

MY FLORIDA

"A state oldest in white settlement and newest and best in modern development—a state with a rare blending of the old and the new. A state where the products of the Temperate Zone and the Semi-Tropics meet on common ground, and intermingling reach their highest perfection. A state abounding in assets of pure air, good water, generous sunshine, ample rainfall, and twelve full months in each year to grow grain, grass, root and fruit crops and live stock. A state with gentle and healing winds bearing balsam from the pines and salt air from the seas. A state fast becoming the all-year-round playground, health resort and income producing region of the nation. A state to which the world is invited to come and study and enjoy, and by staying prolong life in comfort. A state to which the tourist and homeseeeker can come in any month of the year."—By Pat Murphy.

Are you here? Will you come?

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J. F. JAUDON

Bougainvillea

3221 N. W. FOURTH AVENUE

MIAMI, FLORIDA

Miami Fla June/ 29th 1924.

Mr. J. H. McCord
Spencer
Iowa.

My Dear Mr. McCord:—

Yours of 23rd just reached me----I could not get Mr. H. J. McMichael to close on the purchase of the ten thousand acres at \$15.00 and so I signed up the "Agreement" with Ray L. Parker---Penn. Del. Dev. Co. for the proposition which you have before you.----This proposition will work out, it gives us some cash, and a good first mortgage which can be used.

Yes I believe we can sell ten or fifteen thousand acres just to the west of this sale at from \$13.00 to \$15.00 per acre, and I believe we should concentrate on such a sale even though it be two or three purchasers or separate sales----I have a negro D. A. Dorsey who I think will take five or ten thousand acres paying from ten to twenty thousand cash, putting in some valuable Miami realty (he owns about \$200,000 worth---and it is un-incumbered) and he giving a mortgage for the balance---he wants me to select the land for him, and he will sub-divide and re-sell to negroes only; will report on this later.

McMichael bought 30,880 acres (being the south part of T. S. 52 and all of T. S. 53 S. Range 35 East, the South west corner of his property is the North-east corner of Monroe County) from the Empire Land Co. the sale was made by Paul Taylor---CONFIDENTIALLY the price was \$6,30 per acre, on terms of \$15,000 actually---all the principal sum however to be paid within five years, interest at 6%---you can understand that he did not want to pay \$15.00 for ours, but he will have to buy from Parker (Causeway Realty Co) or from the State to get access to the Trail----(Paul Taylor has just returned from Tallahassee, the State is not now offering the lands on the Trail except in small acreages to ACTUAL SETTLERS---hence we have no opposition.

In connection with Tamiami Trail matters I am sending you a copy of a letter which I sent to some fifty representative Miami and Dade County people---this is removing any opposition to the new bond issue of \$120,000---the County Commissioners are now spending the moneys on hand in making repairs---Coach, an forced this issue for us.

I have succeeded in enlisting a number of representative men to urge the bond issue, its better than us doing it ourselves.

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321 N. W. FOURTH AVENUE
MIAMI, FLORIDA

J.H.McG.---Page 2---June 29th 1924.

Am also sending under separate cover copy of Miami Life---with several marked articles.

Mr. Morton Milford, Editor of the Miami News Metropolis is with us as is Mr. F.B. Stoneham Editor of the Herald, have had conference with each of them.

Am also enclosing letter to an from Mr. I.E. Schilling, Member of State Road Department-----I want them to accept the ROUTING from miami to the Collier County line, so that there will be no confusion.

With Marvel farms (Irons Land and Investment Co.), Canova, and the sale to Causeway Realty Co (Penn, Del, Dev. Co), the town lots of Pinecrest to Willingham, and a few other sales, we can see the absolute necessity of laying out our "Plan of Improvement and Drainage"-----naturally these lands will stand their "Benefit Tax"-----it will enable us to sell other lands, and give them all as well as ourselves a "Sales Talk".

Yes Judge must be having a fine time in New York-----I hope Meredith will get the Democratic nomination for President or Vice-President.

Surely the Bristow folks will come with Judge to Miami immediately after the Convention; you of course will come also.

I believe this coming winter will see us in fine shape.

Relative to cypress our offering now is \$600,000 for the cypress timber on the 22,000 acres (regardless of the amount there may be), \$200,000 cash balance \$100,000 annually, 6% interest----I have a prospect in the timber now; working through Geo. R. Lynn of Fort Myers.

Personal regards, I am,

Yours very truly

J. F. Jaudon.