

September 2, 1944

Mr. Leo F. Brady
Happy Homes Inc.
404 East 63rd Street
Kansas City, Missouri

Dear Mr. Brady:

I understand that you are expecting to build 25 more houses in Lawrence. I own 17 lots in one tract as shown on the enclosed sketch. These lots are on high ground and well drained. I would not care to sell excepting as a tract. Most of the lots on Vermont Street have hard maple trees planted ten years ago. There are also other trees.

These lots would cost you more than I understand you have been paying for lots here and there, but by their location they would immediately add more than the cost of the lot to the sale price of your homes.

The lots are all clear, have good title, and taxes paid. These lots have not been listed with any agent nor have they been offered for sale.

I shall be pleased to hear from you.

Sincerely,

W. C. Simons

WCS:df
Enc.