

are we all know and we had better well hope, I am sure, Senator Cope, that those rates of return do not continue much longer because they usually run 3 percent beyond the cost...rate of inflation and that is going to bankrupt this nation. When that gets done, Senator Cope, those papers and certificates are worth just what they are printed upon, but the real estate is still there and it still has a value. The real estate of this nation is basic to the entire concept of the free enterprise system and there is a very real concern that the concentration of the real estate in the hands of too few people can pose a threat to the type of agriculture and the type of free enterprise system that has been so successful in this country. You go to South America, the land has been controlled by a few people for many, many years. Other parts of the world, the land has been controlled by a small group of people, but in this country those who came here and who wished to work and sweat and toil and take the risk were able to buy land and preserve it, hopefully pass it on to their children. I am very concerned about the fact that I think the federal estate tax poses the single greatest threat to the family farm that is in existence today. We don't even know how these pension funds would respond under that kind of a system, but I have an idea that they would exist in perpetuity, would not be subject to estate taxes, but would pose a very definite threat to the private ownership of farmland. I say again, there are concerns and some legitimate concerns by many of us about what happens to the water and the soil and the resources, that those resources have been best managed by individuals over the years, whether it is a 160 acres or 1600 acres or 160,000 acres. When those funds we are talking about become available for investment in, as I said, not billions but trillions of dollars, it places an entirely new concept into the marketplace. As I said before, I am as concerned as anyone about any kind of encroachment upon the ability to purchase and own property be it land, real estate, anything else. But if we are afraid to test the water, so to speak, with this kind of a limitation upon these kind of funds, then I really seriously doubt that we have any basis whatsoever to try to incur any kind of controls upon the individual ownership or operation of real estate, whether it be in the area of water development, land development, or anything else. I am concerned about my friend, Senator Koch, when he defends the right of the pension funds to invest in those resources which they deem to be the best investment, and I really wonder if he would feel this concern if it were not for the fact that many of us