

Forest Supervisor

November 5, 1948

J. W. Trygg, District Ranger

L - Acquisition, Superior, Purchase, Roadless Area (IWL-Berglund Estate)

Reference is made to your letter of October 18.

The Berglund property on Knife Lake is now in the process of being probated. Miss Dorothy Moltzer who has been Mr. Berglund's private nurse during the past several years is now residing at the resort. In my interview with her this week she informed me that the property will be turned over to her. Whether she will acquire it through a will or has made a claim against the estate for services rendered is not known. She appears to be quite set on making her home there, evidently placing sentimental values above all other alternatives. I learned from her father that he came to Knife Lake with Mr. Berglund over 20 years ago and had spent his summer vacations there ever since. Miss Moltzer took complete care of Mr. Berglund during the past 5 or 6 years since he was in ill health, and consequently sacrificed her time in caring for him both winter and summer.

Assuming that she would acquire the property I asked her if she would be willing to dispose of it by sale to the government. She said that she would not be willing to do so since she will make it her home and reside there the year around. She does not contemplate any additional developments, but will maintain the improvements that are there now and use them for resort purposes as in the past. I then informed her of our joint acquisition program with funds from the IWL Endowment whereby it may be possible that they would be willing to purchase on a basis of her reserving life estate use of the property. I explained all the details of such a negotiation, covering cash payment or land exchange possibilities. She would not commit herself on this, although she showed interest by asking several questions on it.

In view of this I suggest the following:

1. That your office endeavor to learn the status of the Berglund Estate, since I could not find out how or where the case is being disposed of. There may be a possibility she has filed a claim to the estate for possession of the property in lieu of monetary claim for services rendered Mr. Berglund in the absence of a will. Perhaps if the administrator is contacted something could be negotiated with him in the event there are other heirs since I have understood he has a brother still living.
2. If she will become the owner then I recommend that we endeavor to acquire it from her on a life time use basis, offering her a land exchange suitable to her for the actual land, and purchase the property by IWL Endowment funds. There are 4 good sized cabins with several utility buildings perhaps valued at approximately \$5,000. I feel that a fair offer would be \$3,000 on the above basis. We may be able to obtain an option from her now before she actually acquires the property. I will appreciate being informed what action you desire to take. I expect to make a trip to Knife Lake this coming week.