

KAWISHIWI DISTRICT

PROVISIONS OF THE ACTS OF MARCH 1, 1911, AND JUNE 7, 1924

in consideration of the purchase of the lands herein described, subject to the reservations, exceptions, or

Approximate total cost of offered acreage, \$ 19,500.00

135

DETAILED STATEMENT AND ANALYSIS OF ELEMENTS OF VALUE AND APPRAISAL

SOIL VALUATION

| | Acres | Unit Price | Total Value |
|--|-------|-------------------|--------------------|
| Recreational Land | 9.75 | \$550.00 | \$ 5,362.00 |
| Residence, three cabins and other improvements | | | 14,138.00 |
| Total | | | \$19,500.00 |
| Average recreational land value per acre----- | | \$ 550.00 - Total | \$ 5,362.00 |
| " improvements | | 1,450.00 - " | 14,138.00 |
| " combined | | 2,000.00 - " | 19,500.00 |

This property is a group of improved islands in the western end of Knife Lake.

Knife Lake is part of one of the most heavily used canoe routes along the international border. It is also part of the route used by the fur traders and Indians to get from Grand Portage on Lake Superior to the west.

This property is the only improved property between Saganaga and Basswood Lake, and acquisition of it is essential to the restoration and preservation of the wilderness characteristics of the Boundary Waters Canoe Area.

Land values are based on comparison of this tract with other lands which have been sold in the area, and building values are based on a cost of replacement less depreciation.



SUBMITTED TO N.F.R.C.

~~NOT APPROVED~~

~~HELD IN ABEYANCE~~

CONDITIONALLY APPROVED

JUN 7 1961

RF
2015.008.037