



DEPARTMENT OF STATE
WASHINGTON

Jan. 11, 1934.

Dear Mackie,

I should have written you sooner, but have been trying to work off an assignment that I should have finished (or rather one that I expected to finish) before Christmas. Since I got back from Okla, I have been busy looking for a place to stay and getting mama.

and B. B. off ² to Florida.
I am not permanently
settled yet, but am
temporarily at the
Gordon Hotel, 916-16th
Street N.W. It is just
across the street from
the Carlton Hotel. It
is very convenient,
about three blocks from
the State Department
and is very comfortable,
but they are charging
me \$12.⁰⁰ per week,
which is too much. I
paid for one week and
am still watching
the want columns.

In regard³ to the Florida
land, it will be a hard
problem to work out,
and will have to be
kept very quiet. I would
not want Cook or McLeod
either to know what we
are doing, but Cook can
help some in the tax
matters. If Ivar can
produce the buyer
I think he should have
more than 10%o. Fifteen
percent would be little
enough, and I think I
can make Claude see
it the same way. It would
be just like finding money
in the road, and Claude and all
the others are, like myself, badly

in need of ⁴ money and
will be glad to pay any
reasonable commission

It is much harder to
sell land and worth more
to sell it, when nobody
wants to buy than when
everybody wants to buy.

The McBord-Hopkins
interests got all the money
nearly that was realized
from the sales, besides
what the books squandered
on road building
etc. The Hopkins estate
still have \$2,000,000. of the
bonds and McBord had
\$100,000.00 but most of them
I think were scattered out

anything his ⁵creditors, at
a time when they were
still supposed to have
some value.

Several years ago when
they thought there was still
some hope McLeod in-
dicated that he thought the
Hopkins estate would sell
me this \$200,000.⁰⁰ for \$40,000
or \$50,000. I am satisfied

they would sell them now
for anything they could
get; but of course no one
at the present time would
agree to pay anything
for them. However, if the
matter were properly and
handed, and everything
kept quit, one might get an

option on them for six mos.
McLeod said three years
ago that his bonds could
be bought for 10 cts on
the dollar. I have always
contended that every one in-
terested in a business or a
property should work for
the benefit of all, and that
nothing affecting the business
should be kept from any of
those interested. In the
Chevelier Corp. I protected
the shares of Cook and
Jardou and paid the
taxes and carried the
entire corporate expense
for years; but every
time Jardou or Cook or
McLeod got a chance to grab off some-
thing they never failed to do it, without

any regard for

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~~to~~ any one else. I don't feel like working for those wolverines any longer. If Swar and I can devise a scheme by which a goodly sum can be realized from the believers I don't want the biggest part of it to go to those who have gouged and grabbed, and wrecked the corporation in the past. We will think matters over and if Swar can get the ear of Mr. Rockefeller or some one else and get him to consider the proposition I will run up some week end and we can all talk