

ANNUAL REPORT  
of  
CLEVELAND IRON MINING COMPANY  
LAND DEPARTMENT  
NEGAUNEE, MICH. - NOVEMBER 30TH., 1908

**RECEIVED**  
JAN 26 1909

- CLEVELAND IRON MINING COMPANY -

The receipts show a decrease of \$1019.07. This, however, is not a true statement for the reason that in 1907 was included \$2960.78, donated rents. This year for the same purpose \$215.75 was donated, showing a decrease in donations of \$2745.03, or an increase in actual rents received over the previous year of \$1725.96. The delinquent rents are being well collected, and this item will show less collectiins each year. A special effort is made to get after this matter vigorously, monthly, and keep the accounts in collectible shape. This requires persistent work and it is followed up systematically.

Taxes. The taxes for the year show an increase of \$1857.78, of which \$1887.14 are taxes on the Nebraska Location only. With this deduction the taxes would show a saving of \$29.36 over the previous year.

In the Nebraska, Hard Ore and Marquette Locations the Company pays the entire ground tax, the tenants merely paying a ground rental. This tax was formerly assumed by the Mining Department, who also collected the rents. The ground rental in the Nebraska Location amounts to about \$1250.00 yearly. This shows a yearly deficit of over \$600.00 in this location. The Hard Ore and Marquette locations are not assessed separately, consequently the rentals in these locations show a correspondingly large net receipts. Under the present situation with reference to the Nebraska Location, it will be impossible for the Land Department to show any different results.

If it is desirable not to have the tenants pay the taxes, the Mining Department should at least assume the taxes on account of the necessity for having the lots and land remain in the present condition. On the other hand, it might be only equitable that the Mining Department be credited with the rents received. I recommend, however, that the Land Department look after all rents and leases of lands, etc., and be responsible for them, and not have the different Departments looking after odd lots or descriptions, collecting various rents and paying miscellaneous taxes. With the present system it is very easy for errors to creep in, and odd parcels of land that may be occupied overlooked, possibly causing trouble when it is desired to take possession.

The collection of rents, and other matters pertaining strictly to the supervision and handling of lots, leases, miscellaneous parcels, etc., requires close

and active supervision, and is of such a large scope that this business should be looked after by one Department. It might be desirable to have the different departments look after certain areas in close proximity to the various operations; however, the items just mentioned could be handled by the Land Department and the receipts, if any, turned over to the Department affected and a charge made to them for services rendered. The Land Department's records are now in such shape that it can handle all matters pertaining to lands, lots or miscellaneous parcels, and rents, leases, taxes, etc.

The Land Department assumed the collection of rents in the above mentioned locations commencing September, 1907. It did not, however, pay any of the taxes on these locations for that year.

CLEVELAND IRON MINING COMPANY

LAND DEPARTMENT

COMPARATIVE STATEMENT OF RECEIPTS FOR YEARS 1907 AND 1908

RECEIPTS	1908	1907
Bancroft Location Lot Rents	204.00	936.50
North Location Lot Rents	3430.46	6092.76
First Cleveland Location Lot Rents	2200.76	2552.20
Miscellaneous Lot Rents	887.56	898.39
Second Addition Lot Sales		181.67
Farm Rents	624.66	823.35
Second Addition Lot Rents	40.50	82.00
Miscellaneous Rents		20.00
Nebraska Lot Rents	1628.92	908.75
Marquette Lot Rents	1531.00	322.00
Hard Ore Lot Rents	1164.92	125.00
Hematite Lot Rents	113.00	
Interest	22.77	
Sales of Land & Timber	75.00	
TOTAL	11923.55 *	12942.62 *

\* Donated Rents Included.

1907	2960.78
1908	215.75

CLEVELAND IRON MINING COMPANY

LAND DEPARTMENT

COMPARATIVE STATEMENT OF EXPENDITURES FOR 1907 AND 1908

EXPENDITURES	1908	1907	1908	1907
OPERATING LAND DEPARTMENT			2011.98	2802.62
Salaries	950.27	1362.25		
Traveling	33.40	92.05		
Papers & Periodicals	3.41	3.87		
Postage	27.35	40.64		
Telephone & Telegraph	31.94	40.20		
Stationery & Printing	99.41	129.90		
Stable Expense	66.23	108.97		
Freight & Express	4.51	3.69		
Livery	.20	1.52		
Solicitor & Legal Expense	59.39	98.68		
Janitor	9.00	14.25		
Engineering	59.13	215.20		
Forestry	111.88	77.63		
Furniture & Fixtures	23.83	73.00		
Office Yard	13.14	16.03		
Abstracts & Recording	13.65	5.85		
Petty Office Expense	5.61	7.18		
Fuel & Light	20.87	30.82		
Repairs Agent's House		26.19		
Agent's Yard		.94		
Donations	61.75	6.25		
Repairs Office Building	3.42	42.38		
Paying Taxes		1.34		
Accountants' Meeting	3.82	1.17		
Land Looking	107.74	153.31		
Advertising	.75	20.80		
Taxes	15.98	21.99		
Settlers' Expense	26.62	15.98		
Drayage		.05		
Rental Agent's House	15.00	15.00		
Collector	193.80	175.20		
Inventory	.20	.29		
Sidewalk Repairs	.21			
Bonds	2.25			
Fire Protection	16.78			
General Welfare	30.44			
TAXES PAID	3551.08	1692.73		
Balance - Taxes Paid	375.98	897.39		
Credits - Accounts Recv.	317.18	339.85		
Del. Taxes -				
Farm Rents Recv.	177.33	200.89		
Actual Taxes Charged Treasurer			3432.55	2049.38
TOTAL EXPENDITURES			5444.53	4852.00

CLEVELAND IRON MINING COMPANY

LAND DEPARTMENT

STATEMENT OF RECEIVABLE ACCOUNTS FOR YEAR 1908

ACCOUNT	AMOUNT DUE NOV. 30, 1907	AMOUNT CHARGED DURING 1908	AMOUNT RECEIVED DURING 1908	AMOUNT DUE NOV. 30, 1908
Baneroft Lot Rents Rec.	215.74	228.00	204.00	239.74
1st Cleveland Lot Rents Rec.	800.74	1943.27	2228.01	516.00
North Loc. Lot Rents Rec.	2272.89	3280.00	4020.46	1532.43
Miscellaneous Lot Rents Rec.	470.00	852.98	1158.06	164.92
Farm Rents Rec.	331.21	568.08	875.50	23.79
2nd Addition Lot Rents Rec.		48.00	40.50	7.50
Nebraska Lot Rents Rec.	2055.00	1239.50	1643.92	1650.58
Hard Ore Lot Rents Rec.	1070.75	720.00	1164.92	625.83
Marquette Lot Rents Rec.	1610.00	1024.00	1582.00	1052.00
Del. Taxes - Farm Rents Rec.	239.30	177.33	225.45	191.18
Del. Taxes - N. Loc. Lot Rents Rec.	101.69	133.80	110.07	125.42
Hematite Lot Rents Rec.	85.00	28.00	113.00	
Del. Taxes - 1st Cleve. Lot Rents Rec.		59.74	27.25	32.49
	9252.32	10302.70	13393.14 *	6161.88

\* Donated Rents - 215.75  
 Correcting Entries - 1151.09

CLEVELAND IRON MINING COMPANY

LAND DEPARTMENT

COMPARATIVE STATEMENT OF FARM LEASES FOR YEARS 1907 & 1908

	1908	1907
In Force Beginning Fiscal Year	27	27
Issued During Fiscal Year	<u>3</u>	<u>0</u>
Total	30	27
Abandoned During Fiscal Year	<u>3</u>	<u>0</u>
In Force End of Fiscal Year	27	27
Acres Under Lease Beginning Fiscal Year	512.30	541.30
Acres Leased During Fiscal Year	<u>69.00</u>	<u>        </u>
Total	581.30	541.30
Abandoned During Fiscal Year	<u>40.00</u>	<u>29.00</u>
Under Lease End of Fiscal Year	541.30	512.30
Total Rental	571.00	571.00
Average Rental Per Lease	21.15	21.15
Average Rental Per Acre	1.06	1.09

CLEVELAND IRON MINING COMPANY

LAND DEPARTMENT

CONDITION OF FARM LEASES - NOVEMBER 30TH, 1908.

LEASE NO.	LESSEE	DESCRIPTION	ACRES	RENTAL	AMOUNT PAID 1908	AMOUNT DUE	VALUE OF IMPROVEMENT	ACRES CULT'D	REMARKS
1	The Pittsburgh & L.A.I. Co.	N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$	3-47-27	20.00	20.00	37.50	8.91	300.00	10.00
5	Oliver Umuth	Pt. of NW $\frac{1}{4}$ of NE $\frac{1}{4}$	11-47-27	2.00	12.00	13.20	1.28	600.00	1.50
6	Ole Gustad	Pt. of Sec. 2 and	11-47-27	35.00	35.00	56.00	19.44	1500.00	2.00
7	Andrew Hanson	Pt. of Section	11-47-27	65.00	60.00	60.00	20.00	1500.00	15.00
8	Thomas Richards	Pt. of Section	11-47-27	20.00	20.00	32.00	11.11	1500.00	5.00
9	Andrew Arntson	Pt. of NE $\frac{1}{4}$ of NE $\frac{1}{4}$	11-47-27	15.00	15.00	30.85	59.97	650.00	5.00
10	Daniel Norberg	Pt. of E $\frac{1}{2}$ of	11-47-27	25.00	25.00	65.00	13.25	300.00	5.00
11	John Anderson	Pt. of Section	3-47-27	41.00	35.00	54.68	19.15	3200.00	30.00
13	Thomas Richards	Pt. of Section	11-47-27	20.00	15.00	27.00	11.11	500.00	2.00
15	August Pihlaja	Pt. of NE $\frac{1}{4}$ of	11-47-27	25.00	25.00	40.00	8.33	500.00	10.00
16	Samson Champion	Pt. of Section	11-47-27	40.00	25.00	104.61	17.82	600.00	8.00
17	L. J. Larson	SE $\frac{1}{4}$ of SE $\frac{1}{4}$	3-4-48-27	40.00	35.00	48.60	13.07	1000.00	
18	Jas. Pascoe & J. H. Gill	Pt. of Section	11-47-27	20.00	15.00	15.00		40.00	
18	John R. Stokoe	Pt. of Section	11-47-27	20.00	15.00	15.00		40.00	Abandoned Used as Pasture.
19	August Goethe	Pt. of Section	3-47-27	6.50	12.00	15.19	3.62	300.00	5.00
20	Chas. Johnson	NW $\frac{1}{4}$ of SE $\frac{1}{4}$	3-4-48-27	40.00	20.00	33.58	13.07	425.00	17.00
21	Aug. Goethe	Pt. of Section	3-47-27	6.50	20.00	23.19	3.62	340.00	3.00
22	Alexander Swanson	Pt. of Section	3-47-27	15.00	20.00	84.88	8.33	1500.00	7.00
113	Aug. Goethe	Pt. of NW $\frac{1}{4}$ of SE $\frac{1}{4}$	3-47-27	1.00	5.00	5.00		40.00	1.00
120	James Pascoe	Pt. of Section	2-47-27	20.00	50.00	50.00		600.00	23.00
120	John R. Stokoe	Pt. of Section	2-47-27	2.00	10.00	10.00	19.17	200.00	5.00
121	Cyrille Tourville	Pt. of Section	2-47-27	1.00	10.00	15.83		50.00	2.00
124	F. Braastad	SE $\frac{1}{4}$ of SE $\frac{1}{4}$	3-4-48-27	40.00	35.00	48.60			
135	John Bray	Pt. of SE $\frac{1}{4}$ of SE $\frac{1}{4}$	2-47-27	1.50	5.00		7.50	60.00	1.50
139	Julius Terras	Pt. of N $\frac{1}{2}$ of NE $\frac{1}{4}$	2-47-27	4.80	5.00	5.00		60.00	2.00
140	August Goethe	Pt. of Section	3-47-27	5.00	5.00				
168	Samson Champion	Pt. of Section 11 and	14-47-27						Pasture
788	Chas. Sjostadt	Pt. of Section	2-47-27	6.00	12.00	6.00	6.00	100.00	5.00
793	Axel Hakko	Pt. of Section	2-47-27	29.00	25.00	39.58	16.25	100.00	5.00
			541.30	571.00	913.29	261.64	15315.00	170.00	



CLEVELAND IRON MINING COMPANY

LAND DEPARTMENT

LAND ACREAGE - NOVEMBER 30TH, 1908.

TOWN	RANGE 27 WEST			R. 26 W.		R. 25 W.		R. 5 W.		TOTALS	
	SEC.	FEE	MIN.	SEC.	FEE	SEC.	FEE	SEC.	FEE	FEE	MIN.
48 N	34	120.00	40.00	9	20.00					140.00	40.00
47 N	2	473.81	126.15			3	157.54			1934.75	126.15
	3	110.45									
	10	241.95									
	11	633.20									
	14	157.80									
	22	80.00									
	23	80.00									
		1777.21					157.54				
								17	120.00	400.00	
								18	80.00		
								19	80.00		
								20	120.00		
									400.00	400.00	
										2474.75	166.15
GRAND TOTAL -											2640.90

NOTE:

o The Cleveland Iron Mining Company owns an undivided half of 40 acres in Section 9-48-26, therefore considered as 20 acres in FEE.

CLEVELAND IRON MINING COMPANY

LAND DEPARTMENT

COMPARATIVE TAX STATEMENT FOR YEARS 1907 AND 1908

TOWNSHIP	ACREAGE		VALUATION		AMOUNT OF TAX		VALUE PER ACRE		TAX PER ACRE	
	1907	1908	1907	1908	1907	1908	1907	1908	1907	1908
Ishpeming City	120.00	80.00	900.00	600.00	40.78	26.14	7.50	7.50	.340	.327
Ishpeming City			5225.00	112500.00	1560.49	3430.78				
Marquette City				180.00		1.53				
Tilden	160.00	160.00	1040.00	1040.00	25.79	26.86	6.50	6.50	.161	.167
Sands	157.54	157.54	800.00	800.00	20.10	22.51	5.09	5.09	.128	.143
St. Ignace City			200.00	200.00	8.19	8.49				
Moran	400.00	400.00	450.00	580.00	23.49	20.31	1.50	1.45	.059	.051
	837.54	797.54	56245.00	115900.00	1678.84	3536.62				

NOTE:-

The tax in Ishpeming City is higher on account of this Department taking over Nebraska Hill Location.