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The Intent in ownership of
Sheboygan county, Michigan.

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THE INTENT IN OWNERSHIP OF CHEBOYGAN COUNTY, MICHIGAN.

by

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INTRODUCTION

Cheboygan county is in the northern tip of the Lower Peninsula of Michigan, bordering the Straits of Mackinac and Lake Huron. It is bounded by Presque Isle county on the east, by Ostego and Montmorency counties on the south, and on the west by Emmett and Charlevoix counties. The total area is 803 square miles, of which 78 square miles are water area, leaving 464,000 acres or 725 square miles of land area.

The topography of the county, the result of glacial action, is primarily that of a plains region with successive high levels at old beach lines as one proceeds inwards or southward. Differences in elevation are small, but are sufficient to give variety to the landscape. The streams are geologically young, having formed no wide valleys. The main direction of drainage is northward into Lake Huron via the Cheboygan river. Outstanding features are the large inland lakes, Burt, Mullett and Black lakes together with Douglas lake and other smaller bodies of water. *

On April 1, 1840 the Michigan legislature approved the statute setting up Cheboygan county. In 1855 organization was accomplished with a population of 300. The present population is 11,502 (1930 census) of which 57.2% is rural.**

* Foster, Z.C., et al. 1939. Soil survey of Cheboygan county, Michigan. U.S. Dept. Agri., Bur. Chem. & Soils.

** Rept. of Mich. Pioneer Society. 1877. Pioneer Collections. W.S. George & Co., Lansing, Michigan.

Thus the urban population is 42.8% of the total. The name Cheboygan is of indian origin and has at least two meanings: a place of entrance or harbor, and a place of ore.

Originally a dense forest covered the territory, consisting of four main types: hardwood, pine, swamp coniferous, and hardwood coniferous. Of course logging operations started with the first settler, and so efficient were the lumbermen, that only small, widely scattered tracts of virgin timber remain. During the period when lumbering flourished, prosperity ruled. After the forests were gone, trouble beset Cheboygan county. It had been a very popular belief that the plow would follow the axe. To insure an influx of farmers the Michigan Public Domain Commission and the Immigration Commission published lurid reports (Immigration publications, 1912, 1914, 1916 etc.) of the fertile land awaiting cultivation. As late as the 1916 edition they state that Michigan can raise all the crop essentials with the possible exception of cotton. In 1914 they advertised Cheboygan county as a section capable of growing large quantities of fruits, truck crops and grain. Comparisons were even drawn between Michigan and Iowa, and tables were given showing yields of 50 bushels per acre for oats and similar small grains. This resulted in an influx of farmers, but they found a large proportion of the soil too light and infertile. As a result the farming took a subsistence trend, an occupation to occupy only part of the year. Of course there

are exceptions, but in general the above statement is correct. The main cash farm income comes from dairy products and potatoes.

Farming has not offered an adequate solution to the occupational needs of the county. Speculation in land, tax delinquency and kindred evils have developed. Other uses, particularly recreational, have developed encouragingly. The body of this report will be an analysis of the owners' intent in land ownership.

HISTORICAL REVIEW OF PREVIOUS INVESTIGATIONS

Comparatively little work has been done on the classification of land by intent in ownership. The Land Economic Survey of the Michigan Department of Conservation included an intent classification in its studies of several, but not all of the counties covered.

The need for classification of land has been recognized. Intelligent land utilization requires three essentials: inventories, planning, and the putting of the plans into effect. The inventory should be like that of any business -- it should assemble essential data to form adequate and workable plans.

The General Land Office survey was the first large scale effort to include some land classification. Early surveyors noted approximate boundaries of land types and grouped land in one of two classes: agricultural and non-agricultural. Michigan instituted its Land Economic Survey which was in operation between 1920 and 1932. This noted the physical condition of the area, particularly soil and cover, and also collected some economic data. The material is presented in the form of maps: soil, cover, and for some counties, valuation and intent in ownership. The physical data was collected by running two strip survey lines across every section, mapping in cover and soil as

* Lovejoy, P.S. 1925. Theory and practice in land classification. Jour. Land and Public Utility, Vol. 1, pp. 160-175.

the lines were extended. The approximate cost of this procedure was $2\frac{1}{2}$ ¢ per acre. The economic data was taken primarily from the county treasurer's records. The survey did not cover all the counties in Michigan, but has proven its worth to those counties covered. Cheboygan was the last county mapped for cover and soils by the Land Economic Survey in 1932, but no economic information such as intent and valuation was secured. Thru lack of funds the cover maps of Cheboygan county have not been planimetered and compiled by the Department of Conservation, and this work has been completed by the University of Michigan as part of its Cheboygan county land use study. The forest survey of the United States Forest Service Lake States Forest Experiment Station included Cheboygan county in the state wide study of cover types, timber volumes and growth, but the work was done on an extensive scale and data is released for four regions or units of the state only and is not available for counties or smaller areas. The Cheboygan county study project has also determined timber volumes and growth for the county in cooperation with the Experiment Station.

EXPERIMENTAL -- PURPOSE

In any general study of land use it is apparent that the most significant single factor is the present actual or intended use by the owner. Normally the actual and the intended use are one and the same. This is not always true however, particularly with respect to undeveloped uses, which are characteristic of the Lake States "cut-over region." For example a large segment of real property valuation is represented by lands potentially valuable for, and intended for recreational use, but at present, undeveloped. A classification based only on present use would show a different picture of Cheboygan county than would the intent classification which will be explained in this report.

The purpose of the intent study is to record and analyse the "best use classification" as it has been developed in the minds and through the judgements of the various owners themselves. By studying this intent classification it is the further purpose to draw some conclusions upon the validity and stability of the typically "laissez faire" owner classification as it operates in a Lake States "cut-over county."

EXPERIMENTAL -- METHOD

The field data, consisting of ownership and valuation maps, was gathered during the summer of 1938 by the G.W. Pack foundation under the guidance of Prof. W.F. Ramsdell. This data was worked up during the school year of 1939-1940.

The intent in ownership was found in the following way. Ownership lists were prepared for each township. In some instances intent could be obtained from the owner's characteristics eg. a hunting club's holdings in the hinterlands could safely be called recreation - hunting and fishing. Another example would be land held for water power by some public utility. Holdings of timber companies could be located on the Land Economic Survey cover maps, and if adequately stocked called timber lands. By such rough technics, approximate intents could be assigned to ownership parcels.

Each township supervisor was then approached, the various intent classes explained, and the ownership list for his township gone over with him. In most cases the supervisor could furnish the intent from his knowledge of the owner and property. Fine cooperation was given and a detailed knowledge of their townships was displayed by most of the supervisors. Their information uncovered intents that would be obscured to the outside investigator. An example is a farm property owned by some school teachers of Toledo, Ohio. Their use of the property is recreation, but a tennant cultivates the area. Of course

the intent in ownership is recreation - cottage and resort, but this would be impossible to determine by casual inspection. Very commonly when a lake shore property is acquired for recreation there is a certain amount of land back from the lake that must be purchased to obtain the desired frontage. The entire unit is then classed as recreation despite the fact that only a small part of it is actually used for that purpose. Any discrepancies were cleared up with further investigations. The Land Economic Survey cover maps furnished a good rough check in many instances. In cases where dual intents were present, arbitrary decisions were made, the most important use being given first preference.

The valuation data was copied from the tax rolls filed in the county treasurer's office. One very interesting thing was the frequent occurrence of land that had been lost from the roll. This land existed and was owned and used just as the surrounding parcels, but it was not recorded and thus bears no tax. Practically every township had several examples of this, the size of the parcels lost varying from 5 to 350 acres. In one instance over one-half of a section of wild land was not recorded or assessed.

EXPLANATION OF INTENT GROUPINGS USED.

Probably no two owners have exactly the same reason for owning land. Certain groupings of intended uses may be made, into which most of them will fit. The intents recognized in this paper are:

General farming

Farm grazing

Farm abandoned

Recreation - hunting and fishing

" - cottage and resort

" - golf and public parks

Timber

Wild land speculation

Water power

Rural residence

Rural industrial

Federal

State

Other public.

Farm and recreation intents were each subdivided into three groups. This was done to take care of entirely separate intents and owner procedure. The validity of these divisions is apparent when the average per acre value of the total county land area of these intents is studied.

Type of farm land	Average value per acre
General farming	\$11.46
Farm grazing	6.35
Farm abandoned	6.47
Type of recreation	
Hunting and fishing clubs	5.30
Cottage and resort	52.14
Golf links (Public parks unassessed)	12.20

Farm intent was recorded as such whenever the primary purpose was the maintenance or development of farming, even though in numerous instances, little or no clearing had yet been done and no buildings or improvements were present. The farm wood lot or wood area was included as part of the farm even though in some instances it was a tract separated from the main farm unit.

Under farm grazing an effort was made to include only those ownerships where the entire unit was held primarily for pasture or forage purposes. There is undoubtedly considerable inaccuracy in this class and the acreage and valuation should be taken only as indicative rather than highly accurate. Greater accuracy is secured by combining general farming with farm grazing.

Farm abandoned is also a somewhat uncertain classification and in general leans toward the inclusion of all unoccupied and unused units which give evidence of farming effort within recent years (about 5 to 10) unless some intent other than wild land speculation is clearly indicated.

Timber lands include not only areas on which the production of lumber and pulp are contemplated, but also lands acquired for the cutting and selling of fire wood.

Rural residence is the year-round occupancy of a rural home. The owner generally commutes elsewhere to work, but may be retired. Rural industrial land is that which lies outside urban areas, but is primarily used for urban interests. The exclusion of urban areas explains the discrepancy between the total land area of the county and the total land area of the intent table (Table no. 3).

Water power intent does not include the extensive area in rights of way for transmission lines. Rights of way in general, have not been included in the intent acreages and valuations.

LAND TYPES

The land types for Cheboygan county were determined by Prof. L.R. Schoenmann of the Michigan State Agricultural College, Lansing, Michigan. They were based largely but not entirely on combinations of soil types. Location was the deciding factor in the case of Lakeshore and Straits shore types. Topography, moisture relations and economic factors also played important parts. Although there are 21 types this is considerably less than half the soils mapped in the county, 53 in number. This simplified the classification greatly.

Table number 1 gives the land types in approximate order of their utility for agriculture. Three broad divisions are made: farmland, borderline and non-farm types. The farm area given (taken from Land Economic Survey maps) includes only improved farmlands i.e. that which has been cleared. Quite a sizable area of unimproved land is sometimes included in a farm. This is not comparable to the farm wood lots of southern Michigan, but is frequently forest land. As an example, an 80 acre farm might have 10 acres of cleared land, the other 70 to be cleared in the future. Clearly the whole 80 acres is not farm, but only the 10 improved acres. The total acreage for the county excludes urban districts.

The farmland group represents 44.25% of the total area yet contains 83.05% of the land used for agriculture. The borderline group includes 36.6% of the total area and only

15.36% of the agricultural land, while the non-farm types make up 23.13% of the total and 1.58% of the farm area.

Obviously this is as it should be. Much of the borderline and non-farm land is used by agriculture in conjunction with the true agricultural land. Perhaps the acreage of good land is not sufficient to form a satisfactory farm unit and adjoining less desirable types may be incorporated to make the unit a practical size.

A grouping of the types for recreational desirability would show an entirely different arrangement. Lakeshore and Straits shore would be by far the most valuable for cottages, camps and resorts. The river bottom types and wild lands would be used for hunting and fishing clubs. Table number 4 shows the significant types in relation to various of the more important intents of ownership.

LAND TYPES FOR POTENTIAL USE IN AGRICULTURE

Land types	Total area of type (acres).	% of total area.	Acres in farmland.	% in farmland	% of total farmland*
Farmland types					
Riggsville upland	19,065.68	4.16	10,644.70	55.84	12.70
Afton upland	25,668.88	5.60	8,895.00	34.64	10.60
Durocher bench	12,727.25	2.78	8,479.22	66.63	10.10
County farm bench	7,678.78	1.68	4,405.07	57.38	5.25
Ohioville upland	39,861.41	8.69	9,630.54	24.16	11.49
Mackinaw bench	22,628.61	4.93	6,820.49	30.14	8.13
Swedetown flat	2,771.06	.60	785.52	28.34	.94
Alverno bench	22,845.95	4.98	8,770.61	38.40	10.45
Orchard bench	31,798.83	6.94	8,816.80	27.73	10.50
Grant ridge and swale	17,856.68	3.89	2,452.58	13.75	2.89
		(44.25)	(69,700.55)		(83.05)
Borderline types					
Lakeshore	5,869.86	1.28	1,252.34	21.34	1.49
Laperell flat	29,240.19	6.38	3,020.65	10.35	3.60
Mudlake swamp	50,500.86	11.01	2,113.58	4.19	2.52
Black river bottom	7,467.14	1.63	273.55	3.66	.33
Indian river bottom	3,571.88	.78	318.78	8.92	.38
Wildwood	52,934.14	11.54	5,901.44	11.15	7.04
		(32.62)	(12,860.34)		(15.36)
Non-farm types					
Straits shore	5,743.81	1.25	255.47	4.95	.31
Osmun hills	28,187.55	6.15	279.16	.99	.34
Doglake swamp and knoll	17,342.87	3.78	50.53	.29	.06
Dingman bog	4,225.18	.92	42.89	1.02	.05
Koebler-Benton plains	50,594.03	11.03	693.28	1.37	.83
		(23.13)	(1,321.33)		(1.58)
TOTALS	458,594.03	100.00	85,902.00	18.30	100.00

* Area of improved farmland only.

OFFICE PROCEDURE

The field data was brought into the office on three maps for each township, intent in ownership, land types, and valuation per acre for each ownership parcel. The scale used was 2" to the mile, thus making a 40 acre plot one-half inch square. Reductions of the maps for Koehler township, T35N, R2W, are shown on pages 18 and 19. For simplicity the land type boundaries were superimposed upon the intent map. The large valuation maps used in the office have the per acre values figured to the nearest cent, but in order to simplify the data for reduction, the map found on page 19 has the valuations grouped into the following classes: not assessed, 0-2.50, 2.51-5.00, 5.01-7.50, 7.51-25.00, 25.01-50.00 and over 50.00 dollars. The average values given for each intent by land type, found later in this paper, were obtained by proper weighting procedures.

Each township was taken separately and the areas recorded by type, intent and valuation. Section number one of T35N, R2W, is given as an example.

 LAND TYPE - Ohioville upland

Wild land	State	Timber
240 acres @ \$2.51-5.00	65 acres @ 0	25 acres @ 2.51-5.00
	- Koehler-Benton plains	
5 acres @ 0-2.50	135 acres @ 0	
	- Osman hills	
		55 acres @ 2.51-5.00

In practice a separate sheet was used for each type and all intents found in this type were used as column headings. By checking every section as it was completed, to see if the acreages would add up to that given by the General Land Office plat, errors were easily found and corrected.

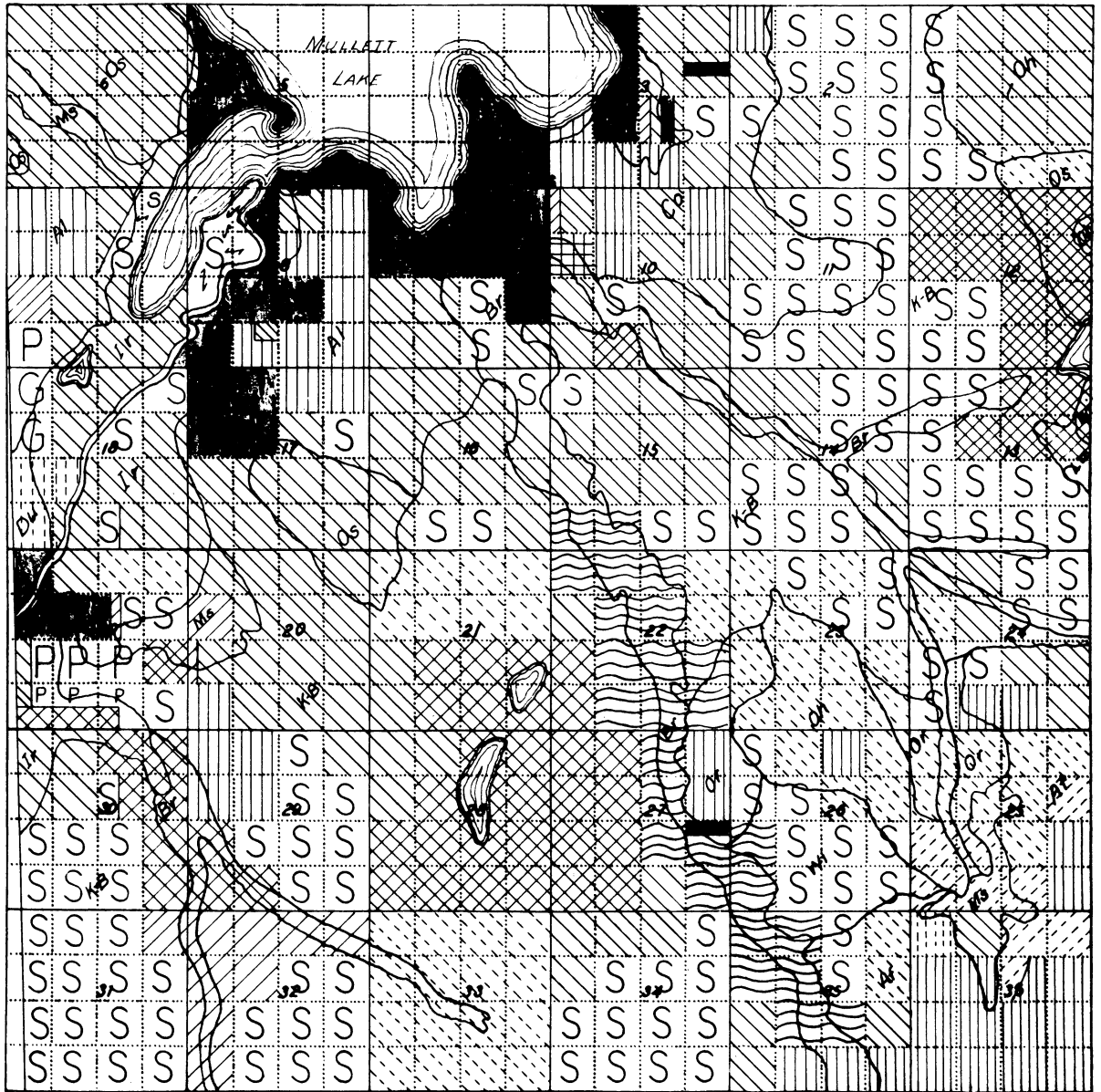
The average valuation was found by type for each intent group in the township. Those parcels of land that had been lost from the tax rolls were figured in the total acreage for that intent, but were not used in finding the average valuation. The procedure is shown below. Let us assume that the column of figures is for Koehler-Benton plains type, wild land speculation intent.

	20 acres not recorded	
	15 acres @ \$2.50 -	\$ 37.50
	25 " " 3.00	75.00
	80 " " 2.75	220.00
	60 " " 3.12	187.20
Totals	<u>200</u>	<u>\$519.70</u>
	\$519.00 ÷ 180 acres = \$2.89 average value.	

This gives the total acreage of that intent and gives the correct weighted average valuation, having eliminated that parcel which was not recorded on the tax rolls.

Each land type is then given a record sheet on which to record all of the townships. The headings of the vertical columns are intent, the horizontal columns are for each township. The total acreage of the townships, intents, and the average value is recorded on this sheet. The totals for the county give the data in a usable form, from which graphs, charts and tables may be developed.

T35N R2W CHEBOYGAN COUNTY MICHIGAN LAND TYPE & INTENT IN OWNERSHIP MAP



INTENTS

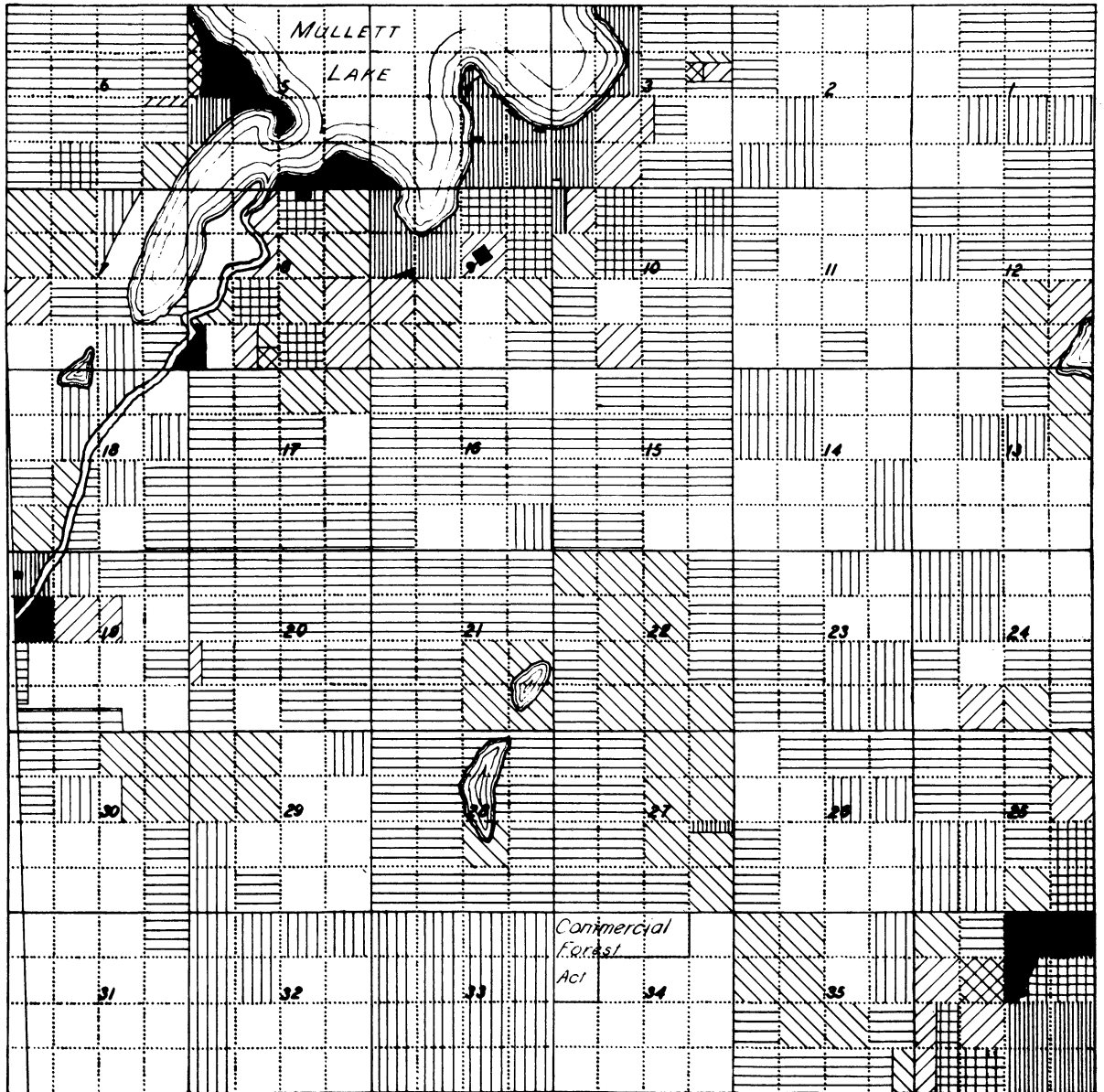
- Farm* |||||
- Farm Grazing* |||||
- Farm Abandoned* |||||
- Timber* \\\
- Wild (Speculative)* / / /
- Rural Residence* / / /
- Village & Industrial* / / /
- Water Power* ~ ~ ~
- Recreation-Hunting Club* x x x
- Recreation-Cottage* ■

TYPE SYMBOLS

- Af* Afton Upland
- Al* Alverno Bench
- Br* Black River Bottom
- Co* County Farm Bench
- Du* Durocher Bench
- Ir* Indian River Bottom
- K-B* Koehler Benton Plains
- S* State Land
- G* Federal
- P* Other Public
- La* Laperell Flat
- Li* Lake Shore
- Ms* Mud Lake Swamp
- Jn* Ohioville Upland
- Or* Orchard Bench
- Os* Osmun Hills
- Wi* Wildwood

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4/16/40

T35N R2W CHEBOYGAN COUNTY MICHIGAN VALUATION MAP



LEGEND

Not Assessed	(Per Acre)	□
Assessed at	\$ 0-2.50	▤
..	2.51-5.00	▥
..	5.01-7.50	▧
..	7.51-12.00	▨
..	12.01-17.50	▩
..	17.51-25.00	▪
..	25.01-50.00	▬
..	Over 50.00	■

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4/14/1940

AREA OF COVER TYPES

Table 2 on page 21 shows the area of cover types for Cheboygan county, Michigan as determined by the G.W. Pack Forestry Foundation in 1939. The cover types were planimetered and adjusted from the Land Economic Survey maps of 1932.

The cover types are divided into two large groups: non-forest and forest. The non-forest area is again divided into five groups: improved non-farm, improved farmland, marsh and bog, open land, and water. The forest group is divided into nine types: swamp hardwoods, jack pine, jack pine and oak, mixed hardwoods, hardwoods and aspen, norway and white pine, oak and aspen, aspen, and swamp conifers. For simplicity no break-down for forest area by type is made in the graph and table on page 21.

The improved farmland is over one-half cropped. About 1.7% of it is in vineyards and orchards, and the rest is grass and pasture. Less than 100 acres of stump land are cropped, but quite a bit of the pastured land is stump.

The improved non-farm land is taken up by the following uses: airports - 53.98 acres, cemeteries - 53 acres, golf courses 158.91 acres, and industrial 683.62 acres.

The classes, marsh and bog, water area, and open land, need not be broken down in this report.

AREA OF COVER TYPES FOR CHEBOYGAN COUNTY, MICHIGAN

Data taken from the Land Economic Survey Maps of 1939.

Urban areas excluded.

(Improved non-farm) [↗]
Improved farmland
Marsh and bog
Open land
(Water area) [↗]
Forest

Improved non-farm	949.51 acres	.21%
Improved farmland	83,902.00 "	18.30
Marsh and bog	16,902.00 "	3.52
Open land	23,739.83 "	5.17
Water area	1,913.36 "	.42
Forest	<u>331,904.68</u> "	<u>72.38</u>
TOTAL	458,561.14 acres	100.00%

ACREAGES & VALUATIONS BY INTENT CLASSES.

Table number 3 shows the uses and the assessed valuation of the rural land of Cheboygan county, Michigan. The acreages and valuations exclude all urban areas. The land that has been lost from the tax rolls is also excluded. Such cases were found in practically all intents and land types. To include the acreage with no value would distort the true average valuation of the assessed property.

The farming intents: general, grazing, and abandoned, use 42.7% of the assessed land area and bear 44.7% of the total rural valuation. The general farm land makes up the bulk of the acreage and valuation. The average per acre value of general farm land is \$11.46, farm grazing - \$6.35, and farm abandoned - \$6.47. This shows the validity of the breakdown into the above mentioned classes. It is significant that so much of the rural counties income (44.7%), in a region which is presumably non-agricultural, comes from farm taxes.

The recreation intents are of increasing importance. Cottage and resorts occupy only 5.7% of the area but bear 29.5% of the total rural valuation. This is due largely to the Lakeshore type which has 66.5% of its total area in this intent with an average per acre value of \$160.77. Hunting and fishing club lands are assessed at a relatively low rate of \$5.30. The land in golf clubs carries an average value of \$12.20 per acre.

Recreation is gaining an important place in the county. Already it bears over 31% of the total rural tax load. This should gradually ease the tax burden from agriculture and should enable lower taxes on strictly forest land. The holding of lands by hunting clubs has occasioned much comment in the past in this country, where it is regarded as un-american by many sportsmen. An easy solution to the control of these clubs would be an increase in assessment upon their lands. The problem of free shooting has not yet come to a head in this territory, but is likely to attract more attention in the future.

Timber land represents only 8.7% of the assessed acreage and slightly under 4.3% of the rural valuation. The average value of \$4.92 per acre is low enough that it should not stand in the way of forestry practice. Be that as it may, private forestry does not seem likely to increase any great extent in the near future of Cheboygan county. Land assessed under the commercial forest act does not enter into the calculation of the average value per acre.

Wild land speculation involves 39% of the county area, but the average value of \$4.29 an acre keeps it from paying a large proportion of the taxes. The reason for holding speculative land varies with the owner. Some of it is cut-over land held by timber companies. Other is held with the hope that new or higher uses and values will develop. Tax delinquency is very common in this intent and much state land originates here.

Water power, rural residence, and rural industrial intents occupy small areas and possess rather high valuations. The smallness of the area involved keeps them from paying a large part of the county tax receipts. Rural residences must be accessible as the occupants very largely commute to work in the neighboring towns. Rural industrial property is that of an industrial nature that lies outside of urban areas. Examples are stone quarries, small grocery stores, garages etc. Water power ownership is largely along the rivers in Indian River Bottom and Black River Bottom types.

Public ownership takes 27.7% of the total rural area. Three types of public ownership are recognized in this paper: Federal - 1.15%, State - 25.5% and other public with 1.05% of the rural area. The federal land was largely acquired through the Resettlement Administration and will probably be turned over to the state in time. The state land is chiefly that which has reverted due to tax delinquency. The state pays 10¢ an acre to the county on this area, which is more than some of it originally paid in the way of taxes. The other public land is largely school, church and township property. The University of Michigan is the largest holder of school land with its property around Douglas Lake where the University Biological Station is located.

The state owned land is increasing rapidly throughout all the cut-over region. This is a form of owner classification by which all non-profitable areas are turned over to the state to manage. Under our laissez faire system this will take a long time. This period would be greatly shortened by proper zoning laws.

TABLE SHOWING ACREAGES AND VALUATIONS
FOR RURAL LAND BY INTENT CLASSES

<u>Intent</u>	<u>Assessed Acreage</u>	<u>% Total Assessed Area</u>	<u>Total Valuation</u>	<u>Average Valuation/Acre</u>
Farming				
General	109,261	34.2%	\$1,258,093	\$11.46
Grazing	17,363	5.4	100,192	6.35
Abandoned	9,924	3.1	64,220	6.47
	(136,548)	(42.7)	(1,422,505)	(10.42)
Recreation				
Cottage & Resort	18,190	5.7	938,426	51.59
Golf Clubs	452	.1	5,517	12.20
Hunting & Fishing	8,465	2.7	44,866	5.30
	(27,107)	(8.5)	(988,209)	(36.48)
Timber	27,669	8.7	136,059	4.92
Wild Land				
Speculation	124,431	39.0	534,262	4.29
Water Power	1,565	.5	48,391	20.92
Rural Residence	1,037	.3	33,102	31.92
Rural Industrial	737	.2	20,562	27.90
Totals	319,094	100.0	\$3,183,690	9.98

PUBLIC OWNERSHIP

Federal	5,472
State	116,595
Other	<u>4,907</u>

126,974 acres (27.7% of rural area)

HIGH AND LOW VALUES BY LAND TYPES FOR
THE VARIOUS INTENTS.

The complete tabulation showing all of the land types and the data pertaining to them was too bulky to be presented in this paper. Table number 4 on page 30, shows the high and low valuations by land types for the most important intents. The complete data sheets may be obtained from the Cheboygan County Study, School of Forestry and Conservation, University of Michigan, Ann Arbor, Michigan.

The values for farm crop land ran from a high of \$21.29 to a low of \$4.69. Lakeshore type carries the highest farm valuation of \$21.29 per average acre. This is explained by the small area (590 acres) involved, and the favorable location of the land type. In all probability this value includes some speculative element which is to be realized eventually by sale for recreational use. This fact is borne out by the small proportion of the type utilized for agriculture. It is to be noted that the other land types of high farm value (Durocher Bench, County Farm Bench, Swedetown Flat, Mackinaw Bench, and Riggsville Upland) all have large acreages in farms and are truly farm types in nature. Those types having a low per acre value (Koehler-Benton Plains, Doglake Swamp, Dingaan Bog, Black River Bottom, and Mud Lake Swamp) are represented by low acreages. This shows that the owners themselves recognize

their unsuitability for agricultural usage. The results check very well with those shown in table 1, page 15, showing the lands for potential use in agriculture. The only exception is Lakeshore type which is due to smallness of sample and the speculative element included.

The per acre values of recreation - cottage and resort, ranged from \$160.77 to \$5.18. Lakeshore type has a very high value due to its location. Nearly two-thirds of its total acreage is put to this use. The large acreage and average per acre value of \$160.77 raised the total value of recreational land immensely. Much of the assessment of recreational property is on improvements. The low values assigned to Indian River Bottom and Doglake Swamp show that no expensive dwellings and improvements have been constructed upon them. The majority of the land types had land of cottage and resort intent assessed from \$15.00 to \$30.00 an acre.

The spread of assessed values for wild land speculation is relatively narrow. The high value assigned to Lakeshore type of \$7.59 per acre is again attributed to future recreational possibilities. The low values are readily understood with the exception of Swedetown Flat type. One would think that it's potential agricultural value would make it a good speculative risk. Probably the low value is due to the small acreage involved and the fact that it lies mostly in one assessment unit with generally low values.

The areas in public ownership are very significant. The poor lands will continue to revert to the state. In fact this last year has seen a particularly great increase in state lands in the Koehler-Benton Plains and Wildwood Hills types. The types with the large areas in public ownership are those which need special treatment in land use planning. These will be the lands which zoning will prohibit to agricultural use and year long residence. The smallest area was in Swedetown Flat. This gives a hint of it's agricultural potentialities and makes the low value, assigned to it by wild land speculation, seem unreasonable. Straits Shore and Lakeshore types are in demand for recreational use. County Farm Bench is a very good farm type and would tend to stay in private hands. Indian River Bottom type is very good, but is fingerlike in character. It normally exists in combinations with other land types in the ownership blocks, and the fact that 460 acres of it is in public ownership simply means that the combination of the types was not favorable to the desired use.

TABLE SHOWING THE HIGH AND LOW VALUES BY LAND
TYPE FOR THE VARIOUS INTENTS

<u>Land Type</u>	<u>Assessed Acreage</u>	<u>Average Acre Value</u>
<u>Farming - Crop - High Values</u>		
Lakeshore	590	\$ 21.29
Durocher Bench	10,071	17.38
County Farm Bench	5,972	15.34
Swedetown Flat	1,376	14.09
Mackinaw Bench	8,389	12.78
Riggsville Upland	10,172	12.77
<u>Low Values</u>		
Koehler-Benton Plains	1,584	4.69
Doglake Swamp	120	4.70
Dingman Bog	695	4.97
Black River Bottom	715	7.60
Mud Lake Swamp	7,410	7.99
<u>Recreation - Cottage & Resort - High Values</u>		
Lakeshore	3,287	160.77
Koehler-Benton Plains	1,664	53.03
Alverno Bench	2,113	42.17
<u>Low Values</u>		
Indian River Bottom	692	5.18
Doglake Swamp	265	9.39
Mackinaw Bench	1,004	11.18
<u>Wild Land Speculation - High Values</u>		
Lakeshore	277	7.59
Mackinaw Bench	4,820	6.00
Straits Shore	1,277	5.32
Black River Bottom	2,257	5.15
Afton Upland	6,325	5.11
<u>Low Values</u>		
Swedetown Flat	525	3.14
Laperell Flat	14,623	3.35
Dingman Bog	1,830	3.51
Indian River Bottom	818	3.60
Osmun Hills	9,088	3.61
<u>Largest Areas in Public Ownership</u>		
Koehler-Benton Plains	22,555	
Wildwood Hills	22,092	
Mud Lake Swamp	15,291	
Ohioville Upland	14,193	
Doglake Swamp	13,056	
<u>Smallest Areas in Public Ownership</u>		
Swedetown Flat	16	
Straits Shore	90	
Lakeshore	336	
County Farm Bench	440	
Indian River Bottom	460	

CONCLUSIONS

A sample as large as a county shows that the intent in ownership is generally sound. The average valuation may not indicate the true worth of the property for a desired use, but if the owner regards it as a profitable investment, yielding either monetary or intangible returns in satisfactory amounts, he retains ownership. Abandonment results when the property does not yield the desired return. The figures below, show what happened in 1939 in Cheboygan county. The percentages apply to the total figures by intent, found in table 3, on page 26. There were no tax sales between 1931 and 1939, so these figures are the accumulated delinquencies of eight years. The total area abandoned during this period was 75,229 acres. The recreational land abandoned was of very low quality and did not carry a high valuation.

INTENTS	% ACREAGE ABANDONED	% VALUATION
General farm	6.25	4.79
Farm grazing	13.92	16.29
Farm abandoned	22.52	16.40
Total farm	8.75	6.12
Recreation		
Cottage and resort	11.50	3.62
Hunting and fishing	3.31	2.17
Rural industrial	6.07	9.12
Timber	30.80	25.46
Wild land (speculation)	40.25	40.04

The large scale abandonment of lands in Cheboygan county indicates the need of a more careful classification of land than that which goes on under our "laissez faire" system. A great deal of time, effort and money could be diverted into channels of maximum productivity if we were able to keep the would-be owners from embarking on enterprises destined to fail. Such an omnipotent classification will be long in coming. We can however, point out that a certain percentage of the owners who embark upon a certain kind of venture, on a specific land type, fail. By zoning we can prohibit certain uses on land not suited for them.

Zoning ordinances are repugnant to the rugged individualist. The gradual trend in government however, is toward a centralization of power, and the subjugation of the individual for the good of society. This indicates a willingness of the people to be controlled. As yet a man's home is still his castle, but in the future society will tell him what kind of a castle he can build, where it must be located, and for what purposes it can be used.

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