April 30, 1945

Mrs. Harry Johnson
Dawson, Nebraska

Dear Dorothea:

Dr. C. B. Johnson, our physician and good friend, who has been living for many years in Eudora, was in to see us last night in regard to the purchase of your five-acre tract. He may not have in mind wanting to buy the whole tract, but he wants the most desirable part of it, and I doubt if you could afford to sell simply a building site which includes the trees where the old house was located. This would come right out of the middle of your frontage and would destroy the possibility of selling it for an estate.

He would be a very desirable neighbor, and if he would pay for the whole tract, I know of no one I should rather have as a neighbor.

In speaking to you before about selling off a portion of the front, you will recall that I priced each tract high enough so that you would get more than the $5,000.00 for the frontage alone and still have the pasture, which, however, would have little value for the present. I believe I should price the whole tract to him at $5,000.00, and you could tell him that to sell out the center portion would largely diminish the value of the other frontage. However, if he bought the whole tract, he doubtless could sell the vacant part, both north and south of him, for a substantial amount.

He is very much pleased with the lots, and I went up there with him last night and walked back a couple hundred feet. I found that you have at least two pear trees that are now loaded with little pears about the size of acorns. I presume they should be sprayed, but there is absolutely no way to get that work done, and we never have sprayed them and yet they produce well. Unless we should have a freeze or hail or something of that sort, you will have quite a crop of pears.

Lots of love,

Dad

WCS:df

In checking up today I find that I paid $4,000.00 cash for the tract to Basil Green who I think paid $5,500 ~~for~~ for it, but he wrecked the house