
ADJOURNED MEETING, CHICAGO, NOVEMBER 9, 1886.

The Board met pursuant to adjournment at the office of S. M. Millard, Esq., 115 Dearborn street, Chicago, November 9th, at 10 a. m.

Present—Trustees Bennett, Cobb, Earle, Eisenmayer, McLean, Millard, Pearman, and Paden.

Absent—Governor Oglesby and Mr. Landrigan.

The Secretary being absent, Mr. McLean was appointed Secretary *pro tempore*.

The minutes of last meeting were read and approved.

Mr. Francis M. McKay of Chicago presented his commission from the Governor, appointing him a member of this Board, *vice* Trustee Follansbee, resigned, was duly sworn and took his seat.

The Hon. Samuel Dysart, acting President of the State Board of Agriculture, was present and invited the Trustees to attend the opening meeting of the Exhibition given by the Board of Agriculture in the evening; the invitation was duly accepted.

The regular order of business, being the discussion of the appropriations to be asked of the coming legislature for the years 1887 and 1888, was taken up and considered at length. On motion of Mr. Eisenmayer, a committee of three was appointed to present an estimate of appropriations to be asked for the ensuing two years, to report at the next regular meeting. The President of the Board, Mr. Millard, Regent Peabody, and Mr. Bennett were appointed as this committee.

On motion of Mr. Earle a committee consisting of the Regent and Messrs. Cobb, Bennett, Millard, and Earle were appointed to report at the next regular meeting plans and estimates for constructing and operating a Ladies' Hall and Boarding House, to accommodate not less than one hundred students; also plans and estimates for constructing a Men's Dormitory, to accommodate not less than one hundred students.

Adjourned to half past two in the afternoon.

AFTERNOON SESSION.

Present—Messrs. Bennett, Cobb, Eisenmayer, McLean, McKay Pearman and Paden. Mr. Bennett in the chair.

The Regent presented the following report upon his examination of the lands in Minnesota owned by the University.

REPORT ON MINNESOTA LANDS.

To the Trustees of the University of Illinois:

GENTLEMEN—Pursuant to your instructions, since the last meeting I have visited the lands held by the University in the counties of Pope, Renville, and Kandiyohi, in Minnesota. I personally identified and examined all but twelve of the one hundred quarter sections. These twelve lay somewhat remote from the others, and I did not think the visit to them required at this time.

The lands are all prairie, generally smooth, and with perhaps half a dozen exceptions, the sections are as good as that section of the country will afford. The soil is a light, friable loam, not usually very deep, but easy to cultivate, and quick to come forward in the spring. The cultivated farms in the vicinity show excellent crops of small grain harvested during the present season, the common yield having been 30 bushels of wheat, and 35 to 40 of oats to the acre. Little corn is seen, and that little is not specially valuable.

The lands may be described in two groups. The first group lies in the township of Bangor and Lake Johanna, in Pope county, from 9 to 18 miles distant from Glenwood, the county seat. A new railway, the Minneapolis and Pacific, has been graded and ironed, and is now about ready for traffic, running through Pope county, from Minneapolis, about 140 miles westward. It forms part of the "Washburn System" of roads, and will be extended far west into Dakota. Its eastern connections are under construction, via Northern Wisconsin and the Sault Ste. Marie, to join the Canadian system of railways. Its construction and equipment appears to be first-class, and it will evidently be an important factor in the Minnesota railway system.

This road passes through Bangor township, cuts two of our quarter sections diagonally, and brings all our tracts in that township within one to four miles of its stations. The tracts in the next township are only a little farther away, but none are more than six miles from a station. The Little Falls branch of the Northern Pacific Railway passes about twelve miles from the nearest of our lands, on the north. The next nearest railway is one of the Manitoba lines, about 30 miles away to the south.

A road is projected, and may be built, which will come very near to, if it does not touch, some of the western pieces of this group of our lands. This road, if built, will be part of a system running southwestwardly from Duluth,

The north part of Bangor township is well settled, and shows a good many fine farms. Much railroad land is yet for sale in this vicinity at prices ranging from \$5 to \$9 per acre. Some choice pieces would probably bring \$10, but the most of our lands would not now bring more than \$6 per acre. The building of the new road has already added to the value of the lands, and its effect will be more marked when the road comes to be actively operated.

I am of the opinion that the present is not a favorable time to attempt to sell these Pope County lands; but I think the time will come in the near future, after the roads have brought the people to view this country, and especially if the price of wheat should materially advance, when the property

may be offered for sale, and be disposed of at good prices. From being the least desirable of the Minnesota lands, these lands have now become the most promising. I believe the present policy is to wait for developments.

The other group of lands, about 9,000 acres, is about equally distributed on either side of the line which separates Renville and Kandiyohi counties. These lands may be reached from Bird Island, the principal town in Renville county, on the line of the Chicago, Milwaukee and St. Paul Railway, or from Willmar, the county seat of Kandiyohi county, on the southern line of the Manitoba railway. The lands lie about midway between these two lines of road, and are from 10 to 15 miles distant from the nearest stations. There is much talk about projected lines of cross roads which would come nearer to these lands, but none that I could believe worthy of much confidence.

These counties contain a large amount of railroad lands yet unsold. Until this fall there has also been considerable land for sale belonging to the State, but this has within a few weeks been all sold at low prices and on easy terms. Through an agency in Chicago, the railroad companies are sending in actual settlers in considerable numbers. I found a good many new dwellings and new breakings, together with a goodly number of farms of longer standing, along the lines of my travel. The railroad prices are from \$4 to \$9 per acre, one-third cash, and the balance on long time at 7 per cent. The State had lately sold land at \$3 to \$5 per acre, most of the price to lie 15 years at 6 per cent.

I think we may have to hold these lands from 5 to 7 years, unless some peculiar change which we can not now foresee should occur. I believe it will pay the University and the State to hold these lands; and that the processes which will give them value are now going forward as rapidly and surely as we can expect.

I found that a second entry had been made upon the S. E. $\frac{1}{4}$ Sec. 18, 124, 36, and that the land had been transferred under that entry several times. The tract has not been improved. On my return to the University I wrote to the Commissioner of the General Land Office, and have received answer stating that this conflict has already been decided in favor of the University.

You have also heard of a conflict as to the S. E. $\frac{1}{4}$ Sec. 24, 124, 36. I found that this tract has been transferred under the patent issued to another party in pursuance of an entry subsequent to ours, and that the land is now under improvement. I also found that the S. W. $\frac{1}{4}$ of the same section has not been entered upon or improved; it is in every respect as good as the S. E. $\frac{1}{4}$, so that in fact it would be hard to say that one tract is better in any respect than the other. If the Land Office should continue to take the view of the case which was expressed to me by its officers in conversation last spring, the simplest solution would be for the University to accept the S. W. $\frac{1}{4}$ in lieu of the S. E. $\frac{1}{4}$, and I would recommend that authority be given to the President of the Board to take such steps as may be necessary to make this transfer, if the Land Office should agree thereto. Otherwise it will remain to be seen whether the Land Office can put the University in possession of the land without resort to legal process in the courts.

I found four cases in which parties were wrongfully occupying or using our land:

1. Peter Olson, a Swede, is on the S. E. $\frac{1}{4}$ of Sec. 25, 124, 36, in Pope county. He moved his log house upon the land last spring. Has done no breaking. Is old and poor, and will probably not stay if directed to leave.
2. There is breaking on N. W. $\frac{1}{4}$ 13, 124, 37, by a man living near whom I could not find.
3. August Anderson has built a house and done large amount of breaking on the N. W. $\frac{1}{4}$ of Sec. 10, 117, 35. I saw him, but could not converse with him very much. He knows that the land is University land, and says that he will buy when it is offered for sale. I have since had a letter of inquiry on his behalf from a person in Willmar. The man has chosen the best 80 acres of the section; went on last spring; has not raised any crop.
4. Peter Hagstrum, a Swede, has broken a considerable part of the S. W. $\frac{1}{4}$ of the same section. I could not find him. Inquiry among the settlers of the vicinity shows that both Anderson and Hagstrum know very well where they are, but that they have an idea that in equity, if not in law, they will establish a sort of claim to the land, or to a pre-emptive right of purchase, by making actual settlement upon it.

On the day before I left my work in Minnesota I learned a fact concerning some decisions of the Supreme Court of the State which may be cause of a little uneasiness. It is well known that the University, through its treasurer, has paid taxes on all these lands, year by year, and that he or the State Auditor holds receipts for the taxes so paid. I suppose that all parties have rested in the opinion that in these respects the interests of the University were secure. It now appears that the Supreme Court of Minnesota has decided that if for any cause—accident, neglect, collusion or otherwise—the county officers shall have included any of these lands in those offered for sale for delinquent taxes, and the land have been so sold, etc., that the tax title thus acquired is good even against the owner who has paid his taxes regularly, and holds the evidence that he has done so.

Immediately after my arrival at home I wrote to the several registers of deeds, in the three counties, asking them to inform me if any claims of any sort, including tax titles, are now against any of the University lands. I have not yet received any answer, but expect to have full knowledge of the facts to lay before you when you shall next meet.

All which is respectfully submitted,

S. H. PEABODY.

On motion of Mr. Cobb, all matters concerning lands in Minnesota belonging to the University, especially touching the perfection of title to any which may be in question, the leasing, and the general supervision of said lands, were referred to the Regent and Mr. Bennett, now serving as committee on Nebraska lands, with full power to act for the University and to protect its interests in said Minnesota lands.

On motion of Mr. McLean, the committee on Nebraska lands before named, was authorized to make such arrangements as it may deem proper concerning extensions of time of payment of principal sums due from buyers on contracts made by the University for sale of its lands in Nebraska.

The Regent presented the following requests from the Director of the State Laboratory of Natural History, to-wit: That authority be given to pay to Professor T. J. Burrill, for services in connection with the Natural History Survey of the State, \$100 per quarter for current fiscal year. To pay to Mr. Clarence M. Weed, \$55 per month, and to Miss Mary J. Snyder, \$50 per month, both for the current quarter. On motion, the request was allowed, and the payments were authorized.

On motion of Mr. Cobb, the subject of asking legislative aid for the State Laboratory of Natural History, was referred to the committee already appointed to report upon appropriations to be asked for the University.

On motion, the Board adjourned until the next regular meeting.

ALEX. MCLEAN,

Secretary Pro Tempore.

S. M. MILLARD,

President.