

Mr. JOHNSON. How do you visualize this property adjacent to St. Croix up there in the upper reaches that is owned by the power company? Do you think that which we buy in fee and that which we take as an easement would be about the same?

Senator NELSON. No. It depends upon what you took. If you take in fee the first 100 acres, that is, 400 feet on each side of the river, and you take it in fee from any private owner who insists upon a fair market price, you would pay substantially more than you would pay for an easement behind it.

However, the results of all this are going to be that everybody's backland enhances in value and the new concept in this country will be, and it is coming now, that you will protect the shoreline of our fresh water assets for public enjoyment and you will have cluster developments away from the shoreline. As long as there is public access, you are going to be selling lots 10 and 20 years from now that are as valuable or even more valuable than those on the shoreline. You can live a half mile away or a mile away from the river, and if the integrity and beauty of the river is preserved, you and I would pay more than we would to be door-to-door with a whole lot of people right along a river or around a lake.

I am hopeful that we will come to some agreement with Northern States Power that will be very inexpensive and beneficial to both us, the Government, and to them, but I don't speak for them. If we can settle that 70-mile question in a fashion acceptable to the committee, I think the river is all ready to go.

If there is a slope and you are worried about somebody building a house on it, and if you say to the owner, we would like to buy an easement from you and all we want is that you don't put any structures on it, that might be one price. If there is property on a nice level area and it is back away from the river a way and it looks like it might be good for development and you didn't want them to develop it, although it was valuable for development, that would be another price. These two cases would be different. I think each case would have to stand on its own.

Mr. JOHNSON. Thank you.

Mr. TAYLOR. Can you say what the attitude of the power company is toward this legislation? That is, the Northern States Power Co. that owns 70 miles of the river?

Senator NELSON. They have been, in my judgment, very, very considerate of the public interest in this river and they were—long before any bill was introduced—discussing preserving this shoreline with our own conservation department.

Their desire and intent is to preserve it and they hope that they can work out something that is acceptable to the Congress and Interior and themselves in order to preserve it.

Mr. TAYLOR. Questions?

Mr. KUPFERMAN. Just one question on a related matter. In the magazine that you were good enough to bring before us, at pages 34 and 35 are pictures of the Wolf River and Congressman Reuss testified on that today.

Senator NELSON. Yes.

Mr. KUPFERMAN. I wondered if you concurred in his request for designation for the Wolf River.