

In valuing the lands the commissioners adopted as the basis of their appraisal a one-half valuation, on the ground that being for Indian occupancy and settlement only, these lands were worth about one-half as much as they would be if open to settlement by white people.

On this basis the average appraised valuation of the entire tract of 6,574,576.05 acres, including the Pawnee Reservation, was 41 cents per acre.

The Pawnee Reservation embraces within its limits about 230,014.04 acres, and the average valuation placed upon these lands was 59 cents per acre.

Deducting the Pawnee Reservation from the entire tract, the average valuation of the remaining 6,344,562.01 acres would be, according to the commissioners' report, 40.47 cents per acre.

The Cherokees object to the half valuation adopted by the commissioners as both unreasonable and unjust, and are not satisfied with the appraisement made thereon.

After a careful examination of all the facts bearing upon the question of appraisement, I am satisfied that the restriction placed upon the use of these lands does not warrant a reduction of one-half in their appraised valuation.

The Osage lands, comprising 1,466,167 acres, were purchased from the Cherokees at 70 cents per acre. The average character of these lands is about the same as the Pawnee tract, while the percentage of tillable land is much larger in the Pawnee Reservation than in that of the Osages.

Regarding the amount paid for the Osage lands, per acre, as a fair price, there would appear to be no good reason why lands equally valuable should not be paid for at the same rate.

I would therefore, respectfully recommend that the price of the lands occupied by the Pawnees be fixed at seventy (70) cents per acre; and that the remainder of the lands lying west of the 69 degree west longitude, embraced in the report of