

Kissimmee Fla. April 10th. 1920

Mr. Ignan Spencer
Cocoa Fla.

Dear Sir:-

In reply to your telegram and our short conversation at the train regarding my farm I wish to say that I have 550 acres all fenced and crossed fenced, price \$25.00 per acre, allowing 10% commission.

For the 90 days option I want \$1000. and in the event of a sale I would allow the thousand paid to apply on the purchase. Terms can be Cash \$15000. the balance paid \$5000 each year, at 6%.

The acreage can be increased to 1000 or more and the average not to exceed seventy five dollars per acre.

There would be five hundred acres or more ready for plowing at once. My farm lies nice so as to use a tractor, giving rows a mile long if so desired.

Four hundred acres or more of mine is rich muck, which I have tested twelve feet deep in places. Cane grows to perfection on my land as well as many fovage crops I have tried.

Artesian water can be gotten over the muck land. I have one well flowing, which I had driven near the mill building. This building is 20 by 40 feet, with metal roof.

The A.C.L. Ry, has a station near my land, and there is a brick road on the north side and also a brick road on the south side of the farm.

The land at St. Cloud you asked about, I understand is held at \$1000 per acre.

I would be glad to have some reply from your parties by to-day week, if possible, for the reason another party is considering the tract and if it is to be tied up on a three month option I want to tell him at once. Recently he went over the land with me and expressed himself as being very much pleased with it, for dairy purposes.

If your parties will send their soil expert down I will be pleased to go over the whole property with them. I believe the more they see of it the better they will like it. Title perfect and abstract to date.

If there is any other information you would like, I will be pleased to hear from you at once. Taking all the advantages into consideration I do not think you can find in Florida another tract the equal to mine for a sugar farm. I have the drainage, soil, and location, all ready for work.

Wishing you success in selling, and hoping to hear from you soon

I am

Very Truly Yours,