



MODEL LAND COMPANY

FLAGLER SYSTEM

OFFICE OF PRESIDENT AND SECRETARY

J. E. INGRAHAM
PRESIDENT

S. HARRISON
SECY. AND TREAS.

St. Augustine, Fla. June 24, 1918

Mr. F. S. Morse,
Miami, Florida.

Dear Sir:

I have your application for purchase of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 10-55-40 from David B. Dice, together with your check for \$67.00 and commission receipt for \$45.00, as first payment thereon. I am with-holding this application pending your reply to this letter.

On June 29, 1915 this Mr. David B. Dice purchased, under contract #01561 Model Land Company, five acres of land for a consideration of \$170.00. Up to June 11th, 1918 he made no further payments either on account of principal interest or taxes, and his contract, I presume through your request, was cancelled because of non payment, and, practically, inability to pay. It would therefore appear that after holding this land under contract for three years that he had either cropped it out and made it of little or no value through over-cropping and was willing to throw it back on the Company and forfeit the \$170. which was a mighty small rental basis. I am rather afraid that this party is buying land under this application of the Perrine Grant Land Company just received, on the same scheme, and if so he is not a desirable customer. If he is merely going through the country, as you may say, a tramp farmer, willing to pay a certain sum of money down as a first payment, so that he will not be prosecuted as a trespasser, and holding the land and cropping it

three years without further payments and then giving up the land, I do not consider that it would be proper to make this sale to him. I will therefore, hold this up until you can make further inquiry into the character of this man and if he is, as I have said, then you can decline to make the sale to him and we will refund his money and get rid of him as we do not desire to have to pay an additional income tax and an additional capital stock tax and carry him three or four years and then find ourselves in the lurch.

Very truly yours,

J. B. Tappan
President.