

1964
April 18, 1933.

Memorandum: Inquiry of Wm. L. Dillon, for Cape Sable Land for Hunting and Fishing Lodge.

Mr. William L. Dillon, who resides at 2352 S. W. 5th Street, Phone No. 29885, called this morning for a conference with reference to securing a fishing and hunting camp location somewhere in the Cape Sable section.

Mr. Dillon has been a Contractor in Miami for over 20 years, is well known and has a good reputation, and tells me he is making this inquiry for Mr. Harry Heerenden and some dozen or more personal friends, of Mr. Heerenden's, most of whom live in Chicago; that Mr. Heerenden and family spent their winters in Palm Beach and this year one of the sons had a string of horses at Hialeah Park. Mr. Dillon being already familiar with the Cape Sable section, having been over it more or less a number of times in the past, it seems, recommended this location to Mr. Heerenden and they, together, made one trip down there by boat and at another time flew over the territory, with the result, I am informed by Mr. Dillon, that Mr. Heerenden told him he was ready to build a hunting lodge and fishing camp and have Mr. Dillon do the work if he could submit him a satisfactory set-up that would not cost over \$150,000.00 for the improvements.

Mr. Dillon states that Mr. Heerenden and his associates are all very wealthy men and the whole proposition would, of course, be a cash one. In looking over the plat with Mr. Dillon, he states his people would be interested in acquiring what the Model Land Company owns in Section 24-60-31 and Sections 19, 30 and 31 of 60-32. In discussing a probable price I informed Mr. Dillon as a basis, that we had recently quoted similar land in the vicinity of Barnes Sound at \$8.00 per acre, but I did not know what this would be, and attempted to get an idea out of him as to what his clients would be willing to pay, but he did not express himself further than to give me the impression that he thought \$8.00 was too high. My thought now is to ask about \$6.00 per acre, expecting probably to have to drop some in closing a deal.

I told Mr. Dillon I expected to be in St. Augustine this week and would talk it over with Mr. Hoffman and that as soon thereafter as I could communicate the result to this office he would hear further from us.

Frank J. Pepper.

4/24 Frank took car to St Aug.