

April 11, 1945

Mrs. Harry F. Johnson
Dawson, Nebraska

Dear Dorothea:

Your tract of land is a choice piece of ground, and it is worth, in my judgment, every cent of \$5,000.00. Basil Green paid \$5,500.00 for it. This may be a good time to make a sale, and on the other hand, it might not be. There has been little fluctuation in the value of this land for quite a number of years, but if you could sell it for \$5,000.00, and have a place to put the money, all right.

I am getting most too old to have ideas, but I am going to ask Mrs. Anderson this afternoon what she wants for her forty acres south of our tract. Should we secure this, it would give us a total of about sixty acres without counting your tract, but it would count the vacant lots on the east side of Massachusetts Street.

As this ground was presented to you, I don't know how the matter of profit could be figured in an income tax report, and it might be worth your while to investigate that point. Last year The World Company sold two farms at a profit of a little more than \$1,000.00 each, and after paying taxes for the corporation and taxes on dividends, we figure that the actual amount of money realized by us from the profit on the deal was probably considerably less than \$50.00.

I think that Bus and his father have shown good judgment in the selection of yards, and I think it may be quite possible that a thrifty yard in a small locality may make more money than a yard in a larger town. In operating a yard on your property in Lawrence, however, you would escape some taxes as it is located in Wakarusa Township. However, it is my opinion that it is in District 60, the Lawrence School District for school taxes.

Should a sale be made, it would be well to state that the garden spots had been rented for this year. That is also true of the pasture, but some money could be refunded, if necessary, to the new owner for some part of the pasture rent. Mrs. Laudon in paying \$10.00 where the price had been \$5.00, would be willing to have either a refund or the use of the ground for another year.