

Circular No. L.A. 5077  
Acquisition of Land under  
Indian Reorganization  
Act.

RG 75  
DIVISION OF RESOURCES  
Branch of Land

Box 30  
NN 3-075-95-015

Records Related to Land Tenure & Acq. P. 17-47  
Yerungtil - Petawatomie / US-Duck Valley

Western Shoshone Agency,  
Dayton, Nevada,  
July 19, 1938



Commissioner of Indian Affairs,  
Washington, D. C.

Sir:

Reference is made to Office circular above cited,  
dated June 17, 1938. In response thereto, the Super-  
intendent desires to submit the following information.

When the Paiute section of the Western Shoshone  
Reservation was established in 1864, a tract of 100  
acres was privately owned. This is still in private  
ownership. It is described as follows:

$\frac{1}{2}$  of SW $\frac{1}{4}$  and  $\frac{1}{2}$  of SE $\frac{1}{4}$  Section 21,  
Township 10S R2E Boise Meridian,  
consisting of 100 acres.

The tract now belongs to Mrs. Jennie, his mother and  
sister, in joint ownership. There is a hay house on  
the property, worth approximately \$200.00. The land  
is used to produce wild hay, and production thereof  
probably does not exceed 100 tons per year. This is  
agricultural land designed for the Ogden River. The  
Superintendent wishes to have the location of the land  
to north and west 100.00 the acre, and should be purchased.  
The land is entirely surrounded by Tribal lands, which  
have been assigned for and reserved by BIA for the  
Bands. Mr. Jones' land is a good one for stock raising,  
and would be well suited for a public use, namely for  
stock raising. He lives there a distance of six  
miles to the Reservation boundary and there are  
This season, the Indians, which are pastured on the  
found their way into the Reservation through open gates  
or broken fences, and were killed upon subsequent round-ups.  
This is objectionable, and results in dissatisfaction on the  
part of the Indians. This Superintendent wishes to purchase  
the land for the purpose of stock raising, and the  
BIA is desirous of purchasing it. It is desired that there  
be an agreement between the BIA and the landowner, that there  
will be no stock raising on the land, and that the  
land will be used for the purpose of stock raising. The  
land is now owned by Mrs. Jennie, and is being  
The amount of stock which should be purchased, is approximately

acres along the Owyhee River between the Reservation and the Wildhorse Dam site. When this dam is constructed for the purpose of storing water for use on the Reservation, the water will have to come down the channel of the River for a distance of about 35 miles, to the lands on which it is to be used. These adjoining lands began the use of water since the establishment of the Reservation in 1877. Unless some action is taken toward acquisition of these lands, they will probably divert water from the Owyhee River, in full satisfaction of their needs, regardless of whether it be natural flow, or stored water in the river. These lands are shown on the accompanying map. These lands are now used as lay lands, but in view of the mining development at Mountain City, they might become, to some extent, at least, truck gardens using large amounts of water. To guard against these dangers, I urgently recommend the purchase of these lands. While these lands are owned by five individuals, the largest holders are T. B. and Tom Stinton, father and son, who have about 300 acres, and should be willing to sell, in the opinion of the Superintendent, for not to exceed \$50.00 per acre. These people, however, have some rather nice improvements on their land, worth perhaps, as much as the land. They depend on the Forest Reserve for grazing. This land would best be utilized as homes for landless Nevada Indians as homesteads, or by acquiring range on the Forest Reserve, as livestock ranches. The owners of these lands are alleged to have planned a meeting for the purpose of submitting a proposition for the sale of same, but thus far have not done so. The Superintendent is not in possession of information giving the exact description of these lands, except that they include all agricultural lands watered from the Owyhee River in Township 65 N R 33 and 34 of Mt. Diablo Meridian.

The third tract recommended for acquisition lies to the South of the Reservation and West of the Forest Reserve, and is owned by Garret & Company. This company controls 75,000 acres divided as follows:

11,000	acres	Irrigated Meadow lands (agricultural)
11,000	"	Irrigable Pasture Lands
53,000	"	Grazing Lands

Of the last listed acreage, approximately 30,000 acres are State owned and held under a fifty year lease. This land has been appraised by the loan company at about \$800,000 for loan purposes, and would most certainly be a bargain at \$300,000. Improvements are valued at \$25,000 on this ranch, or ranches, since actually the holdings of this Company consist of four large ranches adjoining each other, all administered from a headquarters ranch. These improvements consist of a large two-story 12 to 15 room house, a six room cottage, a bunk and cook house, a very large

barn, a large garage; a machine shed, blacksmith shop, harness shop, scale house and corrals, all at the HL (headquarters) ranch. At the TJ ranch are two houses, a barn, storehouse, corrals and dipping vat. At the Meacham ranch, a bunkhouse, hay barn, cook house, tool shed, salley, meat house; and at the JP ranch, a cook house, linn house, salley, meat house, barn, corrals and shed for tools. All these buildings are large and well constructed, and are, in the opinion of the Superintendent worth considerably more than the \$25,000 appraisal valuation. Irrigation water used by this Company is supplied from eleven streams which head West of the Ranch, the south fork of the Owyhee River which enters the ranch on the South, and the Meacham Spring which heads on the ranch. The eleven streams which head West of the ranch were measured on June 10, 1935, and at that time were flowing a total of 273 second feet of water. The South Fork of the Owyhee River was not measured at that time, but it obviously carries sufficient water to irrigate all land under this stream. The Meacham Spring heads on the ranch and carries approximately two second feet of water the year round. The only other ranches being irrigated from any of these streams are the Hood Ranch, and the Parus Ranch. The Hood ranch has a mutual agreement with the Garat and Company ranch whereby they receive 50% of the water from Silver Creek, and Parus has a similar agreement whereby they receive 40% of the water from White Rock Creek. The following table shows the flow of streams heading West of Garat & Company, as of June 10, 1935.

Wilson Creek	.87	Second Feet
Bull Run Creek	128.45	" "
Peaks Creek	15.78	" "
Edgment Creek	14.23	" "
Meacham Spring	.98	" "
White Rock Creek	6.74	" "
Silver Creek	24.86	" "
Fall Creek	7.47	" "
Mitch Creek	10.17	" "
Winters Creek	14.98	" "
Indian Creek	<u>8.53</u>	" "
Total - - -	273.25	" "

This Company cuts an average of 8,000 to 10,000 tons of hay annually from the lands listed above. It is best adapted to the livestock industry and would care for 500 Indians owning 6,000 head of cattle. Or, it could be used in conjunction with the present Reservation, since we now have a surplus of grazing lands, and this ranch produces a surplus of hay, cattle could be

wintered on the ranch; turned out on the Public Domain, which is Spring range; Summer on the Reservation as now established; and return to the ranch for the winter. The lands between the ranch and the present Reservation are Public Domain. To the East of this ranch is the Forest Reserve, which is excellent Summer range also. These lands are in Township 4E, 46 and 4E North of Range 49, 50, 51 and 52 East of Mt. Diablo Meridian, and are all of the privately owned lands in this area, with the exception of 4,800 acres owned by Hammond Parus and J. W. Reed. These lands would be individually assigned for use as horse and hay lands, with the grazing lands they control held in common. This would almost double the capacity of our Reservation.

On the Western Shoshone Reservation at the present time, only about 3,000 tons of hay may be produced, per annum. In order that an adequate living may be obtained by our Indians, they must have at 7,000 head of cattle, and more would be desirable. With the 8,000 to 10,000 tons of hay which may be produced on the present Carut and Company holdings, plus the 3,000 tons the present Reservation produces the above mentioned number of head of cattle can be wintered. In fact, the Superintendent is of the opinion that 10,000 head of cattle could be easily wintered.

The fourth area available and well located, is that owned by the Blue Creek Land & Livestock Company, on the North of the Reservation. This Company owns 15,042 acres and leases 19,500 acres of State lands. They have three reservoirs constructed which store a total of 3,702 acre feet of water, or sufficient for the normal irrigation of 2,400 acres of land. They irrigate this amount of land, and claim a normal hay crop of 4,000 tons annually, which yield is not excessive. The Company places a value of \$56.50 per acre on their lands, which, in the opinion of the Superintendent, is excessive. They claim an expense of \$151,500 for the construction of reservoirs, and about \$25,000 for improvements. This Company controls nearly all of the lands in the Blue Creek basin. The drainage, as may be seen from the enclosed map, is toward the South, or Reservation. Any additional water now or subsequently stored can be utilized within the Reservation boundaries, as we have now about 18,000 acres of irrigable land within the Reservation adjoining this property. The Company holdings are in Townships 13 and 14 South and Ranges 1, 2, 3, and 4 East of Boise Meridian, Owyhee County, Idaho. These lands classify as follows:

2,400	acres	Agricultural Meadow Lands
6,151	"	Irrigable Lands
2,880	"	Enclosed Pasture (growing)
4,122	"	Range lands (Grazing)

The improvements on this property consist of a new 6-room dwelling; one two-story bunk and cook house; one small foreman's-dwelling; a blacksmith shop; stone stables and corrals; a chicken house. On each of three other ranch properties acquired by this Company through purchase, and incorporated in the heretofore cited acreages, are large stone dwellings; and on two of them are stone barns. On the Blue Creek ranch there is also one tin dwelling; a frame bunk house, barn, corrals, etc. This Company, while evidently anxious to sell, has appraised their property highly, almost in its entirety. They are anxious, however, to have the Government appraisers come onto the property, which indicates that they are prepared to make price concessions.

The following is a summary of the properties recommended for acquisition:

Name of Owner	Acreage	Type of Land	Estimated Cost		Improved
			Minimum	Maximum	
Bert Jarvis et al	180	Agricultural	\$4,000	8,000	\$300.00
Stinton et al	400	"	15,000	20,000	15000.00
Garat & Co.,	11000	"	280,000		28000.00
	11000	Irrigable	110,000		
	20000	Grazing	108,000		
	30000	State Lease	45,000		
Blue Creek Land & Livestock Co.	2600	Agricultural	48,000		20000.00
	6132	Irrigable	61,310		
	5811	Grazing	32,388		
	12000	State Lease	9,500		

*6,503,365.00*

The above estimates are the Superintendent's own consultations, arrived at, in most instances, without a close inspection of the properties cited, and are submitted as a basis, merely, for negotiations.

The first two are desired to avoid conflicts and disputes. The latter two, in the order listed, are excellent ranch properties, well located with reference to Reservation lands and are desired for rounding out our extension program, and for furnishing lands to Landless Indians.

The Superintendent cannot too strongly urge the acquisition of these properties. At no time in the future, in my opinion,

-6-

will such opportunity for the Indians' betterment, be presented at such comparatively small cost.

Respectfully,

KRM/P

E. J. McNEILLY,  
Superintendent.

*3/25  
United L.P.  
made*

Irrigation

March 4, 1935.

*Wolcott - Aug.  
7/22/35*

Memorandum for Mr. Stewart,

*Wolcott  
Stewart*

Land Division.

Senator Henderson, Director of the R.F.C., phoned today in regard to the area and appraised value of the Muratt property south of the Gwynee Reservation, Nevada.

He stated that the total area was approximately 75,000 acres and the bank appraisal \$838,000. This appraisal was made up as follows:

Main Headquarters Ranch:

6 acres orchard and garden @ \$100 per acre	\$	600	
5,588 acres of first class meadow @ \$50 " "		278,400	
3,000 " " second " " @ \$25 " "		75,000	
7,000 " " cultivable " @ \$10 " "		70,000	
4,042 " " irrigated pasture lands " @ \$20 " "		80,840	
3,000 " partly irrigated " " @ \$12 " "		36,000	
32,867 " first class grazing land " @ \$9 " "		196,002	
16,413 " second " " " @ \$3 " "		49,239	
500 " mountainous land @ \$1 " "		500	
			\$786,581

Ranch No. 2:

3 acres orchard and garden @ \$100	" "	300	
500 acres first class meadow @ \$50	" "	25,000	
150 " second " " @ \$25	" "	3,750	
334 " cultivable @ \$10	" "	3,340	
500 " first class grazing " @ \$6	" "	3,000	
112 " second " " @ \$3	" "	336	
			35,726

In addition to above there are 640 acres in the Juniper Basin Valley, Idaho, and 320 acres in Humboldt County, Nevada, making a total of approximately 75,000 acres.

In addition to above values the land is all fenced, and an adequate supply of tools, equipment and machinery is owned by the company. There are also 300 to 400 head of excellent horses, many suitable for polo ponies. The Senator states that in his opinion the entire area, including the improvements, tools, implements, machinery and horses, can be purchased for around \$700,000.



A. L. Wathen,  
Director of Irrigation.

Copy to Supt. McNeilly,  
Coyhee, Nevada.