

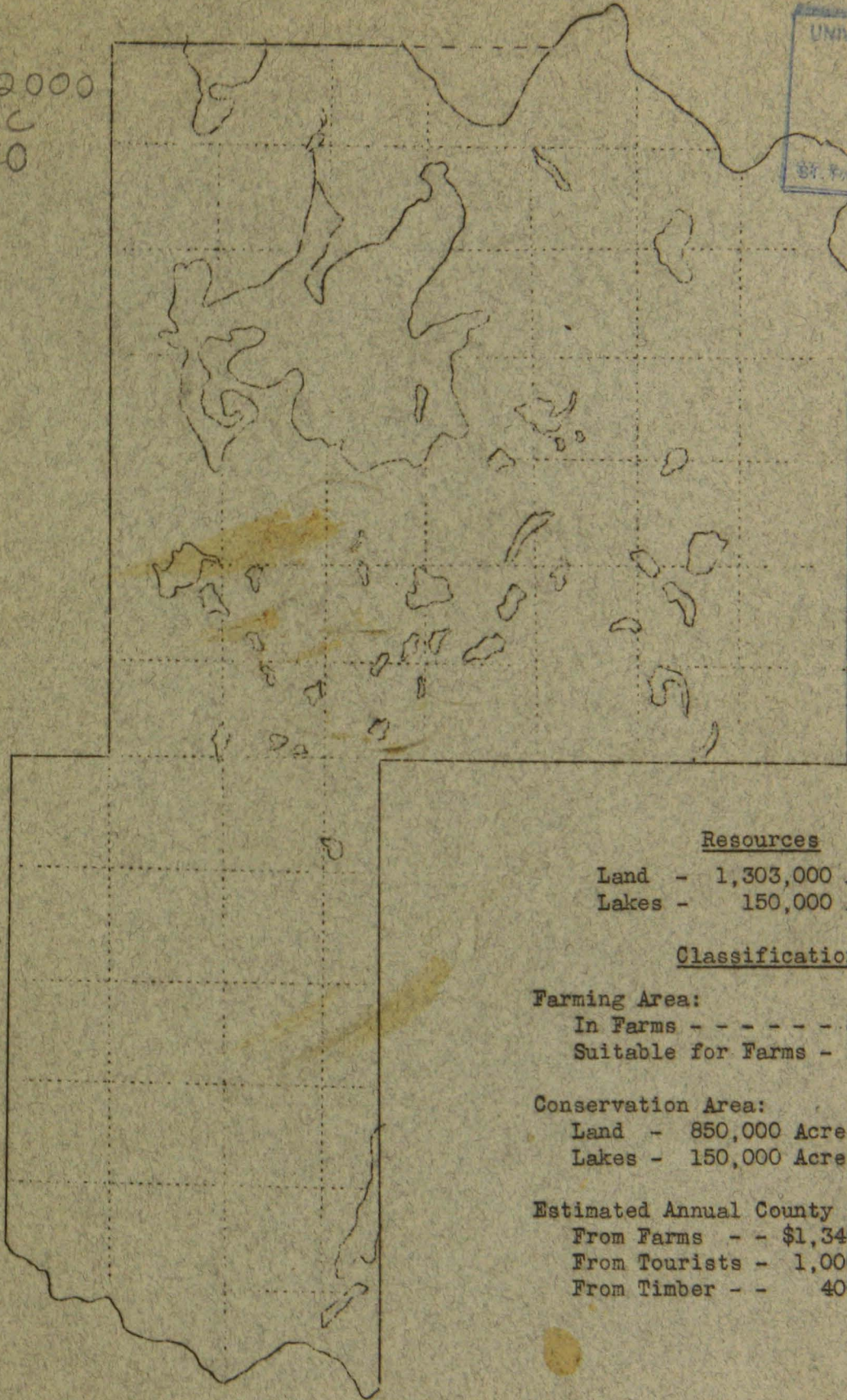
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CASS COUNTY LAND USE REPORT

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Resources

Land - 1,303,000 Acres
Lakes - 150,000 Acres

Classification

Farming Area:

In Farms - - - - - 315,000 Acres
Suitable for Farms - 138,000 Acres

Conservation Area:

Land - 850,000 Acres
Lakes - 150,000 Acres

Estimated Annual County Income:

From Farms - - \$1,340,000
From Tourists - 1,000,000
From Timber - - 400,000

CASS COUNTY LAND USE COMMITTEE
Walker, Minnesota

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CASS COUNTY, MINNESOTA

PRELIMINARY REPORT
OF
COUNTY LAND-USE COMMITTEE
1939

PREPARED BY
COUNTY COMMITTEE

In Cooperation With

COUNTY EXTENSION SERVICE
UNIVERSITY OF MINNESOTA

And

BUREAU OF AGRICULTURAL ECONOMICS
U.S. DEPARTMENT OF AGRICULTURE

Approved: July 23, 1940

I N D E X

	<u>Page</u>
Cass County Land-Use Committee	1
Township Committees	2
Letter of Transmittal	6
BACKGROUND INFORMATION	
Location and Physical Characteristics	7
Transportation	7
Soils and Drainage	8
Map - Cass County and Cut-Over Area Location in Minnesota.	9
History of Cass County as It Has Affected Our Agriculture.	10
Changes and Development in the County During Six Years of AAA	12
Cass County Agriculture	13
Roads in Cass County and Expenditures on Roads	16
Map - Cass County Roads	17
Welfare Situation in Cass County	18
Farm Security Program	20
Cass County Schools	22
Possibilities of the Timber Industry in Cass County.	24
Map - State and Federal Forests in Cass County.	25
Cass County and Northeastern Minnesota Special Problems	27
County Land-Use Study	27
INVENTORY OF COUNTY (STATISTICAL)	
Location of Educational Meetings Held (Map)	28
Graph - Tax Status of Land in Cass County and Northeastern Minnesota	29
Graph - Present Use of Land in Cass County and Northeastern Minnesota	30
Table - Tax Status of Land By Townships.	31
Graph - Tax Status of Land By Townships.	32
Graph - Distribution of Farms According to Total Acres.	34
Graph - Distribution of Farms According to Crop Acres	35
Table - Agricultural Development	36
Graph - Total Assessed Value, Debt of Towns, County and Schools, Taxes Levied and Taxes Collected, 1929-1939.	37
Graph - Acres on Tax Roll, Average Assessed Value Per Acre, and Total Assessed Value, 1929-1939	38
Graph - Average Total Tax Rates, and Average State and County Rates, 1929-1939	39
School Districts (Map)	40
Table - School Districts That Have Debts	40
Townships and Villages that Have Debts (Map)	41
Table - County, Township and Village Debts.	42
Graph - Relationship of Town, County and School Debt to Assessed Valuation	43
Table - School Statistics, Year 1938-39.	44
Graph - What Becomes of Cass County Tax Dollar	45
Table - Distribution of Tax Dollar	46
Table - Game and Fish Licenses Issued in Cass County in 1939.	47
Table - Tourist Business of Cass County.	47
EDUCATIONAL MATERIAL	
Material Presented at Meetings	
Reasons for Land-Use Study	48
Laws Relating to Land Classification	48
What Shall Be Done With Tax-Forfeited Land	50
Taxation	53

I N D E X (Con't)

	<u>Page</u>
TOWNSHIP COMMITTEES	
Appointment of Committees	54
Work Done in Townships	
Land Tax Status (Powers Township) - Map.	55
Statistics (Powers Township)	56
Land-Use Map (Powers Township).	57
Graph - Summary of Acres of Land Recommended for Various Uses By Town Boards	58
Table - Summary of Land Use Classification By Townships	59
Graph - Summary of Land Use Classification By Townships	60
Township Committee Recommendations	62
Welfare	
Taxation	
Tenancy	
Credit	
Public Indebtedness	
Suggestions Based on Land-Use Study	63
 COUNTY COMMITTEE RECOMMENDATIONS	
Land Classification	65
Zoning	65
Relocation of Settlers	65
Administration of Conservation Land	66
Taxation	66
Welfare	66
Public Debt	67
County Resources	
Agriculture	67
Recreation	67
Timber	68
School Costs.	68

CASS COUNTY LAND-USE COMMITTEE

Peter Duncan - Chairman	Cass County Commissioner
A. O. Mohler	Cass County Commissioner
Aaron Zaffke	Cass County Commissioner
John Olson	Cass County Commissioner
Sewell Britton	Cass County Commissioner
Edward J. Dorsey - President	Cass County Farm Bureau
Peter E. Smith - Vice President	Cass County Farm Bureau
Frank P. Madigan - Sec.-Treas.	Cass County Farm Bureau
L. C. Peterson - Auditor	Cass County
R. A. Dahms - Engineer	Cass County
J.W. Wicklund - Supt.of Schools	Cass County
E.H. Atwood - AAA Committeeman	Cass County
Agnes Corrigan - Secretary Welfare Board	Cass County
Dan A. Wallace - Editor	Cass County
Erland Johnson - Supervisor	Farm Security Administration
C. E. Knutson - Supervisor	National Dept. of Forestry
Oscar Nelson - County Agent	Cass County

TOWNSHIP COMMITTEES

ANSEL TOWNSHIP

S. W. Johnson	Sebeka, Minn.
Charles Rathcke	Sebeka, Minn.
B. W. Kleon	Sebeka, Minn.
Niels P. Jensen	Sebeka, Minn.
Bradley D. Young	Sebeka, Minn.

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Chester Cleveland	Boy River, Minn.
Oliver Parker	Boy River, Minn.
W. A. Wake	Federal Dam, Minn.
C. G. Peterson	Boy River, Minn.

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Geo. Briley	Pine River, Minn.
Marius Houg	Pine River, Minn.
Chas. Bates	Pine River, Minn.

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Ed Holsclaw	Mildred, Minn.
Fred Pleggenkuhle	Pine River, Minn.

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F. J. Hazuka	Motley, Minn.
G. F. Pfeiffer	Staples, Minn.
C. C. Farmer	Motley, Minn.
Pat Chambers	Staples, Minn.

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L. A. Weiss	Pine River, Minn.
John G. Norman	Pine River, Minn.
Warren J. Ruffman	Pine River, Minn.

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Lawrence Chenvert	Outing, Minn.
Ralph Olds	Outing, Minn.
Joe Kenser	Outing, Minn.

BYRON TOWNSHIP

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J. G. Shake	Staples, Minn.
Wm. F. Stammer	Motley, Minn.
F. A. Russell	Staples, Minn.

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H. A. Young	Hackensack, Minn.
S. J. Finley	Hackensack, Minn.

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Abbie Moore	Outing, Minn.
C. B. Moacham	Outing, Minn.
John A. Guyett	Outing, Minn.
Henry J. Luschor	Outing, Minn.

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Francis Beals	Pine River, Minn.

DEERFIELD TOWNSHIP

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Roy Ray	Backus, Minn.
A. B. Cummings	Backus, Minn.

BOY LAKE TOWNSHIP

James E. Brooke	Boy River, Minn.
R. C. Connell	Boy River, Minn.
R. K. Engebretson	Boy River, Minn.
Carl Lund	Boy River, Minn.
Carl Engstrand	Brevik, Minn.

EAST GULL LAKE TOWNSHIP

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Frank E. Ylinen	Brainerd, Minn.
Theo. A. Setula	Brainerd, Minn.

TOWNSHIP COMMITTEES

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Nels Johnson Brainerd, Minn.
Elmore E. Dally Pillager, Minn.
E. A. Cole Pillager, Minn.

GOULD TOWNSHIP

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R. M. Schultz Federal Dam, Minn.
Emil Forsman Federal Dam, Minn.

HIRAM TOWNSHIP

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Arne Carlson Hackensack, Minn.
Albert Thomas Hackensack, Minn.

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E. E. Mahan Pequot Lakes, Minn.
Loren Maine Pequot Lakes, Minn.
Fred W. Provolt Pequot Lakes, Minn.

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A. W. Plaisted Boy River, Minn.
John Vangen Remer, Minn.
Theodore Tobiason Remer, Minn.

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P. G. Loff Longville, Minn.
Harvey Fee Longville, Minn.
H. Mandors Longville, Minn.

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W. C. Low Pequot Lakes, Minn.
Herman Jones Pequot Lakes, Minn.

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Lawrence Corrick Laporte, Minn.
Geo. Paulson Laporte, Minn.
Clarence Vershure Laporte, Minn.

LIMA TOWNSHIP

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E. G. Boe Remer, Minn.
Ole Halvorson Remer, Minn.
C. B. Patterson Remer, Minn.
Ben H. Fuhrman Remer, Minn.

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Nattie Harris Pequot Lakes, Minn.
H. M. Nelson Pequot Lakes, Minn.
Albert Bye Pequot Lakes, Minn.

McKINLEY TOWNSHIP

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E. E. Munholland Sebeka, Minnesota

MAPLE TOWNSHIP

Gus A. Pohl Pequot Lakes, Minn.
Gust T. Anderson Pequot Lakes, Minn.
Andrew Ruigh Pine River, Minn.
H. J. Anderson Pequot Lakes, Minn.
Severin Rendahl Pequot Lakes, Minn.
Olaf Olson Pequot Lakes, Minn.

MAY TOWNSHIP

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C. J. Corner Motley, Minn.
Chas. Ellgen Pillager, Minn.
J. R. Martin Pillager, Minn.
J. M. Schmidt Motley, Minn.

MEADOWBROOK TOWNSHIP

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D. F. Knapper Leader, Minn.
D. J. Ryan Leader, Minn.
Ed. Shannon Leader, Minn.
H. M. Hanson Motley, Minn.

TOWNSHIP COMMITTEES

MOOSE LAKE TOWNSHIP

O. B. Flategraff	Leader, Minn.
E. J. Coughlin	Pine River, Minn.
Sam Salfisberg	Pine River, Minn.
E. H. Flategraff	Leader, Minn.
Melvin Nelson	Poquot Lakes, Minn.

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J. H. Shoblom	Remer, Minn.
W. R. Myers	Remer, Minn.
A. C. Winger	Remer, Minn.

PIKE BAY TOWNSHIP

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Olaf Bell	Cass Lake, Minn.
Lars Hjolmstad	Cass Lake, Minn.
Martin N. Monson	Cass Lake, Minn.
Herman Kling	Cass Lake, Minn.

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Elvin Danielson	Boy River, Minn.
Harvey Countryman	Boy River, Minn.
George Lien	Boy River, Minn.

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Matt Sletta	Whipholt, Minn.
L. W. Emery	Whipholt, Minn.

SALEM TOWNSHIP

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M. Jacobson	Remer, Minn.
Orin Nimlos	Remer, Minn.
R. L. Brown	Remer, Minn.
E. E. Menton	Remer, Minn.

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Glen Gardner	Pine River, Minn.
G. H. Brown	Pine River, Minn.
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Geo. Johnson	Backus, Minn.

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A. E. Farnum	Walker, Minn.
Steve Gruber	Walker, Minn.
H. H. Burdick	Walker, Minn.

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Otto Parlitz	Pine River, Minn.
Carl Olson	Backus, Minn.
G. A. Zasko	Backus, Minn.
Oscar Gooden	Backus, Minn.

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Herman Loies	Remer, Minn.
Eugene Siegel	Remer, Minn.
A. J. Frank	Remer, Minn.
J. Stransky	Remer, Minn.
Thos. S. Nanku	Remer, Minn.

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John Hrobsky	Poplar, Minn.
George Matthews	Poplar, Minn.
O. A. Johnson	Verndale, Minn.
Ole Granby	Poplar, Minn.

SMOKY HOLLOW TOWNSHIP

Edward Benson	Shovel Lake, Minn.
Harold Olson	Shovel Lake, Minn.
Ralph S. Kelly	Shovel Lake, Minn.
Leonard Carlisen	Shovel Lake, Minn.
M. D. Hawk	Shovel Lake, Minn.

POWERS TOWNSHIP

Paul Stehr	Backus, Minn.
Axel Johnson	Backus, Minn.
Alfred Anderson	Backus, Minn.
H. L. Riley	Backus, Minn.
John Wynn	Backus, Minn.

SYLVAN TOWNSHIP

Adolph Staub	Pillager, Minn.
O. A. Berndt	Pillager, Minn.
Martin Erickson	Pillager, Minn.

TOWNSHIP COMMITTEES

THUNDER LAKE TOWNSHIP

J. B. Draper Romer, Minn.
E. L. Sholts Romer, Minn.
T. E. Pilz Romer, Minn.
H. R. Seiffert Romer, Minn.

TORREY TOWNSHIP

Joe Severson Ball Club, Minn.
W. L. Smail Ball Club, Minn.
James M. Ross Ball Club, Minn.
Charles Severson Ball Club, Minn.

TRELIPE TOWNSHIP

LeRoy Ewer Romer, Minn.
W. H. Lilyquist Longville, Minn.
Walter Peterson Remor, Minn.
James Knutson Remor, Minn.

TURTLE LAKE TOWNSHIP

Arno Hovdo Walker, Minn.
Henry Bakker Walker, Minn.
Mrs. Gilman Evenson Walker, Minn.
Walter Bonnett Walker, Minn.

WABEDO TOWNSHIP

Roy Ross Longville, Minn.
W. C. Lampman Longville, Minn.
F. Diesel Longville, Minn.
John P. Simma Longville, Minn.
Curtis Matthews Longville, Minn.

WAHINENA TOWNSHIP

Elmer E. Deshaw Ball Club, Minn.
Oliver Anderson Ball Club, Minn.
John Grife Ball Club, Minn.
Frank Giebtbrock Ball Club, Minn.

WALDEN TOWNSHIP

Frank Swift Pine River, Minn.
D. W. Dunnell Pine River, Minn.
E. A. Erickson Pine River, Minn.
Robert Paulson Pine River, Minn.
George Yancey Pine River, Minn.

WILKINSON TOWNSHIP

Rueben Erickson Cass Lake, Minn.
David F. Foster Cass Lake, Minn.
F. P. Madigan Laporte, Minn.
Val McKennett Cass Lake, Minn.
F. E. Greenside Cass Lake, Minn.

WILSON TOWNSHIP

Fred Carlson Pine River, Minn.
John Jokola Pine River, Minn.
Swan Noss Pine River, Minn.
John Kulla Pine River, Minn.

WOODROW TOWNSHIP

Jm. Parshall Backus, Minn.
C. E. Mellinger Backus, Minn.
E. L. Tusler Hackensack, Minn.
W. J. Spain Hackensack, Minn.
L. L. Corroy Hackensack, Minn.

Walker, Minn.
July 23, 1940

To: The Board of County Commissioners, and
Minnesota Land-Use Committee:

Gentlemen:

We submit, herewith, report of Land-Use Study made in Cass County, also suggestions and recommendations as to the best ways, in our judgment, of handling our land and related problems to accomplish the greatest good to the citizens of Cass County and the State of Minnesota.

This study was undertaken on the request of the County Commissioners of this county and was carried out by this committee assisted by the Agricultural Extension Service, University of Minnesota, and the Bureau of Agricultural Economics, United States Department of Agriculture, cooperating.

Signed _____

Peter Duncan, Chairman of Land-
Use Committee, Cass County,
Minnesota

BACKGROUND INFORMATION

Location

Cass County is located in the central part of northern Minnesota about 100 miles south of the northern border of the State. (See Map on Page 9.)

Physical Characteristics

The County varies all the way from level to gently rolling to rough hilly land. It is drained by the Mississippi, Crow Wing, and Leech Lake rivers and by numerous smaller streams. It is very generously supplied with lakes. Leech Lake covering about 100,000 acres is wholly within the county.

The County lies in the so-called northeast part of Minnesota in the cut-over area. The soil is of glacial origin and is extremely variable in physical and chemical composition. About one-third of the land in the county is fairly level to slightly rolling. The remaining two-thirds is gently rolling to hilly. A number of the largest and most beautiful lakes in Minnesota are located in Cass County. The lakes referred to are namely: East Gull Lake, Ten Mile Lake, Woman Lake, Leech Lake and Winnibigoshish Lake. Besides the lakes mentioned there are approximately 250 smaller lakes scattered throughout the county. It is doubtful if the value of the area is appreciated by the casual observer. Probably nowhere is a land-use policy as much needed as in Cass County, due to excellent facilities for various occupations such as farming, resort business, wood industry and numerous others, provided proper land is chosen for the particular occupation.

The County was at one time (about 60 years ago) heavily covered with timber which consisted mainly of white pine, Norway pine, jack pine, spruce, birch, tamarack, cedar, balsam, ash, elm, aspen, oak and maple. The timber industry brought the early development of the county. This was a thriving business while it lasted. After the original timber was gone many of the settlers were obliged to turn to farming as an occupation. This was an uphill struggle as it was first necessary to open up land together with farming. After two or three generations have worked at clearing land, we find that there are approximately 85,000 acres of cropland. After the logging days the rest of the timber was cut or burned. Now the main industry is farming, together with some timber operations, tourist and summer resort business. A large part of the north portion of the county has been acquired by the National Forest and is under the supervision of the Forest Service at Cass Lake. Considerable progress has been made in recent years in forest conservation. A major part of the timber has been removed, but a considerable quantity of merchantable timber of all these varieties still remains and much more is growing.

At present the county naturally divides itself into sections according to uses such as agricultural, summer resort, and forestry.

Transportation

Cass County is rather well served by four lines of railway-- the Minnesota and International, Great Northern, Soo Line, and Northern Pacific. The county is also well served with highways.

Soils

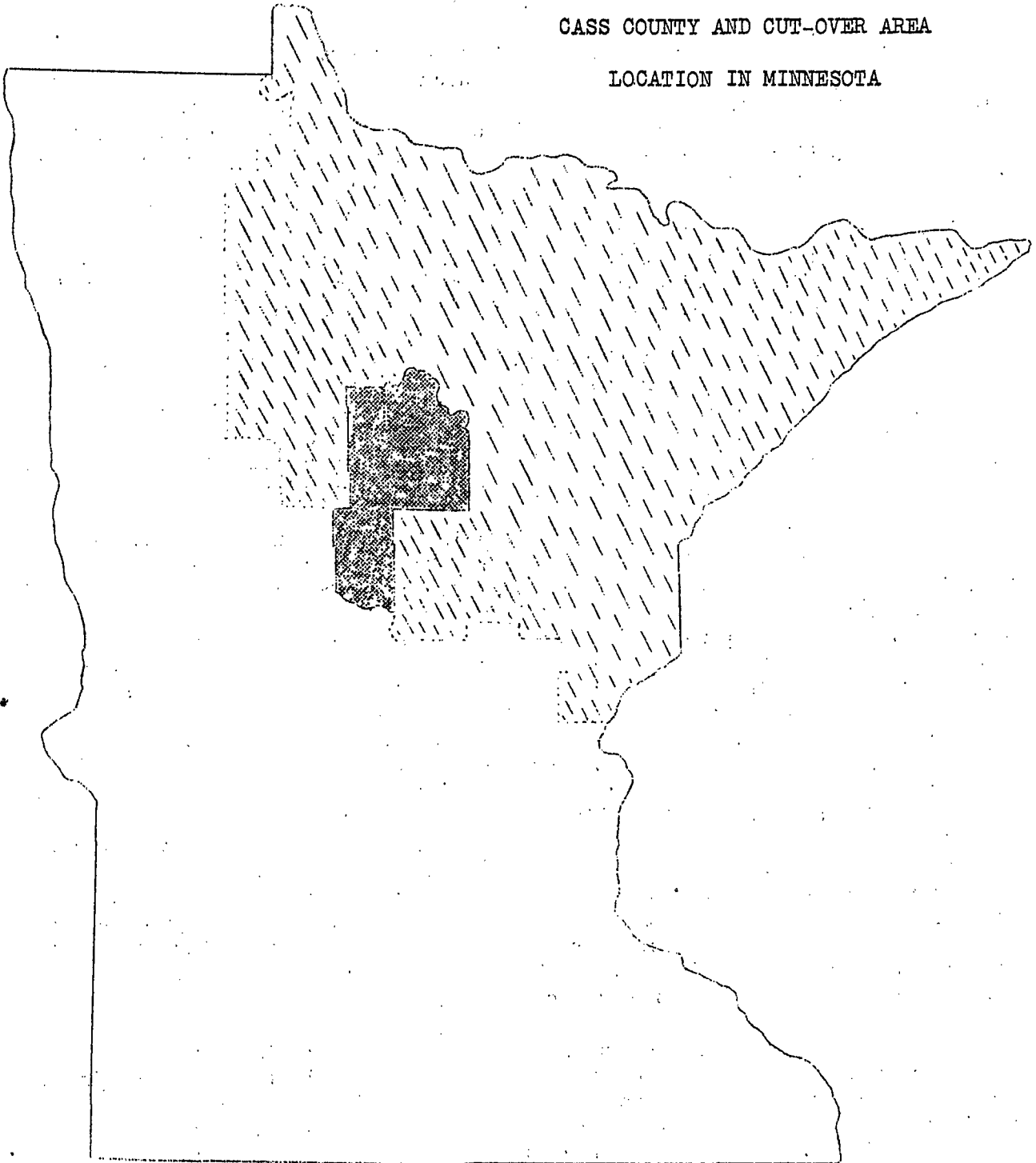
Like most northeastern Minnesota counties, there is a great variety of soil, varying from sand, sandy loam to clay and clay loam. Most of the clay land and some of the sandy loam areas have a good clay subsoil. There is some peat land and some quite stony land. The most general types are either sandy loam, sandy clay loam or sandy. There are many small areas where the soil is of a clay loam type. Large areas are underlaid with a clay or sandy clay subsoil. Much of the land is rocky, but this land provides excellent pasture or, if rocks are removed, makes good farm land.

All of the different types of soil in the county are useful for some specific purpose or purposes. The income from the land will greatly depend on getting it to the proper use. Land values have become adjusted downward to the point where most land will pay interest and taxes if properly utilized.

Drainage

The greater portion of Cass County land is naturally quite well drained, especially for the present and past use of the land. The sandy soils on level land absorb the moisture sufficiently so that no drainage is necessary. The peat and clay soils on level land do need some drainage. There are twenty drainage ditches over the county. Most of those are short and are simply constructed. The matter of further drainage is questionable as the assessment against the farms involved may be too great to make the drainage economically advisable. It may be better to use the land for what it is naturally adapted. Much of the land in the county is gently rolling to slightly hilly. On land of this kind natural drainage serves quite well. The water drains to nearby streams, lakes, and low places. Considering the fact that the lands in the county are useful for several different purposes, it may be better that very little further drainage be done. It is extremely important that the water levels be kept as high as possible, as there have been many dry weather periods during the past few years. Holding up water levels will certainly aid in fish and wild life propagation.

CASS COUNTY AND CUT-OVER AREA
LOCATION IN MINNESOTA



Cass County



Northeast Minnesota cut-over area

A HISTORY OF CASS COUNTY AS IT HAS AFFECTED OUR AGRICULTURE

By: Edward J. Dorsey

In presenting this brief history of the early events of the county the writer has inclined toward those matters which have affected our agricultural policy and have contributed to some of the problems which the county faces today. It has been the intention to blame no one in particular nor to give the impression that the individual, whether he may have been a farmer or engaged in other work, was a different type or had different thoughts than his neighbor or any other persons who came into northern Minnesota during the expansion period following the logging days. This account can but briefly scan the years from 1895 to 1940 but to the person who wishes to go more deeply into those years the W.P.A. writers' project is completing a report on the county by townships, communities, and in some cases even by families.

The early agricultural settlers in the county were mostly woodsmen and their relatives who were attracted to this area by the timber cutting which had reached its height in 1890. By 1895 many homesteads were being filed on and many of these people were of Scandinavian and German descent. Some were southern Minnesota and Iowa farmers who had lost or disposed of their farms and had been influenced by the publicity given to northern Minnesota.

The earlier land offices were located in Cass Lake and Brainerd. Before Walker was the county seat, the business for Cass County was conducted in a building on the west bank of the Crow Wing River in what is now southwest Brainerd. By the time the village of Walker became the county seat and the county political set-up was completed there were large numbers of prospective land purchasers coming to the county. Some of the early county commissioners and other county officials were real estate agents. The county consisted of a few large school districts which were administered by men who quite often had large real estate holdings of their own or were representatives of the timber companies who held large tracts of land from which the timber was gone. A third group was the outright promoters and "boomers". These men may have been sincere, but a backward look inclines one to the view that many of them were placed in the county by organizations or companies who wished mainly to dispose of their land regardless of quality or location. The prospective purchaser was quite often promised a road to or a school near his property if he would purchase it. Through understanding with the early officials these promises were fulfilled and roads and schools were built without regard to future needs of the area. There was little thought of a hook-up of roads and no effort to make them permanent or to handle future traffic.

During the years from 1905 to 1915 townships were rapidly organized and town halls and township machine sheds were built with little or no thought of serving the community. Town boards sometimes worked closely with the promoting commissioners and settlers were advised as to good townships to move into more because of this cooperation than because of production possibilities. Town boards were urged and allowed to float bond issues for roads and ditches. Nearly all politically governed bodies adopted the policy of registering warrants and postponing the day of settlement rather than to pay in cash and refuse to go into debt. By the time the township organizations were complete for the county, most of the townships as well as the school districts were in a sorry condition financially and the men in charge sometimes did not have the vision or courage to figure the way out. This in some cases led to debt repudiation and loss of confidence in the community by the settlers and businessmen.

In the war years of 1914 to 1918 the farmer kept pace with the trend of agriculture at that time. Cooperative creameries were organized, dairy herds were increased, and cooperative shipping associations were developed which handled potatoes and grain as well as livestock. This was accomplished through the guiding hand of a County Agent and some Iowa and South Dakota farmers who had worked with the movement in those states. Agricultural Extension Service was dropped in 1921 and from then until 1936 most of the farmers did not get the help that might have been provided had the office been maintained. Consequently, they were not in a position to make the adjustments in communities and on the individual farms which might have helped to prevent the condition with which they are faced today. Naturally, there was a lack of encouragement toward better sires and herds, properly specialized crops, and the newer things that were coming into agriculture.

The development of the lake and recreational centers began about 1912 to 1914 and was represented noticeably in the Woman Lake, Cass Lake, Gull Lake, and Longville areas. Those who developed it used the trial and error method and, in some cases, there was disappointment and failure and in other cases the farmer who had bought on a lake found that he had a more valuable piece of property than he had first imagined.

Many early settlers realized the value of timber and conserved and encouraged better timber stands. On or near these farms a small sawmill was found which not only manufactured lumber for the farmer's use but gave him gainful occupation in the off-seasons of his agricultural year. The State and National Forest Service, through a steady system of education and cooperation, has encouraged and protected large areas of second growth pine so that the annual cut in those areas gives gainful occupation to the settler or farmer who lives nearby. Their policy of small bids and small contracts has meant, at times, a "grub-stake" to the man who was trying to get along and develop his farm.

It is the belief of this writer that the three major industries of the county, namely, agriculture, recreation, and timber can work hand in hand so that the combined income will be sufficient to pay off the obligations of those concerned and to build for the future a county which can be relied upon to meet conditions as they arise, and increase, when necessary, the number of citizens it can support.

CHANGES AND DEVELOPMENT IN THE COUNTY DURING SIX YEARS OF
A. A. A.

By Edward J. Dorsey

When the Corn and Hog Program was first offered to the farmers of the State, Cass County was slow in getting started. The work was carried on by a few interested farmers. Because Cass County had no agent, the County Agent of Hubbard County gave them some advice but in general there was a lack of educational material and a definite lack of understanding by the farmers. Consequently, the participation was approximately 150 contracts whereas a thousand might have been executed had coverage and education been more complete.

With the coming of the Agricultural Conservation Program in the spring of 1936 a temporary agent was furnished the county. Districts were re-organized and the committeemen were chosen more from geographical location than they were from their ability to grasp the program. Under the guidance of the Agent and the former Corn-Hog supervisors, a plan of community meetings for explanation and discussion was developed and by 1940 the discussion meetings were held in 30 places over the county as compared with six in the spring of 1936. Coverage of cropland in 1940 is about 98% and about 95% of the farmers are cooperating.

In the earlier meetings, due mostly to a lack of understanding and a lack of habit in community cooperation, criticisms of a Federal crop program were severe and often a meeting was all but broken up by those who thought they saw regimentation and loss of individual rights through these Acts of Congress.

Efforts were made by the Agent and the Committee to stress conservation rather than control; to stress more legume crops and less grain and soft corn crops. Community and county committeemen discussed annually with the individual farmer his farm plan and suggested rotations and soil-building practices which included phosphates and complete fertilizers as well as weed and erosion control. We find now on a good many farms more of the suggested crops and practices and less of the former crops which robbed the soil and produced little, if any, income to the farmer.

In the discussion meetings of the last two years much has been done to develop community discussion leaders who will bring out both sides of a topic and who can control a meeting so that these points may be discussed and varying viewpoints given. These meetings have been well attended, the average attendance being about 20. Usually the men present represented the better type of farmers in the community and often they were accompanied by their wives, who were anxious to understand the program and to help adjust the farming operations so that the farm might express more of permanence and less of temporary existence.

CASS COUNTY AGRICULTURE

Oscar Nelson, County Agent

1. Number of farms in Cass County	2,354
2. Number of acres in farms	317,588
3. Acres in cultivation	88,000
(a) Average farm acreage	135
(b) Average Crop acres per farm	37
(c) Average possible crop acres per farm	70

The welfare of the individual farmer, the community, the State and the nation depends on how efficiently the farmer can produce food and fiber for domestic and export consumption. In order to produce efficiently it is first necessary to select land that will produce adapted crops and livestock as cheaply as farmers in other areas produce them. It is true that subsidies can be granted for the continuance of growing certain crops. There is considerable danger in that type of procedure as it may encourage a continuation of the production of a commodity that is no longer needed in such large quantities and it leads to inefficient production for consumer use. However, when other groups are subsidized it is equally fair that farm subsidies be paid even though it may be unsound economically.

All land is valuable for some specific purpose so the owner will profit by making a study of production possibilities and to which type of agricultural production the land is best suited.

There are many possibilities for the farm land in Cass County such as production of good native pastures, clover and alfalfa seed, potatoes, dairy, sheep, poultry, hogs, small fruits and vegetables.

4. Livestock--Most of the farmers' income must come from the sale of livestock and livestock products. More farm income is needed which would mean that livestock numbers should be increased. However, in order to raise feed for additional livestock, it will be necessary to provide more feed through increasing crop acreages and improving native pastures. At present, there is usually an inadequate supply of feed for the amount of livestock kept. Considerable grain is bought to balance the rations. If more pasture and good legume hay were made available it would be possible to buy some concentrates and make livestock raising profitable.

It would seem desirable to have a well balanced livestock unit such as: 8 cows, 50 ewes, 1 sow, and 200 hens on each farm rather than depending on the income from cows alone. This plan would also reduce the farm labor involved.

A further recommendation would be to practice livestock improvement through the use of better sires and to feed balanced rations for maximum production of the livestock rather than increase numbers of livestock to get the desired total production.

Dairy

Dairying is the main farming enterprise in the county. It would seem that there are plenty of dairy cattle in the county, but dairy production could be increased 50% by herd improvement and better feeding and management of the present number of cattle. There are about 30,000 head of cattle in the county.

Sheep

Cass County climatic conditions and pasture facilities make it quite well adapted for sheep raising. There are about 25,000 head in the county. The number could be doubled if more cleared land was available for legume hay production and more native pasture land was cleared. Sheep raising is probably the most profitable farming enterprise in the county.

Hogs

Cass County is not well adapted to swine production due to a lack of grain. However, due to there being skim milk available it is profitable for farmers to keep one or two brood sows even though some grain must be purchased. The hog production in the county would about equal the county consumption of pork.

Poultry

Poultry production is a minor enterprise in the county even though there are about 100 commercial raisers. In most cases all or most of the feed must be purchased. Even so, many find it profitable to keep a hundred or more hens. It would seem desirable for more farmers to keep about 100 hens for additional farm income. It is possible to expand a farm business considerably by adding poultry. This is sometimes necessary when crop acres are limited.

Fruits

Cass County is particularly well adapted to the growing of small fruits such as strawberries and raspberries. They have found a ready market for all of their berries to date. If production is increased it may be necessary to form a marketing association.

Forestry

There is considerable income derived from the sale of forest products by farmers from cutting on their own land and purchased stumpage. This is very desirable and everything possible should be done to conserve forests for such income in the future.

Legume Seed Production

During the past years quite a number of farmers in the county have produced legume seed and have found that it is quite a profitable enterprise. Due to the fact that the cropland acreage of farms is small this enterprise has not been as large as would be desirable. If more crop acres are provided it is quite possible that many farmers can find it profitable to produce legume seed from 10 to 20 acres per year. It makes a very good cash crop.

Potatoes

Cass County climate and soils are especially well adapted to the growing of potatoes. There are about 100 commercial potato growers in the county. Most of them are small producers. It would seem that it would be profitable for many farmers to grow from 5 to 15 acres of potatoes annually for a cash crop. There are good possibilities in seed potato production as many acres in the south are dependent upon northern grown seed potatoes. In order to market potatoes advantageously it would be desirable to have a marketing organization.

Approximate Annual Cash Farm Income in Cass County

Source

Dairy products	\$750,000
Veal and Beef	150,000
Lambs	85,000
Wool	30,000
Hogs	100,000
Poultry & Produce	100,000
Legume & Grass Seed	5,000
Berries	15,000
Potatoes	30,000
Wood & Wood products	50,000
Misc.	25,000
	<u>\$1,340,000</u>

Marketing Facilities

Roads throughout the county make marketing relatively simple from the transportation standpoint. However, much of the produce is transported a considerable distance.

Berries are marketed locally. Hogs are marketed locally and to the South St. Paul market. Lambs, veal and cattle are marketed at South St. Paul. Wool is marketed through the Cooperative Wool Pool and some is sold to local buyers. Butterfat is marketed through the following creameries: Grand Rapids, Remer Cooperative, Deer River Cooperative, Walker, Backus, Pine River Cooperative, Poquet Cooperative, Nimrod, Sebeka Cooperative, Leader Cooperative, Motley Cooperative, Pillager Cooperative and Brainerd.

Considerable produce is marketed, through the summer, to the many tourists who visit here. They buy poultry, eggs, berries, milk, garden produce and other minor products. The poultry produce from the north part of the county is marketed locally. About one-half of the poultry produce from the south end of the county is marketed locally and the rest is shipped to larger population centers.

Cass County farmers really have quite a favorable market for most farm produce except for a slight disadvantage in distance to market. There is also a disadvantage in the price of grain bought from grain producing areas due to long distance of hauling. To offset this disadvantage, much of the farm produce sold locally brings a better price than if it were marketed at the large centers.

ROADS IN CASS COUNTY AND EXPENDITURES ON ROADS
As of January 1, 1940.

The following tabulation shows the total Trunk Highway, State Aid, County Aid and Township road mileage in Cass County. As this office does not have the data available as to the expenditures on Trunk Highways and Township roads, this information is omitted.

Milcage:

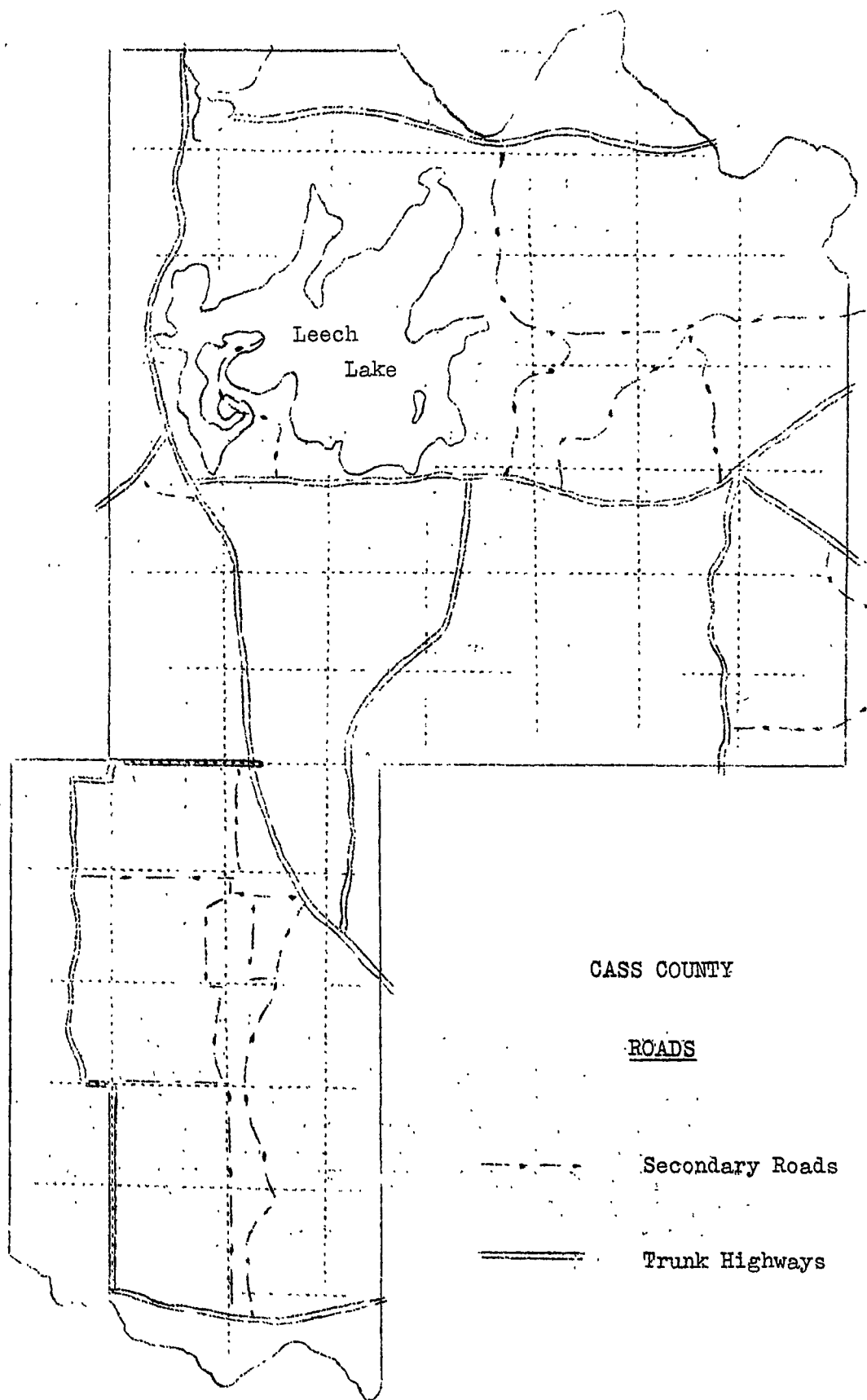
State Trunk Highways		
Total miles		277.75
State Aid Roads		
Tar surfaced		20.7
Gravel surfaced		158.15
Total miles		<u>178.85</u>
County Aid Roads		
Tar surfaced		8.4
Gravel surfaced		420.05
Unimproved		34.7
Total miles		<u>463.15</u>
Township Roads		
Total miles		1491.0

Expenditures:

County Aid Roads	\$	79,009.02
State Aid Roads		12,000.00
Federal		2,251.38

Had the plan of rearranging the settlement in Cass County been thought of or inaugurated many years ago, a considerable amount could have been saved in the construction of roads in Cass County. This is evidenced by the roads in the unorganized portion of the Chippewa National Forest in Cass County. In this area there are very few settlers and the Forestry Dept. builds and maintains all roads with the exception of several main routes in this portion of the Chippewa National Forest; this area is well supplied with lakes and there are many summer resorts and settlers which are now quite adequately supplied with roads. It would appear that there would be a possibility of rearranging the farm settlers in this area but the cost to the Government of eliminating summer resorts would seem prohibitive. However, any move in the direction of resettlement should be of some financial benefit to Cass County.

R. A. Dahms
County Highway Engineer, Cass County



Leech
Lake

CASS COUNTY

ROADS

Secondary Roads

Trunk Highways

STATEMENT PREPARED BY THE CASS COUNTY
WELFARE BOARD

Welfare

1. The number of cases and people affected by the various classifications of aids in Cass County are:

Direct Relief: 300 cases or 1200 persons as of June, 1940.

Old Age Assistance: 884 individuals.

Aid to Dependent Children: 55 cases, which means 55 mothers, and a total of 152 children.

W.P.A.: 440 at work as of June 1st or a total of 1980 persons who are benefiting from this aid.

Aid to the Blind: 10 individuals.

Veterans Aid: 30 cases with approximately 135 persons.

Farm Security Administration: 198 cases or 198 families.

General Service of Public Welfare: It would be a fair estimate to say that 1000 persons benefit from this service during the year.

2. Amount of money expended for aid during 1939.

Direct Relief	\$100,538.69
O.A.A.	208,944.65
A.D.C.	17,651.04
W.P.A. ..	600,000.00
Veterans Aid	10,800.00 (Approx.)
Aid to Blind	2,400.00
General Service	No money expenditures
F.S.A. Grants	29,115.00
Total	<u>\$969,449.38</u>

3. Problems of Relief

A. Lack of opportunities of employment, since there are but two industries, the box factory at Cass Lake, which employs about 30 people periodically, and the pickle factory at Pino River, which is seasonal employment. A study of employment in the resort business is being made but at present is not complete.

B. Insufficient capital to develop resources at hand, such as the opening of land, the development of better resorts, and the lack of utilizing or development of a farm security program that would meet the needs of the average interested farmer in the community.

- C. In regard to the health or physical and mental incapacitations it has been noted that there is a high percentage of the group receiving public assistance in Cass County that is physically unfit for manual labor and in checking the admission to the county in practically every instance it has been proven that these people came north for health reasons and expected to "get by" since fuel, water, and other resources were within their economic reach, such as low rentals and the opportunity of raising part of their subsistence. This might be considered an individual problem.
 - D. The Indian: The Indian is a non-agriculturalist and the fact is that most of those receiving some part of the categorical aids contribute nothing in the way of taxes.
 - E. Probable trend in the next few years - that the county will continue to operate on State funds.
4. The public welfare authorities could aid in proper land use by preventing settlement on unsuitable land and a farm program that would be sufficiently flexible to incorporate into its group of rules a rehabilitation program that would cause the present-day "poor risk" to think in terms of rehabilitation.
5. How can proper land use aid in administering welfare?
By proper use of land as classified.

CASS COUNTY WELFARE BOARD

By Agnes B. Corrigan

Executive Secretary.

FARM SECURITY PROGRAM IN CASS COUNTY

The following is a Statement Prepared by
Erland R. Johnson, Rural Rehabilitation Supervisor

Approximately one out of every three farm families in Cass County has at some time received aid through our office in the form of feed loans, standard or emergency rehabilitation loans, or grants.

Since the inception of the program there have been approximately 217 standard loans made in Cass County. This involves \$113,132.14 or an average of \$520. There are a few supplemental loans figured in this amount.

The feed loans totaled \$11,157.51. This is an average of about \$35 per loan, and involved approximately 319 families.

The amount received in the form of grants totals approximately \$30,000 and would involve some 500 families. Quite a number of these grants were given to standard borrowers, but perhaps the majority are outside this classification. In numerous cases aid of \$50 or \$60 has been asked by some family. We assume these are now getting along without any welfare aid for they have since not contacted our office.

According to a summary report for the two counties, Cass and Hubbard, 37 per cent of the standard and emergency rehabilitation loans have been collected. Because the majority of this is not due for two, three, four or five years, we feel this is a very good percentage considering that collections are made without forcing sale of productive stock.

We find that transfer cases from other counties and states are numerous, and in the majority of cases these transfer cases involve much more money than is loaned in our county. The type of farming here is quite different from that of other districts, and the loans do not fit this type of farming, and therefore involve more machinery and horse power and less productive stock. I would say that one of the greatest problems we have to contend with is the tenancy situation. The great influx of farm families tends to raise the price of rent and make for the occupancy of any and every farm in the county. Moving by our borrowers is an expense, and, unless improvement is made, it disrupts the rehabilitation plan. It is quite impossible to make much headway when a move must be made yearly every year.

We would very much favor a real estate program where loans could be made so that the farmer might own his piece of land. These loans would not involve on the average more than \$1,000 and these could be given to men who are substantial enough to insure repayments. I would say that we have at least fifty or sixty borrowers who we feel would be very successful on a purchased farm if the repayment schedule was not too short.

Very few of the cases transferring to this county consult our office concerning soil and other farming conditions. If these migrants are to become borrowers, we feel that they should consult this office before making the move. We also find that the majority of the people coming to this county are using all their resources to pay for their land, leaving themselves nothing with which to purchase productive stock. I feel those people should make a down payment on their land and use the balance of their resources for the purchase of a unit that will give them a start.

The majority of our loans in Cass County are in the southern tiers of townships. We have a few in the vicinity of Remer and some in the Cass Lake area. There are very few loans in the vicinity of Walker due, of course, principally to soil conditions.

At the present time there is no surplus of good farms in Cass County, for any new farms that may be created are absorbed by the influx which has the past year increased over any other previous year.

In all the cases involved in Cass County I believe that nine out of every ten families will eventually repay their principal and interest loan to the Government, and the remaining five percent will pay some, but show some deficiency. As far as administrative overhead is concerned, the case load now handled is 150 percent greater than approximately three years ago with the same personnel handling this. We feel that the same personnel can handle another fifty percent increase. In the next year or two numerous borrowers will be paid up or be eligible for other commercial credit. There are several instances where payment in full of the loan will not mean rehabilitation, however, because they will be quick to mortgage their stock for some unessential item. We feel that the supervisory part of the loan should be continued in these cases, but as long as the loan is paid up there is no reason for this.

A land-use program in Cass County would be very beneficial to our organization, principally because good soil is as important a factor as farm management.

CASS COUNTY SCHOOLS

Section 1, Article 8, of the Minnesota State Constitution states, "The stability of a republican form of government depending mainly upon the intelligence of the people, it shall be the duty of the Legislature to establish a general and uniform system of public schools."

In attempting to establish this "general and uniform system" of education the State Legislature passed laws setting up the various school district organizations, etc., which set the school machinery in motion. Later and at various times since it was found necessary to amend these laws and add more laws mostly relating to State aids to schools as an incentive for improvement and as an aid to needy districts. As a result we have a very complicated system of school laws, sort of a patch-upon-patch arrangement, which clarifies and adjusts to the changing times.

The supplemental aid law passed by the 1935 session of the Legislature was designed to cure the ills of the educational system by providing necessary funds to equalize educational opportunities for all school districts of the State. However, each succeeding legislature has failed to appropriate sufficient moneys to administer the law and consequently the aids have been prorated anywhere from 58 to 65% of the amounts earned by the various school districts.

Therefore, in the face of curtailed budgets, Cass County school officials have always had to struggle to provide their children with educational opportunities equal to those provided in more favored parts of the State. This is the main problem of the Cass County school districts.

Recognizing that Cass County property can carry only a limited tax load, school officials have worked with the various township boards, the County Board and county officials to keep local tax levies at minimums required for bare necessities. Therefore, tax levies for school maintenance are reasonable. As other parts of this report show, some school districts have considerable debt as a result of bond issues for building purposes. Fortunately most districts are meeting bond and interest payments without difficulty because of the foresightedness of the 1933 State Legislature which enacted the State income tax for schools. The proceeds of the income tax which go to the school districts of the State, based on the number of children from 6 to 16 years of age, must be spent for school debt purposes, and for the school year ending June 30, 1940, they enriched the Cass County school coffers to the extent of \$44,990.00.

The need then, is to figure out ways and means to increase State aid appropriations for school maintenance purposes or to distribute the present State aids more equitably so that no section shall suffer for lack of school facilities because the particular section lacks taxable resources.

Cognizant of the problem and of the inequalities of the educational program in the State, the 1939 State Legislature appropriated \$15,000 for the purpose of creating an Interim Committee on Education. This committee, composed of legislative members and others, is at the present time studying the needs of the schools of the State and will attempt to formulate a course of action for the next session of the Legislature. Cass County superintendents and school officials have already had several conferences with this Interim Education Committee in order to give the committee a picture of Cass County needs and in order to safeguard the educational program of the county.

Greater efficiency and economy in the operation of schools are noticeable in the tendency in the county and over the State, to close small rural schools and transport rural children in safe, comfortable buses and within reasonable distances to larger and better equipped and better managed schools. The improvement in county roads during the past few years has greatly helped the school transportation. Through the cooperation of various boards and individuals such as township and county officials, the County Board of Commissioners and forestry and welfare officials, isolated families have been and are being placed nearer to schools which results in savings in road building, telephones, schools and other services. The Cass County Land-Use Committee has recommended zoning which will prohibit settling in isolated or non-productive areas of the county.

Cass County has three distinct types of school districts; namely, Graded and High Independent Districts, Common and Independent Rural Districts and Unorganized Territory. Of these three types of districts, the Graded and High Independent districts have the greater opportunity for service to their people for the reasons that they have greater resources, they get more State aid, and as a result are able to provide special courses of instruction.

The rural districts have their own rural school boards and manage their own rural school affairs. The per pupil cost of education is lowest in these districts and tax levies are generally lower than in the other two types of districts. Education in the rural districts is not limited to rural schools alone, as many of the rural school boards are now transporting their high school pupils to town and, in a few cases, rural boards have closed their rural schools and transport both grade and high school pupils to town.

The Unorganized Territory covers most of the north half of Cass County and during the past school year operated 27 schools, 4 of which are high schools. Because of the nature of the Unorganized Territory with its many sections of low taxable values and scattered and isolated school population, the Unorganized Territory needs more State assistance for school maintenance than is given under present State aid laws.

Through the assistance of Federal and State funds it has been possible to provide much-needed buildings, although building conditions are not adequate as yet for all parts of the districts. Much reorganization has been done, especially in transportation and closing of small rural schools. The school tax levy is reasonably low--in fact very low when compared with similar unorganized territories in other counties of the State. High school facilities are provided to all children of the district. All business of the school district, including making of the school tax levy, is done by an ex officio three-member board with the Chairman of the County Board of Commissioners as chairman, the County Treasurer as treasurer, and the County Superintendent of Schools as clerk.

J. W. Wicklund,
County Superintendent of Schools.

POSSIBILITIES OF THE TIMBER INDUSTRY IN CASS COUNTY

A large part of Cass County is in one of the most promising timber-producing areas of Minnesota. Soil, timber types and location are right. The whole question is with the proper use of these resources.

Areas in Conservation Zones

The land classification made by township committees indicates that about 846,727 acres out of the total land area is primarily valuable for forests or recreation. This includes the following areas:

Now in farms, should be forest	11,775 acres
Questionable forest or farm	23,977 acres
Recommended forest	609,319 acres
Old forest	201,656 acres
	<hr/>
	846,727 acres

The forest survey in 1938 showed 61 sawmills, 5 lath mills, and 7 shingle mills operating in Cass County. Substantial quantities of pulpwood, posts, telephone poles, piling, mine timbers, cabin poles, ties, fuel wood, are also produced in woods operations in this county.

The forest survey figures indicate that present rate of timber exploitation in Cass and adjoining counties is too rapid, and the tendency to strip off young thrifty pine before it becomes mature is tending to reduce the productivity of the forest in the southern part of the county.

With the exception of 150,000 acres within the original Chippewa National Forest, the lands classified for conservation purposes have been largely cut over and burned over, and are now occupied by aspen, jack pine, and in some cases are completely deforested.

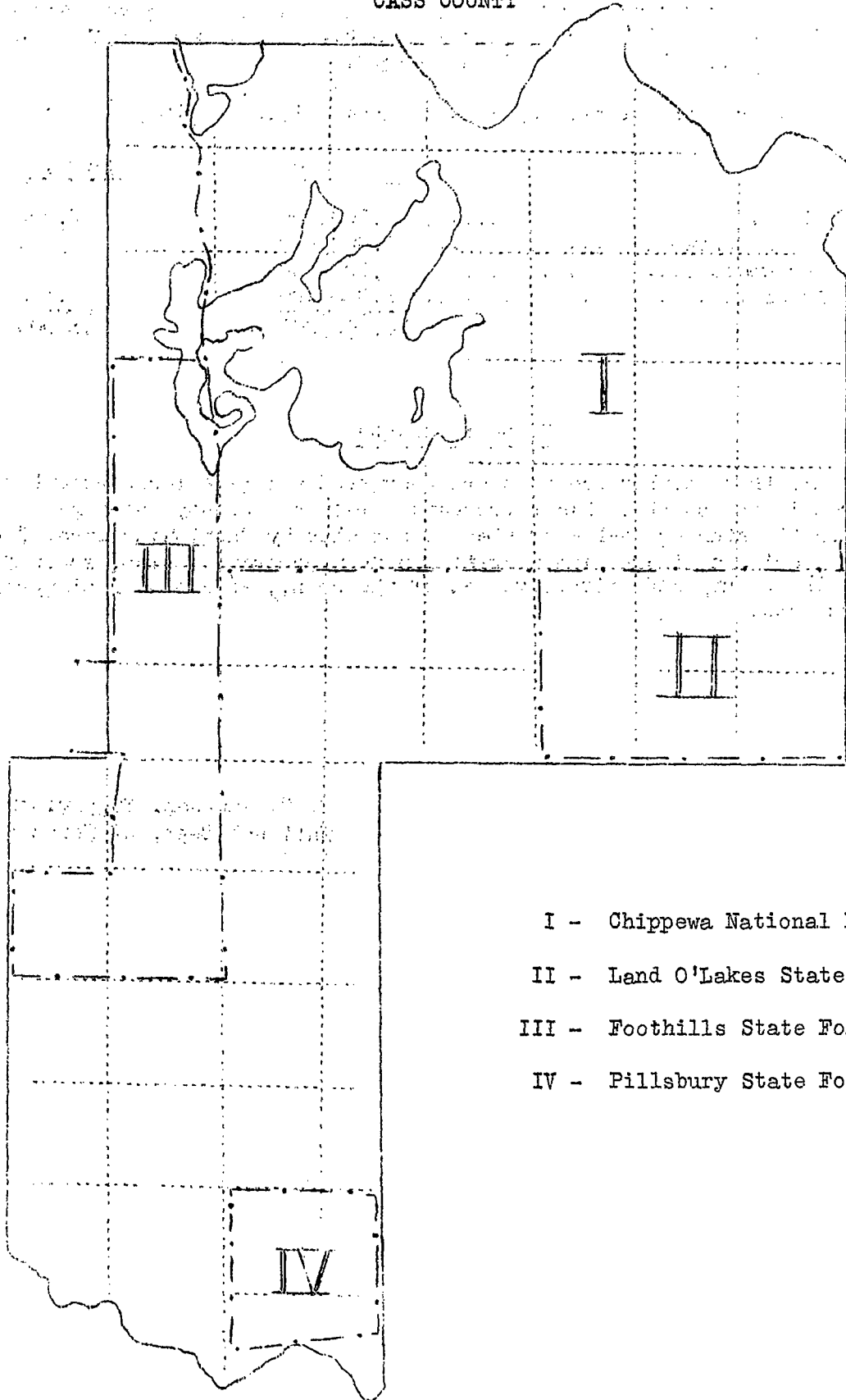
The accompanying map shows the location of State and Federal forests in Cass County.

There is, however, a considerable volume of merchantable timber now standing in Cass County. This is quite largely in the old Chippewa National Forest where it has been protected. Present estimated volume now standing is:

	<u>Board feet</u>	<u>Cords, pulp</u>
Pine	200,000,000	150,000
Other softwoods	70,000,000	40,000
Hardwoods (except aspen)	80,000,000	
Aspen, paper birch	<u>150,000,000</u>	<u>110,000</u>
	500,000,000	300,000

There is only a small part of the Chippewa National Forest area in Cass County now producing. However, it is capable of producing, in fact is producing annually on sustained yield bases over 8,000,000 board feet of saw timber and 10,000 cords of pulp of various types.

STATE AND FEDERAL FORESTS
IN
CASS COUNTY



- I - Chippewa National Forest
- II - Land O'Lakes State Forest
- III - Foothills State Forest
- IV - Pillsbury State Forest

When the newer areas of the forest and the other areas of the county designated as conservation are set out for forest use and given reasonable protection and the timber cut under reasonable forest management, the ultimate annual yield will be greatly increased.

A conservation estimate of future annual yield is given below:

	<u>Board feet</u>	<u>Cords, pulp</u>
Pine	7,000,000	6,000
Other softwoods	4,000,000	1,500
Hardwoods	1,000,000	
Aspen	8,000,000	5,500
	<u>20,000,000</u>	<u>13,000</u>

Value to County

Since those timber products are harvested and to a large extent manufactured in the county, this represents a valuable county asset not alone in the stumpage value of timber, but also by furnishing labor for Cass County people and increasing markets for farm products. Also, green forests add to the beauty and attractiveness of the county as a summer playground for tourists.

C. E. Knutson, Supervisor
National Dept. of Forestry

CASS COUNTY AND NORTHEASTERN MINNESOTA SPECIAL PROBLEMS

Cass County is one of the 14 northeastern Minnesota counties which lies in the so-called cut-over area. This whole area is more or less troubled by high property tax, public indebtedness, tax delinquency and forfeiture, low tax income and relatively high costs for public services, such as roads, schools, scattered settlement, welfare, etc.

To show something of the extent of these problems in the cut-over area the following facts are presented:

There are approximately 19 million acres in the area.
Five million acres are tax exempt.
Five million acres have forfeited or are in process of forfeiture.
Four million acres are tax delinquent.
Five million acres paid taxes in 1939.

This shows only 26.3% of the area paying taxes to support public service in the whole area.

County Land-Use Study

The County commissioners and County Auditor of Cass County, fully aware of the problems growing out of tax delinquency, forfeiture, county and local debts and lowering tax base, requested that a land-use study of the county be made with the assistance of the Agricultural Extension Service and Board of Economics, United States Department of Agriculture.

On October 4, 1939, the County commissioners recommended that the study be made. A county committee, consisting of seventeen members, was appointed. (See page 2).

This committee met on November 7, and divided the county into areas consisting of two or more townships, where suitable meeting places were available to accommodate all settlers and tax payers who might wish to attend. The accompanying map of the county shows locations of meeting places and areas to be covered by each meeting.

County Land-Use Work in Charge of County Agent

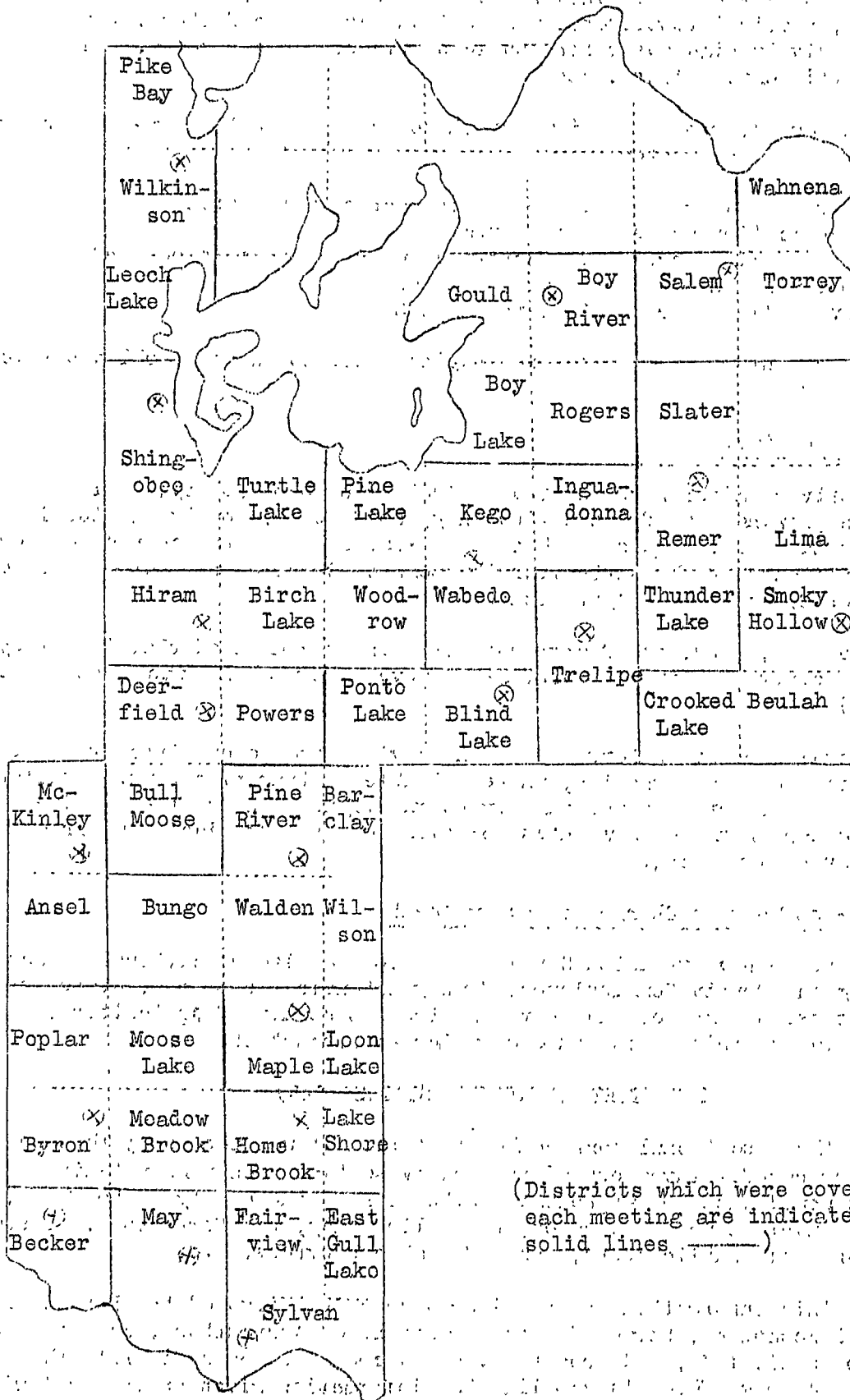
Since the County Extension Service is a cooperative educational agency, representing the County Commissioner, County Extension Committee, State Agricultural Extension Service, and United States Department of Agriculture, it was decided to use this office through which to conduct this work.

INVENTORY OF COUNTY (STATISTICAL)

Before the educational work could be started it was necessary that someone make a rather careful inventory of the county so that each person taking part in the work would know the approximate situation in the county as to farms, other resources, taxable acres, tax rates, tax delinquency, tax forfeiture, present ownership of land, public debts, cost of public services, etc.

To get this information an experienced representative of the Bureau of Agricultural Economics, United States Department of Agriculture, came to the county October 31, 1939, and from the various county records and with the cooperation of county officials compiled the information given on the following pages.

LOCATION OF EDUCATIONAL MEETINGS HELD



(Districts which were covered by each meeting are indicated by solid lines.)

TAX STATUS OF LAND

IN

Northeastern
Minnesota

19,000,000 Acres

Cass
County

1,303,956 Acres

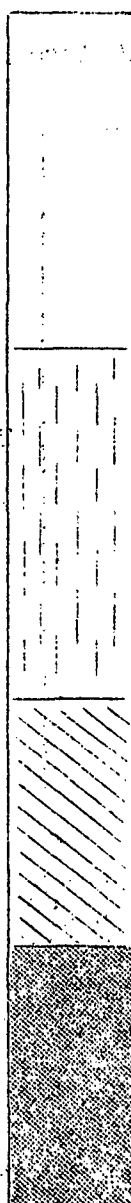


Tax Exempt
5,000,000 Acres
26.3 %

Forfeited
5,000,000 Acres
26.3 %

Delinquent
4,000,000 Acres
21.1 %

Paying Taxes
5,000,000 Acres
26.3 %



Tax Exempt
370,311 Acres
28.4 %

Forfeited
384,457 Acres
29.4 %

Delinquent
272,622 Acres
20.9 %

Paying Taxes
276,566 Acres
21.3 %

PRESENT USE OF LAND

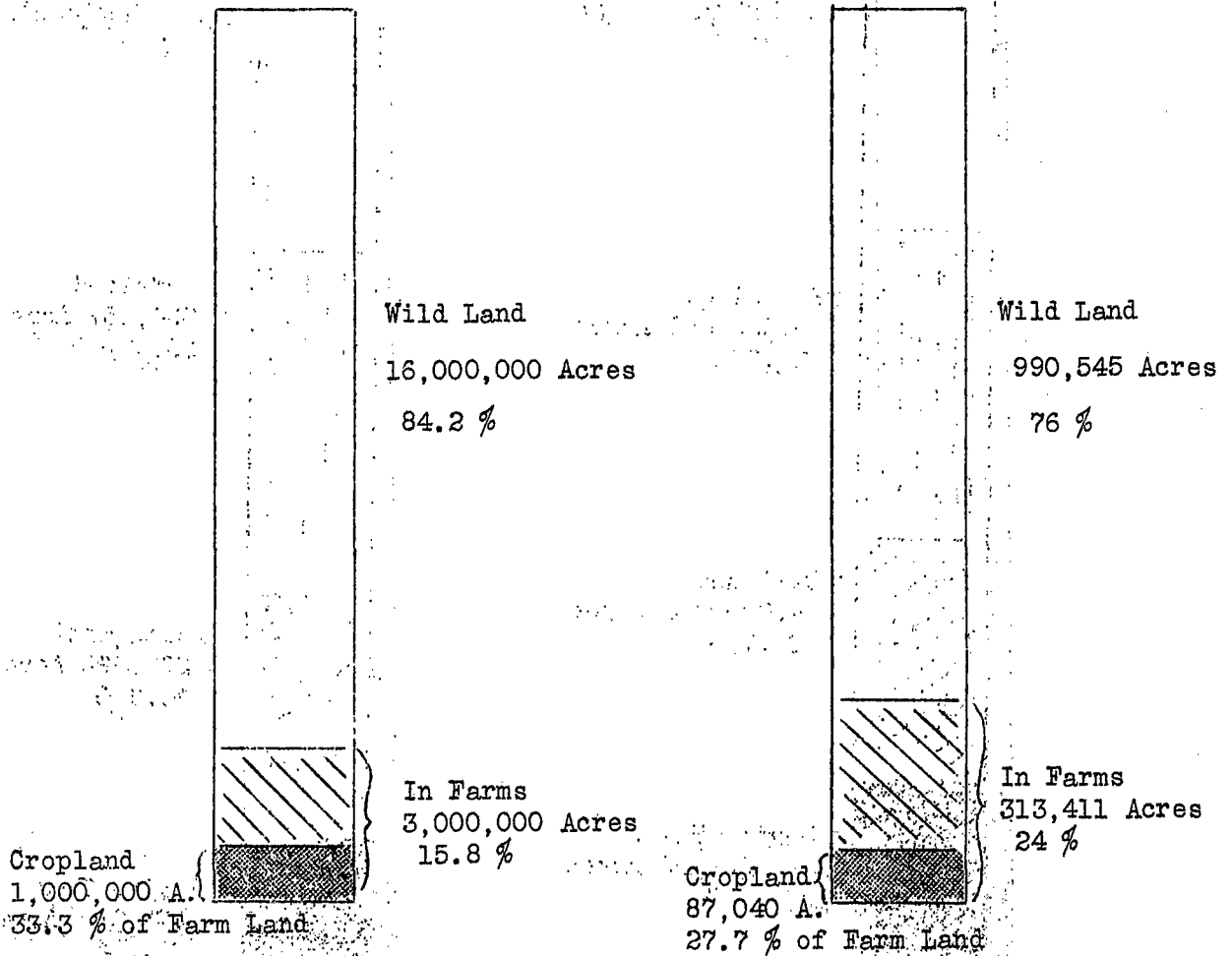
IN

Northeast Minnesota

19,000,000 Acres

Cass County

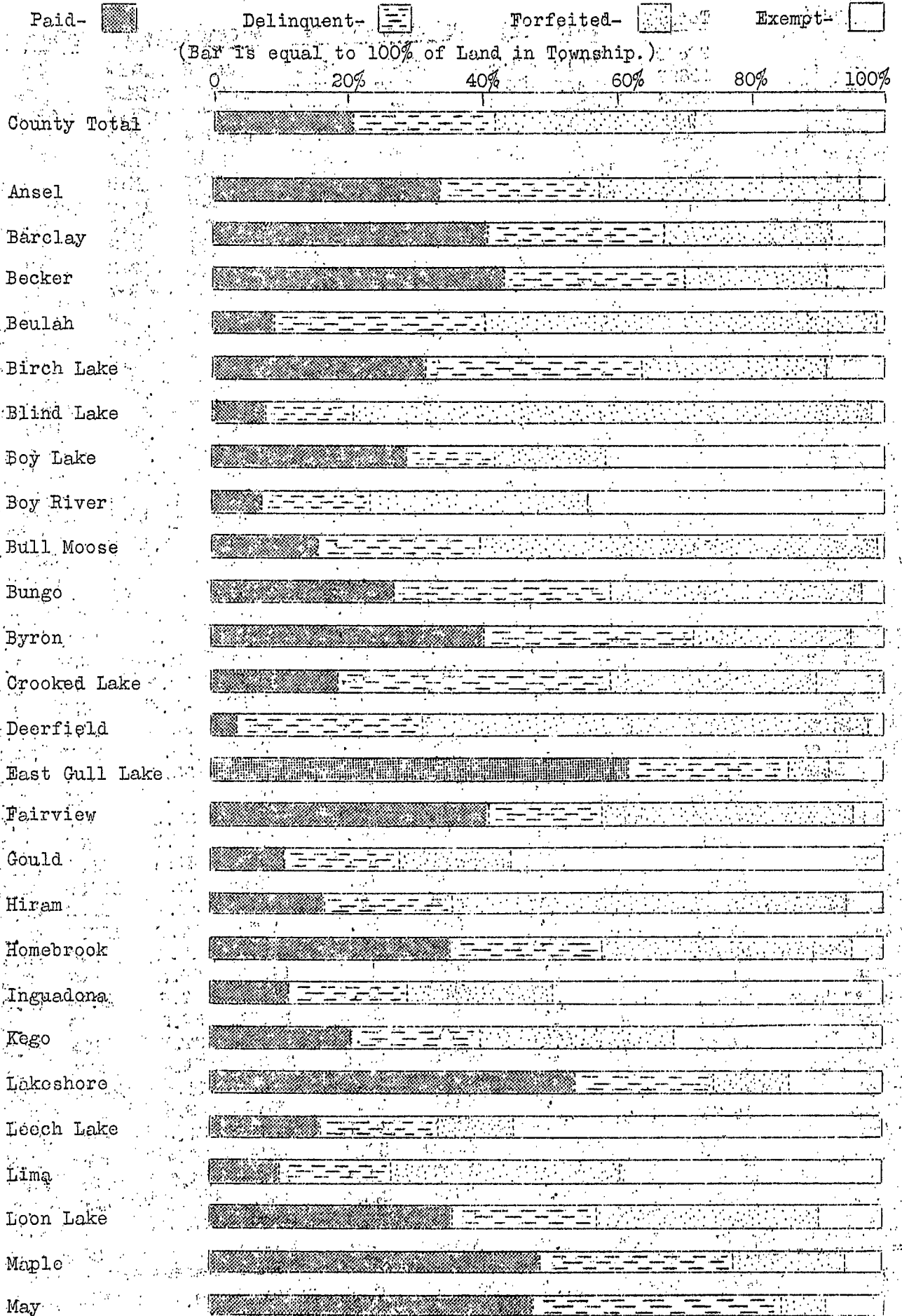
1,303,956 Acres



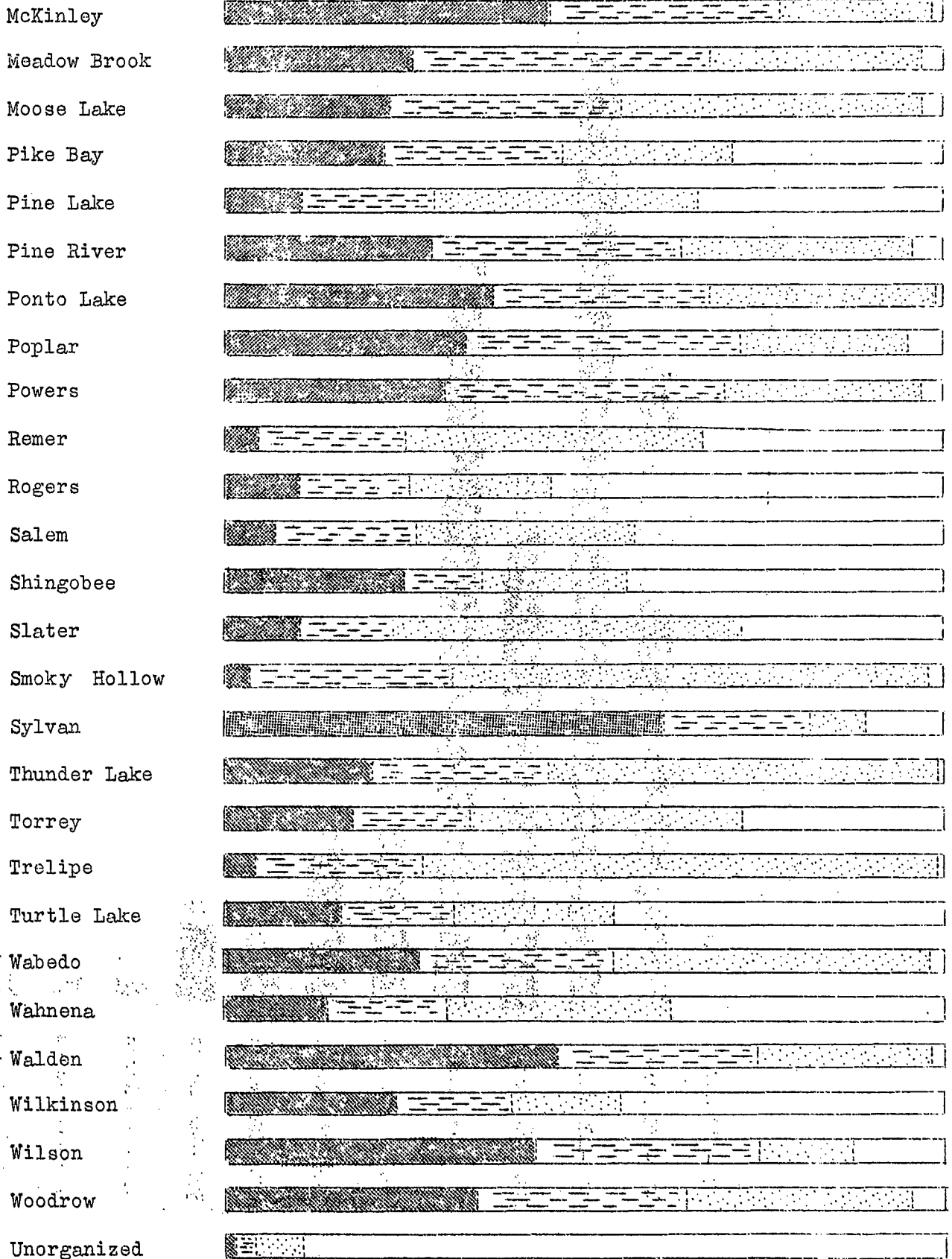
Tax Status of Land by Townships (Acres)

<u>Township</u>	<u>Total</u>	<u>Paid</u>	<u>%</u>	<u>Delinquent</u>	<u>%</u>	<u>Forfeited</u>	<u>%</u>	<u>Exempt</u>	<u>%</u>
Ansel	22890	7812	34.1	5388	23.5	8772	38.4	918	4.0
Barclay	10892	4462	40.9	2857	26.2	2626	24.3	949	8.6
Becker	24263	10551	43.5	6576	27.1	5152	21.4	1984	8.0
Beulah	22515	2118	9.4	7008	31.2	13253	58.8	156	.6
Birch Lake	19277	6179	32.1	6181	32.1	5316	27.5	1601	8.3
Blind Lake	22630	1902	8.4	2886	12.8	17397	76.9	445	1.9
Boy Lake	17002	4939	29.0	2234	13.1	2806	16.5	7023	41.4
Boy River	22160	1701	7.7	3515	15.8	7209	32.5	9735	44.0
Bull Moose	22630	3624	16.0	5408	23.9	13392	59.2	206	.9
Bungo	22761	6213	27.3	7307	32.1	8493	37.3	748	3.3
Byron	22707	9188	40.5	7000	30.8	5413	23.7	1106	5.0
Crooked Lake	19493	3719	19.1	8668	40.5	5727	29.3	1379	9.1
Deerfield	21521	852	4.0	5988	27.8	14185	65.9	496	2.3
East Gull Lake	5050	3150	62.3	1208	23.9	284	5.6	408	8.2
Fairview	23261	9516	40.9	3921	16.8	8684	37.3	1140	5.0
Gould	21983	2340	10.6	3744	17.0	3507	15.9	12392	56.5
Hiram	17399	2924	16.8	3199	18.4	10261	58.9	1015	5.9
Homebrook	23268	8305	35.6	5224	22.5	8582	36.9	1157	5.0
Inguadona	21104	2433	11.5	3701	17.5	4598	21.8	10372	49.2
Kego	20863	4319	20.7	4036	19.3	5917	28.4	6591	31.6
Lakeshore	8276	4481	54.1	1698	20.5	884	10.7	1213	14.7
Leech Lake	14673	2405	16.4	2588	17.6	1640	11.2	8041	54.8
Lima	22715	2389	10.5	3768	16.6	7726	34.0	8832	38.9
Loon Lake	11047	4020	36.4	2336	21.1	3659	33.1	1032	9.4
Maple	23414	11575	49.4	6619	28.3	3945	16.9	1275	5.4
May	38508	18654	48.4	14170	36.8	2505	6.5	3179	8.3
McKinley	22818	10354	45.3	7134	31.3	4924	21.6	406	1.8
Meadow Brook	24596	6427	26.1	10159	41.3	7171	29.2	839	3.4
Moose Lake	24660	5732	23.2	7823	31.8	10452	42.4	653	2.6
Pike Bay	15081	3366	22.4	3700	24.5	3585	23.8	4430	29.3
Pine Lake	19441	2119	10.9	3528	18.2	7127	36.6	6667	34.3
Pine River	22224	6446	29.0	7680	34.5	7149	32.2	949	4.3
Ponto Lake	19308	7218	37.4	5777	29.9	6072	31.4	242	1.3
Poplar	22799	7605	33.4	8767	38.4	5284	23.2	1143	5.0
Powers	18469	5609	30.4	7137	38.6	5119	27.7	604	3.3
Remer	19296	906	4.7	3909	20.2	7981	41.4	6500	33.7
Rogers	19798	2096	10.6	3088	15.6	3855	19.5	10759	54.3
Salem	21510	1528	7.1	4209	19.6	6535	30.4	9238	42.9
Shingobee	35811	8978	25.1	3855	10.8	7353	20.2	15725	43.9
Slater	21221	2260	10.6	2732	12.9	10259	48.4	5970	28.1
Smoky Hollow	22632	809	3.6	6279	27.7	14996	66.3	548	2.4
Sylvan	21413	13147	61.4	4199	19.7	1637	7.6	2430	11.3
Thunder Lake	20108	4174	20.7	4930	24.5	10961	54.5	43	.3
Torrey	20157	3605	17.9	3320	16.5	7607	37.7	5625	27.9
Trelipe	43848	1913	4.4	10095	23.0	31469	71.8	371	.8
Turtle Lake	31555	5215	16.5	5110	16.2	6810	21.6	14420	45.7
Wabedo	16505	4507	27.3	4444	26.9	7198	43.6	356	2.2
Wahnena	21538	3121	14.4	3525	16.3	6823	31.3	8069	38.0
Walden	22794	10628	46.6	6992	30.7	4656	20.4	518	2.3
Wilkinson	19886	4721	23.7	3094	15.5	2943	14.9	9128	45.9
Wilson	11432	4938	43.2	3520	30.8	1488	13.0	1486	13.0
Woodrow	16876	5925	35.1	4870	28.8	5274	31.3	807	4.8
Unorganized	205878	3450	1.7	5618	2.7	13198	6.4	183612	89.2
Total	1303956	276566	21.1	272621	20.9	379739	29.1	375030	28.8

Graph Showing Tax Status of Land by Townships



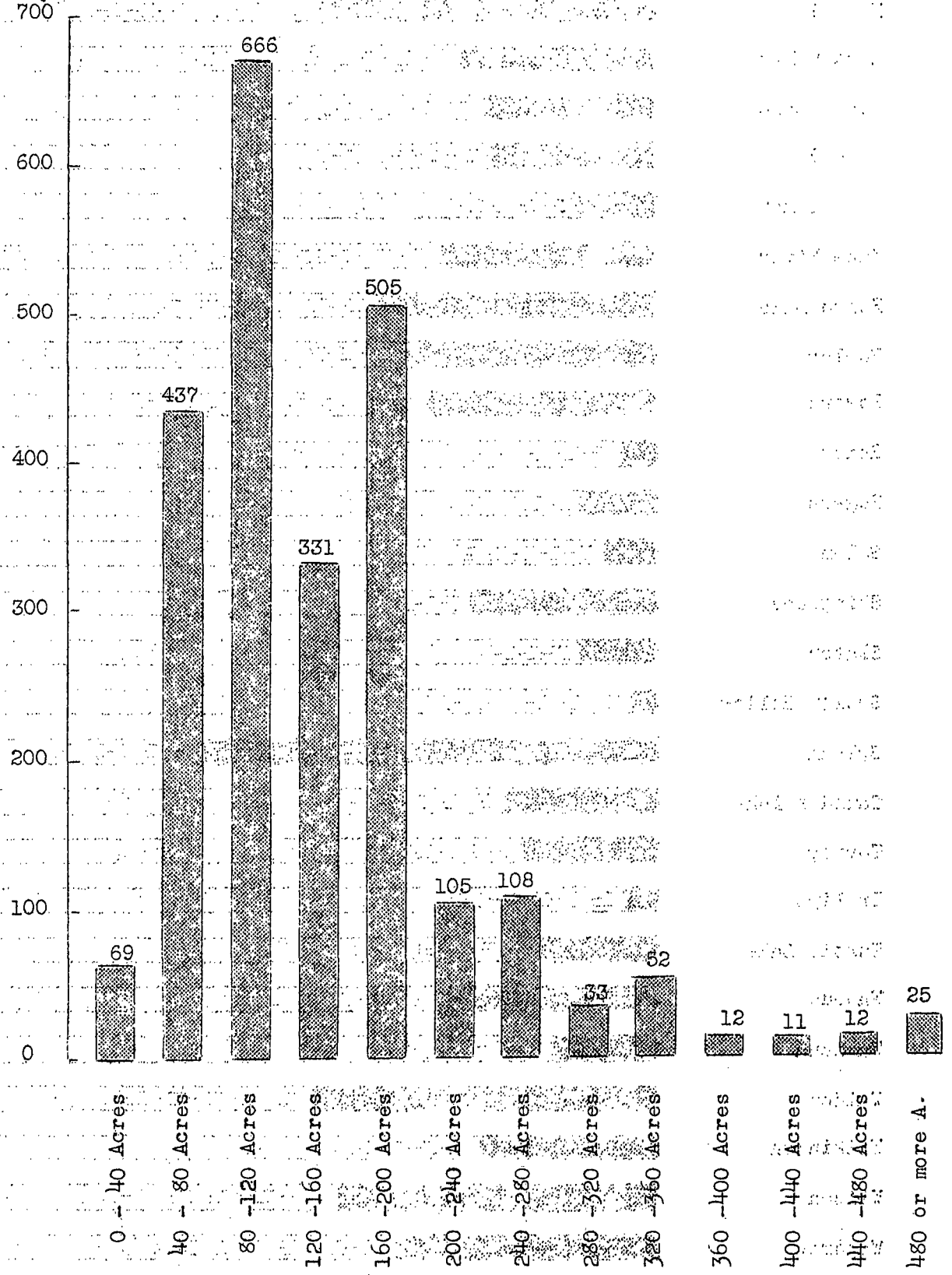
Graph Showing Tax Status of Land by Townships
(Continued)



Graph Showing Distribution of Farms
According to Total Acres

Number
of
Farms

Total Farms in County - 2366

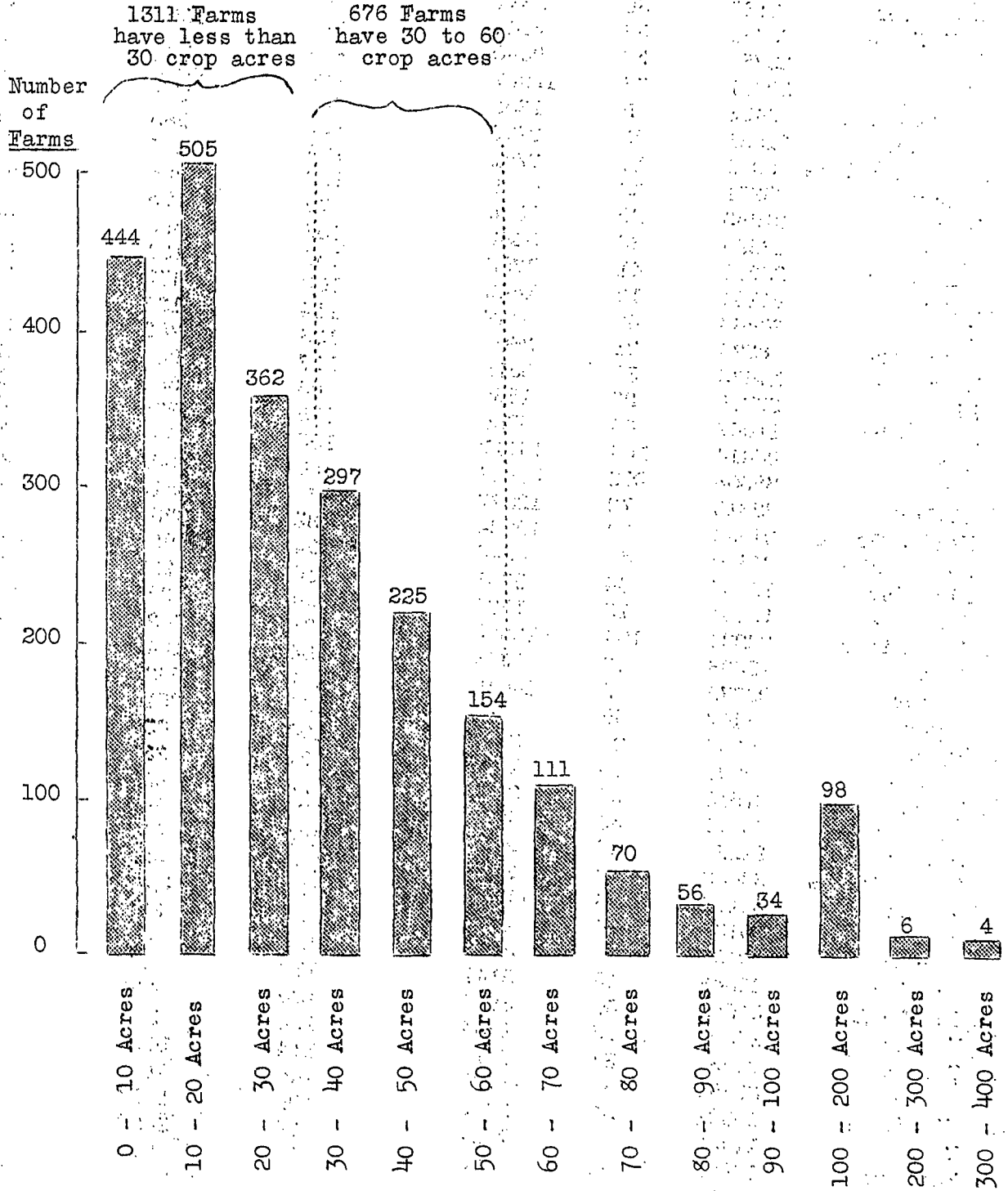


Graph Showing Distribution of Farms
According to Crop Acres

Total Farms in County -- 2366

1987 Farms have less
than 60 crop acres

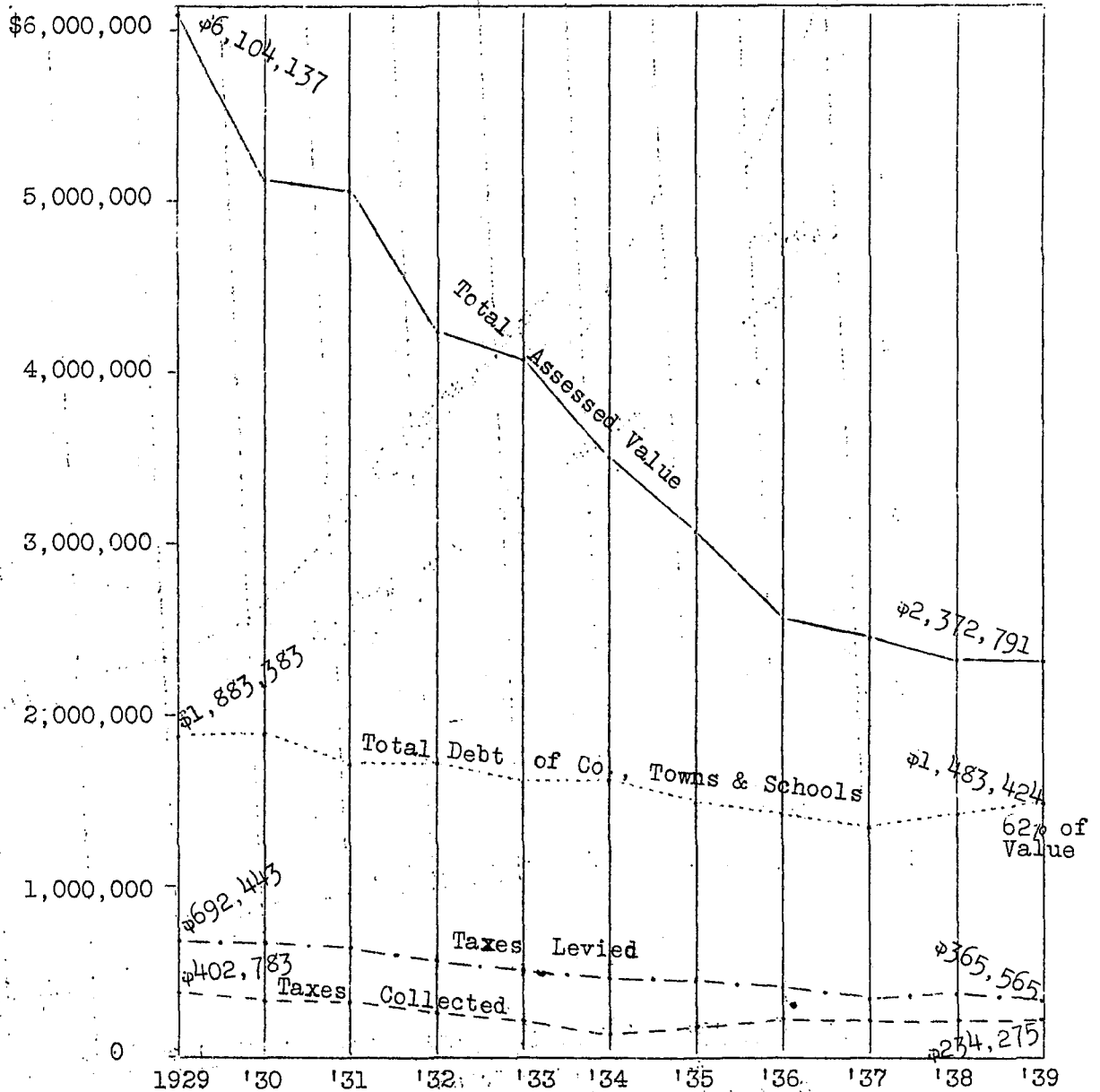
Only 379 Farms have more
than 60 crop acres



Agricultural Development

Township	Land Area	No. of Farms	Land in Farms	Acres Per Farm	Crop Acres	Crop Acres Per Farm
Ansel	22890	55	8800	160	2626	47.7
Barclay	10892	56	6114	109	1774	31.7
Becker	24263	92	15959	173	5186	56.4
Beulah	22515	4	360	90	81	20.3
Birch Lake	19277	71	7529	106	1649	23.2
Blind Lake	22630	24	2800	116	496	20.7
Boy Lake	17002	29	3527	121	534	18.4
Boy River	22160	36	2891	80	781	21.7
Bull Moose	22630	36	4244	116	1055	29.3
Bungo	22761	56	9040	161	2540	45.4
Byron	22707	76	12967	170	3563	46.9
Crooked Lake	19493	5	1252	250	251	50.2
Deerfield	21521	23	2796	121	985	42.8
East Gull Lake	5050	14	2751	196	443	31.6
Fairview	23261	23	4426	192	956	41.6
Gould	21983	29	2318	79	495	17.1
Hiram	17399	33	3462	103	898	27.2
Homebrook	23268	41	7753	189	2124	51.8
Inguadona	21104	18	1842	102	437	24.3
Kego	20863	47	5447	114	1126	24.0
Lakeshore	8276	21	2602	123	782	37.2
Leech Lake	14673	30	3515	117	948	31.6
Lima	22715	22	1885	85	551	25.0
Loon Lake	11047	64	6755	105	1975	30.9
Maple	23414	104	14117	135	3465	33.3
May	38508	202	30447	150	10529	52.1
McKinley	22818	72	12577	174	3513	48.8
Meadow Brook	24596	58	10584	182	2789	48.1
Moose Lake	24660	44	8546	194	1981	45.0
Pike Bay	19886	34	3741	110	959	28.2
Pine Lake	19441	13	1227	94	293	22.5
Pine River	22224	104	12655	121	3620	34.8
Ponto Lake	19308	47	7264	154	1845	39.3
Poplar	22799	99	14010	141	3622	36.6
Powers	18467	69	7461	108	2515	36.4
Remer	19296	21	2101	100	825	39.3
Rogers	19798	15	1462	91	231	15.4
Salem	21510	28	2620	93	831	29.7
Shingobee	35811	33	4030	122	883	26.8
Slater	21221	26	2615	100	626	24.1
Smoky Hollow	22632	19	2010	105	436	22.9
Sylvan	21413	73	11520	157	4147	56.8
Thunder Lake	30108	16	1245	97	312	19.5
Torrey	20157	27	3376	125	898	33.3
Trelipe	43848	18	2141	118	537	29.8
Turtle Lake	31555	30	3806	125	660	22.0
Wabedo	16505	15	1854	123	301	20.1
Wahnena	21538	33	3816	114	1073	32.5
Walden	22794	81	11799	145	3100	38.2
Wilkinson	15081	52	5682	109	1827	35.1
Wilson	11432	56	7217	128	2422	43.3
Woodrow	16876	31	2453	78	545	17.6
Unorganized	205878					
Total	1303956	2325	313411	134	87040	37.4

Graph Showing Trend in
 Total Assessed Value
 Total Debt of Towns, County and Schools
 Taxes Levied
 Taxes Collected



Year	Total Assessed Value	Total Debt of County Towns & Schools	% Debt is of Assessed Valuation
1929	\$6,104,137	\$1,883,383	30.8
1930	5,129,382	1,906,862	37.1
1931	5,027,258	1,787,717	35.5
1932	4,157,561	1,758,544	42.3
1933	4,049,474	1,666,292	41.2
1934	3,516,305	1,617,286	45.7
1935	3,583,531	1,544,722	43.1
1936	3,283,241	1,441,187	43.8
1937	2,704,563	1,360,597	50.3
1938	2,537,386	1,420,345	56.0
1939	2,372,791	1,483,424	62.5

Graph Showing Trend in
 Acres on Tax Roll
 Average Assessed Value Per Acre
 Total Assessed Value

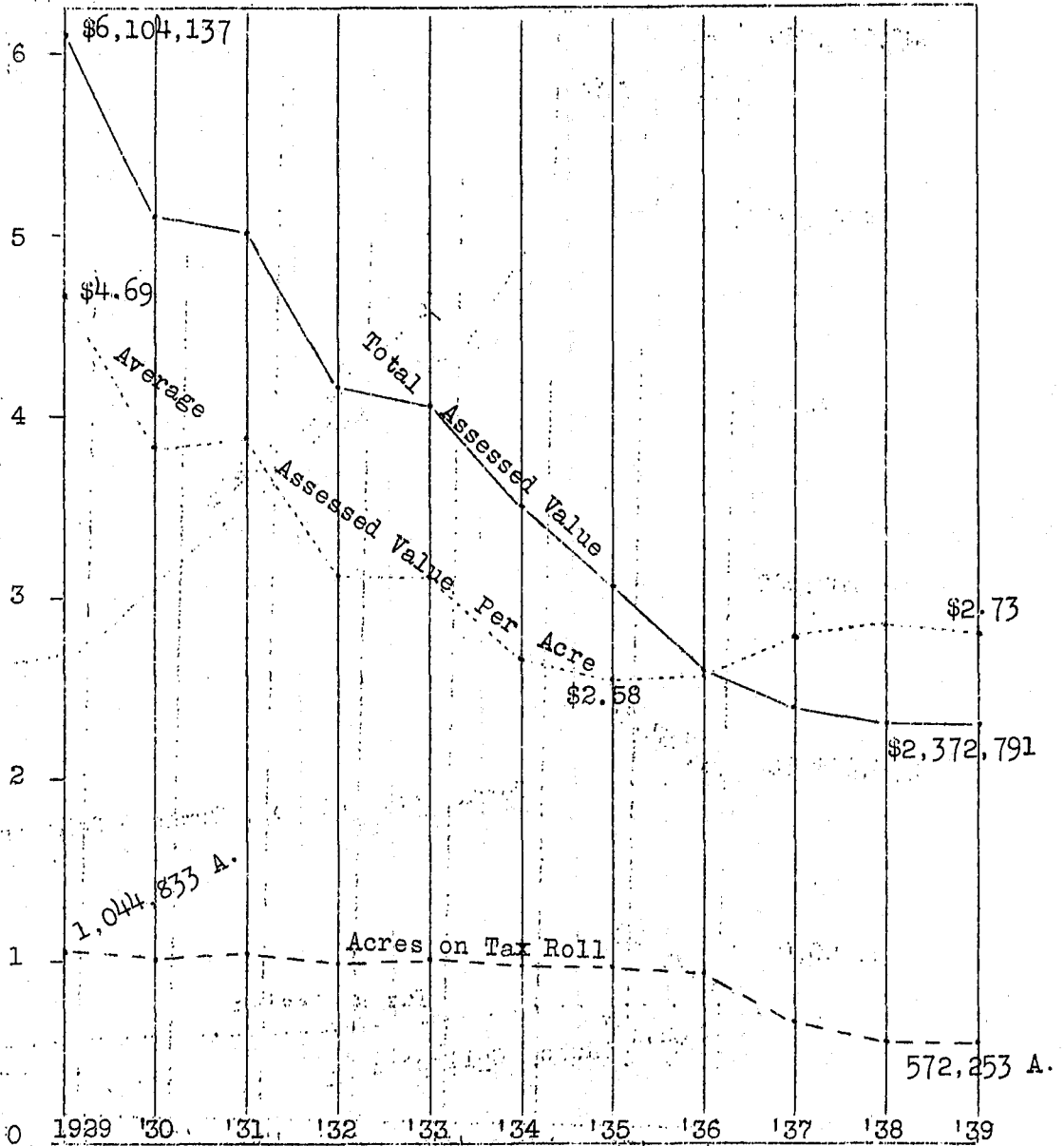
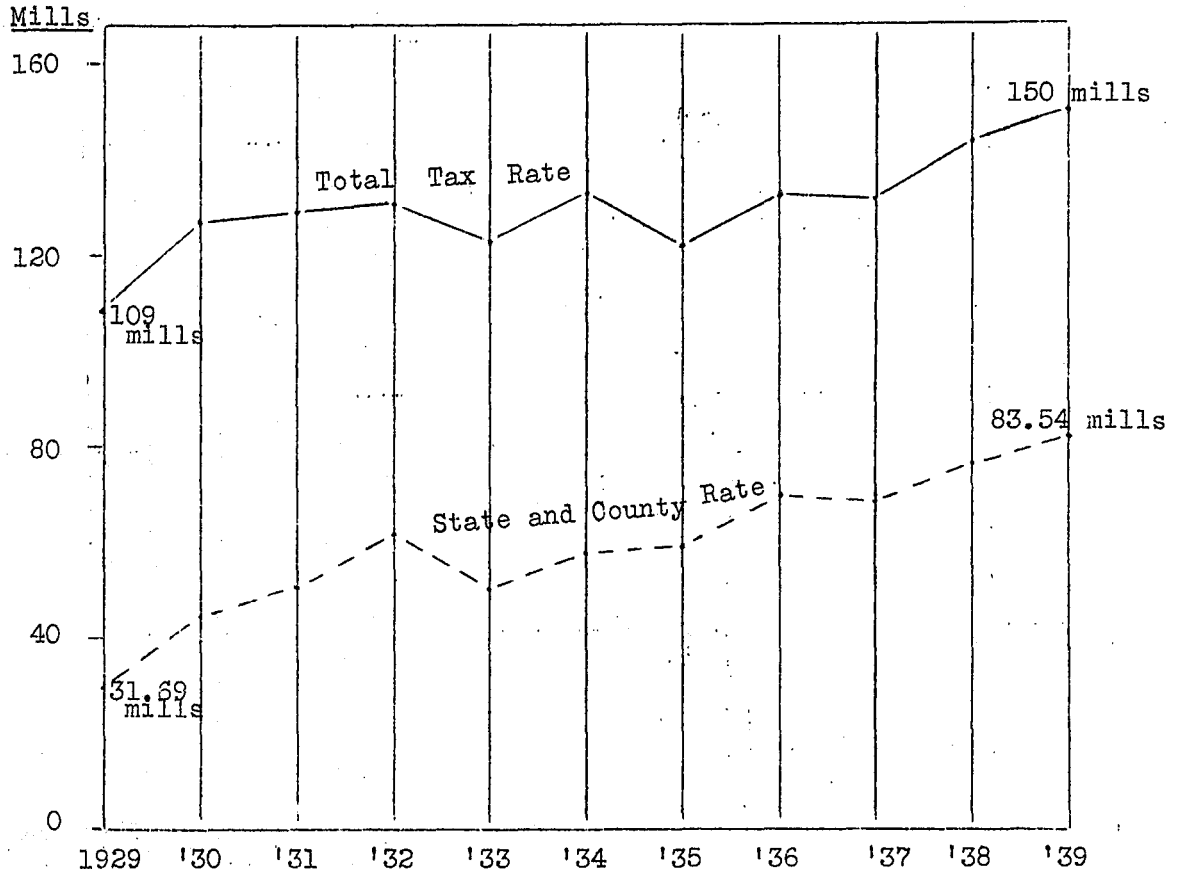


Table Showing Trend
 in Composition of Total Assessed Valuation

Year	Land	%	Platted Prop.	%	Personal Prop.	%	Total
1929	\$4,904,005	80.3	\$727,295	11.9	\$472,837	7.8	\$6,104,137
1930	4,040,845	78.9	655,061	12.8	433,476	8.3	5,129,382
1931	3,995,887	79.5	654,778	13.0	376,593	7.5	5,027,258
1932	3,127,183	75.2	576,228	13.9	364,150	8.8	4,157,561
1933	3,209,761	79.2	565,123	14.0	274,590	6.8	4,049,474
1934	2,704,001	76.9	525,447	14.9	286,857	8.2	3,516,305
1935	2,653,030	74.0	512,942	14.3	417,559	11.7	3,583,531
1936	2,425,366	73.9	540,062	16.4	317,813	9.7	3,283,241
1937	1,861,682	68.8	486,963	18.0	355,918	13.2	2,704,563
1938	1,679,774	66.2	504,224	19.9	353,388	13.9	2,537,386
1939	1,560,529	65.8	503,031	21.2	309,231	13.0	2,372,791

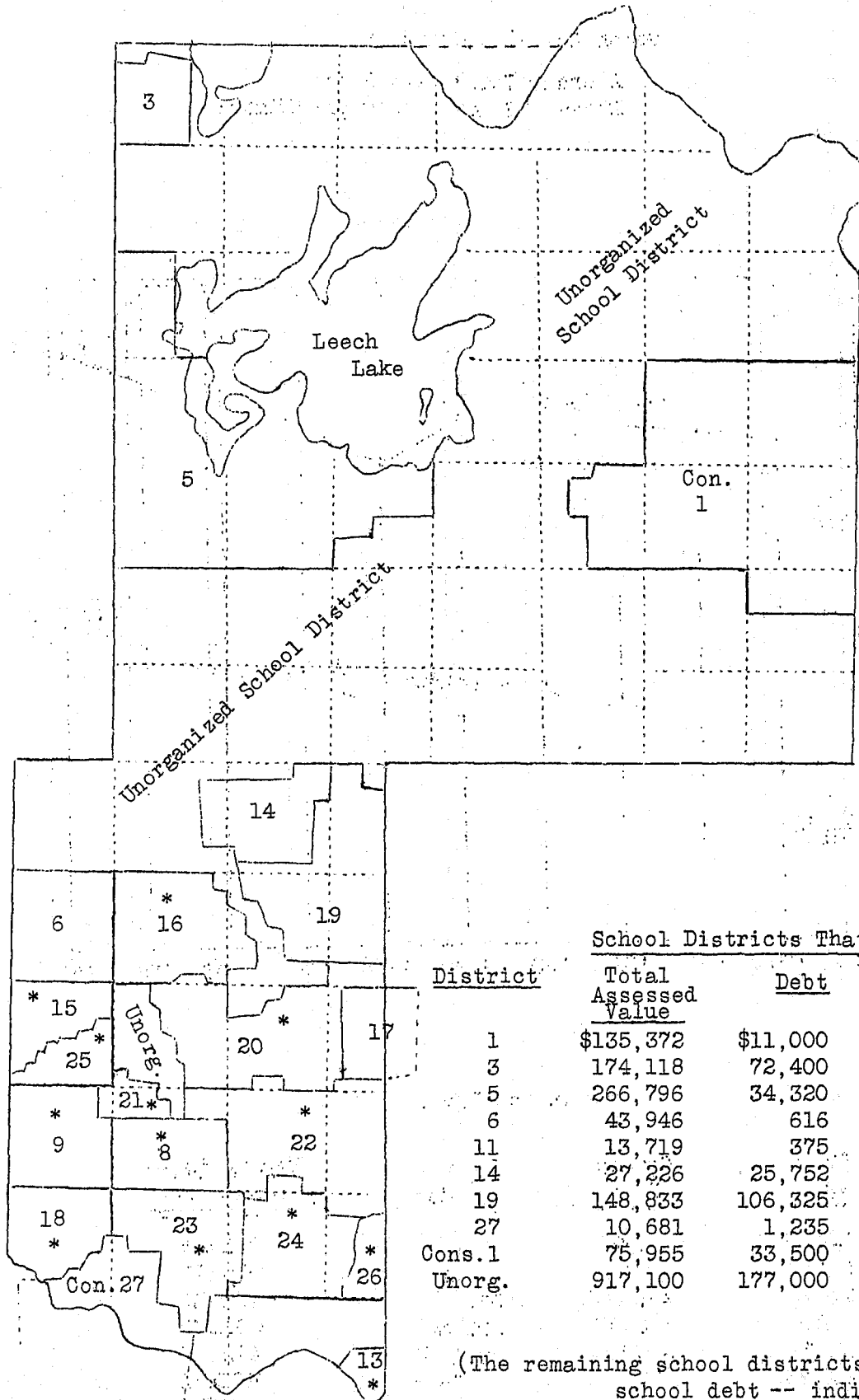
Graph Showing Trend in
Average Total Tax Rates
Average State and County Rates



Trend in Tax Rates

Year	State Rate	County Rate	State - County	Average Rate All Purposes	
1929	6.43	25.26	31.69	109.33	
1930	5.70	39.12	44.82	127.47	
1931	7.88	45.62	53.50	129.42	
1932	8.25	51.23	59.48	133.73	
1933	11.06	39.13	50.19	124.14	
1934	11.95	45.69	57.64	133.13	
1935	13.57	44.71	58.28	123.35	
1936	12.45	<u>H</u> 59.80	71.25	134.10	
1937	10.00	7.41	58.25	68.25	133.38
1938	10.00	4.19	68.56	78.56	144.64
1939	10.00	3.63	73.54	83.54	150.59

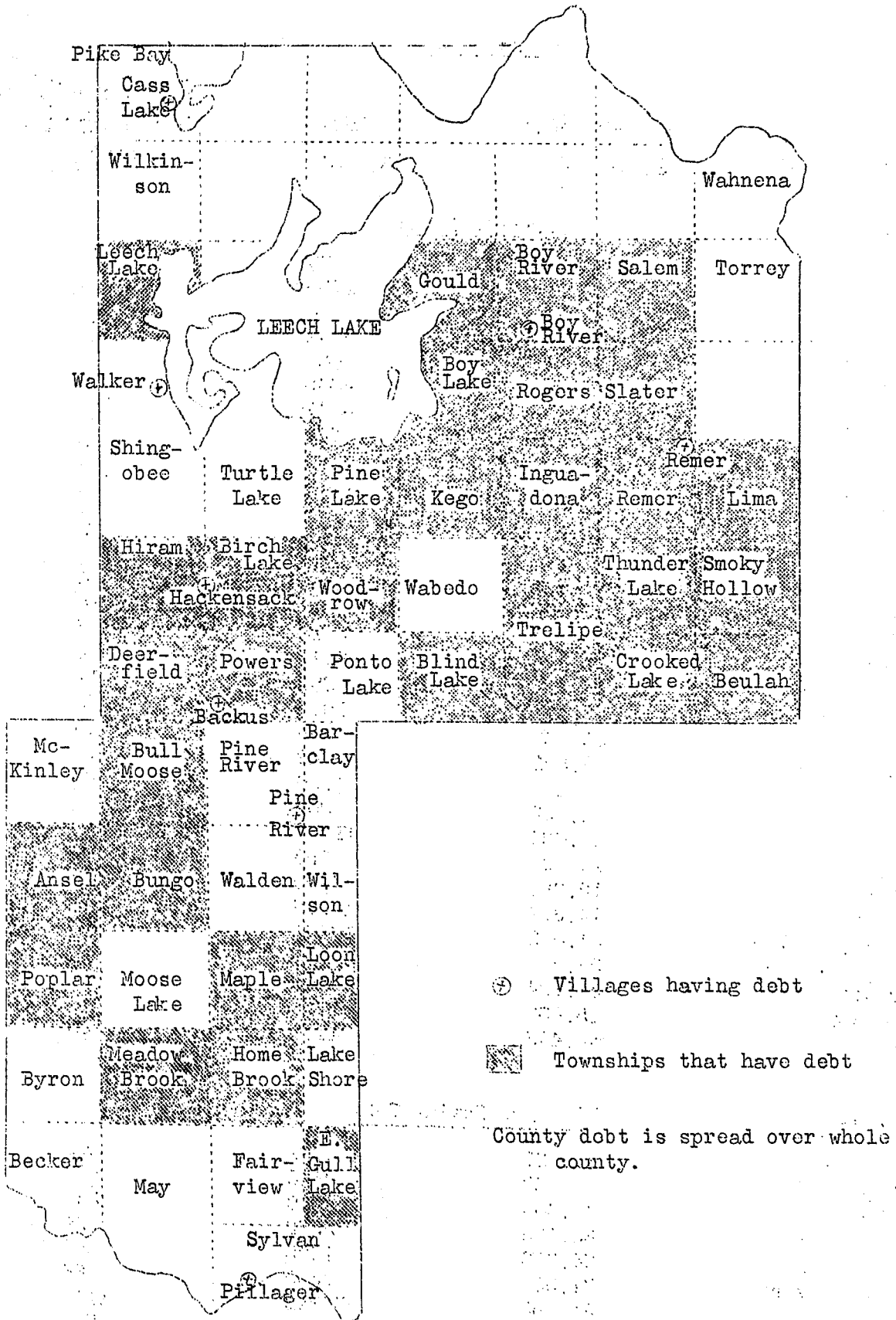
SCHOOL DISTRICT MAP



School Districts That Have Debt

District	Total Assessed Value	Debt	Debt per \$1000 Assessed Value
1	\$135,372	\$11,000	\$ 81.94
3	174,118	72,400	415.00
5	266,796	34,320	128.50
6	43,946	616	14.10
11	13,719	375	27.22
14	27,226	25,752	953.00
19	148,833	106,325	714.15
27	10,681	1,235	115.90
Cons. 1	75,955	33,500	443.00
Unorg.	917,100	177,000	193.00

(The remaining school districts have no school debt -- indicated by *)

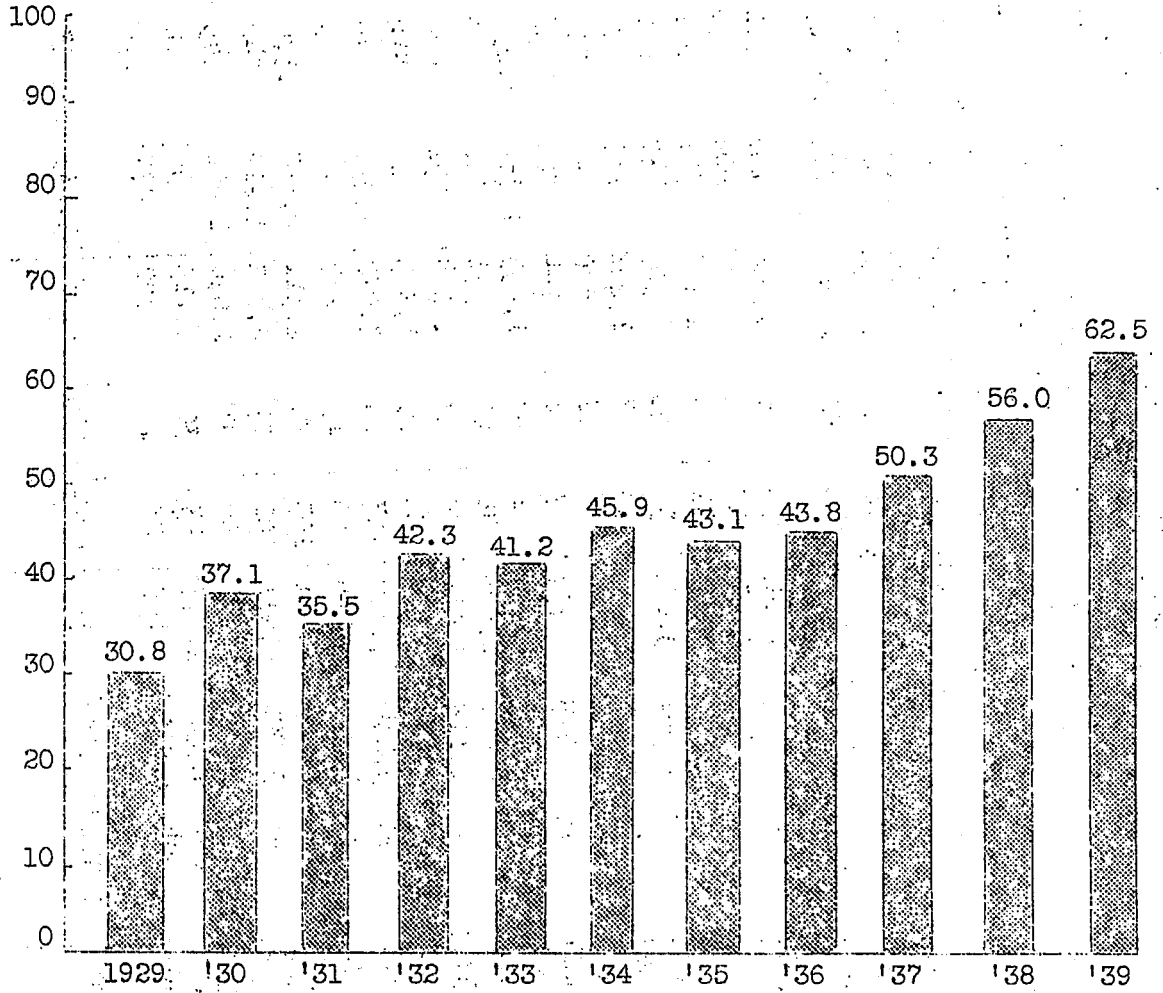


COUNTY, TOWNSHIP AND VILLAGE DEBTS

<u>County Debt</u>			
	<u>Assessed Value</u>	<u>Debt</u>	<u>Debt Per \$1000</u> <u>Assessed Value</u>
Cass County	\$2,537,386	\$700,623	\$277
<u>Township</u>	<u>Township Debt</u>		
Ansel	43,946	70	1
Beulah	20,602	1025	50
Birch Lake	59,712	83	1
Blind Lake	10,347	6594	637
Boy Lake	15,740	1081	68
Boy River	12,273	4365	356
Bull Moose	20,273	4847	238
Bungo	34,452	1300	38
Crooked Lake	61,111	4179	68
Deerfield	17,381	3960	228
East Gull Lake	80,361	1250	16
Gould	13,668	534	39
Hiram	40,921	347	8
Home Brook	42,184	1000	24
Inguadona	18,861	6000	318
Kego	25,649	3013	117
Lima	13,951	8977	642
Leech Lake	14,608	250	17
Loon Lake	20,376	1023	50
Maple	50,169	888	18
Meadow Brook	58,592	48	82
Poplar	53,158	1050	20
Powers	41,232	209	5
Remer	14,024	12646	902
Rogers	14,196	4558	344
Salem	15,263	6900	452
Slater	14,822	16973	1144
Smoky Hollow	21,092	12261	582
Thunder Lake	27,914	1708	61
Trelipe	31,184	9000	289
Pine Lake	15,932	2973	187
Woodrow	48,493	1100	23
<u>Village</u>	<u>Villages Having Debt</u>		
Backus	39,827	4229	106
Boy River	2,837	2548	893
Cass Lake	147,600	42500	288
Hackensack	25,153	2372	94
Pillager	34,262	1675	49
Pine River	71,506	6300	88
Remer	31,658	36142	1140
Walker	124,391	40921	330

Chart Showing Relationship
of
Town, County and School Debt
to
Assessed Valuation.

% Total Town, County
& School Debt was
of Assessed Value



Debt has dropped from \$1,883,393 to \$1,483,424, but in 1929 it was only 30.8% of valuation; while in 1939 it was 62.5% of valuation. Valuation was dropped from \$6,104,137 in 1929 to \$2,372,791 in 1939.

Cass County School Statistics, Year 1938-39

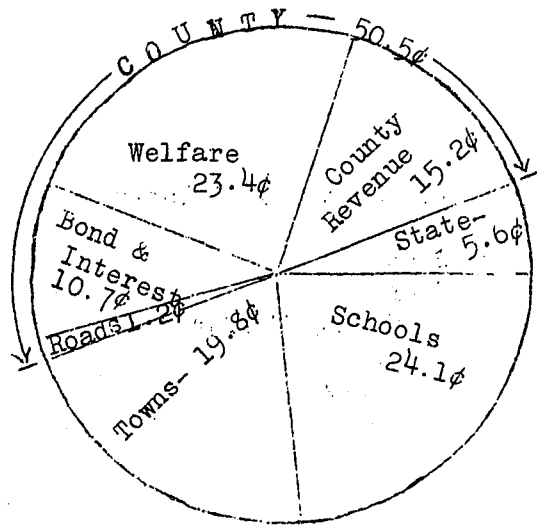
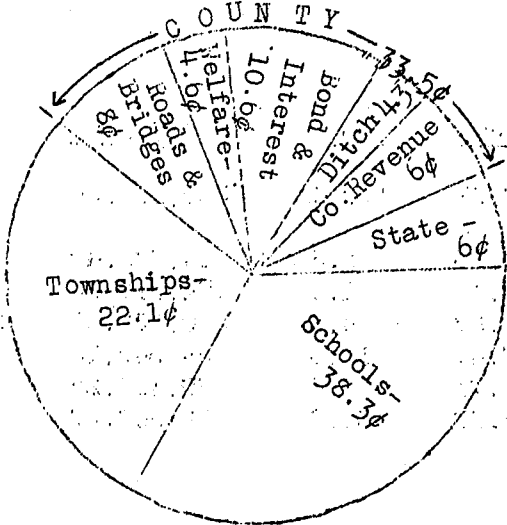
Dis- trict Number	Income				Cash on Hand		Pupils en- rolled	Av. Daily Att.	Maintenance Cost			Building Costs		
	Total	Local Taxes	State Aids	Other	Begin- ning of Year	End of Year			Teach- ing and Tuition	Trans- porta- tion	Other	Total	Av. per Pupil	
1 Ind.	\$ 17,913	\$ 4,113	\$ 13,161	\$ 639	\$ 21,374	\$ 13,608	255	221	\$ 8,436	\$ 3,930	\$ 6,497	\$ 18,863	\$ 85	\$ 19,532
1 Cons.	22,850	3,160	17,515	2,175	1,118	1,041	268	233	10,848	3,873	7,071	21,792	93	5,174
3 Ind.	39,613	7,634	31,104	875	13,188	4,778	621	489	23,681	2,275	11,352	37,308	76	6,206
5 Ind.	43,733	8,488	27,194	8,051	4,013	4,243	649	524	19,823	8,345	9,262	37,430	71	10,547
19 Ind.	54,990	8,137	38,020	8,833	11,863	15,059	560	459	19,921	7,207	12,429	39,557	86	7,852
2	1,399	319	1,070	10	2,526	2,012	23	20	1,080	152	281	1,513	75	256
4	798	63	667	68	1,885	2,039	13	11	78	508	56	642	49	3
6	1,197	455	742	-	28	-	41	34	1,118	391	261	1,770	51	17
8	2,366	862	1,501	3	2,442	3,022	36	26	909	438	190	1,537	58	205
9	1,212	349	863	-	2,955	2,065	56	43	1,298	117	388	1,803	42	300
11	1,068	164	904	-	290	344	28	22	680	-	329	1,009	46	-
13	796	557	224	15	925	757	7	6	144	720	96	960	153	-
14	5,596	1,401	4,009	186	4	191	61	54	1,455	2,759	1,295	5,509	111	-
15	1,260	550	710	-	2,049	1,528	46	25	971	366	400	1,737	69	45
16	2,235	860	1,375	-	1,118	1,088	40	28	1,074	551	606	2,231	79	35
18	1,383	762	621	-	1,709	371	38	29	1,365	226	412	2,003	45	717
20	4,934	1,654	3,260	20	9,134	7,689	103	85	3,072	2,396	876	6,344	75	16
21	1,306	463	771	72	1,235	945	25	19	867	-	62	929	48	666
22	6,345	3,044	3,196	105	1,689	2,091	103	89	2,311	2,133	1,370	5,814	65	198
23	4,471	1,738	2,733	-	7,430	6,911	101	77	2,873	1,212	740	4,825	63	164
24	2,074	324	1,685	65	2,811	1,001	50	41	1,096	1,808	945	3,849	94	33
25	1,090	145	744	201	3,331	2,077	43	30	1,115	96	412	1,623	53	119
26	1,504	838	462	204	1,450	1,169	28	16	720	477	570	1,767	113	17
Unorgan- ized	111,303	19,962	89,980	1,361	43,308	786	1694	1369	55,274	45,139	29,853	130,266	95	106,751
County Total	331,436	66,042	242,511	22,883	137,875	75,415	4389	3950	160,209	85,119	85,753	331,081	84	158,854

WHAT BECOMES OF CASS COUNTY TAX DOLLAR

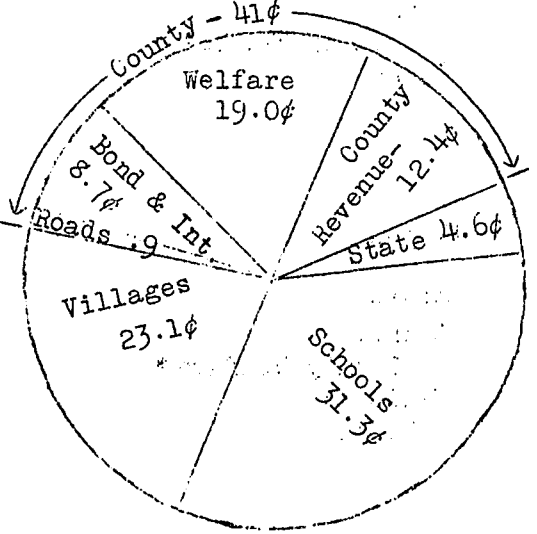
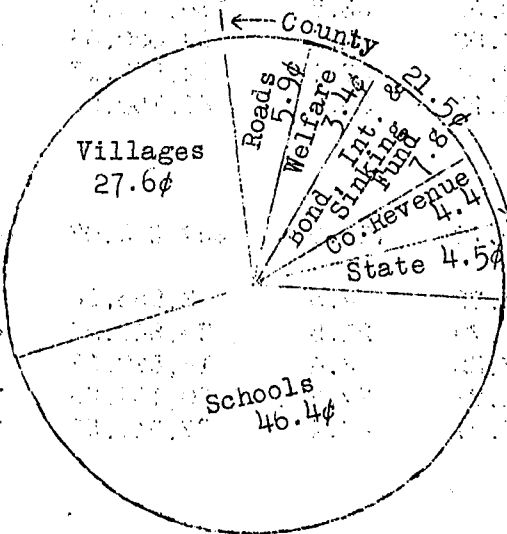
1929

1939

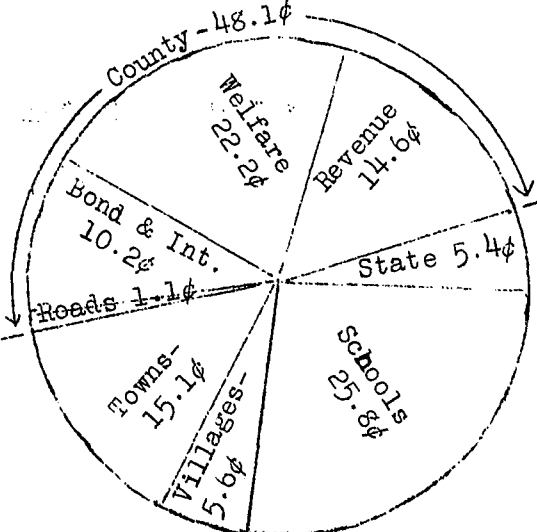
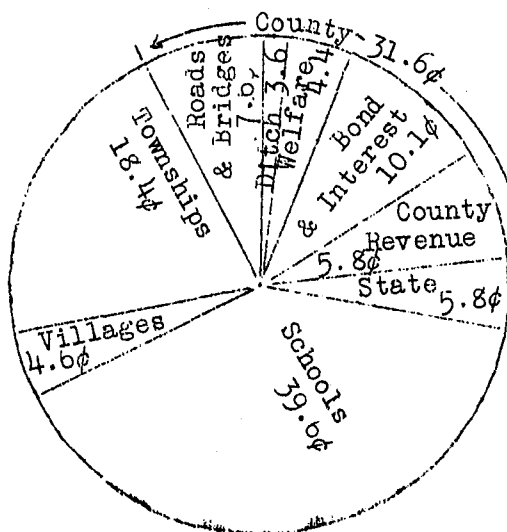
Townships



Villages



Average for County



Distribution of Tax Dollar

	<u>1929 Levy</u>	<u>%</u>	<u>1939 Levy</u>	<u>%</u>
Total Towns and Villages	\$692,442.97	100.0	\$362,202.26	100.0
State	39,799.05	5.8	19,643.40	5.4
County	218,525.18	31.6	174,352.98	48.1
County Welfare *	30,520.87	4.4	80,627.66	22.2
Towns	127,227.41	18.4	54,549.13	15.1
Villages	32,181.71	4.6	20,154.28	5.6
Schools	274,709.62	39.6	93,502.47	25.8
 Townships	 \$574,877.27	 100.0	 \$274,872.19	 100.0
State	34,664.76	6.0	15,657.42	5.6
County	193,412.39	33.5	138,504.74	50.5
County Welfare *	26,583.52	4.6	64,050.03	23.4
Towns	127,227.41	22.1	54,549.13	19.8
Schools	220,572.71	38.3	66,150.90	24.1
 Villages	 \$116,565.70	 100.0	 \$87,330.07	 100.0
State	5,134.29	4.5	3,985.98	4.6
County	25,112.79	21.5	35,848.24	41.0
County Welfare *	3,937.35	3.4	16,577.63	19.0
Villages	32,181.71	27.6	20,154.28	23.1
Schools	54,136.91	46.4	27,341.57	31.3

* Included in County Total

Game and Fishing Licenses Issued in Cass County in 1939

<u>Kind</u>	<u>Price Each</u>	<u>Number</u>	<u>Gross Amount</u>	<u>Number of Non-Res. Fishermen</u>
Res. Ind. Angling	\$.50	4,354	\$2,177.00	
Ind. Non-Res. Angling	3.00	7,634	22,902.00	7,634
Comb. Non-Res. Angling	4.50	3,664	16,488.00	<u>7,328</u>
				14,962
Non-Res. Coupons	1.00	3,104	3,104.00	
Res. Small Game	1.00	1,503	1,503.00	
Non-Res. Small Game	25.00	14	350.00	
Res. Trapping	1.00	292	292.00	
Beaver Trapping	2.50	124	310.00	
Fish House	1.00	250	250.00	
Whitefish Netting	1.00	142	142.00	
		<u>21,081</u>	<u>\$47,518.00</u>	

Tourist Business of Cass County

Estimated Statistics

Number of Resorts	250
Central Dining Rooms	65
American plan only.	15
European Plan	50
Housekeeping only	185
Number of Cabins	1600
Number of Cabins per Resort	6.4
Large Hotels	10
Hunting Lodges	4
Boys' and Girls' Camps	10
Organization Camps	10
Approximate Capital Invested	\$1,200,000
Amount of Taxes Paid	40,000

Distribution of Resorts According to Size

Number with 1 - 5 cabins	70
Number with 5 - 10 cabins	90
Number with 10 - 15 cabins	60
Number with over 15 cabins	<u>30</u>
Total	250

Price charged per week for cabin	\$10 -- \$40
Average price per week	\$20
Estimate of Volume of Business	\$1,000,000
Lodging and Board - American Plan	600,000
Other Business - boats, motors, etc.	400,000

Number of summer homes	4,000
Estimate of taxes paid on summer homes	\$40,000
Estimate of number of people guests	250,000

EDUCATIONAL MATERIAL

Material Presented at Meetings

With the above material, much of it made up in the form of large charts and graphs, the educational meetings were held. In addition to the statistical facts of the county, the following four short statements cover the main subject matter presented at all local land-use meetings.

1. Reasons for Land-Use Studies
2. Laws relating to land classification
3. What shall be done with tax-forfeited land
4. Taxation

1. Reasons for Land-Use Studies

Northeastern Minnesota has been particularly hard hit by tax delinquency and tax forfeiture. About one-sixth of the land in this area is now in use as farms. The rest is wild land. Some of this wild land will make good farms; some of it is of no value for farms, but is of some value for other purposes.

In some communities, settlement is scattered. Because of this scattered settlement, costs for roads and schools are high. Some counties, townships, and school districts are badly handicapped by bonded debt. Welfare costs generally more than total tax collection in this area. Every tract of land that fails to contribute its share of taxes, either through delinquency or forfeiture, naturally increases the tax load on all those who still pay their taxes.

Many millions of dollars and many years of labor have been invested in northeastern Minnesota farms, homes, villages, roads and schools. If some effort is not made to check the increase in land tax burdens, there is real danger that taxes may eventually take all the value now invested here. The above are sufficient reasons for a land-use study. Local residents are more vitally interested in these problems than anyone else. Because of these problems, your county commissioners have requested that this study be made.

In a democracy such as ours, changes are made through popular opinion and popular demand. What any one person may think or believe or advocate makes very little difference. General belief and general action are necessary to accomplish results.

This land-use study aims to bring to you in each township and school district the main available essential facts from your county records and other sources, and to ask you to study them, discuss them, and make whatever suggestions and recommendations that in your judgment and experience you think will be most likely to bring about improvement.

2. Laws Relating to Land Classification

Minnesota land laws now provide for the classification of all tax-forfeited land. There are two classes of tax-forfeited land.

Class One - Chapter 320, Session Laws, 1939, deals with land in conservation areas where the state has helped pay ditch bonds. In these areas, when land is forfeited for taxes, it becomes the ABSOLUTE PROPERTY of the State, meaning that the State owns the land 100%. The law provides that this land shall be classified as agricultural or non-agricultural by the COUNTY COMMISSIONERS and such classification shall be approved by the COMMISSIONER OF CONSERVATION.

Class Two - Land forfeited for taxes outside of conservation areas is forfeited to the State TO BE HELD IN TRUST FOR LOCAL TAXING UNITS, meaning that the State, county, township, or Village and School districts own the land jointly. Cass County land all comes under Class Two.

County Commissioners and Township Boards are Responsible

Minnesota, Session Laws - 1939

Chapter 328 provides, among other things, that "...all land forfeited to the State in trust shall be classified by the COUNTY BOARD of the county in which such lands lie, as conservation or non-conservation. . . . Such lands may be reclassified from time to time as the county board may deem necessary or desirable."

Chapter 328 provides further that if any such lands are located within the boundaries of any organized township, "...the classification or reclassification shall first be approved by the TOWN BOARD of such township, insofar as the lands located therein are concerned."

Land Classified as Conservation may NOT be Sold

Land classified as conservation lands, unless reclassified as non-conservation or sold to a governmental subdivision of the State, will be held under the supervision of the county board.

Land Classified as Non-conservation MAY be Sold

Any parcel of land to be sold shall first be appraised by county commissioners, and such parcels may be reappraised when deemed necessary, provided value of land and any standing timber thereon shall be separately determined, and provided further, that before any parcel of land is sold, the appraised value of timber thereon, if any, shall first have been approved by the commissioner of conservation. The law provides that the land may be sold at not less than appraised price and offered at auction and sold to the highest bidder. Land may be sold on terms determined by county commissioners. If sold on terms, at least 10% shall be cash, and the balance is not to exceed ten years and interest at 4% on unpaid balance. No timber may be removed until full appraised value of such timber has been paid.

Timber and Hay Stumpage MAY BE SOLD

The county auditor may sell hay stumpage on tax forfeited land and may lease conservation and non-conservation lands as directed by the county board, and may sell dead, down, and mature timber on any tract that may be designated by Conservation Commissioners. The auditor shall apply proceeds of such sale of hay stumpage, lease of land or sale of timber in the same manner as if the parcel had been sold.

How Income From Land Shall be Distributed

The net proceeds from the sale or rental of any parcel of land or from the sale of any products therefrom shall be apportioned by the county auditor to the taxing districts interested therein, as follows:

- (a) Such portion as may be required to discharge any special assessment chargeable against such parcel for drainage or other purpose, whether due or deferred at the time of forfeiture, shall be apportioned to the municipal subdivision entitled thereto.

- (b) Such portion of the remainder as may have been theretofore levied on said parcel of land for any bond issue of the school district, township, city, village, or county wherein said parcel of land is situated shall be apportioned to said municipal subdivisions in the proportion of their respective interest.
- (c) Any balance remaining shall be apportioned as follows:
 State - 10%; County - 30%; Township, Village or City - 20%; and
 School District - 40%.

3. What Shall Be Done With Tax-Forfeited Land?

The first reaction in many counties when large acreages of land are forfeited for taxes and taken off the tax rolls is to promptly offer such lands for sale at a low price and get it back on the tax roll. The wisdom of such a conclusion may be questioned. This subject is important enough to warrant very careful consideration.

Our Past Land Policy

Sixty years ago, most of the land in northeastern Minnesota was publicly owned. Practically all of it was opened to settlement, either by sale or homestead. By 1936, fully 80% was in private ownership. At present, more than 50% is back in public ownership due to forfeiture or failure to make proof, and another large percentage is delinquent and on the way to forfeiture.

Minnesota has had no real plan of land settlement. In northeast Minnesota, particularly, this lack of plan has resulted disastrously to at least 20,000 families who located unwisely and were forced to abandon their claims and leave without chance or hope of reward for their years of effort. This has brought hardship and expense to many other settlers and very difficult financial problems to many counties, townships and school districts.

High taxes, tax delinquency, forfeiture, bonded debt, scattered settlement and high costs of public service are largely the result of this haphazard settlement. Shall we repeat what has proven wasteful and unwise, or shall we try to profit by past experience and try to avoid repeating the same mistakes?

Two tables are presented below to show the Tax and Use status of the 19,000,000 acres of land in the fourteen so-called "cut-over" counties of northeast Minnesota.

Table 1 - Approximate Tax Status - 1938

<u>Condition</u>	<u>Acres</u>	<u>Per Cent</u>
Tax Exempt	5,000,000	26.3
Forfeited	5,000,000	26.3
Delinquent	4,000,000	21.1
Paying Taxes	5,000,000	26.3

Table 2 - Present Use of Land

<u>Use</u>	<u>Acres</u>	<u>Per Cent</u>
Now in Farms	3,000,000	15.8
Wild Land	16,000,000	84.2

Of the farm land, approximately 1,000,000 acres are cleared for crops.

Much Has Been Learned in Fifty Years

This area was a wilderness fifty years ago. Little was known about it. Now with the experience we have had in logging, farming and mining, and with good roads and other means of getting about, we know the following things:

- (1) Some of the land is good farm land and offers good opportunities for farmers.
- (2) Some of the land is of practically no value for farming and should never be used for that purpose.
- (3) Every settler who succeeds is a real asset to his community; everyone who fails is a liability.
- (4) In spite of all the waste in harvesting the original timber crop, there is still a large amount of valuable timber here, and much more is growing. This will continue to be an important factor in this area.
- (5) There are thousands of lakes and many beautiful streams, which make certain areas a paradise for vacationists, hunters and fishermen.
- (6) Past experience has shown that thousands of people from other parts of this state and other states like to come here for vacations and sports.
- (7) The above indicates that instead of one major industry, we have three, - namely, farming, timber and recreation. All are worth promoting.
- (8) From what has been accomplished to date, (See Table 2, above) it is evident we cannot reasonably expect, in the near future, to develop a large part of the area for farms.
- (9) Farm land, if it is good, will yield many times as much gross return per acre per year as land devoted to conservation. However, to realize this larger return on land used for farming, large investments of labor and capital must be made.
- (10) Under present conditions, returns are low even on good farms. Many well developed farms, well located for roads, schools and markets, are now for sale at the value of improvements or less. The Federal Government is, at present, expending many millions of dollars annually to shift production of certain commodities on American farms.
- (11) The above facts indicate that the chance of converting vast acreages of cut-over timber land into farms in the near future is very doubtful.

It would seem, therefore, a sensible procedure, before offering much tax-forfeited land for sale, to first take careful stock of our resources including land, people and capital, and classify all our land on the basis of making the best use of it, with what we have to do with.

Who Shall Classify Land?

We believe that people who have lived in a township for several years and have had experience in farming there are in best position to know the land in their townships and to do a good job of classifying it. The question is often asked by township committees - "What land is suitable to be offered for sale for farm use?" The answer usually given is - "Just ask yourself, 'Would I want my son to buy this piece of land for a farm and if so, would I be willing to back him financially to buy it?' If it is good enough for your son, it is good enough to sell to another man's son."

It is suggested that the following questions be considered in classifying each tract of land:

- (a) Is this land suitable considering quality of soil, drainage, location and cost of clearing, to make a good farm?
- (b) Can the average farmer go on this land, pay for it, make a living, pay taxes and meet the normal obligation of a farmer?
- (c) Is this land so located that school and roads can be furnished at somewhere near the amount this farm can pay in taxes?
- (d) Does this land offer the prospective buyer a fair chance for success?
- (e) Will we be misleading an inexperienced settler by classifying this land as suitable for farming?
- (f) Is it to the best interests of this township, county and state to sell this land as farm land?
- (g) If not suitable for farm land, for what purpose can it best be used, considering cost of service, demand for land and greatest benefit to the general welfare?
- (h) If income is badly needed by local taxing units, is it not better to sell only timber on questionable land, as provided by law, than to sell both land and timber?
- (i) Shall we go blindly ahead with the old pattern of settlement that has resulted disastrously to thousands of settlers, or shall we "stop, look and listen" and make an intelligent effort to find the right answer?
- (j) Table 2 (on preceding page) shows what we have accomplished in forty or fifty years. Is it likely that in the near future 16,000,000 acres of wild land can be sold for farms?
- (k) If this is not likely, what is the better policy:
 - (1) To offer all land for sale, regardless of quality, location, or cost of service?
 - (2) To carefully classify all land, use for timber and recreation much of it, and offer for sale only the best farm land, best located, where road and school facilities are now available or can be easily furnished?

4. Taxation

Even a casual study of the tax situation in northeastern Minnesota, where less than 50% of all land is on the tax rolls, and much of this delinquent, emphasizes the fact that the present tax on land is serious and actually discounts much of its present value. This is particularly true of low income producing property, such as wild land or partially developed farms.

The effect of such taxes is shown by the fact that 26% of the land in northeastern Minnesota, and 29.4% in Cass County, has been forfeited for taxes and another large per cent is delinquent and will forfeit. The serious effect on those paying taxes, when other tax payers drop out either through delinquency or forfeiture, was shown by tax data for the county.

The possibility of reducing tax levies on property and the dangers of increasing them were considered. The point was made that over half of all Federal, State and local taxes are collected from indirect taxes covered in the retail prices of goods and services; that farmers pay considerable amounts of indirect taxes in addition to what seems to be high property taxes; that a considerable number of voters believe that they pay no taxes because what they do pay are indirect, - consequently, they are more or less indifferent to tax matters. It was pointed out that, under present systems of taxation, few payers of indirect taxes know how much they are paying, when they are paying, or on what they are paying. This situation leaves many voters confused and more or less unaware of the effect on themselves and others when voting tax expenditures.

The view was expressed that it would seem desirable, in any proposed effort to relieve the present tax situation, to aim to bring the tax matters out in the open, so that most voters would pay some tax, know how much they were paying, would be tax-conscious, and would know something of the effect on themselves and others when voting taxes or when accepting special aids or grants from the State or Federal Government.

What Might Be Done

Two ways of reducing tax burdens are readily apparent. One is to reduce tax expenditures. Another is to widen the tax base so that more people help to carry the load.

Many good citizens believe that tax expenditures should be reduced. Very few believe that there will be any real reduction soon, for the following reasons:

First: Most of us want and even demand more and better public service, rather than less.

Second: In order that we may enjoy present service with the least present inconvenience, we have been borrowing against the future and have built up some rather staggering public debts. This probably means heavier taxes in the future to pay for present and past satisfactions.

Third: Many voters believe they pay no taxes. Many other voters profit more personally from public expenditures than they are penalized by taxes. These voters are likely to vote generously for public expenditures.

Fourth: Present welfare costs are now far in excess of tax revenue raised to meet them. Present outlook for reducing welfare costs are not too bright.

The above facts paint a dark picture for possible reduction of tax expenditures.

Wider Tax Base

Some of the means more commonly suggested for getting a wider tax base were enumerated as follows:

- (1) Reduce or eliminate the \$100 exemption on personal property. This will increase the number of persons paying property tax.
- (2) Lower exemptions on State income tax. This will increase the number of persons paying income tax.
- (3) Some form of sales tax. This will require some tax from everyone who buys goods.
- (4) If any of the above ways of widening the tax base were adopted, it was pointed out that unless such new tax revenue were ear-marked to reduce or replace a part of property taxes, the result might easily be more taxes raised and spent, and no relief to property tax payors. The present State income tax, the revenue from which is ear-marked for schools, was cited as a comparatively new tax that had actually brought some relief to property tax payers.

It was pointed out that any improvement in the tax situation cannot be expected from individual action, but must come from general agreement among voters on these points: first, that some change is desirable, and second, on what specific changes a majority is willing to agree. Hence, thought, study, general discussion and final action must be the road taken to make progress.

TOWNSHIP COMMITTEES

Appointment of Township Committee

At each educational meeting, after the above facts were presented and discussed, those in attendance were asked to separate in different parts of the room into township groups. Then each township was asked to appoint a committee of five to meet at a later time and at a place convenient to them and classify the land as they thought best in their own township. Inasmuch as township boards are jointly responsible with county commissioners for classification of land, it was suggested that the three town board members serve on the committee and that two others who know the township be chosen to work with them.

In this way, every organized township in the county selected a committee and set a date and place for a meeting. It did not seem necessary for members of the committee to go about the township and view the various tracts of land. By selecting a committee with members well scattered over the township, one or more members were sure to know every tract of land.

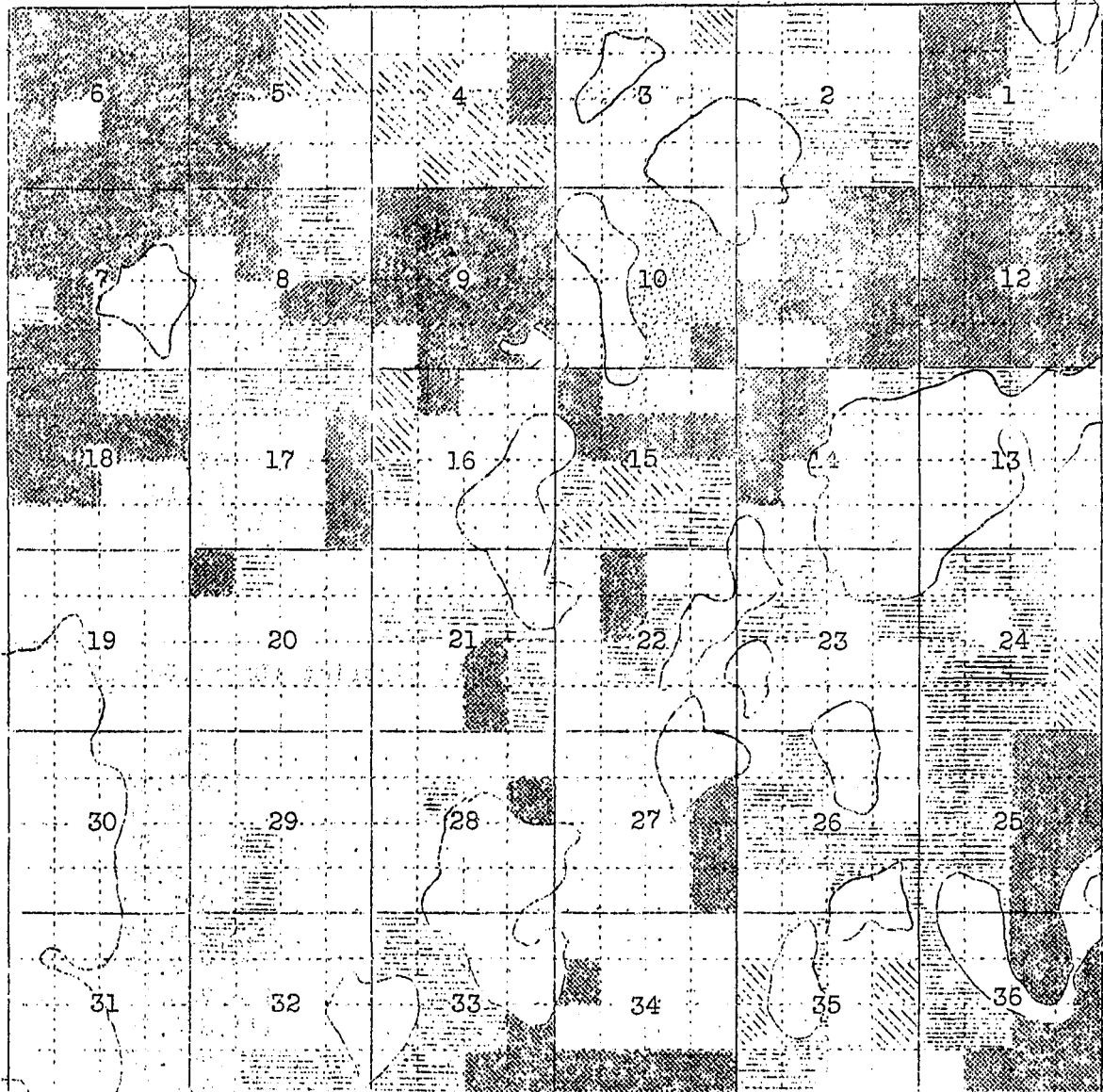
With data and map furnished them showing facts concerning their township and school districts, and with the knowledge of the township possessed by the committee, each committee was able in three or four hours' time to do a very creditable job of classifying land.






Committee members representing 52 townships classified the land in Cass County as shown on large county maps. A county map has been made showing the combined result of the land classification as done by the 52 township committees.

This county land classification map is too cumbersome and too expensive to reproduce to include in this report. Two copies, however, are available, one in the county auditor's office and one in the county agent's office. These maps may be examined by anyone wishing to do so.

The graph on page fifty-eight shows the total amount of land and the percentage of land placed in each class.

LAND TAX STATUS -- POWERS TOWNSHIP



-  Forfeited (red)
-  Delinquent 1931 & 1933 levies (brown)
-  Delinquent 1932 levy (green)
-  Delinquent 1934 - 1938 levies (yellow)
-  (white) Paid

A map similar to the above was prepared for each township committee. Land not colored is paying taxes. Land colored red, has forfeited for taxes. Land colored brown is delinquent since 1931 and 1933. Green land is delinquent since 1932, and yellow land is delinquent for 1934 to 1938. Ownership of each tract was indicated.

Statistics Similar to Those Given Below
Were Furnished Each Township Committee:

STATISTICS - POWERS TOWNSHIP

Valuation and Public Debt

Assessed Value of Real Estate	1936 -	50,498
	1937 -	39,330
	1938 -	38,286
Assessed Value on which tax was paid		21,059
Public debt chargeable against Town		18,199
Total Tax Rate (mills)		122.03
County		72.75
Town		17.07
School		31.12
Levy, 1937		4,737
Collection, 1937		2,830
Per Cent of Levy Collected		60%

School District Data - Data for Full District (Unorg. School District)

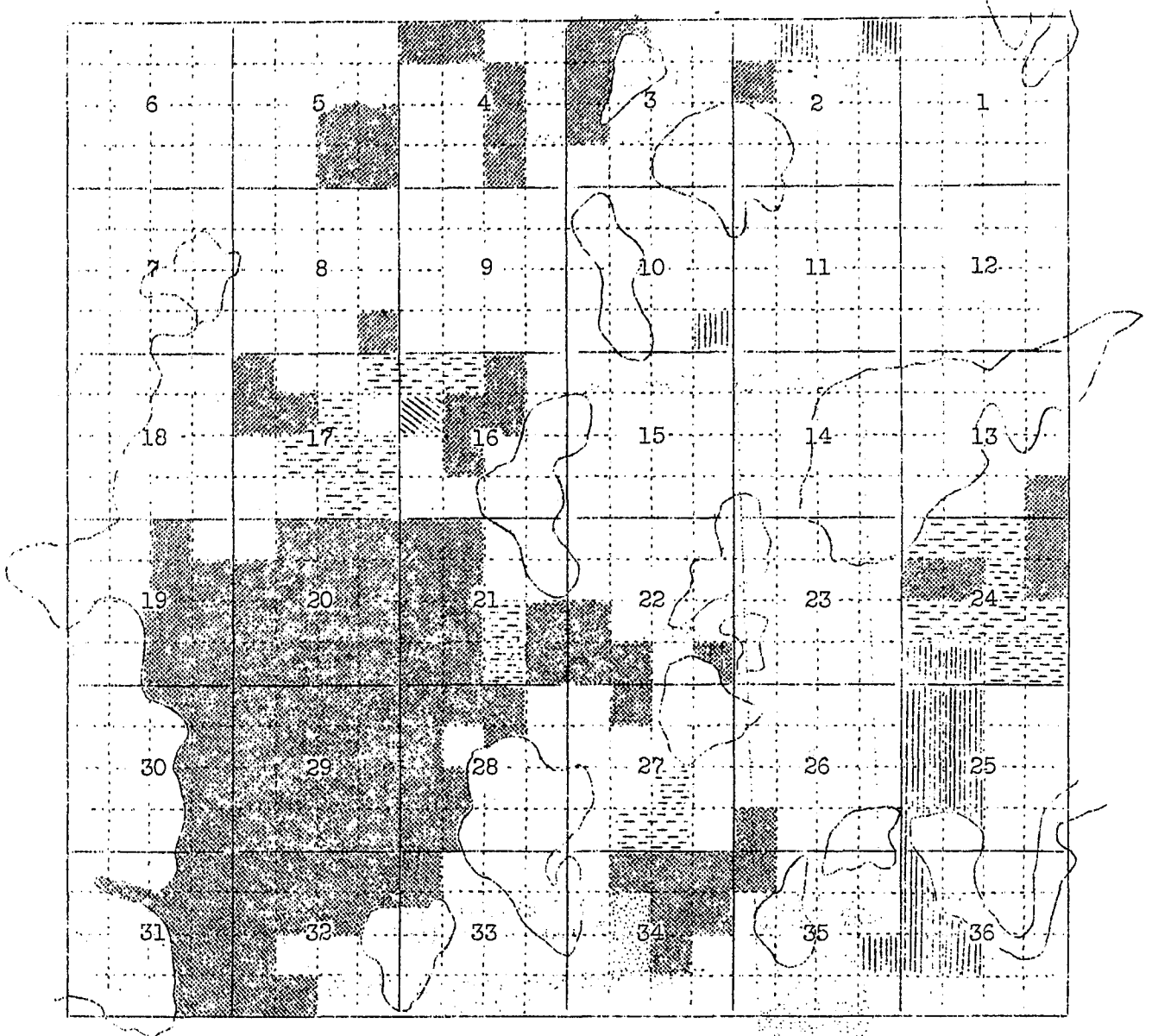
Total Enrollment	1,694
Average Daily Attendance	1,369.10
Maintenance cost per pupil	95.14
Total maintenance cost	130,265.83
Tuition	3,182.90
Teaching	52,091.27
Transportation	45,138.83
Other	29,852.83
Building Outlay	106,750.66
Total Receipts	111,302.55
From Local Taxes	19,962.10
State Aids	89,979.88
Other Sources	1,360.57







Total Acreage	18,469
Exempt	604
Rural Credit	274
Other Exempt	330
Total Forfeited	5,119
Private Forfeited	4,721
State Forfeited	398
Resold	316
Delinquent	7,137
Paid	5,609
Acres in Farms	7,461
Number of Farms	69
Average Crop Acres per Farm	36.42
Crop Acres	2,515

Public Welfare - AAA list, farmers only

Number on Old Age Assistance	1
Direct	1
Feed Loans	3

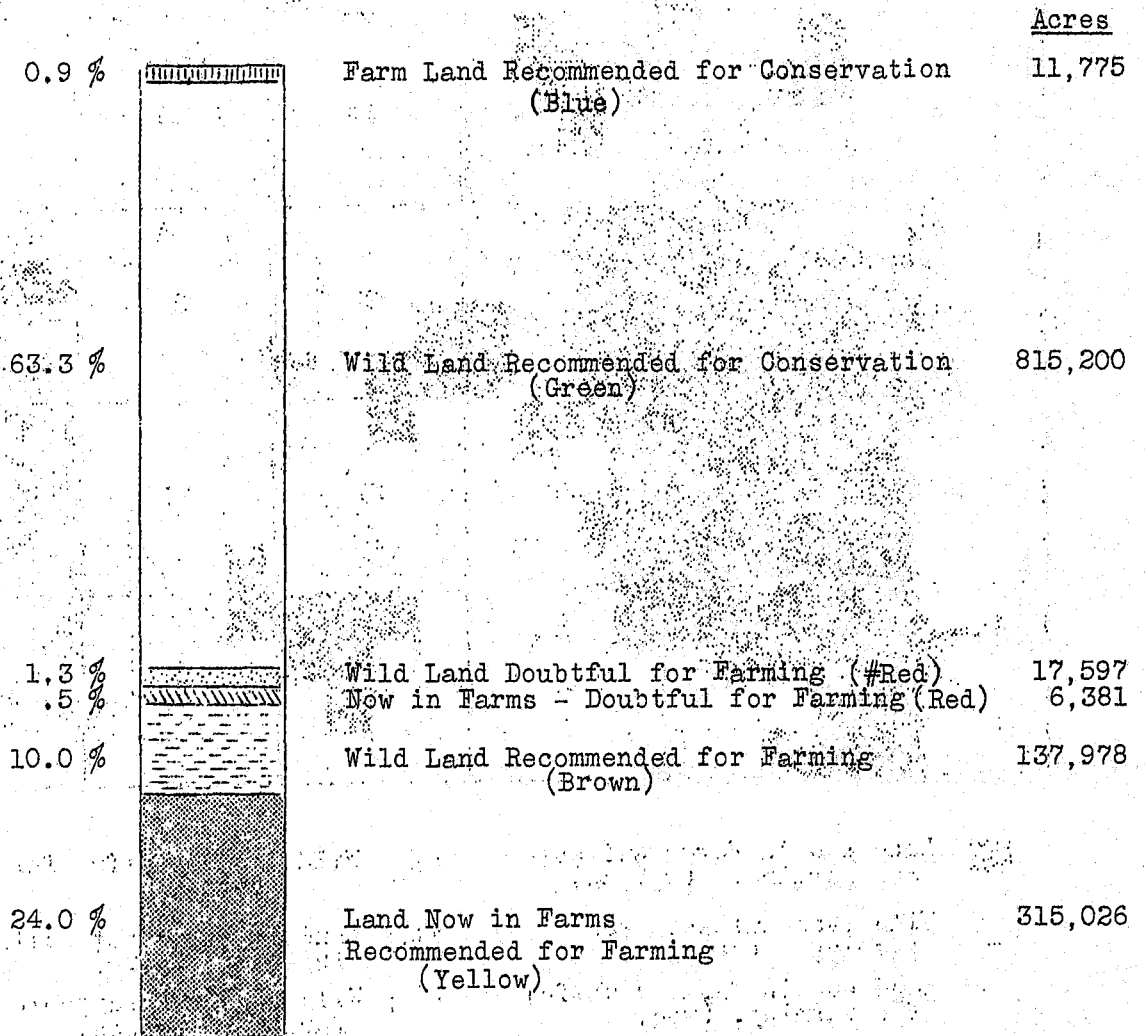
LAND-USE MAP -- POWERS TOWNSHIP



- | | |
|--|--|
|  Land now in farms suitable for farming. (yellow) |  Wild land doubtful for farming. (#red) |
|  Wild land suitable for farming. (brown) |  Land in farms not suitable for farming. (blue) |
|  Land now in farms doubtful for farming. (red) |  Wild land not suitable for farming. (green) |

A blank map was furnished each township committee, on which they could indicate their classification of land. The above map shows how the land was classified by Powers Township Committee.

Chart Showing Summary
of
Acres of Land Recommended for Various Uses
by
Town Boards



Summary of Land Use Classification By Townships

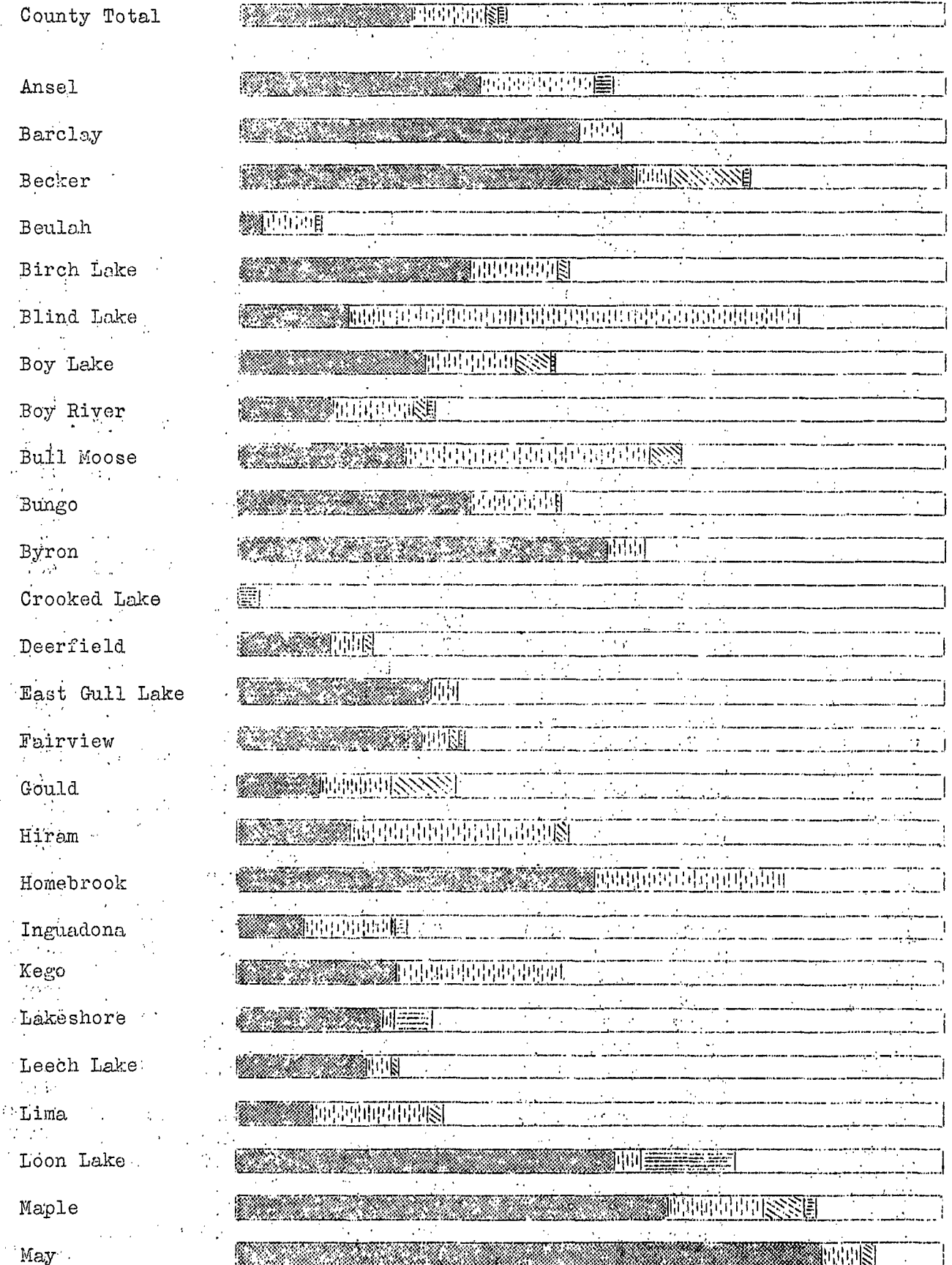
(For explanation of colors, see Graph on Page 58)

<u>Township</u>	<u>Total</u>	<u>Yellow</u>	<u>%</u>	<u>Brown</u>	<u>%</u>	<u>Red</u>	<u>%</u>	<u>Blue</u>	<u>%</u>	<u>Green</u>	<u>%</u>
Ansel	22890	7764	33.9	3640	15.9			640	2.8	10846	47.4
Barclay	10892	5244	48.1	639	5.9					5009	46.0
Becker	24263	13659	56.3	1194	4.9	2469	10.2	61	.3	6880	28.3
Beulah	22515	757	3.4	1683	7.5			140	.6	19935	88.5
Birch Lake	19277	6329	32.8	2376	12.3	320	1.7			10252	53.2
Blind Lake	22630	3450	15.2	14502	64.1					4678	20.7
Boy Lake	17002	4459	26.2	2143	12.6	813	4.8	80	.5	9507	55.9
Boy River	22160	2876	13.0	2526	11.4	421	1.9	193	.9	16144	72.8
Bull Moose	22630	5305	23.4	7885	34.8	960	4.3			8480	37.5
Bungo	22761	7482	32.8	2717	12.0	120	.5			12442	54.7
Byron	22707	11880	52.3	1240	5.5					9587	42.2
Crooked Lake	19493							520	2.7	18973	97.3
Deerfield	21521	2815	13.1	952	4.4	274	1.3			17480	81.2
East Gull Lake	5050	1378	27.3	190	3.8					3482	68.9
Fairview	23261	6028	25.9	868	3.8	320	1.4	98	.4	15947	68.5
Gould	21983	2554	11.6	2197	10.0	2025	9.2			15207	69.2
Hiram	17399	2735	15.8	4953	28.4	320	1.9			9391	53.9
Homebrook	23268	11788	50.7	6157	26.5					5323	22.8
Inguadona	21104	1992	9.4	2570	12.2	42	.2	364	1.7	16136	76.5
Kego	20863	4669	22.5	4920	23.5					11274	54.0
Lakeshore	8276	1708	20.6	120	1.5			450	5.5	5998	72.4
Leech Lake	14673	2713	18.5	520	3.5	136	1.0			11304	77.0
Lima	22715	2417	10.6	3665	16.2	515	2.3			16118	70.9
Loon Lake	11047	5943	53.8	389	3.5			1449	13.1	3266	29.6
Maple	23414	14373	61.3	3135	13.4	1443	6.3	385	1.6	4078	17.4
May	38508	31920	83.0	2208	5.6	760	2.0			3620	9.4
McKinley	22818	13599	59.6	2959	12.9	161	.7	240	1.1	5859	25.7
Meadow Brook	24596	9177	37.3	3754	15.3	1000	4.0			10665	43.4
Moose Lake	24660	14341	58.3	3880	15.7			989	4.0	5450	22.0
Pike Bay	19886	2734	13.7	868	4.4	80	.4	1934	9.8	14270	71.7
Pine Lake	19441	880	4.5					120	.6	18441	94.9
Pine River	22224	12615	56.8	6709	30.2	629	2.8			2271	10.2
Ponto Lake	19308	5698	29.5	997	5.2	80	.4	240	1.2	12293	63.7
Poplar	22799	13006	57.0	5581	24.6	200	.8			4012	17.6
Powers	18467	4446	24.1	908	4.9	40	.2	633	3.4	12440	67.4
Remer	19296	2967	15.3	2606	13.5			640	3.3	13083	67.7
Rogers	19708	870	4.4	360	1.8	802	4.1			17766	89.7
Salem	21510	2773	12.9	8013	37.2	1480	6.9			9244	43.0
Shingobee	35811	6833	19.2	879	2.5	437	1.2	120	.3	27542	76.8
Slater	21221	2188	10.1	4727	22.2	360	1.7	865	4.0	13081	61.6
Smoky Hollow	22632	1531	6.8	1041	4.6	320	1.4	320	1.4	19420	85.8
Sylvan	21413	10453	48.9	281	1.3	322	1.5	40	.2	10317	48.1
Thunder Lake	20108	885	4.4					192	1.0	19031	94.6
Torrey	20157	3477	17.2	1068	5.4	41	.2	328	1.6	15243	75.6
Trelipe	43848	1664	3.8	6309	14.4	4040	9.2			31835	72.6
Turtle Lake	31555	5096	16.1	3404	10.8	360	1.1	160	.5	22535	71.5
Wabedo	16505	989	6.0							15516	94.0
Wahnena	21538	3592	16.7	4283	19.9	860	4.0	113	.5	12690	58.9
Walden	22794	15436	67.7	1360	6.0	1117	4.9	120	.5	4761	20.9
Wilkinson	15081	7174	47.6	999	6.6	111	.7	340	2.3	6457	42.8
Wilson	11432	7980	69.7	3052	26.7	400	3.4				
Woodrow	16876	2385	14.1	550	3.3	200	1.1			13741	81.5
Total Org.	1098076	315027	28.8	137977	12.5	23978	2.2	11774	1.0	609320	55.5
Unorganized	205877									205877	100
TOTAL	1303953	315027	24.2	137977	10.6	23978	1.8	11774	.9	815197	62.5

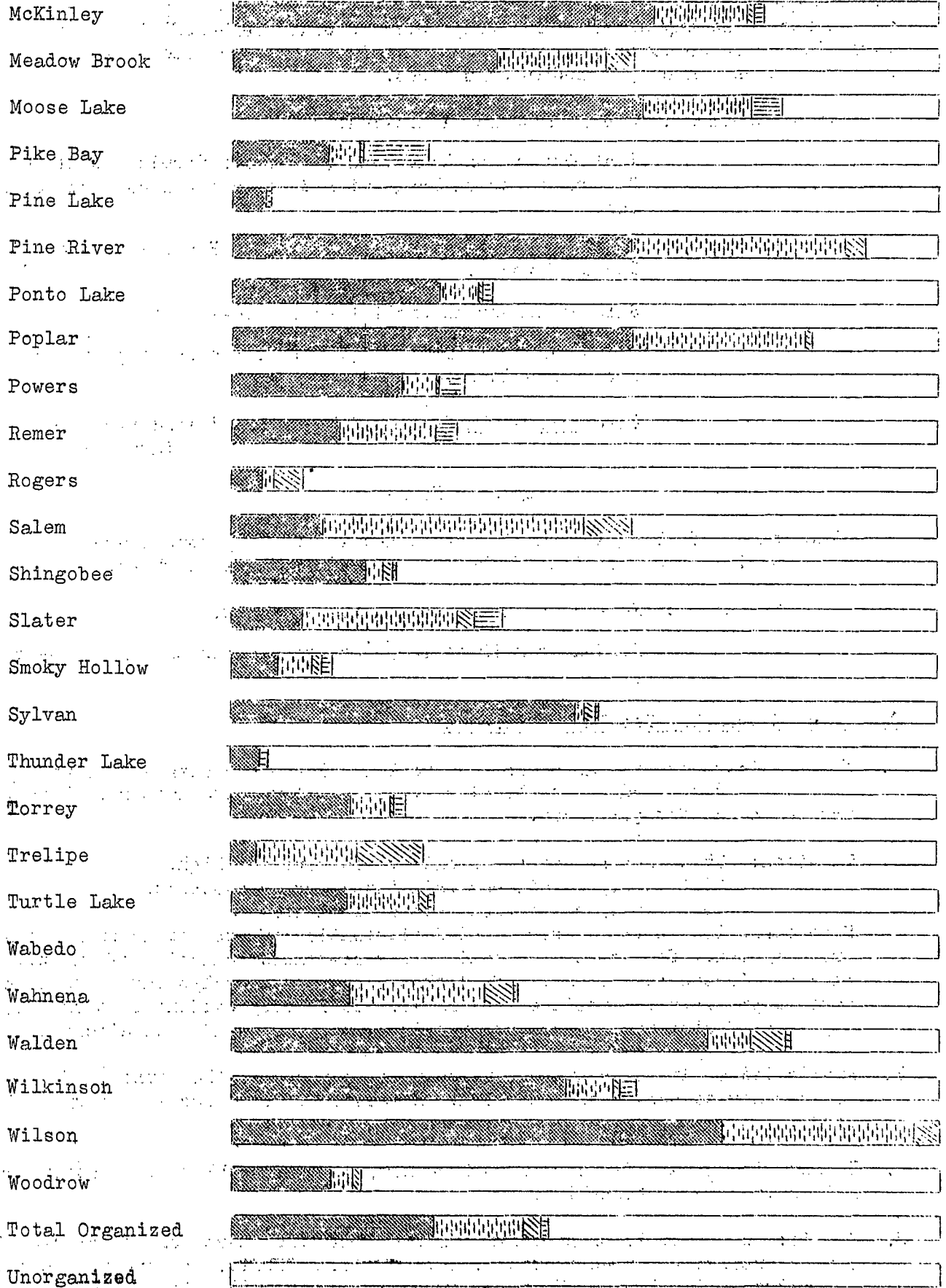
Summary of Land Use Classification
By Townships

(For explanation of shading, see graph on Page 58.)

Bar represents 100% of land.



Summary of Land Use Classification By Townships
(Continued)



TOWNSHIP COMMITTEE RECOMMENDATIONS

Besides classifying the land, each committee was asked to answer certain routine questions about its township and further to state any of its problems and to recommend any action which they believed would be beneficial to the township, schools, county, state or nation. Following are some of the major recommendations made by township committees.

They recommend: Use of land as classified.

That farmers on blue land (unfit for farming) sell to Government or exchange with State and relocate on better land.

Green land for conservation use for Federal, State and County forests.

Sale of timber in small lots to local settlers.

Use of land colored red (doubtful for farming) to be determined later.

Sale only of land colored brown (wild land recommended for farming).

Type of Farming

The general feeling is that livestock and livestock products are and should make up the major portion of the income of Cass County farmers.

They recommend: More cleared land and more livestock.

Needed from 10 to 100% more crop acres than at present.

Questions Raised But Not Fully Answered

1. Welfare is recognized as a serious problem. Large percentage of township committees recommended more local control in all welfare matters. This problem needs further study.

2. Taxation: 25 township committees said taxes were too high.
22 township committees said taxes were reasonable.
5 township committees made no comment.

Some township committees recommended elimination of exemptions on personal property tax. Some township committees recommended reduction of exemptions in State income taxes. A few feel that some sort of sales tax to replace part of property tax would be desirable. It is very evident that this is one important factor in land use and requires much more study and discussion.

3. Public indebtedness is quite serious in some parts of the county. No one seems ready to answer this problem. Evidently it requires some very serious study.

4. Tenancy is not a serious problem here now, but the problem of squatters was raised in several townships.

5. Credit; In general, present farmers feel that they have sufficient credit. Some expressed the view that they have too much credit, or have used credit to their own detriment. There is evidence that some credit for land

development could be profitably used. Likewise, some credit such as Farm Security loans for relocation of a few settlers and possibly to aid new settlers on undeveloped land might, if judiciously used, be of help to the county.

Some Individual Township Recommendations

The following are special recommendations by single townships:

1. Do something to enable drifters and squatters to get established on farms.
2. Advertise good land areas of county to attract new settlers.
3. Lower interest rates on farm loans.
4. Reduce debt, both public and private.
5. Use grub stake plan to aid W.P.A. and relief clients to get established on farms.
6. Bond and license real estate dealers.
7. Tax mineral reservations.

All of the above are real and live questions, and deserve further study.

Suggestions Based on Land-Use Study

The county agent and the two specialists working with him, in helping to carry out this land-use study, in attending meetings, studying the tables and charts used, and in meeting with township committees, naturally developed some ideas as to Cass County problems, resources, etc., and with a view to aiding the county committee in their work, make the following suggestions:

- First: Definitely zone against use for farming about 850,000 acres classified as unfit for farming.
- Second: Relocate settlers now living on 11,775 acres, classified as unfit for farming, by aid of land exchange law, government purchase, and Farm Security Administration loans
- Third: Consolidate so far as possible all farming on the 315,026 acres now in farms and suitable for farming and on the 137,978 acres of wild land classified as suitable for farming.
- Fourth: Offer for sale as rapidly as there is demand the 137,978 acres classified as suitable for farming.
- Fifth: Sell no land classed as unfit for farming. With 453,034 acres now in farms and recommended for sale for farms, and only 87,040 acres now in cropland, there is room for all probable expansion in farming that is likely to take place in the near future.
- Sixth: Sell as opportunity offers any timber ready to harvest on any tax-forfeited land classed as unfit for farming. Hold such land in public ownership and insist on reasonable forest practice in cutting such timber to protect future yields.

- Seventh: Set aside for conservation all land so classified, asking co-operation of State Conservation or Federal Forest Service in management of all such land in or adjoining present State or Federal forests.
- Eighth: Study advisability of using for county or community forests all small areas of conservation land not connected with State or Federal forests. This will serve two purposes:
- (a) Keep such land out of agricultural use, and
 - (b) Stimulate local interest in use and protection of conservation land.
- Ninth: To relieve county and local public debt situation, offer in selected areas to give up local trust in tax-forfeited land and give fee title to State or Federal Government in return for their paying or assuming bonded debt now outstanding against such land.
- Tenth: Use every legitimate means to foster and develop timber resources of the county, now representing about a quarter of a million dollars annual income. This industry may reasonably be expected to double in importance under careful management.
- Eleventh: Recognize and foster the tourist business which now brings to the county about \$1,000,000 in annual business and contributes many thousands of dollars in tax revenue. Cass County has especially favorable tourist attractions and offers opportunity for increase.
- Twelfth: The present tax load which is at least burdensome requires serious consideration. Two lines of attack are possible:
- (a) To cut down on tax expenditures, and
 - (b) To distribute tax burden to more people.

CASS COUNTY LAND-USE COMMITTEE RECOMMENDATIONS

After the educational land-use program was carried out in the county, a meeting of the County Land-Use Committee was called to consider what, if anything, might be done or recommended by the County Committee to improve conditions in the county. On February 15, the first County Committee meeting was devoted to studying:

- (1) Educational material used in committee meetings
- (2) Land classification and recommendations made by township committees.

The motion was made and approved, that the County Committee meet again on March 6, and in the meantime, study the matter presented, work done and recommendations made by township committees.

At the second meeting, March 6, 1940, the County Committee made definite recommendations on the following matters:

1. Land Classification

It appeared to the County Committee that the township committees had done a very satisfactory job of land classification. Therefore, the County Committee voted approval of classification as made. Inasmuch as there were very few settlers in the unorganized townships in the northern part of the county, and no township classification had been made of this area, and inasmuch as this area lies in the Chippewa National Forest, the County Committee automatically classified that whole area as conservation land.

2. Zoning

After considering the matter of zoning, the County Committee recommended that the county commissioners take action to zone the county into three districts:

- (a) Restricted --where all farming will be discouraged and conservation encouraged
- (b) Limited --where farming will be discouraged and summer residences and tourist business encouraged, and
- (c) Unrestricted --where farming and any other legitimate activity will be encouraged.

3. Relocation of Settlers

The Committee considered the following points: 11,775 acres of land occupied by 119 settlers was classified by township committees as land unfit for farming. All of these settlers are on poor land where they have little or no chance to succeed. Many are so located that road and school costs are excessive in comparison to the taxes they can pay. The committee recommended that every possible means be investigated and, if possible, used to aid their relocation on better land, better located. The following were considered as possible aids to accomplish this purpose:

- a. Purchase of land on which these settlers now live by Federal Government.
- * b. Land Exchange Law, - that is, permitting these settlers to exchange their land for State land of better quality and better location.
- c. Aid of the Farm Security Administration in helping to finance such relocation.

- * NOTE: The Committee recognizes the difficulties in the present interpretation of the Land Exchange Law and recommends that the law, as now written, be amended so it will make available for such exchanges all tax forfeited land.

4. Administration of Conservation Land

Inasmuch as the Chippewa National Forest includes a large part of the land in northern Cass County, and the three State forests -- Land O'Lakes, Pillsbury and Foothills State Forest -- are already in existence in the county, the land classified as conservation land in or near these forests, may well be administered by these agencies.

It was further recommended that other land classified as conservation land outside of these larger forests might well be designated as local, county, township, school or community forests and be administered by local agencies.

The Committee recommended that first aim in administration of conservation land be fire protection and efficient administration, so that these areas may yield best possible income to county and community.

It was recommended that sale of timber stumpage by Federal Government and State be made when possible in small lots to local settlers, thus retaining for the community the maximum benefit from such timber.

5. Taxation

The Committee considered the following facts concerning the tax situation in the county:

Delinquency and forfeiture have greatly increased the tax load of those who are still paying taxes.

The present burdensome debt and costs of operating present functions of county and local government will continue the need for rather large tax revenue.

The present tax revenue of the county is based on property tax, with little or no relation to earning power.

Many voters, who derive as much benefit from tax expenditures as property owners and have as high earning power pay little or no taxes, but can vote for tax expenditures as well as those who own property.

The welfare of present property owners and the success of new settlers, to whom it is hoped some of the good farm land now idle may be sold, are seriously jeopardized by present and future tax needs.

Therefore, the Committee feels that every effort should be made to spread the tax load, make more voters tax conscious, and relieve somewhat the present tax burden on property. To accomplish these purposes, the Committee recommends the following:

- a. Do away with exemptions on personal property.
- b. Place a sales tax on goods sold and earmark such taxes for welfare purposes.
- c. Lower materially exemptions allowed on State income tax.

The above new tax revenues should be used as replacement of property tax.

6. Welfare

Welfare is recognized as one of the county's major problems, taking 22.2% of the present total revenue of the county, plus large amounts of State and Federal funds. With a view to reducing welfare costs and aiding some of

those now on relief to become self-supporting, the Committee recommends careful consideration of the possibility of getting some of the more able-bodied of these welfare clients rehabilitated by means of the "grubstake" plan used in relocating settlers from the Beltrami Island Forest area.

7. Public Debt

Considering the burden of public debt in the county, and realizing the heavy debt load left on some communities as a result of tax forfeiture and reduction of acreage against which these debts become a direct lien, and considering the fact that the county, townships and school districts still retain 90% interest in forfeited land, the Committee recommends that wherever feasible, tax-forfeited lands classified as primarily suited for conservation be transferred to the State or Federal Government in fee, provided the State or Federal Government take over or pay the proportion of local public debt chargeable against such land.

8. County Resources

The general knowledge of the Committee, supplemented by this land-use study, brings clearly to view the fact that Cass County has three major industries.

a. Agriculture

Acreage now in farms	315,026
Acreage recommended for sale	137,978
Total available farm acreage	453,004

Number of farms	2,325
Probable number of new farms on land recommended for sale	1,000

Taxes paid by present farms (estimated)..70,000

Gross value of farm products produced for sale	\$1,340,000
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b. Recreation

Cass County has many lakes, fishing, hunting and a pleasant summer climate, which make it a place of great attraction to tourists, summer vacationists, fishermen and hunters. A rather careful estimate of these resources made by committees and by those best informed in those communities is as follows:

Tourist resorts, large and small	250
Valuation of these resorts	\$1,200,000
Taxes paid by resort owners (estimated).	40,000
Total visitors to the county per year.	250,000
Volume of business done annually	1,000,000
Summer Homes	4,000
Taxes paid on summer homes (estimated)	40,000
Non-resident fishing licenses sold in county	14,962
Other licenses	8,128
Amount paid on these licenses (non-resident fishing)	39,390

Above license figures are exact, as they were furnished by county auditor.

c. Timber

There are 61 saw mills, 5 lath mills and 7 shingle mills in Cass County. The total production of these mills in 1938 was about 16,000,000 board feet, worth - as sold in or from the county - about \$250,000.00. These mills and the timber industry pay annually in taxes about \$10,000.00.

With about 300,000 acres of timber land now producing about a quarter of a million dollars gross products annually, it is reasonable to expect the importance of this industry to increase, if the 800,000 to 900,000 acres in the county now classed as not useful for farming are protected and given a chance to produce.

With the above considerations in view, the Committee recommends a co-ordinated program to encourage the development of these three major resources and judicious advertising to attract tourists. The Committee feels that each supplements the other. Control of forest fires and the growth of the timber industry add to the recreational value of the county. Timber and the labor it provides, also the tourist industry, aid agriculture by increasing local demand for farm products and by furnishing seasonal employment.

9. School Costs

It appears to this Committee that there has been a tendency on the part of school boards to exceed income in school expenditures. The Committee believes that in future building programs and other school affairs, those in charge of administration should study present and future needs, but should bear in mind the tax burden, and not mortgage the future too heavily.