

February 12, 1926.

Wm. S. Bergen,  
P. O. Box 24,  
Miami, Fla.

Dear Sir:-

Replying to yours of Feb. 10th regarding the taxes on the Collier County property for Wm. S. Bergen and Ida M. Wright.

Will advise that both these contracts were dated in April 1925. The taxes for the year 1925 on the Collier county property for 1925 have been paid by J. F. Jaudon and receipt is No. 183, and dated Jan. 26, 1926, same being paid at the rate of 10¢ per acre. Since you had the property practically eight months we estimate your taxes at the rate of .06-2/3¢ per acre, making the following:

W. S. Bergen 400 acres @ .06-2/3¢-	\$26.66
Ida M. Wright 90 acres @ .06-2/3¢-	6.00

You can remit for these taxes at your convenience and same will be credited on your account.

Yours very truly,

JFJ/DA.

September 6, 1926

Mrs. William S. Bergen,  
P. O. Box 24,  
Miami, Florida.

Dear Mrs. Bergen:-

Referring to your letter of July 19th in which you advised that you were making arrangements to draw some money from the Dade County Security Company, and would pay the interest on your Collier County lands - 400 acres in Section 26, Twp. 52, South Range 31 East.

For your information give status of your account as follows:

1925

April 25 = To 400 acres in Sec 26-52-31 Collier County

Total price-----\$14,000.00

TERMS:

\$3500.00 Cash-----Paid April 28/25      3,500.00

\$3500 Due in 1 year      10,500.00

\$3500 " " 2 Years

\$3500 " " 3 years

7% interest payable semiannually

Nov. 12, 1925 Credited by Int. Oct. 25, 1925 \$367.50

Payment due April 25, 1926-----\$3500.00

Semi-annual interest due

April 25-1926----- 367.50

You will see by the above that after you pay the above interest due on April 25th of \$367.50 that another interest payment will be due October 25th.

The above is for your information.

Yours very truly,

By, \_\_\_\_\_  
Bookkeeping Department.



October 22, 1926.

Mr. William S. Bergen,  
2258 Southwest 17th Street,  
Miami, Florida.

Dear Sir:

Your letter of the 12th instant received, in answer to ours of September 6th.

It would give me great pleasure to await payment from you until your collection has been made.

You no doubt are keeping up with the progress being made on the Tamiami Trail; while we are going to get a much better highway than we first anticipated, the State Road Department will take a longer time to complete same than had the work been left with the several Boards of the County Commissioners between Miami and Fort Myers. I was very much in hopes that the Tamiami Trail would be completed this coming winter and also that the Atlantic Coast Line Railroad from Immokalee to Everglade would be built, and had these things been done I feel quite sure that we could have sold our lands to bona fide farmers at substantial profits, but there is hardly any question that in time for next year's cropping season that there will be an active demand for these lands at what I believe will be good prices.

Personal regards.

Very truly yours,

J. F. JANDON

JFJ'DA



June 10, 1927

Mr. Wm S. Bergen,  
2258 S. W. 17th Street,  
Miami, Florida.

Dear Mr. Bergen:-

As per our conversation relative to the purchase of the Collier County land by you from me, on which I have gladly extended payment, but with the understanding that you would make me as large payment as possible before July 1, 1927. I am to meet a large mortgage note on or about July 10th.

I am writing this with the idea of you advising how much you can pay me on or before July 10th, also suggesting that upon such payment that instead of the contract which you now hold I will be willing to deed to you this acreage taking a mortgage and mortgage note from you for the balance. The due date of the mortgage however being set forward several years.

In other words, upon the payment by you we could re-arrange this purchase in such a manner that you could carry it for several years if necessary without embarrassment.

The Tamiami Trail will be open next spring, and I feel reasonably sure that within the next two years that a railroad will have been constructed from Miami direct through this property with its terminus at Naples. The Atlantic Coast Railway will also have its extension completed from Immokalee to Everglades, thus within the next two years this Collier County acreage should go under cultivation and should bring a handsome price, and by making the due date several years ahead you would not be embarrassed over any payment other than the interest and taxes.

Please let me know how much you can pay on or about July 1st and also give me your opinion as to the desirability of the extension of time as per the above.

With personal regards to yourself and Mrs. Bergin.

Yours very truly,

JFJ/DA.



406-10 Seybold Building  
XXXXXXXXXXXXXXXXXXXX

January 8, 1929

Mr. Wm. S. Bergen,  
P. O. Box 24, or  
2258 S. W. 17th Street,  
Miami, Florida.

Dear Mr. Bergen:-

No doubt you have been thoroughly convinced of the prospective value of the Collier County property you purchased from me. Wish to say that I desire to extend to you every courtesy possible with the assurance that you will ultimately make money on your original investment and any additional sum which you may place in this property. It is absolutely necessary that I pay to the parties from whom I purchased this together with other property, - other acreage, a substantial cash payment now.

Could I suggest a plan which I believe will meet with your favor. I am enclosing you a statement of your account as it appears on our books at this time which shows that you owe me a balance of \$ . I understand you have no money just now but my thought is that Mrs. Ida M. Wright, who will advance to you, if she is properly secured, a sufficient amount of money to enable you to acquire a deed to this property, and I suggest and propose as follows:

1. That I will convey to you good and clear title warranty deed on your 400 acres which you purchased upon the payment to me of \$3500.00.
2. That I will permit Mrs. Wright to accept from you a first mortgage against this land for \$3500.00 which she would loan to you.
3. That I will make a second mortgage on this land due on or before five years after date at two per cent (2%) interest, you agreeing to keep the taxes paid up which amounts to approximately 20 cents per acre per year. In other words, I will convey to you this property making you good warranty deed with clear abstract upon the payment to me of \$3500.00. This will secure Mrs. Wright or any one else whom you should desire, giving them a first mortgage against the land in the sum of \$3500.00 at such an interest rate and upon such terms as you may agree. I will make a second mortgage, or frankly, I would take your individual note for the balance due. In other words, I want you to secure a deed to this property, thereby securing any one whom you might get this money from by a first mortgage against same, and I am willing to take my chance on the increased valuation of this property in years to come.

I do not want you to be alarmed at this proposition, I want you to consider same carefully. If Mrs. Wright advances you the money and you secure deed and she has this five years mortgage she would in turn be secured on her



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Mr. Bergen

Jan. 8, 1929

loan and I would be the one taking all the chance. But the plan suggested is induced by the fact that Messrs. Gaunt-James Corporation will make a success of their crop this year; that this land will be worth from \$50.00 to \$100.00 per acre; that within a year or two you can easily sell it at ~~any~~ that price or more; and that by this plan we can close this transaction in such a manner that this investment will be safe to you and your security to Mrs. Wright or any one else will be absolutely safe to her or to them.

If this plan is not acceptable please suggest some other plan because I really want to see you secured on your original investment in such a manner that you will earn a sure profit on the investment. This, I feel quite sure you can understand from what you have seen from the operations of Gaunt-James Corporation. At any rate let me hear from you, but so not construe this letter as a demand from me for money, but rather as a suggestion of a method whereby your original investment can be secured and assured and that you have this property unincumbered by any mortgage except Mrs. Wright's,- you can rest assured that whatever you desire in this matter it will be my wishes.

Personal regards to Mrs. Bergen and yourself.

Yours very truly,

JFJ/DA

January 8, 1929

Mr. William S. Bergen,  
2258 S. W. 17th Street,  
Miami, Florida.

Statement of account on the acreage purchased of J. F. Jaudon  
in Collier County, Florida on April 25, 1925; said acreage being in Section 26,  
Township 52 South, Range 31 East, and containing 400 acres.

1925

April 25. To 400 acres in Sec. 26-52-31 Collier County  
Total Price----- \$14,000.00  
Terms:  
\$3500.00 Cash---Paid April 28, 1925----- 3,500.00  
\$3500.00 Due in 1 year \$10,500.00  
\$3500.00 Due in 2 years  
\$3500.00 Due in 3 years  
7% interest payable semi-annually

1925

Nov. 12. Credited by Int. to Oct. 25, 1925----- \$367.50

1926

Feb. 27. Credited for Taxes for 1925 \$26.66

1926

April 25. Due Semi-annual Interest-----\$367.50

Oct. 25 Due Semi-annual Interest----- 367.50

1927.

April 25. Due Semi-annual Interest----- 367.50

October 25 " Semi-annual Interest----- 367.50

1928

April 25. Due Semi-annual Interest----- 367.50

Oct. 25. Due Semi-annual Interest----- 367.50

Interest-----\$2,205.00 \$10,500.00 Principal

Plus taxes for

2,205.00

1926

Prin. & Int. due-----\$12,705.00

1927

plus taxes unpaid

1928



2258 S. W. 17th. St. Miami Fla.  
January 11th, 1929.

Captain J. F. Jaudon,  
Miami.  
Fla.

Dear Captain Jaudon;

Your letter came last evening and I very much appreciate your kind and considerate suggestions with regard to our continuing with the Collier Co. acreage and I believe there is going to be continued growth and improvement there. We have been hoping that we might be able to hold it, but I see no possible thing for us but to relinquish our rights as we have no hope of continuing and accept your suggestion made last summer, to take either land next to Mrs. Wright or other land closer to the trail that might be more accessible at present.

Mrs. Wright is in rather a bad financial way and has had to lose some of her investments and her affairs have troubled me a great deal as she depended on me for her advice and since I became blind, I have been unable to help her.

I hope to be able to pay all the taxes and if I do not get the cash I will be glad to give a note for it as I would like to have it settled and would like the deed to whatever you give us to be in Bessie B. Bergen. *Yours*

Please accept my sincere thanks for the many kindnesses shown Mrs. Bergen and myself and it is with much regret that I am compelled to relinquish as I know that there is a fine future ahead for that section.

Yours very sincerely,

*Carl Bergen*



406-10 Seybold Building

February 21, 1929

Mr. Wm. S. Bergen,  
2258 S. W. 17th Street,  
Miami, Florida.

Dear Mr. and Mrs. Bergen:-

First let me convey to you and your wife my highest regards and an apology that I have not given you the letter in line with my proposition recently made when you were in our office. I realize you would much prefer to deed me back this land and absolve yourself from any future liability rather than to further speculate with same, but I do not want you to do this because I believe you have a bone fine profit if you carry this property.

I have just returned from the west coast and take pleasure in telling you that it looks like the Gaunt-James crop which you saw, is going to yield from 300 to 500 crates of tomatoes per acre. Your land is adaptable of producing just as good results.

For the purpose of clarifying our situation, because you must realize that I must raise money to take care of my obligations I proposed to you as follows:

- (1) The balance due on your purchase in Sec. 26, Twp. 52, South Range 31 East plus interest is \$10,500.00.
- (2) I am willing to take my chances with you on the increased value of this land.
- (3) If you will send me a check in the sum of \$4,000.00 I will deliver to you warranty deed covering this 400 acres with the understanding that if the land is re-sold, and it surely will be, within the next five years, that you will first receive all the money you have already paid me including this \$4,000.00 first; and that I will accept as payment in full 50% of the excess above that amount. Or in other words, you will get all the money back you have paid first and you will receive 50% or one half of the excess above all amounts paid.
- (4) I think you can get some of your friends to loan you \$4,000.00 on this 400 acre tract. I will permit you to give a first mortgage on same, or if you should desire me to hold title I and my wife will sign same and I will hold the title. In other words, by the latter method there would be no liability

on your part of any deficiency judgment etc. etc.

The fact is that I must pay \$4,000.00 to receive a deed from the parties from whom I purchased this property, and by paying \$4,000.00 I can convey to you, or I would be in position to give you a first mortgage against this land in the sum of \$4,000.00.

You can realize that this land is worth \$50.00 per acre; that you have paid me \$3,500.00 on the principal and some interest and taxes; the interest item being \$367.50 makes almost \$4,000.00 that you have already paid; and that you would receive title upon the payment now of an additional \$4,000.00 making a total of \$7,867.50. When this land is sold, and we will sell it in the next two or three years, you will first receive the money you have already paid (\$7,867.50) which includes the \$4,000.00 which you will now pay on this arrangement; and all sums received above that amount you will receive one half of same and I will receive one half of same.

I realize that you may not have the money but you certainly have some friend who will loan you \$4,000.00 on a security of over \$20,000.00 thus enabling you to save the money you have already invested, as the \$4,000 additional will permit you to participate 50% in the profits above the amount you have already paid including this \$4,000.00.

Please take this matter up with some of your friends because you can amply secure them and can save your original investment and also have an anticipated profit in the re-sale which you should not lose sight of.

With personal regards,

Yours very truly,

JFJ,DA



406-10 Seybold Building

March 8, 1929

Mr. Wm. S. Bergen,  
2258 S. W. 17th Street,  
Miami, Florida.

Dear Mr. and Mrs. Bergen:-

I just wonder what progress you are making relative to refinancing the 400 acres of Collier County land. I wish you could have gone across with me last week, because Gaunt-James Co. are shipping, and they shipped several car load of tomatoes last week, and they expect to harvest about 450 crates or more to the acre. They will make over \$500.00 per acre on their lands, and at least one half of the lands of your 400 acres, is just as good as the lands Gaunt-James are cultivating now.

You may rest assured that I will cooperate with you as fully as possible, but I must make some definite financing arrangement of each tract of these lands I have sold. If my former letter did not fully set forth just what I could and would do, and if you think there is no likelihood of financing along this line I would suggest that you kindly suggest some better plan.

Personal regards.

Yours very truly,

JFJ/DA

2258 S. W. 17, St. Miami Fla.  
July 25, 1929.

Captain J. F. Jaudon,  
Miami,  
Fla.

Dear Capt. Jaudon;

I was very glad to receive your recent letter with the enclosed copy of the article telling of the great progress being made on the lands which surround the new town of Jaudon.

I ~~would~~ have replied before this, but was under the impression that you might call and see me as I inferred this from your letter and I should be very glad to have you call at any time or if not convenient, I would be pleased to have a phone call any time. I realize that you are doing everything possible to make that country a success and I greatly regret that I cannot do something to help financially, but my affairs seem to get worse instead of better and I feel very thankful for the consideration that has been shown by you during the past four years. I realize that next season will be one of great progress over there and if you have any opportunity of renting any of the lands in which I am interested, you are welcome to the rents. I do not know whether they can be reached by vehicles conveniently or not, but being adjacent to your developments, it occurs to me that you might rent some of them.

Assuring you of my appreciation of your kindness and regretting that I cannot do assist in the good work that is going on at this time, I am,

Very respectfully,

*Wm. H. Burger*