

Cleveland Cliff Iron Co's Lands.

Delta County.

Schoolcraft Co.

Range 18 West.

Range 17 West.

County Line

Probable Cut of this section 30,000 cu
Now cutting 2000 cu per month.
Up to cut 18,000 cu.
Should be all cut Sept 1st '07

Sec 12

Sec 7

Cut Spring and
Summer '06
7000 cu.
Average 43 7/10 cu.

Estimated 238 acres.

Cut 14147 7/8 cu.

Average 47 cu per acre.

Beyond Extension

Terminus of Branch

J
A1
N

Cut from Nov 1st '04 to April 1st '05
Split Hood 11487 7/8
Cut from April 1st '05 to Oct
1st '05 Round Hood 3537 7/8
Total 15084 7/8

Cut from Oct 1st '05 to April 26 28000
Cut Bog Sheds Sept & Oct '06 1700

29700

Sec 13

Sec 18

Average yield per acre 73 5/10 cu.

Average yield per acre 46 1/10 cu.

Camp A=1

Spur

Branch

Main Line 500 Road

(43)

Total Hood Cut to Dec 1st '06 63,932 5/8

Delta County
Range 18

Schoolcraft Co.
Range 17.

County Line.



Town 42.
Town 41

Cleveland Clipp Iron Co
Lands.

Main Line 100 Road
Parsons Tract.

SAW MILL.

After collecting all the reliable data possible we have deemed it unwise to go on with the construction of a saw mill. From reliable sources we have learned that there has been no profit in the manufacture of hardwood for the last 3 years. This is proved by the fact that at the close of navigation, Elk Rapids had on hand between thirty and forty million feet. Over a year ago the Antrim Iron Co. sawed about a million feet and when last heard from had only disposed of about 100,000 feet. Out of 20 hardwood mills on the line of the G. R. & I. road, the writer saw only one in operation., furthermore our experience has shown us that the character of the Elm, Basswood and Maple on our Parsons Tract is very much poorer than we are led to believe., the percentage of waste on the maple would be enormous. Elm logs now being delivered to the Buckeye Co. are very inferior. An experience scaler has stated to me that never before has he seen such poor timber. In view of these facts I would advise that nothing more be done regarding the construction of a mill.

Our experience is also born out at Munising, and we are reliably informed that the people who are operating in hardwood at that point are bitterly dissatisfied. The Buckeye people will give up operations in this locality this year, for reasons above stated. The amount of money already expended on Saw Mill will not be a total loss as we can use the trestle and material thrown up for log pockets to extend our track system at the furnace which is now very limited, we being sorely in need of more room for the economical handling and storage of our cars.

COST OF REPAIRS TO CHARCOAL CARS.

Iron Cliffs Co. Cars.

18 Cars, purchase price	\$50.00 each	\$ 900.00
18 Cars, repairing same,	69.29 "	1247.25
Totals:-	\$119.29	2147.25

Fon du Lac Cars.

18 Cars, purchase price	52.77 each	950.00
18 Cars, repairing same,	103.61 "	1864.96
Totals:-	156.38	2814.96

Look up original list

Deer Lake Cars.

2 Cars, purchase price	75.00 each	150.00
2 Cars, repairing same,	65.78 "	131.57
Totals:-	140.78	281.57

Cost of 38 Cars.

Average purchase price each	-	-	-	52.63
Average freight charges to get cars to furnace	-	-	-	6.15
Average Cost to repair cars, for Labor	-	-	59.57	
" " " " " " Supplies	-	-	25.83	
Total average cost to repair Cars	-	-	-	85.40
Total average cost per Car	-	-	-	144.18

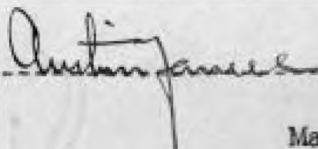
Detail Statement of Cost Supplies used per Car.

Lumber	-	-	-	-	21.54
Paint	-	-	-	-	2.72
Nails	-	-	-	-	.51
Bolts	-	-	-	-	.43
Iron	-	-	-	-	.46
Blacksmith Coal &c. used in Car Shop	-	-	-	-	.17

GENERAL REMARKS.

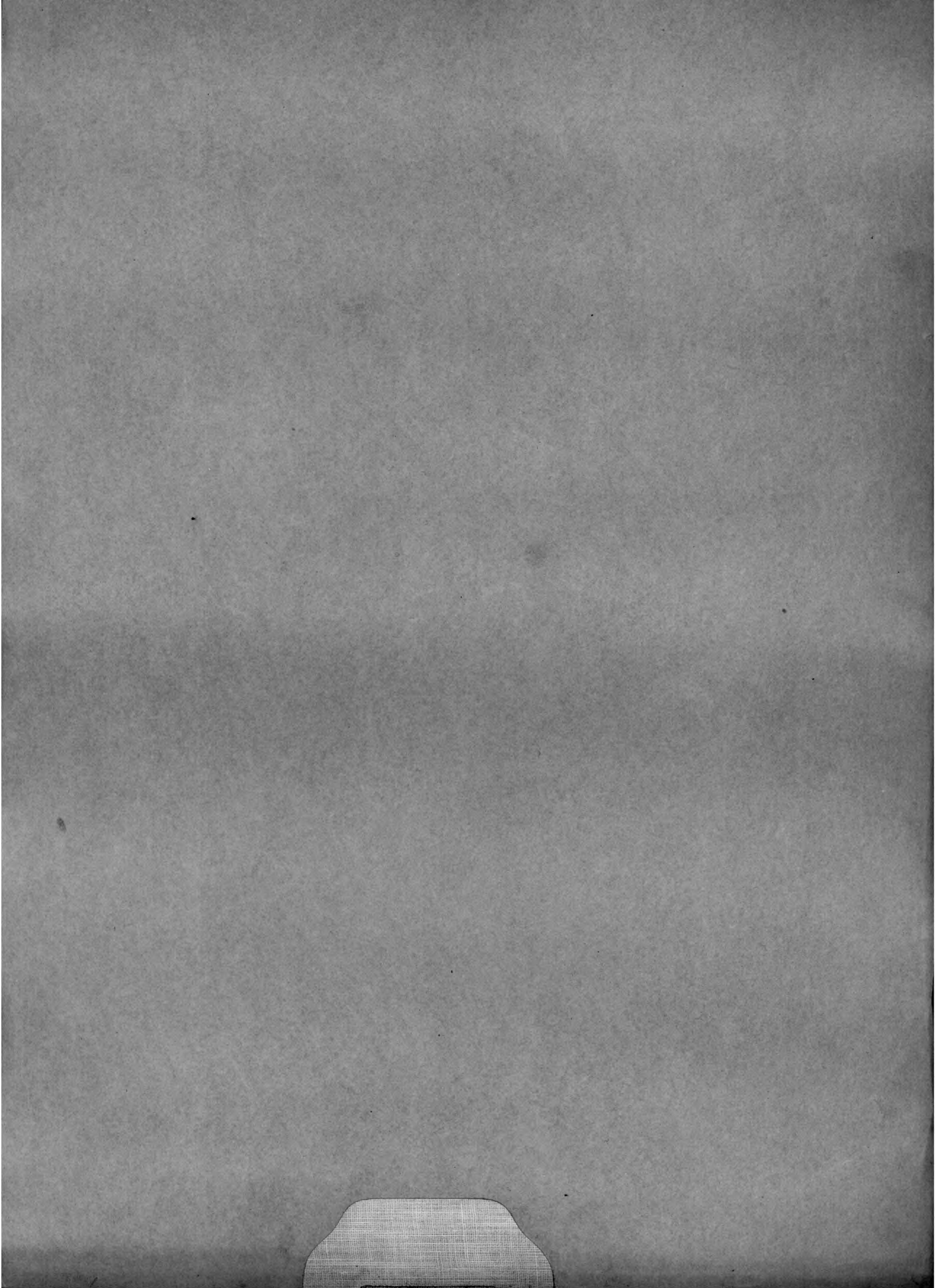
I can not close this report without stating that whatever amount of success has been achieved has been largely due to the able assistance rendered me by my executive force. I can single out none for special mention as they have one and all worked faithfully and neglected no opportunity to advance the interests of the company. I also beg to apologize for the length of this report, but it seemed absolutely impossible to cover the ground which the President desired gone over and make it any shorter. Trusting it may meet with your approval I remain

Yours truly,



Manager.

Gladstone, Mich., January 8th, 1897.



The Cleveland-Cliffs Iron Co.,

LAND DEPARTMENT.

SAMUEL REDFERN, LAND AGENT.

INCLUDING LANDS OF

- THE CLEVELAND-CLIFFS IRON CO.
- CLEVELAND IRON MINING CO.
- IRON CLIFFS CO.
- PIONEER IRON CO.
- EXCELSIOR IRON CO.
- AMERICAN IRON MINING CO.

- FARM LANDS FOR SALE OR LEASE.
- CITY LOTS FOR SALE OR LEASE.
- STANDING TIMBER FOR SALE.

NEGAUNEE, MICH.,

April 6th. 1897.

Mr. W. G. Mather, Pres.
Cleveland, Ohio.

RECEIVED

APR 8 1897

Dear Sir:

Annual Report.

Your letter of 30th ult. with comments on this matter was duly received. Your instructions as to future reports are carefully noted and will be observed.

Your kind consideration of the matter of salary is appreciated and I will endeavor to merit your confidence.

As to those matters requiring an explanation, will say as to Farm Leases. The discrepancy between the reports of '95 & '96 as to number of leases arises from the fact that in the year '96 the farm leases belonging to the dept. of mines were placed in my department, which brought the number in force to be 41; this should have been mentioned in my report, but was overlooked. Sales of farm land. As to these being only about one half in value with those of 1895, I cannot offer any explanation, and will say that prospects are very good this year; there are at the present time six forty's under consideration by intending buyers, and I believe we shall make the sales.

Mr. Graser is getting along very well, I will write fully regarding greenhouse & nursery matters in a day or two.

Yours truly,
Samuel Redfern, Land Agent.

Enclosed herewith I return form for report of condition of farm leases, having made copy.

make note in report

March 30th, 1897.

Mr. Samuel Redfern, Land Agent,

Negaunee, Mich.

ANNUAL REPORT .

Dear Sir :-

Your annual report, dated November 30th, and your letter dated January 27th giving further information pertaining thereto, came duly to hand. I should have acknowledged this earlier. During this Winter, however, I have been unusually busy and have not apparently had time to give the annual reports received from heads of departments, the careful study which I always aim to give to them, and which it is my intention to follow up by a letter commenting upon the annual reports, and making such suggestions as seem to me to be advisable, not only with reference to the reports themselves, but with reference to the compilation of future, annual reports. I have, therefore, on account of the above reasons, only been able to finish my examination of your report within the last few days.

I commend you for its full detail and its clearness of statements, at the same time, I have some suggestions with reference to the same which I make, herewith.

I will also state, here, that with reference to your salary, though the results in your department are not what I wish they were, yet I think you have made conscientious and earnest efforts in that direction and I will, therefore, in accordance with the arrangement I made with you on December 13th, 1894, regarding your salary, increase it to the rate of \$2100. per annum, commencing with this fiscal year, viz. December 1st, 1896.

I trust, therefore, that you will redouble your efforts to make your department at least self sustaining, and of course, if possible, to make the ~~results~~ receipts exceed the expenditures. I want you to push, more and more, the collection of rentals and all payments due on sales. Also, try to make more leases and more sales of lots and farm lands, and also to try to bring the green house and nursery department into more efficient condition.

No. 2 To Mr. Redfern.

I am not only ready but glad to receive suggestions, always, from you and the heads of all departments, in the line of improving our methods whenever you have them to make. I want you to think over these things and try to think of improved methods. I will now go on to the question of comments upon your annual report.

First. COMPARISONS.

I place great importance upon making reports comparative; I shall want, therefore, hereafter, to have your reports comparative with the previous year, e.g. I enclose you rough drafts numbered 1 and 2, as illustrative of what I mean. No. 1 is a suggestion for comparative form of statement covering rents and lot sales, also farm lands and leases statement.

No. 2 is a comparative form of tax statement: this last includes figures from departments not under your control, but you can leave blank spaces in your report for that data. There should also be comparative statements of your general receipts and general expenses on the general plan of your statements in pages 5 and 23 of your 1896 report.

These statements, also, of receipts and expenses which you made in the 1896 report should be placed in close proximity, for example, the receipts first and expenditures afterward so that the results can be more readily compared than now, when they are separated by several pages. You will see, in these suggested forms of statement, that I do not propose much of any changes in the forms you have used in your '96 report, only that they be comparative with the previous year.

Second. TAXES AND VALUATIONS.

On page 7 of your 1895 report you comment upon the taxes and valuations of the Cleveland Cliffs Iron Company's lands in a way which was interesting and which I would have liked to have seen you repeat in your '96 report, but you did not do so.

No. 3 to Mr. Redfern.

Remember, in future reports to compile and fill out data of this kind which has been touched upon in previous reports.

Third: FARM LEASES.

Your 1896 report does not seem to check with that of 1895, e.g., page 13, '95 report, farm leases in force are figured at 26. In 1896, page 16, you make this statement:

Number farm leases abandoned during year,	3
Number issued during year - - - - -	4
Number in force, November 31, 1896 - - - -	41

In as much as the number issued only exceeds the number abandoned by one, then the number in force November 30th, 1896 should be 27 in order to check with your statement of previous year. Please explain this as soon as possible.

Your statement of the condition of farm leases was admirable, but I had it compiled in a compact form in my office, as per enclosed copy which seems to me to show up the condition of farm leases in an admirable shape. If this meets with your approval, it might be well to get up such a statement from your office, at the end of each year. This is the only copy I have, so after you have examined it, please return.

Fourth: SALES OF FARM LANDS.

Statements of this kind should show not only the face values of sales made during the year, but the amount of the accounts receivable on same, or, in other words, the amount due on all farm rents and lets that have been sold.

In this connection I note that your farm land sales in '96 were only about one half in value with those of 1895. What is your explanation of this?

Referring again, to page 23 of your 1896 report, statements of expenditures--please,

No. 4 to Mr. Redfern.

hereafter, put payments for taxes and insurance by themselves, instead of comprising them on the same line with "expense of lands and timber lands" and then sum up in one item the taxes for each department in detail, as you already have it, viz. taxes on vacant lots, rented houses, lands, timber lands. It is all right, of course, to have this ~~separate~~ distribution of taxes, but it is also advisable to have another line which shows the total taxes.

I am sorry to hear you have had the grippe but hope you have recovered by this time. How is Mr. Fraser getting along? I do not believe he will be permanently satisfactory to us and I hope the operations of the green house and farm and nursery may be of sufficient importance to enable us to employ a first class man to have charge of this kind of work. Such a man as we would like to have probably, for this position, would command a salary of not less than \$1000. I hope we can get to that state of prosperity where we will be justified in having such an employe for this work.

Yours very truly,

President.

The Cleveland-Cliffs Iron Co.,

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AMERICAN IRON MINING CO.

SAMUEL REDFERN, LAND AGENT.

FARM LANDS FOR SALE OR LEASE.
CITY LOTS FOR SALE OR LEASE.
STANDING TIMBER FOR SALE.

NEGAUNEE, MICH.,

January 27th 1897.

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

Dear Sir:

Annual Report.

Your letter of 22nd inst. asking for further information on some points is received.

As to disposition of farm and garden produce of 1895 will say there are no further cash sales than those reported, the balance was used for feeding horse and pigs and for seed for 1896, and the asparagus does not come in till next spring, the rhubarb and strawberry plants are also permanent.

About 5 bush carrots and turnips were fed to horse and the crop of spurry hay was also fed to him, amounting to 5 1/2 tons @ 5⁰⁰ per ton. The spurry seed is on hand 125 lb. at 10^{cts} = \$12.50. 50 bush. of the potatoes were used for seed, 1896.

The balance of crop was hard to sell and the prices very low so we kept it over till spring expecting better prices, but prices went lower, to 5 and 10^{cts} per bush. for potatoes and other things the same. In the Spring we bought 25 young hogs at the going price \$4.75 per 100 lbs. live weight, the cost being \$135⁰⁰, and fed the produce to them. In the Spring we sold the hogs (less one that died, and a sow and three young pigs left over and still on hand value \$20) in the

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CITY LOTS FOR SALE OR LEASE.
STANDING TIMBER FOR SALE.

NEGAUNEE, MICH., _____ 189_____

meantime the price of pork had gone down lower than ever before known, and we had to sell for \$5⁰⁰ per 100 lbs. dressed weight, the difference between live and dressed weight being about 25 per cent ^{in weight}, the transaction being as follows:

Bought 25 hogs at 4 ⁷⁵ per 100 lbs live wt.		\$ 135.00
Sold 23 " " 5 ⁰⁰ " " dressed.	148	
Low & 3 young pigs left over worth	20	profit 33.70
	168	\$ 168.00

Some other people had worse experiences than ours, quite a number of hogs were brought here for feeding, and nearly all of them died with hog cholera just about the time they were ready to kill, one person lost 40 hogs that way. Most of the potatoes kept until spring, ^{by other people} were finally drawn out to the manure heap as there was no sale for them before the hot weather set in and spoiled them.

As to the expenditures and crop this year, the charges against "Nursery" come from the amount being charged from inventory to this account, and all except \$44 was incurred in 1895. The "garden" expenditure is represented by a crop of 400 bushels potatoes, an acre of strawberry plants, attending to asparagus bed, ploughing and seeding down

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NEGAUNEE, MICH., _____ 189 _____

5 acres of orchard, and fertilizing sufficient for a number of years with manure and bone meal. of the potato crop we are selling a few bushels and will feed over one half of them to the pigs.

Statement of greenhouse sales is enclosed herewith; also statements of repairs on rented houses, and estimate of expenses for ensuing year.

Matthews Tract. The Ruckeye Store Co. has not cut any timber on these lands, the operations carried on for the last two years were on other lands which they owned adjoining our lands; the Ruckeye Store Company has sold all the timber bought of us on this tract to Sutherland, James & Co. of Munising, who are not cutting any, and I should suppose are not likely to cut any timber for some time, or till such time as they can ship to Munising by rail.

S. W. Gray & Co. are not operating, they have cut the pine, spruce and cedar all over these lands, but there are small patches of this timber left in places, the time for removal has expired.

I was not aware Sutherland, James Co. had

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NEGAUNEE, MICH., _____ 189 _____

bought our timber until about two weeks ago, at which time we sent bill to Buckeye S. Co. for their share of taxes paid by us, and the bill was paid by Lutherland, Innes Co.: Mr. J. S. Carey, Attorney of Escanaba attended to this business for them. (S. I. Co.)

There was fire over the whole Whitefish country, more or less during last October; on our lands in W² Sec. 28, 29, 31, 32 & W² 33-44-21 and W² 4, 5, 6 & 30-43-21 and on 15, 21 & 22-44-22, the fire ran over the hardwood lands lightly as there was no wind: there was no damage to the hardwood timber: the fire was strong in the swamps where the cedar and other chopping had been done, and these swamps were completely burned with such other timber as grew in them, some Ash, Elm, Birch, Spruce & Tamarac.

The information regarding this tract has been only very lately received.

Yours truly,
Samuel Redfern, Land Agent.

STATEMENT OF REPAIRS ON RENTED HOUSES ETC.,
DURING 1896.

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HOUSE No	NATURE OF REPAIRS	AMOUNT	TOTAL.
6	Paid woman for cleaning this house after it was vacated by Fuller		2.00
13	Plastering some rooms entire, and		
14	patching others,-----	44.63	
15	Well buckets for the three houses,	1.70	
	Window regrazed,-----	6.38	53.11
21	As per statement herewith,-----	\$10.11	312.11
22	Plumbing,-----	5.25	
	New grate for furnace and labor,---	4.50	
	Bone meal for yard,-----	3.60	13.35
23	Repairing furnace,-----	35.50	
	Repapering rooms and painting,-----	25.14	28.64
24	Repairing chimneys and roof,-----	14.70	
	Fitting room with radiator & connections with steam plant,-----	25.00	39.70
32	Removing basin from rented portion of office build'g and repairs,-----	1.00	
	Repairing furnace grate,-----	1.70	
	Bone meal for office yard,-----	3.60	
	Labor, etc., caring for yard, plants	29.19	35.49
33	Connecting Barn 33 with City water-		14.60
	Lumber used here and there in repairs	2.18	
	Hardware,-----	.35	
	Labor looking after all the properties, rep., fences, boarding up window in vacant houses, etc.,-----	30.95	
	Marshall, serving two notices to tenants to quit,-----	1.00	34.48
			\$533.58

STATEMENT OF REPAIRS ON HOUSE NO 21, KNOWN AS
"CARROLL HOUSE."

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Voucher No

441	Permit from City to connect with sewer,-----	\$ 1.00
452	Geo.H.Johns & Son, shingles,nails etc,-----	3.75
467	Jos.O.Richards,contract price, fitting out bath room,closet,wash basins, etc.,-----	150.00
	connecting same with sewer,-----	
468	Johnson Lumber Co., lumber etc.,-----	22.81
472	J. Robare,labor shingling roof,laying floors,-	34.05
473	L.H.Kellan, repairing plaster,etc.,-----	2.90
485	Mrs.King cleaning house,-----	5.00
505	Wollner & Elliott, contract, papering,painting \$ replacing broken glass etc.,-----	86.60
	Sporley Hardware Co., hardware,-----	5.30
	Sulphur, for fumigating,-----	.70
	Total,-----	<u>\$312.11</u>



STATEMENT OF GREENHOUSE SALES FOR YEAR ENDING

NOVEMBER 30, 1896.

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DATE	Cut Flowers	Plants	Designs,	Bulbs	Vegetables	Total.
Dec.	70.75	29.38	12.50		5.25	\$118.38
Jan.	99.97	16.14	6.55		8.95	131.61
Feb.	64.24	27.35	40.00	.65	3.20	135.44
Mch.	33.89	16.40	20.00		11.35	81.64
Apr.	96.47	28.94	32.95		10.25	168.61
May.	53.18	129.91	40.50		4.50	228.09
Jun.	101.05	89.53	45.20		3.55	239.33
Jul.	17.50	5.10	4.75		37.25	27.35
Aug.	17.30	40.61	12.90			70.81
Sep.	17.37	13.15	19.75		11.95	62.22
Oct.	34.40	29.17	14.75	1.95		80.27
November	50.41	30.43	11.25	.69	.33	93.16
	.85	238.60	13.95			258.40
	657.38	695.21	236.05	3.29	59.38	1695.31

Bills Receivable,-----\$258.40

IRON CLIFFS COMPANY.
ESTIMATE OF EXPENSES FOR 1897.

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<u>General Expenses,</u> -----	\$400.00
<u>Operating Land Department,</u> -----	11038.09
Repairing Rented Houses,-----	225.00
Repairing Buildings,-----	50.00
Driving Horse,-----	139.38
Salaries,-----	2149.14
Expense; Lands (Taxes \$4700)-----	5013.92
Expense; Timb.Lds,(taxes \$2284.76)-----	2749.10
Taxes on Rented Houses,-----	396.39
Taxes on Vacant lots,-----	215.50
Insurance on Buildings,-----	46.66
Insurance on Rented Houses,-----	<u>53.00</u>
 <u>Operating Farm,</u> -----	 455.00
<u>Nursery,-</u> Young fruit and ornamental	
trees for selling,-----	100.00
Planting,-----	20.00
Fertilizing,-----	100.00
Cultivation,-----	25.00
<u>Garden,seed,</u> -----	10.00
Cultivation,-----	<u>200.00</u>
 <u>Operating Greenhouse,</u> -----	 1339.51
Labor,-----	897.00
Expenses,-----	200.00
Fuel,-----	140.00
Repairs,-----	25.00
Taxes,-----	21.26
Insurance,-----	<u>56.25</u>

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IRON CLIFFS COMPANY

CONDITION OF FARM LEASES

NOVEMBER 30, 1896.

Name of lessee	Description of farm	No. of lease	Acres	Rental	Amount paid in 1896	Amount due.	Taxes paid or not	Cost of improvements	Acreage cultivated	Fenced or not	Value of crop
F. Braastad	N.W. 1/4 of N.W. 1/4 of 3-47-27.	A 1	39	\$ 39	\$ 39	\$ 78	Yes	\$1385.	39	on e. & s. sides	\$ 640.00
F. Braastad	N.E. 1/4 of N.E. 1/4 of 4-47-27.	A 2	41	41		123	Yes	920.	39	on w. & part of s.	478.00
Erick Anderson	*S. 1/2 of E. 1/4 of 4-47-27.	A 3	39	39	78	39.	Yes	1600.	39	All sides.	280.00
John Beal	*S.E. 1/4 and S.W. 1/4 of 4-47-27.	A 4	24 1/2	10			One yr.	50.	2	All sides.	33.00
Johnson & Yourter	*S.E. 1/4 of 4-47-27.	A 5	20 1/2	16		27.	No owing	160.	6	on three sides	106.00
Swanson & Yourter	*S.E. 1/4 of 4-47-27.	A 6	5	5		10.	\$1.19 owing	80.	3	On all sides.	64.50
Anton Sweek	*S.E. 1/4 of 4-47-27.	A 7	5	5		12.	\$1.19 owing	30.	1 1/2	Yes.	31.50
Peter Peterson	*S.E. 1/4 of 4-47-27.	A 8	5	5		10.	\$1.18 owing	65.	3	on all sides.	51.20
Ludwig Larson	*S.E. 1/4 of 4-47-27.	A 9	5	5		10.	\$1.18 owing	25.	2	On all sides.	33.00
Swanson & Hendrickson	S.W. 1/4 of S.E. 1/4 of 4-47-27.	A 10	41	41	82	41.	Yes	830.	20	On all sides.	196.50
John Kjesboe	S.W. 1/4 of S.W. 1/4 of 4-47-27.	A 11	40	40		120.	No	70	5	On all sides.	31.00
Peter Oleson	N.W. 1/4 of N.W. 1/4 of 9-47-27.	A 12	40	40		120.	No	25.		On all sides.	
Johnson & Korpola	N.E. 1/4 of N.W. 1/4 of 9-47-27.	A 13	43	43		99.	No	1030.	30	On three sides.	316.25
Kaskola & Haskine	S.E. 1/4 of S.W. 1/4 of 9-47-27.	A 14	40	40	93.34	26.66	No	875.	35	On all sides.	326.50
Joppila & S.W. Matson	S.W. 1/4 of N.W. 1/4 of 9-47-27.	A 15	40	40	80	40.	No	705.	10	On all sides.	94.50
John P. Jones	N.W. 1/4 of S.W. 1/4 of 9-47-27.	A 16	40	40		80.	No	215.		On all sides.	
Anderson & Johnson	N.E. 1/4 of N.W. 1/4 of 4-47-27.	A 17	40	40		100.	No	40.	2	On all sides.	38.25
Svend Johnson	N.E. 1/4 of N.W. 1/4 of 4-47-27.	A 18	41	41	41	82.	No	320.	10	On all sides.	204.00
Peaterson, Carl-son & Swanson	S.E. 1/4 of S.W. 1/4 of 4-47-27.	A 19	36	36		90.	No	60.	2 1/2	Partly.	38.00
Simon Ball	N. 1/2 of S. E. 1/4 of 4-47-27.	A 20	35	35		35.	No	20.		On three sides.	
<i>Amount Forward</i>			620	\$ 601.	\$ 413.34	\$ 442.66		\$ 8505.	229		\$ 2962.20

* - part of -

IRON CLIFFS COMPANY

CONDITION OF FARM LEASES
NOVEMBER 30, 1896.

Name of lessee	Description of farm	No. of lease	Acres	Rental	Amount paid in 1896	Amount due	Taxes paid or not	Cost of improvements	Acreage cultivated	Fenced or not	Value of crop
<i>Cont. 28 from Page 1.</i> C. A. Erickson	N.W. 1/4 of S.E. 1/4 of 4-47-27.	A 21	620 ⁸	601. 40.	413.34	1142.66 80.	No	8.505. 20.	22	North and east sides	2962.20
Cain & Hind	S.W. 1/4 of S.E. 1/4 of 15-47-27.	A 24	40	35.	17.37	27.63	No			10 acres	
Mitchell & Clemens	S.W. 1/4 of N.W. 1/4 of 22-47-27.	1	40	34.	40.	47.60	No	by lease terms	10	No	
Andrew Rock	Excelsior Kilns location.	4	160	227.	100.	339.	owing 16.16			40 acres	
John Anderson	N.W. 1/4 of N.W. 1/4 of 21-47-27.	5	40	35.	35.		Yes			No	
Charles Johnson	S.W. 1/4 of N.W. 1/4 of 20-47-27.	6	40	40.	103.	63.76	except 1 yr.		40	Yes	
Noah King	N.W. 1/4 of S.E. 1/4 of 15-47-26	9	40	50.	202.	25.	except 1 yr.			No	
F. Braastad	S.W. 1/4 of S.W. 1/4 of 34-48-27.	16	40	40.	60.	60.	Yes	800.		North and east sides	
F. Braastad	S.E. 1/4 of S.E. 1/4 of 33-48-27.	17	40	40.	75.	60.	Yes	100.	40	North and west sides	
Reidy & Flynn	N.E. 1/4 of N.E. 1/4 of 12-47-27.	22	40	25.	62.50	12.50	Yes	150.	5	20 acres	175.00
John Williams	N.E. 1/4 of S.E. 1/4 of 21-47-27.	25	30	30.	65.73	30.	except 1 yr.			No	
John J. Oie	S.E. 1/4 of S.E. 1/4 of 8-47-27.	27	40	40.	40.	60.	4.04	150.		Yes	
P.H. Donahoe	N.W. 1/4 of N.E. 1/4 of 17-47-27.	33	40	25.	17.50	37.50	No			No	
PAUL & Hatch	S.E. 1/4 of S.E. 1/4 of 4-47-26.	34	40	40.	40.	61.50	No			Yes	
Gustave Issacson	S.E. 1/4 of N.W. 1/4 of 20-47-27.	36	40	40.	40.	40.	except 1 yr.	500.	40	30 acres	
			1290	\$1342	\$1311.44	\$2087.15		\$1022.5	354		\$3137.20

ANNUAL REPORT
FOR YEAR ENDING NOVEMBER 30th, 1896,
of
LAND DEPARTMENT.
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IRON CLIFFS COMPANY,
CLEVELAND IRON MINING COMPANY,
THE CLEVELAND-CLIFFS COMPANY,
& AMERICAN IRON MINING COMPANY.

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Negaunee, Mich., November 30th, 1896.

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Negaunee, Mich., Nov. 30th, 1896.

Mr. Wm. G. Mather, President,

Cleveland, Ohio.

Dear Sir:-

I hereby submit report covering operations of the Land Department for year ending November 30th, 1896.

These operations are, in a general way, as follows: collecting rents from leased city lots, composed of the North Location, Bancroft Location, Junction Location and the Cleveland Iron Mining Cos., ~~1st~~ Add. to Ishpeming; also rents from leased farm lands, and from miscellaneous lands, which covers lands used for other purposes than farms and City lots; also house rents in Negaunee, and at old charcoal locations occasionally, such as Goose Lake, Maple Ridge, 22 Mile Post, Perkins, Ford River, and Felch; also rents from the old furnace buildings at Negaunee; keeping property in repair, selling farm lands, City lots in the C.I.M.Co., 2nd Add to Ishpeming and the Pioneer Iron Co's first and second additions to Negaunee; selling standing timber; selling old material, examining our lands, and estimating timber thereon and keeping records of same in our Plat Book and Estimate Book; looking after boundry lines of lands, preserving and renewing government corners, subdividing lands into forties, when necessary, and placing iron monuments at all corners; looking after tresspass, surveying and map making, Operating Greenhouse, garden and orchard under the account of Farming; Attending to assessments before Assessors and Boards of Review; Paying Taxes, buying lands at Tax Sale to preserve our reserved mineral rights; keeping up to date our Abstract Book, and

Tax Sale Purchase Book, and Tax Book; working in connection with our Attorney on the various legal matters coming up.

The cost of operating this department is divided as follows: The Cleveland Iron Mining Co., one quarter, the Iron Cliffs Company three quarters, and the Cleveland-Cliffs Iron Co., is charged with the work actually done for them. The above mentioned matters are taken up in detail with accompanying statements in the following:

THE CLEVELAND IRON MINING COMPANY.

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Statement of Rents and Lot Sales for year ending November 30th, 1896.

Location.	Annual Rental.	Amt. due to to Jan 1/97	Amt rec'd Dur'g Yr.	Amt due Nov 30/96
Bancroft,-----	228.00	869.00	96.00	773.00
First Cleveland,-----	2005.00	4654.97	2186.04	2468.93
North,-----	2173.00	7513.13	2860.33	4652.80
Miscellaneous Lots,-----	522.90	700.98	318.12	382.86
Farm Rents,-----	529.50	661.65	272.32	389.33
2nd Add. Lot Sales,-----	117.00	11734.41	467.24	11267.17
Total,-----	5458.40	26134.14	6200.05	19934.09

The foregoing statement shows that rather more than the current rents have been collected. Collections were coming in well until a few months ago, at which time a large number of men were discharged at the mines. This stops collections immediately in many cases of working men, as they are inclined to hold on to any money they may have in case of depression in mining.

BANCROFT LOCATION. Rents are particularly hard to collect here. The people are of the poorest class, some widows; some infirm men.

FIRST CLEVELAND ADDITION. There are still a few of these people that are three and four years behind, but the number is being reduced, and they will all be straightened up in time. The improvements are substantial.

NORTH LOCATION. Out of the large number in this location there are some fifteen very poor people, from whom nothing can be collected. The majority have done well. There is considerable complaints being made because there are no city improvements in the way of streets, etc. The City does not spend any money because the location is not recorded and the streets dedicated, as should be done to enable the City to legally spend money for this purpose. This matter has been under consideration for some time, and we find no reason why the plat should not be recorded in the usual manner.

MISCELLANEOUS RENTS. Of the rents not collected, the Union Park Association owes for two years at \$100 per year, and is delinquent in taxes for the same time. The association is about defunct. The improvements made by the Association will be of value to us at any time we should choose to cancel the lease, and would enable us to get a substantial rent from other parties.

FARM RENTS. Except the Widow Johnson, who is behind four years, amounting to \$100, the prospects are that these rents will be collected.

PRESSING COLLECTIONS. This has been done without resorting to legal process except in three cases, where notice to quit was served. This resulted in each case in a substantial payment, and nothing further was done. There are a number of people three and four years in arrears whomought tompay up, and it is our intention

to take the same steps with them.

Second Addition Lot Sales. The amount now due as stated, \$11,267.13, is for principal only. The money received this year was in each case for final payments for a deed for lots on which are buildings. There has been no disposition shown to pay anything on account of unimproved lots. We know the reason of this delinquency, is , the lots were bought in boom times. One third of the purchase price was paid down. Since then the depression in business came, money is scarce, and the lots are, in most cases, hardly worth the balance of principal owing. The number of lots in this addition is 128. Out of this number there are 21 lots sold and paid for, and 38 lots sold and partly paid for. The following shown approximately the amount of principal owing on lots partly paid for: Two lots under \$100, 6 Lots between 100 and 200 dollars, 10 Lots between 200 and 300 dollars, 16 lots between 3 and 4 hundred dollars, 3 Lots between 400 and 500 dollars, 1 Lot between 500 and 600 dollars. During this business depression a fair proposition on our part to reduce the amounts owing would not be taken advantage of generally, as there is no demand for such property and the people have no money to pay up. Still, as there may be some of them able and willing to pay it might be well to establish some rule by which we would settle with them. There is no pressing need to revise the prices of the unsold lots, as there has been no inquiry for them for some years.

The condition of streets in this addition is very bad. They are impassable for the whole length. This condition holds the Addition in bad repute, as the City has said they will not do any work on them until the Company has placed them in a fair state. As a remedy we have an understanding with the Council for each

party to spend money next spring on street improvements; we to spend \$1000 on Empire streets and the Council to cut down the bluff on First Street, just outside of our Addition. This street is our principal outlet to the City. The work to be done by the City will cost about \$2500.

The expense of operating the Land Dep't., of the Cleveland Iron Mining Co., for year ending November, 30th, 1896, is as follows:

-----o0o-----

Taxes on Vacant Lots,-----	\$ 1.33
General Expenses,-----	120.83✓
Exchange,-----	3.40✓
Traveling Expenses,--	19.78✓
Water,-----	3.27✓
Telephone & Telegraph	16.35✓
Postage,-----	20.74✓
Stationery & Print'g	48.47✓
Freight & Express,---	3.37✓
Fuel & Light,-----	3.47✓
Clerk,-----	.47✓
Janitor,-----	.50✓
Miscellaneous,-----	.49✓
<u>Operating Land Department,-----</u>	<u>993.24</u>
Salaries,-----	780.36✓
Driving Horse,-----	84.51✓
Expense Timber Lands-	1.26
Forest Fires,-----	127.11
Total,-----	\$1115.90

25% of total

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LANDS OF THE CLEVELAND IRON MINING COMPANY,
NOVEMBER 30th, 1896.

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Township North	R.27 W.		R.26 W.		R.25 W.		Total Acres.
	Sec.	Fee Acres	Sec.	Fee Acres	Sec.	Fee Acres	
48	34	160	*9	40			200.00
47	2	473.81			3	157.54	
47	3	236.60					
47	10	243.15					
47	11	633.20					
47	14	152.30					
47	22	30.00					
47	23	30.00					
		1399.56				157.54	2057.10
							2257.10

* The Cleveland Iron Mining Company own an undivided one half interest in this forty, which is leased to McGraw and Hawley until November 1st, 1899.

The few City lots sold are not taken into account.

IRON CLIFFS COMPANY.

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STATEMENT OF RENTS FOR YEAR ENDING
NOVEMBER 30th, 1896.

	Annual Rental	Amt due to Nov.30/96	Amt Rec'd Dur'g Yr.	Amt Owing Nov.30/96
House Rents,-----	2052.00	1784.87	1366.81	468.06
Farm Rents,-----	2235.00	4092.92	1295.13	2797.79
Miscellaneous Lots,-----	350.40	377.56	140.50	237.06
Junction Lots,-----	228.00	549.00	187.00	362.00
Ford River House Rents,--		99.52	99.52	
Miscellaneous Rents,-----		279.82	279.82	
Total,-----	4865.40	7183.69	3318.78	3864.91

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HOUSE RENTS. The annual rental stated is provided all the houses are rented all of the year. Some of these were vacant a portion of the time. The current rents have been paid except a few dollars, and the amount now owing is good.

FARM RENTS. There are 41 Farm Leases in operation. To account for the delinquency in collections, will say that the lessees claim they have spent so much time and money making improvements that they have been unable to keep payments up. The following memoranda on the condition of some of these lands, value of crops, etc., this year, will give information regarding this point, and also as to the indirect benefits we are receiving:

LEASE No "A" I. F. Braastad, the N W 1/4 of N W 1/4 Sec.3-47-27, 39 acres, lease dated Jan 1, 1894, annual rental \$39, amount of rent paid \$39, owing \$78. Taxes paid. This land when taken was second growth alder swamp, full of stumps and roots. It is now all under good cultivation, level muck soil, free from stones, fenced on east and south with post and wire fence, 300 rods of open ditch. Small frame house, painted, Barn and shed on S E corner of land drive well and pump.

The crops for this year were, 15 acres of oats, 20 loads, at \$12.00 \$240, and 25 acres of Hay, producing 40 loads at \$10.00 per load, \$400, or a total of \$640.00. The cost of improvements is as follow

Clearing and grubbing land,-----	1000.00
Fencing,-----	25.00
Buildings,-----	350.00
Well,-----	10.00
Total,-----	\$1385.00

LEASE NO "A" 2. E. Braastad, the N E 1/4 of N E 1/4 Sec. 4-47-27, containing forty-one acres. Lease dated Jan. 1, 1894.

Annual rental \$41.00. Amount of rent paid, none, owing \$123.00.

Taxes paid. This land when taken was an alder swamp full of stumps and roots. About two acres of ridge on the west side covered with second growth maple, and remains the same as when taken.

The balance of the land is a muck soil free from stones. There is under good cultivation 39 acres, fenced on the west and part of the south side. The crop this year is;

34 Acres of oats,	34 loads at \$12,	\$ 408.00
5 Acres of Hay,--	7 Loads at \$10,	70.00
		<u>478.00</u>

<u>Improvements,</u>	
Cost of clearing,-----	\$900.00
Cost of fencing,-----	20.00
Total,-----	\$920.00

LEASE NO "3 "A". Erick Anderson, part of S 1/2 of N E 1/4 Sec. 4-47-27, 39 acres. Lease dated Jan 1 1894, annual rental \$39 Amount paid \$78, rent owing \$39. Taxes paid. This land when taken was an alder swamp full of stumps, etc.,, is now all cleared, fenced and under cultivation. He says the improvements cost \$1600. The soil is a black muck. All in oats this year except about 2 1/2 acres in meadow. The crop amounted to:

3 Tons hay at \$10,	\$30.00
estimated 1000 Bu Oats at 25¢	<u>250.00</u>
Total,-----	280.00

He is going to seed the whole with grass seed this fall and is now ploughing.

LEASE NO 4 "A". John Beal, part of the S E 1/4 and S W 1/4 of Sec. 4-47-27, 24 1/2 acres. May 8, 1894 date of lease, annual rental 10.00. Amount paid, none, Taxes paid one year. This land when taken was covered with a second growth alder and maple. Only part of this land is fit for cultivation, being too hilly, rough and rocky. Soil a sandy loam and muck. Two acres under good cultivation, balance the same as when taken and used only as pasture land. It is fenced on all sides. The crop this year amounted to:

60 Bu potatoes at 35 ¢	\$21.00
1 Load oats,	12.00
	<hr/>
	\$33.00

The cost of improvements amount to about \$40 for clearing, and \$10 for fencing, making a total of \$50.

LEASE 5 "A". Johnson & Yourter, part of the S E 1/4 Sec. 4-47-27, 20 1/2 Acres. Lease dated May 8th, 1894. Annual rental \$16 Amount paid none, Rent owing \$27.00 and taxes. This land when taken was covered with second growth. The swamp with alders and the high land with maple, and brush. About 6 acres under good cultivation the balance same as when taken. Fenced on three sides. The crop this year is about 3 loads of oats at \$12, \$36, and 200 Bu., potatoes at 35 ¢, \$70, making a total of \$106.00. The improvements amount to Clearing \$150, and fencing \$10, or \$160.

LEASE 6 "A". Swanson & Yourter, part of the S E 1/4 Sec. 4-47-27, five acres. Lease dated May 8, 1894. Annual rental \$5.00 Amount paid, none, rent owing \$10.00, Taxes owing \$1.19. This land when taken was covered with brush and alders. Soil a sand and muck and gently rolling. 3 acres under cultivation. Fenced on all sides. Crop amounts to 150 Bu, potatoes at 35 ¢ \$52.50, one load oats \$12, or \$64.50. Improvements consists of clearing \$75, fence \$5.

LEASE 7 "A". Anton Sweek, part of the S E 1/4 of Sec 4-47-27
5 acres. Lease dated May 3 1894, annual rental \$5.00. Rent paid,
none, owing \$12.00, taxes \$1.19. This land when taken was covered
with brush, alders, etc., 1 1/2 acres under good cultivation, bal-
ance same as when taken. Soil sandy loam and muck, free from stone
Crop this year amounts to 90 Bu., potatoes at 35 ¢ \$31.50. Cost
of improvements amount to \$25.00 for clearing land and \$5.00 for
fencing, or \$30.00

LEASE NO 8 "A". Peter Peterson, part of the S E 1/4 Sec 4-
-47-27, five acres. Lease dated May 3, 1894. Annual rental \$5.00
Amount paid none, rent owing \$10.00. Taxes owing \$1.18. This land
was also covered with second growth and alders. There is now 3
acres under good cultivation, balance same as when taken. The soil
is a sandy loam and muck, and free from stones. It is fenced on
all sides. The crop this year amounts to 112 Bu potatoes at 35 ¢
\$39.20, one load of oats \$12, or \$51.20. The cost of clearing
amounts to \$60 for clearing and \$5.00 for fencing, or \$65.

LEASE NO 9 "A" Ludwig Larson, part of S E 1/4 Sec 4-47-27
5 acres. Lease dated May 3 1894, Annual rental \$5.00. Amount
paid none, rent owing \$10, taxes owing \$1.18. This land was
covered with a brush and alder second growth. Two acres under
cultivation and the balance same as when taken. Soil a sandy loam
and muck free from stones. Fenced on all sides. Crops this year
are 60 Bu potatoes at 35 ¢, \$21 and one load of oats \$12, or \$33.
the improvements amount to fencing \$5 and clearing \$20, or \$25.

LEASE IO "A" Swanson & Hendrickson, S W 1/4 of S E 1/4 Sec 4
47-27, 41 acres. Lease dated Jan 1 1894, Annual Rental \$41.
Amount paid \$32, rent owing \$41, taxes paid. This land when taken

was a second growth alder swamp covered with stumps and roots. There is a little ridge on the north side which remains as when taken. There is 20 acres under good cultivation. The soil is muck level and free from stones. It is all fenced ~~and~~ a small frame house and barn on the north side of the forty. The crop this year consisted of 15 acres of hay, 12 loads at \$12, \$144 and 150 bu., potatoes at 35 ¢ \$52.50, or \$196.50. The cost of improvements amount to clearing \$500, fencing \$30, and buildings \$300, or \$830.

LEASE NO II "A". John Kjesboe, S W 1/4 of S W 1/4 Sec. 4-47-27, 40 acres. Lease dated Jan 1 1894, annual rental \$40, amount paid, none, amount owing \$120. Taxes not paid. This land was covered with a second growth maple. It is hilly with some rock. Soil a sandy loam and a little stony. There is five acres under cultivation the balance remaining the same as when taken. It is fenced on all four sides with a wire fence. The crops this year were two loads of oats at \$12, \$24, and 20 Bu potatoes at 35 ¢ \$7 or a total of \$31. The improvements amount to clearing \$50 and fencing \$20, or \$70. There is a small shanty on the N W corner.

LEASE NO L2 "A". Peter Oleson, the N W 1/4 of N W 1/4 Sec 9-47-27, 40 acres. Lease dated Jan 1 1894. Annual rental \$40.00 Amount paid, none. Rent owing \$120. Taxes not paid. This land is in the same condition as when taken except that it has been fenced. The soil is a muck free from stone, and level. The cost of fencing amounts to about \$25.

LEASE NO I3 "A". Johnson & Korpola, the N E 1/4 of N W 1/4 Sec 9-47-27, 43 acres. Lease dated May 8 1894, Annual rental \$43 Amount paid, none, rent owing \$99. Taxes not paid. This land when taken was a second growth alder swamp full of roots and stumps. There is 30 acres under good cultivation, and balance same as when

taken. The soil is a muck and free from stone. Fenced on three sides with wire fence. There is a small log house and small barn on the north side of the forty, a drive well and pump. There is also 350 rods of open ditch. The crop this year consisted of 25 acres of hay, 29 tons at \$10, \$290, and 75 Bu., of potatoes at 35 ¢ \$26.25, making a total of \$316.25. The cost of improvements amount to clearing \$750, fencing \$25.00, ditching \$55, well \$10, and buildings \$200, in all \$1030.00.

LEASE NO I4 "A". Kaskola and Hasine, S E 1/4 of the S W 1/4 Sec. 9-47-27, 40 acres. Lease dated Jan 1, 1894. Annual rental \$40. Amount paid \$93.34. Rent owing \$26.66. Taxes not paid. This land when taken was an alder swamp. It is now all under cultivation, except about 5 acres, which remains as when taken. The soil is a muck free from stone and level. Is fenced on all sides. There is 250 rods of ditching open. There is also two small barns one log and one frame, and a good well and pump on the property. The crop this year consisted of 2 loads of oats \$24, 150 Bu potatoes \$52.50 and 25 tons hay at \$10, \$250, making a total of \$326.50. The improvements on same amount to fencing \$30, ditching \$60, clearing \$700, and well \$10, or a total of \$875.

LEASE I5 "A". Joppila & Matson, S W 1/4 of N W 1/4 Sec 9-47-27, 40 acres. Leased ated May 3 1894. Annual rental \$40. Amount paid \$80. Rent owing \$40. Taxes not paid. This land when taken was a swamp covered with second growth tamarack, spruce and alder. The soil is a muck free from stone and level. Ten acres remain as when taken, ten acres under good cultivation and the balance is cleared but not stumped, this part being used as a pasture land. All fenced with a wire fence, and 260 rods of ditching. There is a small house, new, with stone foundation, and painted,

one hay barn, one tool house and shed, on the property. The crop this year consisted of 7 tons hay at \$10, \$70, and 70 Bu potatoes at 35 ¢ \$24.50, or \$94.50. The improvements consist of \$300 for clearing land, fencing \$45, draining \$50, buildings \$300 and well \$10, making a total of \$705.

LEASE 16 "A". John P. Jones, N W 1/4 of S W 1/4, Sec. 9-47-27 40 acres. Lease dated June 1 1894. Annual rental \$40. Amount paid, none. Rent owing \$80. Taxes not paid. This land when leased was covered with a second growth of alders in the swamp and maple on the ridges. The soil is muck and sandy loam, and some of it stony and hilly. Five acres cleared and used for pasture. The balance remains same as when taken. No cultivation going on this year. This forty is fenced with a wire fence. There is a small frame house on the property. The amount of improvements consists of clearing \$50, building \$150 and fencing \$15, or \$215. This property was abandoned by J.P. Jones and a new lease given to Richard Varcoe June 1, 1896, at an annual rental of \$50. He has paid \$20.

LEASE NO 17 "A". Anderson & Johnson, the N E 1/4 of N W 1/4 of Sec. 4-47-27, 40 acres. Lease dated May 3 1894. Annual rental \$40. Amount paid, none. Rent owing \$100. Taxes not paid. This land was covered with second growth alder, tamarack and maple. The soil is a sandy loam and muck, a little stony. Two acres under cultivation and the balance as when taken, and used as pasture. Fenced with a wire fence. The crop this year consisted of 75 Bu potatoes \$26.25, and one load of oats \$12, or \$38.25. The improvements amount to clearing \$25, and fencing \$15, making a total of \$40.00.

LEASE NO 18 "A" Svend Johnson, part of the N E 1/4 of N W 1/4 Sec 4-47-27, 41 acres. Lease dated Jan 1 1894. Annual rental \$41. Amount paid \$41, rent owing \$82 and taxes. This land was covered with second growth tamarack and alder. The soil is a sandy loam and muck, free from stone. There are also some ridges, hilly and stony. Ten acres, which includes all the swamp land is under good cultivation, the balance remaining as when taken. There is a slaughterhouse on the S E corner of this land. The crop consisted of potatoes \$105, roots vegetables etc., \$75, and oats \$24, or \$204. The improvements amount to clearing \$200, fencing \$20, and building \$100.

LEASE NO 19 "A" Peaterson Carlson & Swanson, the S E 1/4 of S W 1/4 Sec.4-47-27, 36 acres. Lease dated May 3 1894. Annual rental \$36. Amount paid none, Rent owing \$90 and taxes. The land when leased was covered with a second growth alder swamp with hard wood on the ridges. The soil is a muck free from stone, and a sandy loam on the ridges a little stony. Partly fenced. 2 1/2 acres under cultivation, balance used as pasture. The crop amounts this year to about \$38. The improvements consists of clearing \$50, and fencing \$10, or \$60.

LEASE NO 20 "A". Simon Ball, part of N 1/2 of S E 1/4 Sec 4 -47-27, 35 acres. Lease dated May 3 1894, Annual rental \$35. amount paid none. Rent owing \$35 and taxes. This land was covered with a second growth maple. The soil is a sandy loam and stony. Fenced on three sides, river on other side. None of this land was under cultivation,; used only for pasture. Improvements consist of fence worth \$20. It is now abandoned.

LEASE NO 21 "A". C.A. Erickson, N W 1/4 of S E 1/4 Sec4-4727

Land leased Jan I 1895. Annual rental \$40. Amount paid, none. Rent owing \$80 and taxes. This land when leased was covered with a second growth maple and is in the same condition now as when leased. The soil is sandy loam and a little stony. There is a fence on the north and east side and the land has not been cultivated; used only for a pasture. The improvements consist of the fence only which cost about \$20.

LEASE 24 "A". Cain & Hind, the S W 1/4 of S E 1/4 Sec. 15-47-27, 40 acres. Lease dated Jan I, 1895. Annual rental \$35.00. Amount paid \$17.37, rent owing \$27.63 and taxes. Rough rocky land, 1st rate soil, stoney, 10 acres cleared and fenced.

Lease No I. Mitchell & Clemens, the S W 1/4 of N W 1/4 Sec 22-47-27, 40 acres. Annual rental \$34. Amount paid \$40, rent owing \$47.60 and taxes. Hilly and rough land, maple and poplar second growth, 10 acres cleared, log house and barn.

LEASE NO 4 Andrew Rock, Excelsior Kilns Location, 160 acres. Annual Rental \$227. Amount paid \$100. Rent owing \$339. Taxes all paid except \$16.16. Forty acres cleared and fenced, this was done by lessee years ago when he was contractor at this job. Dwelling house belongs to Company. This man is nearly bankrupt. He is in the mining timber business and we expect to get pay from him sometime.

LEASE NO 5. John Anderson , N W 1/4 of N W 1/4 Sec 21-47-27 40 acres/ Annual rental \$35. Had lease for four years and pays rent and taxes promptly.

LEASE NO 6. Charles Johnson, the S W 1/4 of N W 1/4 Sec. 20-47-27, 40 acres. Annual rental \$40. Paid \$103, rent owing \$63.76. Taxes paid except one year. Lessee has brought this farm into a good state of cultivation, fenced, house, barn, etc.

LEASE NO 9. Noah King, the N W 1/4 of S E 1/4 Sec.15-47-26
40 acres. Annual rental \$50. Amount paid \$202. Rent due \$25.
Taxes all paid except one year. This land was a cleared farm and
in meadow when taken by lessee.

LEASE NO 16. F. Braastad, the S W 1/4 of S W 1/4 Sec.34-48-
27, 40 acres. Annual rental \$40, amount paid \$60; rent owing \$60.
Taxes paid. About one third is hilly, the balance being level and
free from stone. Soil is a muck and sandy loam; twenty five acres
under good cultivation; twenty acres of oats yielding about 25
loads. Part of this land is being ploughed and seeded for grass.
Fenced on north and east sides with wire fence. Open ditch of about
60 rods on south side. Improvements amount to about \$800.

LEASE NO 17. F. Braastad, the S E 1/4 of S E 1/4 Sec.33-48-27
40 acres. Annual rental \$40; amount paid \$75; rent owing \$60.
Taxes paid. Nearly all level and under good cultivation except
about three acres. Soil muck and free from stone. All in oats
and will yield about 50 loads. Land is being ploughed and will be
seeded down for grass. Fenced on north and west side with wire
fence. About 100 rods of open ditch. Improvements cost about \$100.

LEASE NO 22. Reidy & Flynn, N E 1/4 of N E 1/4 Sec.12-47-27,
40 acres. Annual rental \$25.00; amount paid \$62.50; rent owing
\$12.50, taxes paid. Rough hilly and rocky. 20 acres cleared and
fenced. 5 acres in potatoes worth about \$175.00. Improvements cost
about \$150.

LEASE NO 25. John Williams, N E 1/4 of S E 1/4 Sec.21-47-27
30 acres. Annual rental \$30; rent paid \$65.73; rent owing \$30.
Taxes unpaid for one year.

LEASE NO 27. John J. Oie, S E 1/4 of N E 1/4 Sec.8-47-27, 40
acres. Annual rental \$40; rent paid \$40; amount owing \$60. Taxes
paid except \$4.04.

This land when taken was covered with second growth poplar, birch, etc., on ridge and the other half a swamp covered with alders, tamarack, spruce etc., About 5 acres cleared, balance same as when taken Fenced, small shed, not of much value. Soil sandy loam and stony. Improvements cost about \$150.

LEASE NO 33. P.H. Donahoe, N W 1/4 of N E 1/4 Sec. 17-47-27, 40 acres. Annual rental \$25; rent paid \$17.50; rent owing \$37.50. Taxes not paid. This land was a second growth tamarack and spruce swamp, with ridge covered with poplar, birch etc., second growth. Hay cut from about 3 acres of meadow, no other improvements made.

LEASE NO 34. PAUL & Hatch. S E 1/4 of S E 1/4 Sec. 4-47-26, 40 acres, Annual rental \$40; rent paid \$40; rent owing \$61.50. Taxes not paid. Rolling land all fenced and in pasture, some second growth.

LEASE NO 35. Gustave Issacson, S E 1/4 of N W 1/4 Sec. 20-47-27, 40 acres, Annual rental \$40; rent paid \$40; rent owing \$40. Taxes unpaid one year. The improvements consists of about 20 acres cleared, and fenced. It is under a good state of cultivation There is a small frame house on the property. The cost of the improvements amount to about \$500.

Space is too limited to report the condition of all the farm lands leased. The remainder are about the same as the foregoing.

The number of farm leases abandoned during the year is,	3
" " " issued " "	4
" " " in force at present,-	41.

MISCELLANEOUS LOT RENTS. These are for coal and wood yards, etc., nearly all leased to good parties, and most of the arrears will be collected immediately.

JUNCTION LOT RENTS. This location is looking well, houses all occupied and the people are gradually improving in payments, and will catch up before long.

FORD RIVER HOUSE RENTS. The amount received is our share, being one half the rent, the other half going to the Cleveland-Cliffs Iron Co., under arrangement regarding the manufacture of charcoal at this point. Under a new arrangement the rents in future will go to the C-C.I.Co.

MISCELLANEOUS RENTS. This comprises rents for privilege of cutting hay, rents from show grounds, use of furnace scales, etc.

SALES FARM LANDS.

Sold to	Description.	Acres	Price	Amount	<i>air paid</i>
Narcisse Allaire	S E of S E Sec 24-27-27	40	\$5.00	\$200.00	
Louis Tondolo,	N E of N E " 15-42-23	40	4.00	160.00	
P.C.Peterson,	N E of S W " 2-47-26	40	5.625	225.00	
Friborg & Heglund,	S W of S E " 13-47-27	40	6.25	250.00	
	Total, -----	160		\$835.00	

Total average price per acre \$5.218.

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Statement of Timber Sales for year ending Nov 30, 1896.

Sold to	On	Hard Wood		Cedar			Elm	Pine	Price	Amount	
		Hard	Soft	lice	Polis	Costs					
John Demaree	Nov 13 47 27								Patch of timber	45.00	
Thos Buzzig	Nov 23 47 27		18						"	50	
John Demaree	Nov 13 47 27								"	26.00	
And Johnson	32 48 26								"	22.50	
J. C. Kirkpatrick	Nov 34 47 26										
	Nov 33 47 26										
	Nov 33 47 26							277.933	4.00	1111.72	
Thomas Paknauch	11 42 23								"	10.00	
Emanuel Nelson	Nov 34 48 26								"	40.00	
Edw Nichols	Nov 19 48 31										
	Nov 19 48 31										
	All 13 48 32								"	60.00	
John Demaree	Nov 27 47 26								14 1/2 Shingles	50	
			100			800			3 50	1/2	
		450							4.00	10	
									10.00	45	
									180.00	45	
			5						25.00	50	
Thos Kuckla	Nov 28 47 26					500			20.00	1/2	
		600		300			12000		36.00	300	
			1 1/2						12.00	4	
									300.00	50	
									12.00	10	
									25.00	50	
G. E. Bier	As per Comvyance						336000	336.00	100		
							330323	330.97	300		
							1868000	1307313	732	15000.00	
M. Cannon	"					90000	309000	154500	500		
				39000				45000	1/2		
								156000	1/2		
						5815		203500	328		
						6500		81000	125	6400.00	
Mrs Basford	Nov 5 47 22					7500		40000	200.00	50	
				3000				3750	1/2		
		210						120.00	4		
			2005					4000	20		
								20000	10	6000.00	
E. P. Kelcey	Dec 1-13 25 39 25										
	8 27 39 24						711000		1.547	11000.00	
J. L. Hodgkins	35 48 26								Patch	58.00	
A. S. & J. Ry Co	6 1/2 47 26			12300		800		49200	4		
		25						28000	35		
			220					600	28		
B. B. J. Co	30 29 23	4347						2200	10	8000.00	
"	1 39 25	3285 1/2							10	434.72	
									10	328.62	
Total				8918 1/2 24 73	54600	13185 98 800	711000	3173255			26617.56

Recapitulation

Hardwood	Soft Wood	Pine	Elm
450 Cds @ 42¢ stumpage \$180.00	28 Cds @ 50¢ stumpage 14.00	277932 ft @ 40¢ per ft	1111.72
600 " @ 50 " 300.00	24 1/2 " @ 10 " 245.00	342323 " @ 300 " 102697	711000 ft @ 1.547
210 " @ 20 " 42.00		336000 " @ 100 " 33600	per ft
25 " @ 25 " 6.00		309000 " @ 500 " 154500	
7633 1/2 " @ 10 " 7633.4	24 73 " 247.3	1868000 " @ 732 " 1367303	
8918 1/2 " 1291.34		5173255 "	17892.72
Average price per Cord \$.144	Average price per Cord \$.104	Average price per ft \$.5637	54600 Pine @ 10¢ 98800 Cds @ 1/2¢ 6615 Cds @ 55¢ 6500 " @ 10¢

ESTIMATE OF TIMBER ON IRON CLIFFS
COMPANY LANDS, NOV., 30, 1896.

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KIND TIMBER Per M.Ft.	TRACT.						TOTAL
	T.47 & 48 N. R.25W	Baraga County	Cas- -cade Range	Sec.I-II 12 & 13 T48-R26	Maple Ridge	F.R. & Felch	
White Pine		1473	24	200			1697
Birch,-----	2261		152	187		298	2898
Maple,-----	5049	239	920	704			6912
Basswood,-	358		369	110		207	1044
Oak,-----	336			39			375
Ash,-----	54	12		32		17	115
Elm,-----						175	175
<u>CEDAR</u>							
Posts,-----	140000	10450	22100	35000	27300		234850
Ties,-----	42800	1600	8000	9500	20800		82700
Poles,-----	5943		1000	1400			8343
<u>HEMLOCK.</u>							
M. Feet,---	5490	48	304	525		1925	8292
Ties,-----	55895	1750	2150	2750	60000	16000	84545
Cds Bark,-	5490		190			916	6596
<u>SPRUCE.</u>							
Cords,-----	1118	282	330	71		79	1880
<u>FUEL CDS</u>							
Hardwood,-	115440	14415	17625	16130	6000	58695	228305
Softwood,-	32660	1235	7490	1280	28250	5260	76175

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OBSERVED

LANDS AND TIMBER. Examination of this is completed and entered in Plat book and Estimate book, so that we now have a complete record of the character of the lands and quantity of timber. The Plat Book will follow this report in a few days. Abstract book is kept up to date and all conveyances duly entered.

In the way of preserving government corners and locating corners of forties, we have placed forty iron monuments and marked same on our Plat book. This book shown where there are corners and where there are not, and the kind of corners; information very necessary in looking up lands. The surveying and locating these corners gives tow or more boundry lines of fifty-one forty acre tracts. We have paid particular attention to stopping tresspass. This custom has been growing of late years owing to the hard times, and consequently attention in this respect is much more necessary than it used to be.

COMPARATIVE STATEMENT OF TAXES
for YEARS 1895 & 1896.

Township.	1895	1896.
Balwin,-----	\$ 59.22	96.27
Maple Ridge,-----	393.17	385.42
Ford River,-----	233.54	269.83
Wells,-----	27.41	10.96
Spalding,-----	217.49	225.78
Sands,-----	1024.56	880.64
Marquette,-----	288.65	249.17
Forsyth,-----	40.42	38.10
Richmond,-----	623.80	660.72
Negaunee,-----	380.30	376.41
Tilden,-----	1445.78	2124.49
Ishpeming,-----	236.85	237.17
Ely,-----	79.55	90.30
L'Anse,-----	109.18	105.79
Marquette City,-----	407.14	345.92
Negaunee City,-----	2459.79	7990.26
	\$8036.85	14087.73

Taxes for account
1895 1896

ASSESSMENTS & TAXES.

The above statement shows that the the taxes are about the same as last year, except in the Township of Tilden and City of Negaunee. The increase in these latter is the result of unfair discrimination, brought on by the preponderance of the Union labor element in the Council, which has been taken advantage of by other tax payers to get relief for themselves and saddle the burden on our Company and other outsiders; the popular cry in Negaunee, being that we are outside fee owners, wanting excessive royalties, and should be taxed differently from operating mines? We have not paid taxes last mentioned and will contest payment and have a good ~~right~~ ~~to~~ reason to believe our case will be successful.

TAX PURCHASES.

Of the tax purchases made in December 1894 amounting to \$171.46, there were thirteen parcels. Five of these were redeemed, leaving eight parcels of which we hold a tax deed.

Of the purchases made in December 1895, amounting to \$1295.55, there were sixty one parcels, none of which were redeemed up to date. We hold certificates for the whole and are entitled to a tax deed on application to the Auditor General. Will say that inquiry has been made by about six parties in regard to these parcels, and they will soon be paid for by the owners. Lands advertised for sale in December 1896, on which we own the mineral right, amount to \$1867.14. The money invested on this account bears interest at 8% per annum during the period of redemption (one year) After we get tax deed, we make such terms of settlement with the owner as we desire. The lands bought are valuable, and a recent ruling of the Supreme Court confirms tax titles stronger than ever.

FOREST FIRES. These have been remarkably bad this year in this locality, and some portion of our timber has suffered, but to a small extent. The fire went over a portion of our timber near Marquette, with a damage amounting to about 5% of the value of the tract.

EXPENDITURE IN OPERATING LAND DEPARTMENT OF THE
IRON CLIFFS COMPANY, NEGAUNEE, FOR YEAR
ENDING NOVEMBER 30, 1896.

General Expenses,-----	434.51 ✓
"General Supplies" Depreciation of Inventory,-----	6171.76
<u>Operating Land Department,-----</u>	<u>11691.12</u>
Repairing Rented Houses,-----	533.53
Repairing Buildings,-----	135.36
Driving Horse,-----	139.33 ✓
Salaries,-----	2049.14 ✓
Expense; Lands,--- (Taxes \$4700)	5013.92
Expense Timb.Lds (taxes 2284.76)	2749.10
Taxes on Rented Houses,-----	676.16
Taxes on vacant lots,-----	294.82
Insurance on Buildings,-----	46.66
Insurance on rented houses,-----	53.00
<u>Operating Farm,-----</u>	<u>1153.55</u>
Norsery Plants & Trees,-----	233.96
" Planting,-----	34.44
" Fertilizing,-----	18.75
" Cultivation,-----	99.06
Garden Seed,-----	13.00
" Cultivation,-----	237.29
" Fertilizing,-----	193.62
Hogs,-----	133.39
Depreciation on Farm Supplies,-----	194.54
<u>Operating Greenhouse,-----</u>	<u>2177.47</u>
Labor,-----	897.51
Expenses,-----	335.52
Fuel,-----	175.29
Repairs,-----	30.49
Taxes,-----	22.97
Insurance,-----	56.25
Depreciation "Greenhouse Sup."-----	659.44
Total-----	\$ 21653.41
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RECEIPTS FROM OPERATING LAND DEPARTMENT
IRON CLIFFS COMPANY NEGAUNEE
FOR YEAR ENDING NOV. 30,
1896.

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Expense Tax Sale Purchase,-----	7.35
Interest,-----	325.95
Sales Pioneer Lots, Ist, Addition,-	100.00
House Houses Rents,-----	1316.81
Ford River House Rents,-----	99.52
Miscellaneous Rents,-----	279.82
Farm Rents,-----	1295.13
Miscellaneous Lot Rents,-----	140.50
Junction Lot Rents,-----	187.00
Negaunee City Taxes, 1893,-----	10.00
Sales from Greenhouse,-----	1695.31
Salles Farm Lands,-----	835.00
Sales from Garden,-----	5.73
Sales of Timber,-----	26617.56
Sales of old material,-----	3525.85 ✓
Total,-----	\$36441.53 ✓

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FARM.

NURSERY. The original cost of the trees planted was inventoried last year, but this year have transferred this amount to the operating account, and same charged off. About one quarter of the trees died this year and have been replaced by trees bought at whole sale at a very low cost.

GARDEN. Prices of garden products has been so low that the only crop grown was potatoes, as they required the least amount of labor. Part of the land, about one acre, was planted with strawberry plants of our own raising. The returns from which will come in later.

GREENHOUSE. The sales have been good during the year and the houses are well stocked, but opposition is springing up in all quarters. Small houses have started in Negaunee and Ishpeming and the greenhouse men from Green Bay are making an effort to get trade.

BONE MEAL. Sales of this are still small, but the profit on small amounts is large, and the trade is growing. We have used a considerable amount on our land.

The inventory of Supplies on hand is as follows:

Farm Supplies,-----	\$493.59.
Greenhouse Supplies,-----	900.00.
Bone Fertilizer,-----	863.49.

THE CLEVELAND - CLIFFS IRON COMPANY

Comparative Statement of Rents Collected for Property formerly under the Dep't

Mines and Minerals, but which was turned over to Land Dep't on

January 1st, 1895 .

	Collected at	Collected at Negaunee	
	Ishpeming	1895	1896
	1894		
<u>CLEVELAND IRON MINING COMPANY</u>			
Bancroft Addition	\$ 5.00	\$ 57.00	\$ 96.00
1st Cleveland Addition	603.71	1,429.16	2,186.04
North Addition	1,216.06	1,201.65	2,860.33
Miscellaneous lots	103.00	440.24	318.12
Farm rents	72.65	202.50	272.32
<u>Total</u>	\$ 2,000.42	\$ 3,330.55	\$ 5,732.81
<u>IRON CLIFFS COMPANY</u>			
Junction Lots	197.00	88.00	187.00
Miscellaneous Lots	135.00	210.00	140.50
Farm Rents	262.16	83.50	192.34
<u>Total</u>	\$ 594.16	\$ 381.50	\$ 519.84
	\$ 2,594.58	\$ 3,712.05	\$ 6,252.65

THE CLEVELAND-CLIFFS IRON CO.

Taxes on Matthew's and Parson's Tracts.

Township	1894			1895			1896		
	Acres	Valuation	Taxes	Acres	Valuation	Taxes	Acres	Valuation	Taxes
Inwood)	5789	18,100.00	684.18	5798	16,384.00	712.43	5798	15,838.00	634.21
)Par-									
Harrison (son's	1800	5,410.00	73.56	1800	5,410.00	100.69	1800	5,410.00	88.81
)Tract									
Garden)	800	1,800.00	18.18	800	1,800.00	23.65	800	1,800.00	32.77
Mason-									
)ville)	4623	6,960.00	201.84	4623	6,960.00	282.56	4657	6,925.00	347.43
)Matth-									
Mathias (ew's	3998	16,700.00	576.22	3038	11,150.00	431.53	3038	10,825.00	515.79
)Tract									
Limestone)				960	3,840.00	243.36	960	2,920.00	150.19

NOTE:

Mathias Township divided in 1895; part of our lands being transferred to Limestone.

THE CLEVELAND-CLIFFS IRON CO.

Taxes on Matthew's and Parson's Tracts.

Township	1894			1895			1896		
	Acres	Valuation	Taxes	Acres	Valuation	Taxes	Acres	Valuation	Taxes
Inwood) Harrison) Garden)	5789 1800 800	18,100.00 5,410.00 1,800.00	884.18 73.50 18.18	5798 1800 800	16,384.00 5,410.00 1,800.00	712.42 100.69 23.65	5798 1800 800	15,838.00 5,410.00 1,800.00	334.21 88.81 32.77
Mason-ville) Mathias) Limestone)	4623 3998 960	6,960.00 16,700.00 3,840.00	301.84 576.22 248.36	4623 3038 960	6,960.00 11,150.00 3,840.00	282.56 431.53 248.36	4657 3038 960	6,925.00 10,825.00 2,920.00	347.43 515.79 150.19

NOTE:

Mathias Township divided in 1895; part of our lands being transferred to Limestone.

THE CLEVELAND CLIFFS IRON COMPANY.

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LANDS OF THE CLEVELAND CLIFFS IRON COMPANY.

T.N.	R.22 W.		R.21 W.		R.18 W.		R.17 W.		Total Acres
	Sec.	Fee Acres	Sec.	Fee Acres	Sec.	Fee Acres	Sec.	Fee Acres	
44	15	320	28	640					
44	21	320	29	320					
44	22	320	31	638.17					
44			32	640					
44			33	480					
44			34	320					
		960		3038.17					3998.17
43			2	478.27					
43			3	643.05					
43			4	646.43					
43			5	647.53					
43			6	325.43					
43			9	640					
43			10	640					
43			11	160					
43			18	320					
43			30	160					
				4660.71					4660.71
42							28	640	
42							32	520	
42							33	640	
								1800	1800.00
41					12	160	2	644.12	
41					13	640	3	644.51	
41							4	642.56	
41							5	640.09	
41							7	650.53	
41							8	640.00	
41							9	640.00	
41							10	640.00	
41							18	654.65	
						800		5796.51	6596.51
40	3	37.90							
40	10&16	45.00							
		32.90							32.90
									17138.29

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The only work done on these lands has been to place a number of iron monuments at government corners on the Parson Tract of land, and to make a visit to the Mathews tract, to see township officials and other people in regard to assessments and township

matters, and incidentally to look over some of the lands.

The number of iron monuments placed at corners was 17, and the number of forties bounded, to a more or less extent, by these corners is 26. This is very important work and should be kept up from time to time as the timber is cut, as it can then be done at little expense, but if left too long it renders surveying and other expensive work necessary.

The cost of the work done was \$30.15.

AMERICAN IRON MINING COMPANY.

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LANDS OF AMERICAN IRON MINING COMPANY
NOVEMBER 30th, 1896.

Township North.	Range 31 W.				Total Acres.
	Sec.	Fee Acres.	Surface Acres	Mineral Acres	
48	18	320.00			
48	20	580.30			
48	28	406.60			
48	34	640.00			
48	36	314.60			
		2261.50			2261.50
47	2	554.40			554.40
					2815.90

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The only work done on these lands is as follows: We sent a man up to make a hurried run over them to see if any tresspass had been done, and found that there has been none, but found that the fire had run over a portion of this land and over the adjoining country. The fires ocured in October of this year. This condition rendered a more full examination necessary, and it was found that the damage done was about to the following extent:

Section 2-47-31, The north half was burned over, except in the swamps, destroying the timber to about 20% of its value.

Sections, 18,20 & 28-48-31. All this land was burned over and the timber damaged to some extent; probably about 15% was destroyed. The timber in the swamps was not damaged much.

Sections 34 & 36-48-31. This land was burned badly, the swamp as well as the high land; probably 25% of the timber was destroyed.

In the foregoing estimate of damage done, it is understood that we mean by "percentage destroyed", consists of timber absolutely

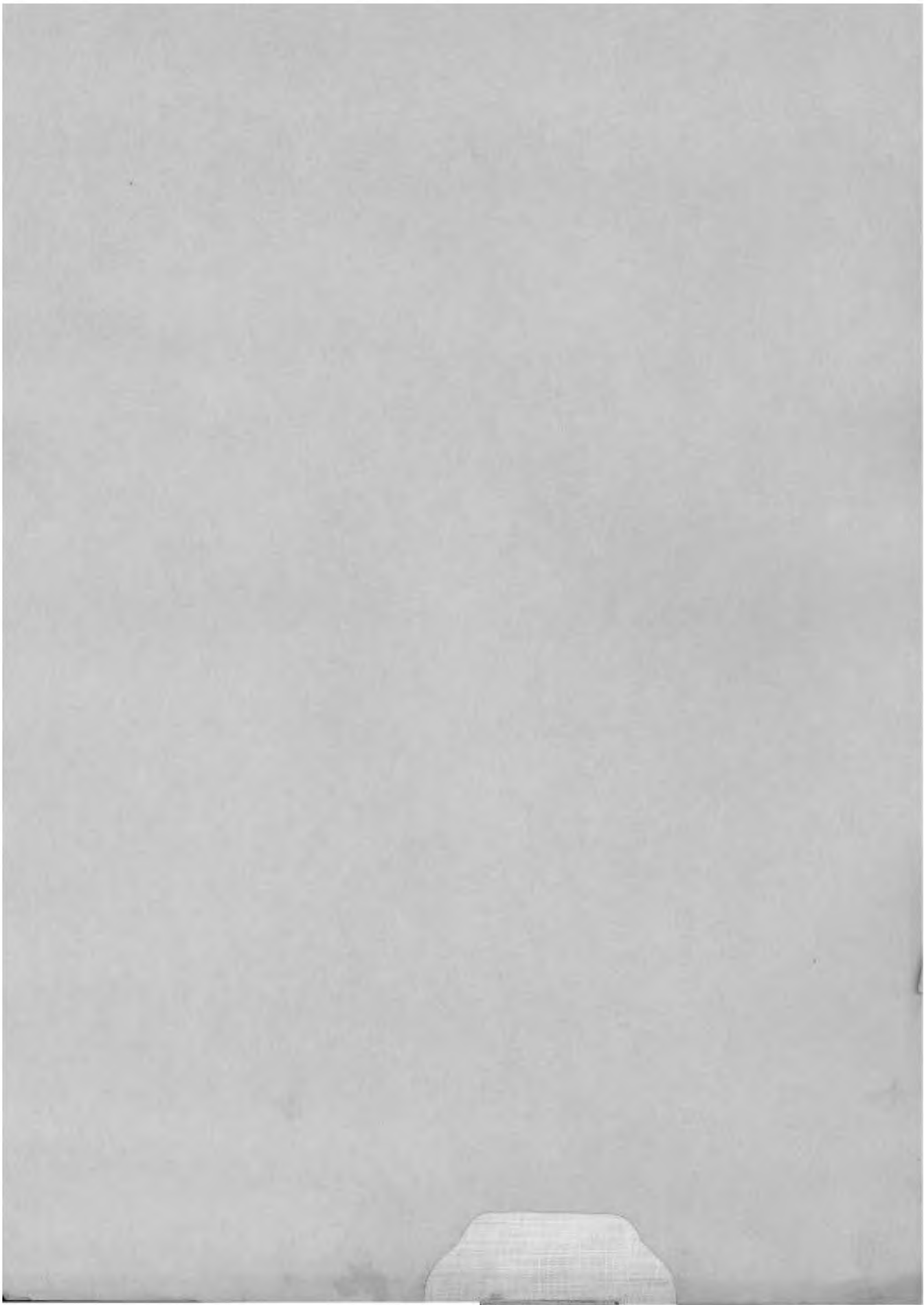
destroyed, and also that which we consider will be killed. The cost of making this examination and looking up trespass was \$23.30

There was only one application to purchase one forty of farming land, the S W 1/4 of the S W 1/4 Sec.34-48-31, for which we asked \$200. This included the little timber standing on the forty, which amounted to about 300 cords of hardwood and 150 cords softwood. Nothing came of it.

An application to purchase the hardwood timber on part of Section 20, was made by George McDonald, owner of the saw mill at Three Lakes. The price asked was that figured on our estimates on the basis of 40 cents per cord for hardwood. Nothing came of this application.

The Fence River Logging Co., will use the dam privilege again this year. They paid the rent of \$100 for 1896, and we expect to soon collect the same rent for 1897.

*Respectfully submitted,
Haul Redfern,
Laid Agent.*



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The Cleveland-Cliffs Iron Co.,

LAND DEPARTMENT.

INCLUDING LANDS OF

THE CLEVELAND-CLIFFS IRON CO.
CLEVELAND IRON MINING CO.
IRON CLIFFS CO.
PIONEER IRON CO.
EXCELSIOR IRON CO.
AMERICAN IRON MINING CO.

SAMUEL REDFERN, LAND AGENT.

FARM LANDS FOR SALE OR LEASE.
CITY LOTS FOR SALE OR LEASE.
STANDING TIMBER FOR SALE.

NEGAUNEE, MICH.,

July 3rd, 1896.

Wm. W. G. Mather, Presd.,
Cleveland, Ohio.
Dear Sir;

Supplement to semi-annual Report.
In compliance with your request contained in your two letters of 30th ult., for further information, I send to you enclosed herewith statements in detail of "Expense of Lands"; "Expense of Timber Lands" and "Expenses, operating greenhouses".

As to progress of Plat Book will say there have been entered 108 forties, making total number of forties entered up to May 31st 1232 forties: the whole number of forties comprising the Iron Cliffs Cos. and The Cleveland-Cliffs Iron Cos. lands, is 1619 which leaves 387 forties yet to be entered, some of these have been examined and are ready to be entered in Plat Book; the work of examination and entering up will now be regularly carried along. Lands belonging to the other companies are additional to the above.

As to the back rentals and prospects of collecting same; the collections are an improvement over last year, though back rents come in slowly, and it will take some

The Cleveland-Cliffs Iron Co.,

LAND DEPARTMENT.

INCLUDING LANDS OF

THE CLEVELAND-CLIFFS IRON CO.
CLEVELAND IRON MINING CO.
IRON CLIFFS CO.
PIONEER IRON CO.
EXCELSIOR IRON CO.
AMERICAN IRON MINING CO.

SAMUEL REDFERN, LAND AGENT.

FARM LANDS FOR SALE OR LEASE.
CITY LOTS FOR SALE OR LEASE.
STANDING TIMBER FOR SALE.

NEGAUNEE, MICH., _____ 189_____

time before the results of recent hard times are fully known: for C. V. Mfg. Co. there was collected \$2628.27 in five months, against \$3330 for the whole of last year. Will say that I am just now getting ready for a complete visit to all lessees, this being the beginning of a new half year; this visit will be concluded during this month, and I will be better able to report than I am now; I will have a full understanding with each lessee, particularly as to encumbrances on their dwellings; the promises made by a many have not been fulfilled, the reason being given in a many cases that parties having mortgages on houses for money but to help build them, are very pressing. I will make an object of finding out who the mortgages are, and will press them to straighten up these back rents for their own security. There are some parties who cannot pay owing to sickness, or being widows and dependent on County for aid, but there are others who should be pushed according to the powers conferred on us by conditions of leases. There are some like Mr. Malloy and Mr. Chas. Byrns who have paid nothing, and I think it is time I should see Mr. Hayden as to proper form

The Cleveland-Cliffs Iron Co.,

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STANDING TIMBER FOR SALE.

NEGAUNEE, MICH., _____ 189 _____

of notice to be served on them.

I think that it is time to take a more severe course with some of these people and by so doing we shall yet make some good collections before end of year.

*Yours truly,
Samuel Redfern
Land Agent*

GNOS NVIII

Statement of Green House Expense 7c-

1895

Dec 31	103	Mining Journal Co	- Advertising	16 00
	104	H. Niederkorn Co	- Wrapping paper	54 00
	114	T. W. Wells	- Sund	12 00
	116	Hollins & Elliott	- "	15 00
	131	Clifford Sarab	- Draying	1 00
	136	Western Union Tel Co	- Telegrams	436
	137	D. & S. & A. Ry Co	- Freight	25
1896 Jan 31	189	C & N Ry	- "	12 00
	213	American Exp Co	- Expense	555
	222	Francis Dodge	- Draying	25
	223	J. B. Stephens	- "	120
	226	E. Thiele	- Cutting ice	6 00
	227	N. Arnelt	- Hauling	9 00
	227	E. Thiele	- Sharpening saw	25
	232	Am. Express Co	- Express	195
	240	H. Niederkorn Co	- Wrapping paper	250
	262	Harris & Mathews	- Sundries	80
	264	J. W. Beckman Co	- "	425
	273	Schencking School House	- Advertising	1 00
	274	May Co. Telephone Co	- Telephone	125 00
	275	Wright Light & Electric Co	- Light	4 00
	276	S. A. Hewitt	- Advertising	1 040
	277	Western Express Co	- Express	1 00
	289	Wright Light & Electric Co	- Light	320
		Pay Roll	- Labor on shute etc	950
Feb 28	312	Griffey & Flynn	- Advertising	4 00
	313	Western Express Co	- Express	50
	319	Sam'l Ashaw	- Draying	25
	322	N. Arnelt	- "	50
	327	Western Express Co	- Express	25
	327	T. W. Wells	- Sundries	215
March 31	335	Boon Meals	- "	50
	340	Paul Whitman	- Street Car delivery tickets	130
	342	F. H. Ridd & Co	- Sundries	200
	349	C & N Ry Co	- Freight	168
	351	H. Niederkorn Co	- Wr. papers etc	70
	336	Griffey & Flynn	- Printing Catalogues (500)	7 00
Apr	358	S. R. Green	- Haying fresh	5 00
	359	N. U. Telegraph Co	- Telegrams	220
	363	T. W. Wells	- Sund	30
	365	Reg. Water Works	- Water	5 00
		Carried forward		13432

Expense "Greenhouse" - Continued

Apr 30	170-	Prot. fund		134.37	
369		Celia Henderson	- Wash Cloth	380	
370		Neyrshpfg & Ry Electric Co	- Light	320	
371		Sporley Hdw Co	- Hardware, etc	30	
372		J. E. Patton	- Glass	1830	
381		R. H. Sawyer	- Stamp	60	
383		D. S. S & Ry Co	- Fret	117	
384		Western Express Co	- Express	20	
390		W. U. Tel. Co	- Telegrams	780	
		Pay Roll	- Labor on hot beds, etc	480	
		263 Com. Eat.	-	416	
May 31	396	W. U. Tel. Co	- Telegrams	581	
402		Johnson & Co	- Paper	700	
404		Neyrshpfg & Ry Co	- Light	320	
405		J. M. Beckman	- Fund	120	
406		Sporley Hdw Co	- Hardware, fund	10	
408		Truman Bros	- Draying	300	
417		Steffy & Flynn	- Advertising	350	
418		C. & N. Ry Co	- Fret	72	
420		Western Exp Co	- Express	50	
421		Western U. Tel. Co	- Telegrams	108	
422		Paul Whelan	- Street car delivery tickets	240	
423		H. Neidchen Co	- Wrapping paper	354	
424		Schpfg School News	- Advertising	400	
434		Sporley Hdw Co	- Sundries	115	20840

Recapitulation

Advertising	4390
Telephones & Telegrams	3125
Freight & Express	1832
Water meter	1800
Light	1360
Wrapping paper	1044
Drayage	320
Street Car delivery tickets	370
Labor & Material fixing shelves, benches & hot-beds	4710
Com. Meal	466
Sundries - Hardware, fuel, tools, mucilage, etc	1393
	20840

June 30th, 1896.

Mr. Samuel Redfern, Land Agent,
Negaunee, Mich.

Dear Sir :-

SEMI-ANNUAL REPORT.

I am much pleased to get your report, and that you have remembered my request to make it out at this time.

In reference, however, to my letter of April 2nd, you have made no reference to the progress of the plat book, nor do you say anything about the large amount of back rentals or prospects of collecting, now, as compared with last year.

All of these matters should have a place in your report and I would be pleased to receive a supplement to it, covering these points, which would be attached to the original report.

Yours very truly,

President.

June 30, 1896.

Mr. Samuel Redfern, Land Agent,
Negaunee, Mich.

Dear Sir :-

SEMI-ANNUAL REPORT.

I have your report for the half year, ending May 31st.

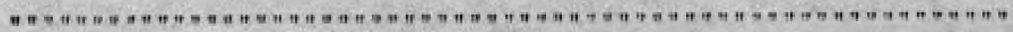
Please specify in detail, "Expense of lands"; "Expense of timber lands" and
"Expenses, operating greenhouses" .

Yours very truly,

President.



GRANDS



SEMI-ANNUAL REPORT OF
LAND DEPARTMENT OF

IRON CLIFFS COMPANY,
& CLEVELAND IRON MINING COMPANY

Negaunee, Mich., June 1, 1896.



ALL LINDEN

18 95



Negaunee, Mich.,
June 30. 1896.

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

Dear Sir:-

In accordance with your instructions in letter of April 11th, I beg to make report of operations of Land Department for half year ending May 31, 1896.

The following statements show Receipts, Expenditures, Annual rentals, Rents received and owing.

There have been 91 forty acre tracts of land examined and the timber on same estimated. This has been done partly by myself and by W. E. Lewis, Land Looker, who has now left our employ. Mr. E. L. Adams has just entered our employ as land looker, at a salary of \$75.00 per month, whom it is expected we will keep with us until all of our lands are examined, which will take some three months, although if any new lands are to be examined the time will necessarily be lengthened.

The assessments of our lands has been attended to and with fair results, except in the case of Tilden Township, which has been raised to a large amount, but we have good evidence to show that this assessment was prejudiced and unfair, and we expect to defeat it. The assessment of the City of Negaunee does not take place until July 13th.

We have not gone into Gardening to the same extent as last year, as prices of products are so low as to be discouraging. We have however, put in a crop to occupy the land with least expenditure of seed and labor.

We have caught up with all back work and are in shape now to take care of business as it comes along. A sale of the pine stumpage on our lands near Marquette for \$15,000 is expected to be concluded within a few days. Also a sale of the Pine and Cedar stumpage on our Ford River and Pelch lands, amounting to about \$7,000, is now being negotiated.

The Greenhouse Sales are increasing every month, and we have now got the reputation of having an unusually complete assortment of plants for sale. The demand for cut flowers is more than the present capacity of the greenhouse can supply and necessitates regular purchases in Milwaukee and Chicago to fill orders.

Sales of old material, such as brick, old wagons, etc., are being made from time to time.

The barns, office building and nearly all our houses at Negaunee are rented. All such property in the city is in good demand owing to the mines working.

Three farm leases have been issued, or are under way, and two forties of farm lands sold so far this year.

STATEMENT OF IRON CLIFFS CO., RENTS.

	Annual Rental	Amt Due Dec 1/95	Amt Rec'd to June 1	Amt Owing to Dec 1/96
House Rents,---	1583.61	1542.11	570.00	972.11
Farm Rents,-----	3486.29	4186.63	595.79	3590.84
Miscel. ?L. Rents	181.20	245.20	41.64	203.56
Junction L. Rents	216.00	537.00	111.50	425.50
F.R. House Rents		34.87	34.87	
Miscel. ?Rents---		120.40	120.40	
	5467.10	6666.21	1474.20	5192.01

STATEMENT OF RECEIPTS AND EXPENDITURES OPERATING
LAND DEP'T IRON CLIFFS CO., WEGAUMEE
DEC. 1/95 to JUNE 1.96.

RECEIPTS.

House Rents,-----	\$570.00	
F.R.House Rents,-----	34.87	
Farm Rents,-----	595.79	
Miscel., Lot Rents,-----	79.03	
Junction Lot Rents,-----	89.34	
Miscellaneous XXX Rents,-----	120.40	
Sales from Greenhouse,-----	863.77	
Sales Old Material,-----	3463.10	
Sales Farm Lands,-----	360.00	
Sales Timber,-----	2977.56	210.77
Interest,-----	67.14	9218.46

EXPENDITURES.

General Expenses,-----	217.51	
Operating Id., Dep't.,-----	9159.00	
Operating Farm,-----	202.32	
Operating Greenhouse,-----	887.92	
Insurance,-----	160.00	10626.75

The expense of "Operating Land Dep't.," "Farm" and Greenhouse", as above is made up as follows:

<u>Operating Land Department,</u>		
Repairing Rented Houses,-----	58.80	
Repairing Buildings,-----	14.45	
Driving Horse,-----	70.99	
Salaries,-----	956.23	
Expense; Lands,-----	4613.36	
Expense Timber Lands,-----	2469.19	
Taxes on Rented Houses,-----	676.16	
Taxes on Vacant Lots,-----	294.82	9159.00
<u>Operating Farm,</u>		
Nursery Planting,-----	34.44	
" Cultivation,-----	73.13	
" Fertilizing,-----	18.75	
Garden Cult.,-----	55.67	
Expense of Hogs,-----	21.33	202.32
<u>Operating Greenhouse,-----</u>		
Labor,-----	443.72	
Expense,-----	203.40	
Fuel,-----	192.79	
Repairs,-----	20.04	
Taxes,-----	22.97	887.92

55 81

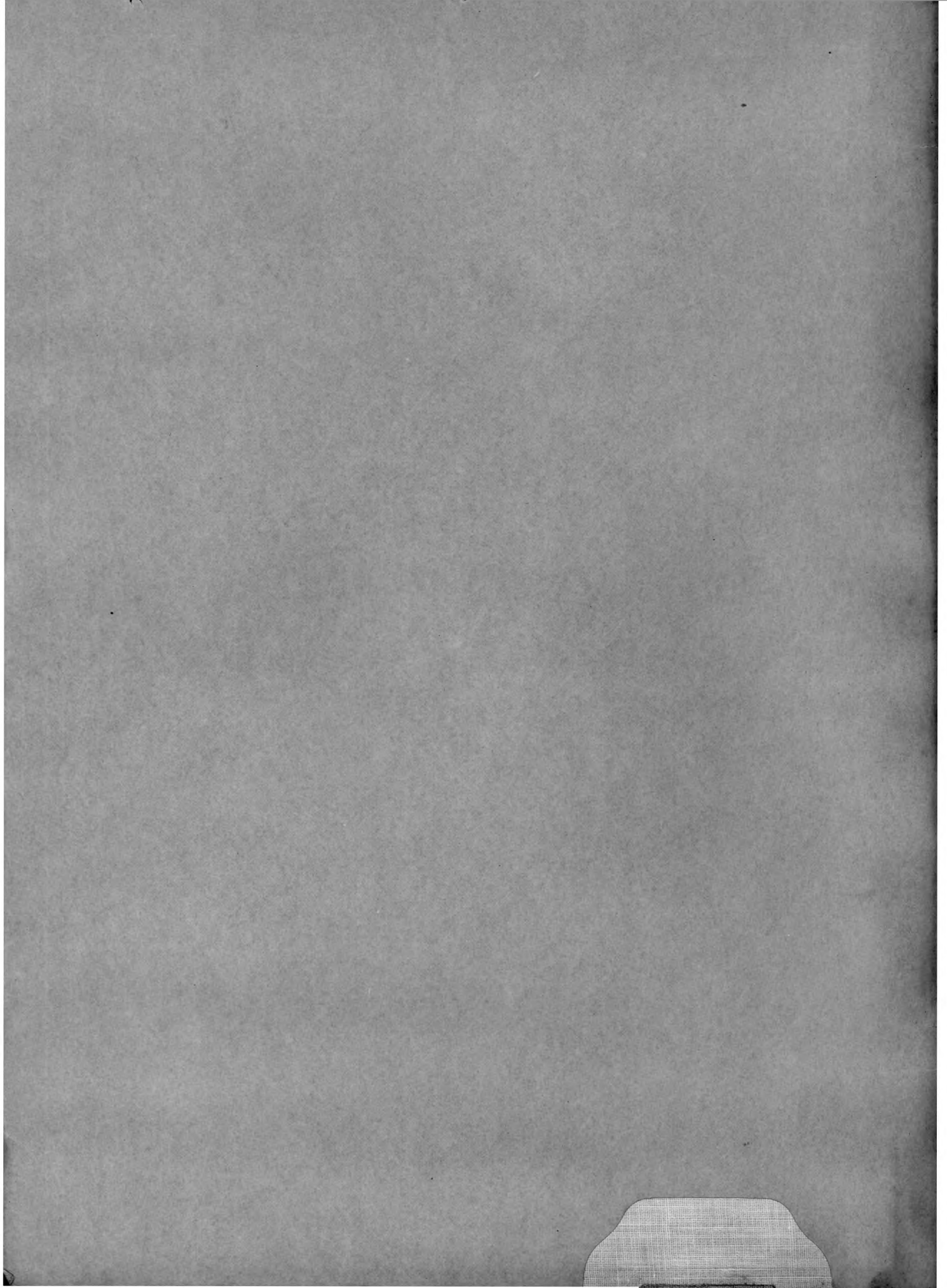
OPERATIONS OF CLEVELAND IRON MINING Co.,
 LAND DEP'T., Negaunee, JAN 1/96 to
 JUNE 1/96.

	Annual Rental	Amt. Due Jan. 1/96	Amt. Rec'd To Jan 1/96	Amt. Ow'ng To Jan 1/97
Bancroft Loca'n	224.00	869.00	52.00	817.00
First Cleve'd *	2005.02	4534.97	873.73	3711.24
North Location,	2173.00	7513.13	1355.49	6157.64
Miscellaneous,	522.90	635.98	134.06	551.92
Farm Rents,-----	529.50	529.50	212.99	316.51
2nd Add Lot Sales		1174.41	355.20	11379.21
	5453.40	25915.99	2983.47	22933.52

EXPENDITURES.

General Expenses,-----\$ 23.81
 Salaries,----- 91.89
 Taxes on Vacant lots,----- 1.83 \$117.53

*Respectfully submitted,
 Sam'l Redfern,
 Land agent.*



ANNUAL REPORT
of
STEAMER PIONEER,
1896.

P i o n e e r .

GENERAL OPERATIONS:

The "Pioneer" sailed from Cleveland April 25th on her first trip, and ended her last trip at the same port on the evening of December 7th, having been in commission 226 days. She made 32 trips, carrying 37 cargoes made up as follows:

32 cargoes iron ore Marquette to Lake Erie ports
3 " coal Lake Erie ports to Marquette
2 " coal Lake Erie ports to Detour.

This vessel steamed 39,347 miles carrying 53,978 gross tons of freight, the receipts for same being \$47,687.46 or an average of \$.8834 per gross ton of freight carried.

The cost of operating this vessel was \$30,176.18 or \$.5590 per gross ton of freight carried, from which should be deducted \$65.02 made up of items, viz. \$25.00 for legal expenses and \$40.02 our proportion of collision and General Average losses arising from 1895 claims against underwriters, leaving the net gain from operations for the year \$17,446.26.

The net earnings from the operations of this vessel were \$6,780.55 greater than for 1895, due to the increased freight rate obtained over that year, she having been employed the entire season of 1896 in carrying Companies' ores from Marquette, not being in "wild" trade for a single trip.

The operating expenses were increased over preceding year \$4.60 per day, but only to the extent of the increase in cost of unloading ore cargoes at Lake Erie ports as the operating expenses exclusive of cargo handling costs were actually reduced \$1.55 per day from the preceding year.

The Extraordinary General Repair account does not vary much from average years. Some of the principal items making up this account were as follows: The sides of the ship's hold were scraped and painted up to the shelf piece; the covering on steam pipe through hold and in boiler connections was repaired; the covering on boiler was repaired and the whole covered with galvanized sheet iron and the High Pressure cylinder was bored out and a new piston head put on.

P i o n e e r .

A C C I D E N T S :

The vessel, while proceeding up the Old River Bed early on the morning of July 16, 1896, just as she passed through the Valley Railway bridge, Cleveland, her wheel struck a log or some other obstruction in the bottom of the river . The damage consisted of a badly broken wheel, two buckets were entirely taken off, and a third damaged slightly. The Pioneer had to go in Dry Dock for the purpose of making the repair.

On October 7th, while the Pioneer was attempting to go to the Minnesota Dock, Ashtabula, preparatory to discharging cargo assisted by a tug, the tow line between the vessel and the tug parted. The wind was blowing hard from the northwest and there was a heavy sea coming from the entrance to the harbor. This sea and the wind threw the Pioneer over to port against the south side of the channel upon a slate bottom. The vessel rolled heavily, and it was afterwards found that ten plates had been damaged as well as numerous frames. The repair on account of this damage was deferred until the end of the season.

On December 3rd on her last trip bound down when she had reached a point in the Sault River just below the Dyke, the Pioneer encountered a field of ice which soon became so solidly packed around her that she stuck fast. It was necessary to send to the Sault for a tug to assist in releasing her. This they succeeded in doing on the following day. The only damage was the denting of a plate or two and the rubbing off of her wooden wale strakes.

The above accidents are all insurance claims and recoverable from the vessel's underwriters.

PHYSICAL CONDITION:

When the repairs made necessary by reason of the collision with rocks at Ashtabula, and with ice in the Sault River the past season, are made this winter at the cost of her insurers, her bottom will be in very good shape.

While in dry dock doing above work she will have her wheel refastened upon the

P i o n e e r .

shaft, the shaft raised and her stearn bearings repaired.

After vessel was laid up at the end of the season the inside of the ship in hold was scraped and painted one coat up to the shelf piece.

Repairs will have to be made to the Poop deck this winter. Some new decking will have to be put in and the whole recalced, and some portions of the covering board renewed. *This work will probably cost from \$100. to \$125.*

A new exhaust steam stack will have to be put in the place of the present one decayed. The Intermediate Cylinder will have to be bored out and the H. P. steam chest given some attention before the opening of next season. This will be done at

Cost to bore Intermediate Cylinder will be about \$100.
"Fitting out." *The Steam Chest cost will be divided between the Globe Ship Bldg. Co., and ourselves on some basis, and will be small.*

When these matters mentioned above are repaired, the vessel will be in good condition.

The Pioneer is in winter quarters at Cleveland.

Pioneer.

Days in Commission	226
Number trips made	32
Number cargoes carried	37
Days in port	70
" sailing	137
" lost by bad weather	11
" " " accidents	3
" " " waiting at Soo Canal	5
	226

THE GREAT LAKES LINE
MADE IN U.S.A.

Pioneer.

Receipts:	Gross Tons.	Amt. Freight	Per Gross Ton Frt. Carried
32 cargoes ore from Marquette	47779	\$45389.95	\$.9500
2 cargoes coal to Marquette (net rate 40¢)	2449	1097.23	.4480
3 cargoes " " Detour (net rate 25¢)	3750	1050.28	.2800
Freight on 2 coal derricks to Presque Isle		150.00	
37 Total receipts	53978	\$47687.46	\$.8834
<u>Disbursements:</u>			
Extraordinary and General Repairs	\$ 893.14		
Ship keeping and Winter Dockage	90.76		
Fitting out	749.20		
Wages and Captain's salary	6853.90		
Captain's expense account	102.64		
Tug services.....	67.50		
Handling cargoes	7766.46		
Taxes	466.62		
Marine Insurance	2863.58		
Freight List Insurance	80.77		
Mate's supplies	121.56		
Provisions	1135.77		
Steward's supplies	136.75		
Fuel	7552.87		
Engineer's lubricants	164.02		
Engineer's supplies	100.63		
Boiler repairs	62.35		
Machinery repairs	366.31		
Auxiliary engine repairs	24.10		
General expenses (telegrams, dues Lake Car- riers Ass'n, etc.)	216.55		
Laying up	360.70	30176.18	.5590
Net earnings for season		\$17511.28	\$.3244
Less amt. paid a/c legal expenses	25.00		
Less amt. paid a/c accident losses which was not recovered from Insurance Companies....	40.02	65.02	
Making total net gain for season		\$17446.26	

Pioneer.

COMPARISONS.

	1895	1896
Days in commission	227	226
Number miles traveled	38919	39347
Number trips made	29	32
Number cargoes freight carried	37	37
Gross tons freight carried	52205	53978
Average rate freight per gross ton	\$.7661	\$.8834
Average cost to carry per gross ton freight .....	.5606	.5590
Gross receipts	\$39996.17	\$47687.46
Gross expenditures	29265.44	30176.18
Net earnings	\$10730.73	\$17511.28
Percentage of operations to earnings	73.2	63.3
Net earnings per ton freight carried	\$.2055	\$.3244
Gross earnings per mile traveled	\$1.0277	\$1.2119
Operating expenses per mile traveled .....	.7519	.7669
Net earnings per mile traveled	\$.2758	\$.4450
Gross earnings per day	\$176.19	\$211.00
* Operating expenses per day	128.92	133.52 *
Net earnings per day	\$47.27	\$77.48
Expenses per day excluding cargo handling costs	\$100.71	\$ 99.16
Cost provisions per man per day (excluding extra meals)	\$.317	\$.280
Average tons coal consumed per mile steamed	<u>179</u>	<u>205</u>
" cost " " " " "	2000. \$.177	2000. \$.192
" tons " " " hour "	1 <u>178</u> 2000.	1 <u>455</u> 2000.
Average cost oil consumed per mile steamed	\$.00378	\$.00409
" " " " " hour "	\$.0458	\$.0490
" wages paid per day while in commission	\$24.33	\$24.95
* Average ore cargo from Lake Superior	1459	1493

*Unloading charges iron ore increased Lake Erie ports in 1896
 # Use of New Lock Soo Canal permitted deeper loading.

Pioneer.

Comparison of Items of Disbursement.

	1895	1896		
Extraordinary and General Repairs	\$2,261.24	\$ 893.14	- \$1,368.10	Settlement of disputed builders' a/c charged in 1895.
Ship keeping and Winter dockage	110.63	90.76	- 19.87	
Fitting out	1,082.69	749.20	- 333.49	Expenditures less in Master's departments.
Wages and Captain's salary	6,867.29	6,853.90	- 13.39	
Captain's expense account	86.67	102.64	+ 15.97	
Tug service	78.80	67.50	- 11.30	
Handling cargoes	6,404.26	7,766.46	+ 1,362.20	Increase in unloading, charge accounts for this
Cargo commissions	30.00		- 30.00	
Taxes	424.33	466.62	+ 42.29	Slightly increased rate
Marine Insurance	2,428.14	2,863.58	+ 435.44	Increase of rate
Freight List Insurance	74.92	80.77	+ 5.85	
Mate's supplies	234.65	121.56	- 113.09	
Provisions	1,279.88	1,135.77	- 141.47	° Based on saving .626 per day over 1895
Steward's supplies	128.74	136.75	+ 18.01	
Fuel	6,915.04	7,552.87	+ 976.14	° Based on increased consumption of 24 lbs. per mile
Engineer's lubricants	147.00	164.02	+ 10.88	° Based on increased cost .00031 per mile run
Engineer's supplies	31.85	100.63	+ 70.78	
Boiler repairs	42.69	62.35	+ 19.66	
Machinery repairs	129.22	390.41	+ 261.19	
General Expenses (Telegrams, Lake Carrier's dues etc.)	119.75	216.55	+ 96.80	Campaign ex. and adjusting compasses, etc.
Laying up	387.65	360.70	- 26.95	

STEAMER PIONEER, SEASON 1896.

Details of Engineer's Supply Account.

Tools and Hardware Supplies	\$16.97
Lamps and Wicking	2.98
Plumbago .....	.70
Packing	4.55
Lye and Scouring Material	4.79
Soap.....	6.40
Rags and Waste	8.05
Hose Fittings .....	.60
Brooms	2.16
Squirt Cans and Fillers	3.80
Water Glasses	5.94
Filling and Piping .....	.74
Valves	7.11
Dynamo Brushes	4.50
Belt	23.37
Sundries	7.97
Total	<hr/> \$100.63

Steamer PIONEER.

Statement of Extraordinary and General Repairs, Elaborated.

Total cost of repairs were \$893.14

	MACHINERY REPAIRS	BOILER REPAIRS	HULL REPAIRS	DECK REPAIRS	CABIN REPAIRS	REPAIRS to BULWARKS and RAILS .	MISCEL- LANEOUS REPAIRS
Wages painting and scraping hold	\$	\$	\$ 92.27	\$	\$	\$	\$
Paints and oils for hull			36.89				
Repairing iron railing around poop deck and stairways leading to same						5.38	
Captain's expense while superintending painting hold.....			13.20				
Labor and material, repairing and calking decks				30.84			
Bitumastic solution for coal bunkers							5.95
Covering boilers and pipes with magnesia and galvanized iron .		109.34					
Boring high pressure cylinder and new piston rod.....	151.77						
Lumber, etc. repairing railing.....						10.08	
Fenders			26.50				
Glazing					9.70		
Repairing fire tools		5.17					
Repairing lamps and lanterns							10.13
Repairing water closet, wash bowl etc. in bath room							15.50
Repairing wheel chains							67.42
New boat covers							18.56
Tarpaulins							68.83
Shrouds for after spar							6.27
Repairing checks and hatches							6.26
Damage to lock at Soo							1 0.00
Repairing anchor strap							2.86
Repairing clocks etc.							3.95
Calking decks				15.62			
Strong backs for water tanks							3.27
Repairing doors, windows, etc.....					16.38		
New awning for after deck							42.65
Paints purchased during season							108.35
<i>Total.</i>	\$151.77	\$114.51	\$168.86	\$ 46.46	\$26.08	\$15.46	\$370.00

The total cost of paints and oils purchased during the year amount to \$161.10

STEAMER PIONEER, SEASON 1896.

Details Mate 's Supply Account.

Canvas, Duck, etc.	\$11.65
Kerosine Oil	16.80
Ropes, etc.	114.47
Lamp Chimneys and Globes	6.48
Lamps, Lanterns and Burners	23.41
Soap.....	5.97
Scouring Material	10.46
Rags	3.90
Hardware & Tools	19.94
Brushes	2.70
Brooms	7.03
Sundries	8.75
	<hr/> 231.56
	Cr. 110.00
	<hr/>
Total	\$121.56

* Note. *Credit Rope*
 The above credit of \$110.00 is made up as follows;
 Amount received from Mr. "E. S. Pease" for pulling on her
 while aground near Odeton, damaging "Pioneer's"
 line to extent of _____ \$100.00
 Amount received for sale of old rope. 10.00
 Total

\$110.00

STEAMER PIONERR , SEASON 1896.

Details Captain's Expense Account .

Telegrams and Telephones	\$55.02
Postage	10.97
Railway Fares	4.60
Customs	13.00
Stationery	4.15
Subscription for erecting target Ranges at Point	
Aux Pins and Private Range Lights on Soo River	10.00
Exchange .....	.45
Paid E. J. Kendall for shipping crew"	2.00
Paid for Dockage	1.00
Charts	1.45
	<hr/>
Total	\$102.64

STEAMER PIONEER, SEASON 1896.

Details Steward's Supply Account.

Table Linen ,.Towelling etc.....	\$ 5.63
Bed Linen, Blankets, etc.....	4.25
Cutlery, Spoons, etc.....	.10
Crockery and Glass	4.17
Kitchen Utensils	2.73
Soap.....	14.25
Scouring Material	5.42
Brooms	1.29
Brushes .....	.10
Laundry.....	80.96
Range Coal.....	10.70
Sundries	7.15

T o t a l \$136.75

STEAMER PIONEER, SEASON 1896.

Details of Provisions Account

Article	Quantity	Average Price	Amount
Sugar,	1,327 pounds	\$.0523	\$ 69.42
Tea,	52 "	.2144	11.15
Coffee,	122 "	.1782	21.74
Spices and Vinegar,			8.79
Extracts,	25 bottles	.2020	5.05
Baking Powder,	40 Pounds	.1265	5.06
Bread and Crackers,			24.13
Butter and Butterine,	636 "	.1502	95.60
Lard and Cottolene,	301 ¹ / ₄ "	.0812	24.47
Cheese,	100 "	.1078	10.78
Milk,	343 gallons,	.1885	64.68
Condensed Milk,	48 cans	.1050	5.04
Pickles,	27 gallons	.3241	8.75
Sauces,	18 bottles	.3695	6.65
Canned Fruit,	24 cans	.2521	6.05
Canned Vegetables,	241 "	.0575	13.85
Eggs,	357 dozens	.1358	48.48
Flour,	11 ⁵ / ₈ barrels	3.9905	46.39
Buckwheat, Graham and Corn Meal,	257 pounds	.0282	7.25
Farinaceous Food,	175 "	.0293	5.14
Dried Fruit,	144 "	.0781	11.25
Dried Vegetables, .....			.51
Fresh Fruit,			54.33
Fresh Vegetables,			39.96
Potatoes,	110 bushels	.3334	36.68
Dried Onions,	9 ¹ / ₂ pecks	.1547	1.47
Fresh Fish,	244 pounds	.0725	17.79
Salt Fish,	21 "	.0728	1.53
Salt Meat,	2,183 "	.0604	132.04
Fresh Meat,	3,019 "	.0918	272.28
Ice,	36,500 "	.1644	60.01
Molasses and Syrups,	21 ¹ / ₂ gallons	.4339	9.33
Miscellaneous,			10.12
T o t a l			\$1,135.77

Courthouse Meats per man per day 1.35 lbs

THE CLEVELAND - CLIFFS IRON COMPANY

Statement Showing Cost per ton and per bushel to carry Freight

Season of 1896

Steamer PIONEER

Season	Between		Cargoes		No. Trips	Gross tons carried	Expenses	Cost per gross ton	Cost per ton excluding handling charges	Cost per net ton	Remarks
			Up	Down							
Summer	Ashtabula	Marquette	Coal		2	2,449	\$1,332.59	$\frac{4}{.54}$	$\frac{9}{21}$	$\frac{5}{48}$	
	Marquette	Cleveland				Ore	3,145	1,201.75				$\frac{2}{.38}$
Fall	Ashtabula	Detour	Coal		3	3,750	1,062.75	$\frac{3}{.28}$	$\frac{2}{26}$	$\frac{3}{25}$	
	Marquette	Cleveland				Ore	4,571	1,943.79				$\frac{5}{.42}$
Spring	Marquette	L.Erie Ports	Light		Ore	4	5,492	3,070.07	$\frac{9}{.55}$	$\frac{1}{41}$	
Summer	Marquette	L.Erie Ports	Light		Ore	16	23,719	13,850.61	$\frac{4}{.58}$	$\frac{9}{41}$	
Fall	Marquette	L.Erie Ports	Light		Ore	3	4,670	2,881.47	$\frac{7}{.61}$	$\frac{4}{45}$	Old Soo Draft.
Fall	Marquette	L.Erie Ports	Light		Ore	4	6,182	4,590.06	$\frac{2}{.74}$	$\frac{1}{58}$	New Soo Draft #