

*Put on file
in
appropriation
for cleaning out
Pompano canal
by J. J. Board*

1706

July 15, 1931.

SUBJECT: Sale to Blount Brothers, in Sec. 21-48-42.

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

Dear Sir:

We received your letter of the 10th instant in connection with Blount Brothers' offer on 120 acres in the E_{1/2} of above section, as submitted in our letter of July 9th, and I spent practically the whole day at Pompano yesterday going over this matter with the Blount Brothers, trying to get them to raise their offer to \$40.00 per acre, as suggested in your letter.

When I first called on them I met Mr. George Blount, who stated his two brothers had gone to a meeting of the Supervisors of the Everglades Drainage District, at West Palm Beach, as a recent law passed by the Legislature apparently has taken the management of the Everglades Drainage District out of the hands of the I. I. Board and placed in in charge of the Supervisors, and Blount Brothers and other farmers and Pompano citizens made the trip to West Palm Beach to see where they stood with reference to the \$8000.00 appropriation made a couple of months ago by the I. I. Board for cleaning out the Cypress Creek State Drainage (or Pompano) canal. After these two brothers returned I discussed this matter with them and they stated the Supervisors did not feel bound by the former appropriation, as the contract was not let, and would not carry it out. Understand these same Supervisors will have another meeting three weeks from yesterday, in West Palm Beach, and we are merely calling this to your attention thinking you may wish to have your Mr. McLendon or Mr. Bennett attend this meeting to secure what information you can as to possible levies that may be made on Model Land Company property.

Before the two brothers returned, Mr. George Blount told me that he and his brother, J. D. Blount, expected to leave Friday of this week for a vacation, and since they were not all together possibly we had better let the

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matter drop and if they had time they would get in touch with us before they went on their vacations, and if not, they would take it up in the Fall after they got back, but I made the excuse that I had some other business to attend to in Pompano and waited there until 6:00 o'clock in the evening to catch them all together to try to close the matter before they left. After the conference with the three of them they stated it would be several months before they could begin to dig this canal, and suggested that rather than pay \$40.00 per acre, they would let the matter wait until later, as they did not believe there was much chance of us selling any of this land before next Spring, and they were very emphatic in their statements that they would not pay at this time, over \$35.00 per acre, so we finally wound up the negotiations by getting them to make a new offer of \$35.00 per acre, on terms of one-fourth cash; balance in one, two, three and four years, at 6% interest on deferred payments, and I secured their check for \$575.00 to complete the balance of the first payment, and on today turning this check and the \$1000.00 check we had previously received, over to your Miami office, as per application enclosed herewith.

This sale is made with the understanding that you will reserve the North 50 feet of the Starling 20 acres for Canal and Road purposes, when issuing deed to Starling, and in this connection, I also called on Mr. Starling and got him to agree to this in order to protect the Model Land Company's land West of his 20 acres, telling him we considered this necessary in order to assist us in disposing of the Model Land Company's lands to the West of this 20 acres, in the future, but without telling him we were negotiating for a sale at this time.

During our discussion Blount Brothers got out their copies of the two contracts covering recent purchases in Section 10-49-42 and asked why they were called on to pay all the 1930 taxes when they did not buy those lands until considerably after the first of the year 1930. I explained to them that it was the Company's policy, in sales made before the first of July, to have the purchaser assume the current year's taxes, but in sales after July 1st, the Model Land Company paid the current year's taxes, and this feature helped in getting them to make this new offer, and they understand that this contract will contain a clause that they are to pay taxes subsequent to the year 1931 on this 180-acre tract.

Yours very truly,

PEPPER AND POTTER, INC.

By:

MOC/S