

been disposed of, land that we bought as a part of a larger tract and found we could dispose of; some of it has been disposed of, but that is the amount of land that had been bought as of last June 30.

Mr. MILLER. When you speak of disposing of that land, how is that done?

Mr. WAGNER. It is generally sold at public auction to the highest bidder. That is the general method.

Mr. MILLER. Do you have an approximation of the value of that 1,265,000 acres?

Mr. WAGNER. I do not have a figure on the value of it now. Of course, a large part of it is now on the bottom of reservoirs. The average cost of it at the time we bought it was \$93 per acre.

Mr. MILLER. \$93 per acre?

Mr. WAGNER. Yes, sir. This included, of course all kinds of property.

Mr. SCHWENGEL. Will the gentleman yield?

Mr. MILLER. Yes.

Mr. SCHWENGEL. On that point, what is the present average cost of an acquisition, per acre?

Mr. WAGNER. This varies very widely, Mr. Schwengel. I am sure the average would be more than \$93 per acre as of the present time, but I do not have a current average figure.

Mr. SCHWENGEL. The figure you gave dates back to when you began?

Mr. WAGNER. Yes, this includes acquisitions starting in 1933 and 1934.

Mr. MILLER. The price of the land, you say some people live on the land after it is purchased and this may go on for a few years perhaps.

Mr. WAGNER. Normally, not for a few years; no, sir. Normally it would be a shorter time than that but when we start to build a project we begin buying land because this is a time-consuming process and we normally permit landowners, if their occupancy does not interfere with our plans for the project, to remain on the land until they find another location or until they want to move.

Mr. MILLER. Well, is the value of that living on the land where a person would not have to pay rent or lease, is that considered in the total price paid for that property?

Mr. WAGNER. No, sir. I think our offer is one which would enable a man to buy a piece of property generally comparable to what he then owns at that time.

Now, if he elects to live on the land and the land values are increasing each year, he will pay more for the land he buys later, but there is no allowance made.

Mr. MILLER. No allowance for that?

Mr. WAGNER. That is correct.

Mr. MILLER. Well, now, if the Commission makes a low award in the first case and even though later they conclude that their evaluation was low, they would probably bring in an award, an additional award lower than market value. The jury would bring in an award of low or lower than market value.

Once they bring in the award, the low award, they have to change it or change it from time to time.