

the river, and overflow, and spoil areas. That is something entirely separate from that.

Mr. HARSHA. How much land is involved?

Mr. THATCHER. Well, according to the Engineers' figures there will be inundated an additional 9,500 acres to get to the top of the minimum navigational pool, 9-foot navigation pool. Then they require an extra 2 feet of land for a buffer area to take care of ground water damage and wave wash, and so forth, and that requires about another 10,000 acres.

Now none of the figures come out the same for each survey that is made, because that land is so flat in there that until you actually get down with an estimate, I don't think you are ever going to know exactly what it is. I am sure it is going to be less than what we have been saying, but I have been using the Corps of Engineers' figures.

Mr. HARSHA. If I understand you right, you need an additional 9,000 and then an additional 10,000, in round figures, to conclude the buffer portion of it.

Mr. THATCHER. For the navigation portion.

Mr. HARSHA. We are talking roughly in the neighborhood of 19,000 to 20,000 acres. Can you give us an estimate as to the cost?

Mr. THATCHER. Well, I think the cost is going to run around \$100 an acre.

Mr. HARSHA. \$2 million?

Mr. THATCHER. I believe that is what it is going to cost. Now maybe it will cost less than that when we get down to the actual figure. It is a negotiable thing.

Mr. HARSHA. What is the land used for now?

Mr. THATCHER. The land is in timber now. However, some folks, and I think they are foolish folks, are trying to clear some of it up to grow soybeans on it; but they cannot possibly, according to the records, get more than three crops every 5 years, maybe not that often. They think they can. And as long as they think they can, well they bid for the land. And so that has had a tendency to make the land go up. All prices have gone up, and they have found some new ways to use some of that hardwood timber.

It is all hardwood, no pine at all, all hardwood, and a relatively low-grade hardwood. But it has value, and they want the value out of it.

Mr. HARSHA. Has there been any recent sales of comparable land in that area so we know what the average market value would be?

Mr. THATCHER. Well, so far as I know, none has been sold in there. I knew a year or two ago there was an offer made to sell a tract of \$25 an acre and nobody wanted to buy. Then all of a sudden the price began to go up. And some land has been traded in there.

Some of the big companies have traded land; but so far as I know, no money values have been attached to it.

Mr. HARSHA. Thank you.

Mr. DORN. Mr. Cramer.

Mr. CRAMER. No questions.

Mr. DORN. Thank you, Mr. Thatcher, and thank you, Mr. Congressman.

Mr. PRYOR. I might just add this, that we feel this is a most worthwhile project. There have been several million dollars expended on this