

*Broward Realty Co*  
*1634*

May 11, 1926.

SUBJECT: Inquiry-- Broward Realty Co.

Mr. J. W. Hoffman, Vice-President,  
Model Land Company,  
St. Augustine, Fla.

Dear Sir:

We received your letter of April 26th enclosing letter from the Broward Realty Company stating they have a client who desires 5000 to 10,000 acres of land in Monroe County for the purpose of experimenting in the Rubber Industry, and as the land in Monroe County has been off the market for sometime we note you suggest that we try to pick out 5000 to 10,000 acres in Dade County which might answer the purpose.

For a tract of approximately 5000 acres we wish to call your attention to the land owned by the Model Land Company in Sections 2, 3, 4 E $\frac{1}{2}$  of 5, 7, 8, 9 & 10 of Township 59-38, which contains, according to our computations, 4828.47 acres.

For a larger tract in a solid block, we would suggest Sections 19 to 36 inclusive, of Township 58-38, containing approximately 11,520 acres. This tract lies immediately North of the first tract above mentioned and they would work very well together if a person wanted as much as 15,000 acres.

We have been giving this matter considerable thought and while this land meets the requirements as regards being centrally located and away from the coast, we could not guarantee that it would not be under water at least a portion of the year. This land is what is classed as Marl Prairie, similar to the land on which most of the tomatoes are raised in this section, but in order to make it safe so that they could be assured that no water would stand on the land it is our opinion that one or more canals should be dredged from this land South to Florida Bay. We believe that the sale of either or both of these tracts at a price of \$50.00 per acre, would be a good sale under present conditions.

Mr. J. W. Hoffman:

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*Bronard Realty Co*

If we can give you any further information,  
please let us hear from you.

Yours very truly,

PEPPER & POTTER,

By:

MOC/J

*5/11/26 When in our office today  
Mr Hoffman said he wrote them  
submitting this property but did  
not quote them a price.*