2}$ of SW $\frac{1}{4}$ S. of R.R.	25-46-22	62.00	5.00	65.00	496.00	496.00		
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and those parts of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ N. of R. R.	25-46-22	66.00	6.00	74.00	520.00	520.00		
NE $\frac{1}{4}$ of NE $\frac{1}{4}$	27-46-22	40.00		40.00	320.00	320.00		
SE $\frac{1}{4}$ of NE $\frac{1}{4}$	27-46-22	40.00		40.00	320.00	320.00		
N $\frac{1}{2}$ of NE $\frac{1}{4}$, S $\frac{1}{2}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, NE $\frac{1}{4}$ of SE $\frac{1}{4}$	16-42-23	360.00		360.00	1077.25	3600.00		
N $\frac{1}{2}$ of NW $\frac{1}{4}$ of 9-43-21 and S $\frac{1}{2}$ of NW $\frac{1}{4}$	34-44-21	160.00		160.00	1200.00	1200.00		
SW $\frac{1}{4}$ of NW $\frac{1}{4}$	27-46-22	40.00		40.00	320.00	320.00		
E $\frac{1}{2}$ of SE $\frac{1}{4}$	25-46-22	76.00	4.00	80.00	570.00	570.00		
SW $\frac{1}{4}$ of NW $\frac{1}{4}$ S. of R. R.	33-46-22	16.00		16.00	112.00	112.00		
NE $\frac{1}{4}$ of SE $\frac{1}{4}$	23-46-22	40.00		40.00	280.00	280.00		
E $\frac{1}{2}$ of SE $\frac{1}{4}$ N. of C. R.	27-46-22	73.00	5.00	78.00	584.00	584.00		
W $\frac{1}{2}$ of NW $\frac{1}{4}$	25-48-27				100.00	100.00		
SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and part of NW $\frac{1}{4}$ of SW $\frac{1}{4}$	25-46-22N. of C.R.	65.00	5.00	70.00	500.00	500.00		
SW $\frac{1}{4}$ of NE $\frac{1}{4}$, W $\frac{1}{2}$ of SE $\frac{1}{4}$, E $\frac{1}{2}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SW $\frac{1}{4}$	13-49-34	240.00						
SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and part of SE $\frac{1}{4}$ of SW $\frac{1}{4}$	19-49-33	33.07		309.62	109.65	9142.95	9252.60	
NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and part of NE $\frac{1}{4}$ of NW $\frac{1}{4}$	30-49-33	36.55						
SW $\frac{1}{4}$ of SW $\frac{1}{4}$ South of R. R.	31-46-22	18.00		18.00	90.00	110.00	200.00	
		3852.13	25.00	3877.13	17844.65	15240.20	33084.85	

	FEE	SURFACE	MINERALS	TIMBER	MINING LEASE	PLATTED	TOTAL
Total Acreage as per Acreage Statement December 31, 1911	476967.29	68609.19	10762.66	17646.28	323.00	128.68	574437.10
(1) Acreage Purchased during 1912	2271.14	428.57		670.00			3369.71
Cancelled Contract in 1911	40.00		40.00				40.00
Deeded in 1911 - Sale closed to Treasurer in 1912	40.00						40.00
TOTAL	479318.43	69037.76	10722.66	18316.28	323.00	128.68	577846.81
(2) Sold during 1912	3578.06	85.00	3444.06	273.07			492.07
(3) Deeded in 1912 - Sale closed to Treasurer in 1913	27340.90	320.00	2221.98	1407.03			25438.92
Released to Northwestern Cooperage Co. in 1912							1407.03
TOTAL	30918.96	405.00	5666.04	1680.10			27338.02
Total Acreage as per Acreage Statement December 31, 1912	448399.47	68632.76	16388.70	16636.18	323.00	128.68	550508.79

	PURCHASE NO.	FEE	SURFACE	TIMBER	TOTAL
(1)	1273	360.00			360.00
	1288	18.40			18.40
	1299		20.57		20.57
	1300		7.00		7.00
	1301			640.00	640.00
	1318		40.00		40.00
	1319	20.00			20.00
	1322		200.00		200.00
	1366	1752.74	160.00		1912.74
	1368			30.00	30.00
	1376		1.00		1.00
	1381	120.00			120.00
	TOTAL	2271.14	428.57	670.00	3369.71
(2) Sales as above	2226	3564.06	40.00	273.07	3877.13
	2266	14.00	40.00		40.00
	2305		5.00		5.00
TOTAL	3578.06	85.00	273.07	3936.13	
(3) Conveyance	2260	837.28			837.28
	2284	1384.70			1384.70
	2327 & 2329	25118.92	320.00		25438.92
TOTAL	27340.90	320.00		27660.90	

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF RECEIVABLE ACCOUNTS YEAR 1912

ACCOUNTS	AMOUNT DUE DEC. 31, '11	AMT. CHARGED DURING 1912	AMT. REC'D DURING 1912	AMOUNT DUE DEC. 31, '12
Pendill Lot Rents Recv.		326.00	326.00	
E. N. Y. Misc. Lot Rents Recv.		187.00	185.00	2.00
Miscellaneous Lot Rents Recv.	6.17	306.33	329.50	17.00
Rented Buildings Earnings Recv.	154.58	5117.45	5202.28	69.75
Mun. House & Lot Sales Recv.	51220.21	5283.22	12214.20	44289.23
Farm Rents Recv.		201.98	165.31	36.67
Farm Land Sales Recv.	14043.42	10976.60	9397.19	15622.83
Land & Timber Sales Recv.	400.00	23180.85	14080.85	9500.00
Munising Lot Rents Recv.	1.00	1.00	2.00	
TOTAL -	65825.38	45580.43	41902.33*	69503.48

* \$3102.40 of this amount is Correcting Entries

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF EXCHANGE FOR YEAR 1912

No expenditures.

THE CLEVELAND - CLIFFS IRON COMPANY

LAND DEPARTMENT

COMPARATIVE STATEMENT OF DONATIONS FOR YEARS 1912 AND 1911

	DATE OF AUTHORIZATION		AUTHORIZED BY	AMOUNT	
	1912	1911		1912	1911
Munising Y.M.C.A. Rental	Dec. 9, 1908	Dec. 9, 1908	Wm. G. Mather, Pres.	\$900.00	\$900.00
Munising Hospital Assn.	Nov. 13, 1909	Nov. 13, 1909	Wm. G. Mather, Pres.	150.00	125.00
Munising Hospital Assn.	Dec. 5, 1912		Wm. G. Mather, Pres.	10.00	
Negaunee Fire Dept.	Mar. 25, 1912	Mar. 21, 1911	C.V.R. Townsend, L.A.	5.00	5.00
Munising Fire Dept.	Nov. 27, 1912	Nov. 27, 1911	C.V.R. Townsend, L.A.	10.00	10.00
Munising July 4th Celebration	Sep. 30, 1912		C.V.R. Townsed, L. A.	10.00	
Women's Civic League, Munising	Jun 17, 1912		Wm. G. Mather, Pres. Verbal	50.00	
Grand Island Rod & Gun Club	" 17, 1912		Wm. G. Mather, Pres. Verbal	25.00	
Negaunee Play Grounds	Oct. 10, 1912		C.V.R. Townsend, L. A.	10.00	
Limestone Swedish Church	Dec. 23, 1912		Wm. G. Mather, Pres.	50.00	
TOTAL				1220.00	1040.00

Cp-GF-1.
8-5-13

RECEIVED
AUG 1 1913

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF GAME PURCHASED DURING YEAR 1912

To Mounting Male Squaw Duck

\$ 4.15

THE CLEVELAND - CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF GAME SOLD DURING THE YEAR 1912

119 Native Deer	2098.59
3 Elk	155.00
370 lbs. Grass Pike	28.55
TOTAL -	2282.14

THE CLEVELAND - CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF FISH HATCHERY FOR THE YEAR 1912

SPECKLED TROUT

Eggs on hand December 31, 1911		53000
Eggs hatched during year	41500 or 78.3%	
Eggs lost during the year	11500 or 21.7%	
Fry on hand December 31, 1911		10444
Fry Hatched during year		41500
Fry Lost during year	2388 or 4.6%	
Fry Planted during Year	39163 or 75.4%	
Fry transferred to Yearlings	10393 or 20.9%	
Yearlings transferred from Fry		10393
Yearlings lost during year	185 or 2.0%	
Yearlings planted during year	10208 or 98.0%	
Pond Fish on hand December 31, 1911		22738
Pond Fish lost during year	99 or .4%	
Pond Fish planted during year	22639 or 99.6%	

STEEL HEAD SALMON TROUT

Eggs Purchased		25000
Eggs Hatched	20000 or 80%	
Eggs Lost	5000 or 20%	
Fry Hatched		20000
Fry Planted	20000 or 100%	

RAINBOW TROUT

Eggs Received *		350000
Eggs Hatched	350000 or 100%	
Fry Hatched		350000
Fry Sold	87500 or 25%	
Fry delivered to Huron Mtn. Club	262500 or 75%	
Pond Fish on Hand December 31, 1911		22
Pond Fish Planted during Year	22 or 100%	

NOTE: Operations discontinued July 31st, 1912.

* Received at Hatchery to be hatched for the Huron Mountain Club. The Hatchery received 87500 Fry for hatching. The 87500 Fry were sold to the Huron Mountain Club the same time the Hatchery delivered the 262500 Fry.

THE CLEVELAND - CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF FISH PLANTED AND SOLD DURING THE YEAR 1912

<u>BROOK TROUT FRY</u>		
Anna River		9163
Wagner Falls Creek	5000	
Anna River	4163	
Addis Lakes		10000
Hallston		5000
Miners River		10000
Munising Falls Creek		5000
<u>BROOK TROUT YEARLINGS</u>		
Long Lake		10208
<u>BROOK TROUT POND FISH</u>		
Long Lake		22639
<u>STEEL HEAD SALMON TROUT</u>		
Miners River		12000
AuTrain River		8000
<u>RAINBOW TROUT FRY</u>		
Sold to the Huron Mountain Club		87500
<u>RAINBOW TROUT POND FISH</u>		
Long Lake		22
TOTAL -		179532

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

STATEMENT OF LANDS PURCHASED AND EXPENSE INCURRED ON ACCOUNT OF LAND TRACTS FOR THE YEAR 1912.

PURCHASE	GRANTOR	PUR. NO.	ACREAGE	PUR. PRICE PER ACRE	AMOUNT OF PUR. PRICE	ABSTRACTS AND RECORDING	LAND LOCKING	MISCELLANEOUS EXPENSE	TOTAL
Powell	D. W. Powell & wife,	64				.75			.75
Danaher & Melendy	Danaher Melendy Co.	80				4.21			4.21
Sands	Chas. A. Sands & wife	84				.30			.30
Garipey	Felix Garipey & wife,	108				.05		Legal .61	.66
Busch	Wm. C. Busch & wife	128				.10		Legal 1.06	1.16
Powell	Henry C. Russell & wife	137				.05		Legal .45	.50
Cedar Land & Mining Company	Cedar Land & Mining Company, et al.	143				2.25			2.25
Palms	Trustees of Estate of Francis Palms	177				8.70			8.70
Manistique Lumbering Co.	Manistique Lumbering Company	209				207.09			207.09
Mc Kee	Jas. C. Mc Kee & wife	356				3.60			3.60
Stone	Wm. A. Stone & wife	359				.70		Legal 6.66	7.36
Culver & Mc Knight	Rush Culver & wife and Wm. P. McKnight	360				.05		Legal .61	.66
Culver	Rush Culver & wife	361				7.00			7.00
Osage Mining Co.	Osage Mining Company	362				.05		Legal .61	.66
Upper Peninsula Land Co.	Detroit, Mackinac & Marquette R.R. Co.	363				20.00			20.00
Hoffman	Spain E. Pearce, et al	401				2.00			2.00
Moore	Helen M. Moore	468						Taxes 22.12	22.12
Hogan	Jas. B. Hogan	559				.25			.25
Deer Lake Iron Company	Deer Lake Iron Company	567			# 11.25				11.25
Prickett	John H. Rice & wife	648				4.00			4.00
Maas	Maas Heirs	796				5.50		Redeeming Tax Titles 845.03	850.53
U. S. Script	William S. Hill & wife	945				2.25			2.25
Marrill	Eva Henry	1111						Taxes 131.28	131.28
Marketty	Chas. J. Marketty, et al	1202				.25			.25
Prickett	Walter S. Prickett	1250				8.78			8.78
Hill	William S. Hill & wife	1263				2.25			2.25
Cookson	Frank H. Cookson & wife	1273	360.00	11.84	4262.75	4.97	43.20		4310.92
Leaper Rights	Henry E. Leaper & wife	1312 *			600.00	1.00	84.32	Legal .20	685.52
The Munising Company	The Munising Company	1318	40.00	8.00	320.00	1.65			321.65
C. H. Worcester	C. H. Worcester Company	1322				2.00		Legal 1.50	3.50
Collins	G. Sherman Collins & wife	1366	1912.74	11.00	21040.14		103.96		21144.10
Dan Becker	Dan Becker and wife	1381				2.50			2.50
	Cancelled Contracts				3327.99				3327.99
	TOTAL		2312.74		29562.13	292.30	231.48	1010.13	31096.04

* Pur. #1312 adds no acres, being a release of Mr. Leaper's rights to certain lands covered by Pur. #363.
 # Pur. #567 adds no acres, being a release of Tax Title held by Michigan Iron & Land Co., Ltd.

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

GENERAL DIVISION - DECEMBER 31st, 1912.

TOWN	RANGE 19 WEST				RANGE 18 WEST				RANGE 17 WEST				RANGE 16 WEST				TOTALS				
	SEC.	FEE	SURFACE	MINERALS	SEC.	FEE	SURFACE	MINERALS	SEC.	FEE	SURFACE	MINERALS	SEC.	FEE	SURFACE	MINERALS	FEE	SURFACE	MINERALS		
49													24	142.60							
													26	337.75							
													34	524.25							
													36		600.00						
														1004.60	600.00		1004.60	600.00			
46	14	162.30							12		81.00										
	15	231.55							13		120.00		2	561.20	80.43						
	16	271.80							14	499.35			4	360.49	158.29						
	17	7.50							15	19.40			6		7.65						
	22	240.00	320.00						20	596.60			8	127.35	74.00						
	27	280.00	200.00						22	640.00			9	114.50							
	29	56.20							24	240.00			10	360.00	120.00						
	31	32.60							26	240.00			12	320.00							
	32	45.25							28	440.00			14	200.00							
	34	189.80	118.35						30	466.60			15	160.00							
									32	360.00			17	166.00							
									34	120.00			18	308.27	54.00						
					35	40.00			36	614.20			19	160.00							
					36	480.00							20	480.00							
													22	360.00							
													24	480.00							
													26	480.00							
													28	360.00							
													30	340.77							
													31	189.62							
													34	640.00							
													35	36.75							
		1514.00	638.35			520.00			4236.15	201.00				6204.95	495.37		12475.10	1334.72			
47	4	154.61			1			240.00					2	624.55							
	6	21.68			2			397.28					4	200.00							
	7	9.10			7	202.22			2	639.22			4	358.85							
	9	241.11			10	240.00			6	222.08			6	209.55							
	10	121.23			12	160.00			8	160.00			10	400.00							
	12	53.89			14	440.00	40.00		10	560.00			11	180.00							
	13	497.16			15	200.00			12	640.00			12	227.80							
	14	208.55	35.11		16	200.00			14	640.00			16	80.00	240.00						
	15	567.00			17	106.20			16	520.00			18	100.67							
	16	222.91			18	119.67			18	615.20			21	40.00							
	19	35.26			19	77.58			20		200.00		22	40.00							
	21		75.07		21	480.00			22	280.00			28	80.00							
	22	336.94			22		80.00		24	600.00			29	80.00							
	23	137.55			23	120.00			26	400.00			30			31.06					
	24	268.45			28	320.00			28	640.00											
	26	35.06			29	280.00			29		80.00										
	27	39.55			31	120.00			30	320.00											
	28	39.74			32	240.00			32	520.00	120.00										
	30	134.77			34	160.00			34	40.00											
	33	120.44			36				36	120.00											
	34	461.59																			
	35	28.64																			
		3717.34	108.18			3465.77	120.00	637.28	7345.35	200.00	200.00			2182.57	240.00	31.06	16711.03	668.18		868.34	
46	3	435.59			4	80.00			2	119.76											
	7	277.71			5	361.40			4	398.46			6	215.96							
	10	301.55			6	321.09			6	223.20			9	40.00							
	11	360.00	176.35		7	120.00			8	480.00			30	120.00							
	12	220.62		40.00	8	320.00			10	400.00			31	160.00							
	14	160.00			9	240.00			12	80.00											
					11	120.00			14	560.00											
					12	480.00			16	374.19											
					13	40.00			24	120.00											
					14	160.00			26	120.00											
					16	640.00															
					18	86.00															
					20	160.00															
					21	200.00															
					22	80.00															
					26	120.00															
					27	440.00															
					28	320.00															
					32	40.00															
					33	80.00															
					34	400.00															
					35	200.00															
					36	80.00															
		1755.46	176.35	40.00		5088.49			2885.71					535.96			10265.62	176.35		40.00	
45	1	237.24			4	40.00															
	6	295.09			8	320.00															
	17		40.00																		
	24	120.00																			
	25	264.06																			
	26	38.41																			
	29	40.00																			
			40.66																		
		1092.80	80.66			360.00											1452.80	80.66			
TOTAL OF PAGE #1																	41909.15	2859.91	908.54		

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

CENTRAL DIVISION - DECEMBER 31st, 1912.

TOWN	RANGE 19 WEST		RANGE 18 WEST			RANGE 17 WEST			T O T A L S	
	SEC.	FEE	SEC.	FEE	MINERALS	SEC.	FEE	MINERALS	FEE	MINERALS
44	4	120.00	25	80.00						
	5	240.00	26	40.00						
	6	160.00	27	40.00						
	7	442.30	31	55.78						
	8	640.00								
	9	280.00								
	11	33.65								
	17	600.00								
	18	521.04								
	19	439.78								
	20	560.00								
	21	480.00								
	25	40.00								
	28	600.00								
	29	160.00								
	30	513.49								
	31	396.91								
32	560.00									
33	160.00									
34	40.00									
		6987.17		215.78					7202.95	
43	4	160.00								
	16	360.00								
		520.00							520.00	
42	16	560.00				28	400.00	240.00		
						32	280.00	240.00		
						33		640.00		
		560.00					680.00	1120.00	1240.00	1120.00
41			12		160.00	2		644.12		
			13	160.00	480.00	3		644.51		
						4		642.56		
						5		640.09		
						7		651.58		
						8		640.00		
						9		640.00		
						10		640.00		
					18	87.40	567.25			
				160.00	640.00		87.40	5710.11	247.40	6350.11
TOTAL OF PAGE #2									9210.35	7470.11

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

CENTRAL DIVISION - DECEMBER 31st, 1912.

TOWN	RANGE 24 WEST			RANGE 23 WEST			RANGE 22 WEST			RANGE 21 WEST				RANGE 20 WEST				TOTALS						
	SEC.	FEE	SURFACE	SEC.	FEE	SURFACE	MINERALS	SEC.	FEE	SURFACE	MINERALS	SEC.	FEE	TIMBER	SURFACE	SEC.	FEE	SURFACE	TIMBER	FEE	SURFACE	TIMBER	MINERALS	
46								25	385.32							36	113.96							
								26	201.77															
								32	40.00															
								33	125.50	160.00														
								34	200.00	119.70														
								35	547.50															
								36	640.00															
									2140.09	279.70							113.96			2254.05	279.70			
13		40.00		2		158.30		2	557.68							1	16.85							
14		40.00		3		236.00		3	38.02			15	29.40			13	80.00							
15		40.00		4		34.30		4	117.35	77.11		22	160.00			22	40.00							
25	40.00			8		40.00		5	40.00							23	80.00							
26	240.00			9		120.00		6	25.09							24	160.00							
				10	160.00	120.00		7	117.16							28	205.16							
				11	80.00	280.00		8	200.00							32	40.00							
				12		120.00		10	240.00							33	80.00							
				13	40.00	240.00		11	240.00	160.00														
				14	400.00	240.00		12	520.00	120.00														
				15		40.00		13	40.00															
				16	480.00			14	40.00	240.00														
				17		240.00		15	80.00															
				18		34.50		16	640.00															
				19	40.00			17	40.00															
				20	80.00	320.00		18	394.37	75.95														
				21		160.00		19		117.52														
				22	80.00	200.00		20	480.00	40.00														
				23		80.00		21	160.00															
				24	80.00			22	160.00															
				26		40.00		23	160.00	80.00														
				27		40.00		24	480.00	160.00														
				28		440.00		25	80.00	160.00														
				29		40.00		26	280.00	280.00														
				30	400.00	102.69		27	200.00															
				31		337.91		28	240.00															
				32	640.00			29	396.47															
				33		160.00		30	200.00															
				34	40.00	560.00		31	200.00															
				36	40.00	230.00		32	560.00	36.03														
								33	40.00	120.00														
								35	240.00															
								36	160.00	40.00														
		280.00	120.00		2560.00	4643.70			6766.14	1786.61			189.40				702.01			10497.55	6550.31			
6	217.41			1		650.55		4	639.44				3	40.00										
8	640.00			2	370.44			6	628.10				10	280.00	80.00									
10		40.00		4		518.72		7	40.00				11	200.00										
16	520.00			5	200.00	436.52		8	160.00	80.00			12	120.00										
18	608.96			6	392.66			13	640.00				13	640.00										
22		40.00		8	80.00	240.00		15	640.00				15	480.00										
25		160.00		9		80.00		16	80.00				16	320.00										
				12	346.66			17	640.00				17	320.00										
				13		35.34		18	180.00				21	480.00										
				14	53.23	226.67		19	470.56	160.00			22	40.00										
				15		480.00		20	40.00				23	520.00										
				16		510.00	400.00	21	640.00				24	80.00										
				17		240.00		23	400.00	240.00			25	640.00										
				20		240.00		25	111.00	449.00			28	40.00										
				21		640.00		26	280.00				31	230.51										
				22	26.66	373.34		27	322.00	318.00			32	40.00										
				23		640.00		28	120.00				33	40.00	320.00									
				24	173.33	306.67		29	600.00				35		520.00									
				25		640.00		30	200.00	154.32														
				26	106.67	333.33		31	567.23	40.00	18.00													
				27		640.00		32		120.00														
				28		400.00		33	344.00		296.00													
				29		600.00		34	200.00	40.00														
				30	76.57			35	360.00		240.00													
				31		392.69																		
				33		640.00																		
				34		260.00																		
				35		640.00																		
				36		200.00																		
		1986.37	240.00		1826.32	10802.23	400.00		8242.33	594.32	1561.00		4510.51	640.00	80.00		5147.84	80.00		21713.37	11796.55	640.00	1961.00	
3		120.00		2	160.69	279.91		1	240.28				1	518.17										
9	40.00			3		437.88		2	198.10				3		640.79									

THE CLEVELAND-CLIFFS IRON COMPANY

LAND DEPARTMENT

RECAPITULATION

	FEE	SURFACE	MINERALS	TIMBER	MINING LEASE	PLATTED	TOTALS
Eastern Division	262917.09	2100.19					265017.28
Central Division	125132.23	49970.52	12144.10	3818.83			191065.68
Western Division	60350.15	16562.05	4244.60	12817.35	323.00	128.68	94425.83
TOTAL	448399.47	68632.76	16388.70	16636.18	323.00	128.68	550508.79

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