



Edward Fowler Esq  
Mt Lebanon  
Columbia Co  
N York

# Cincinnati Home Insurance Company

OFFICE:

S. W. cor. Third and Sycamore Sts., Cincinnati.

FIRE AND MARINE INSURANCE AT CURRENT RATES.

CHAS. C. REAKIRT, President.

O. M. GRAY, Vice President.

ARCH'D MIRRIELES, Secretary.

SICKELS & SEXTON, Resident Agents, ST. JOHNS, MICHIGAN.

St. Johns, June 1 1868

Edward Fowler

Dear Friend

Expecting you to visit me in the course of this month, and remembering you wished me to make some suggestions in relation to value of your lands in Gratiot Co before you should come out here, I will delay no longer my writing to you.

I think the time has not arrived for selling the Pine land. The subject of a State Road is being again agitated and there is now some prospect that a good Turnpike road will be constructed from Elsie in this County running North into Gratiot Co and passing within a half mile of the pine land. If this road is built it will considerably enhance the value of that tract of land.

I hardly know what to say in relation to Sec. 8. Farming lands (wild) will hardly command as good prices as they did two years ago. I think \$6<sup>00</sup> per acre might be realized by parcelling it out in 40 and 80 acre pieces and perhaps all be sold in the course of five years and maybe sooner part cash and balance secured on the land. I have concluded to make you a proposition for the land myself. I have four children and have been thinking I should like to give them about that quantity of land. The oldest is 17 years old. I have made no

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no preparation to make a purchase at this time and consequently have not anything at hand for that purpose. I will hand you this offer for consideration. I will pay you \$3000. for the section 5 and 6 years from date interest commencing 3 years from date. You may consider this matter until you come out and if you regard it favorably can then settle collateral and details. I think if you should wish to see the land again when you come out, that we can now reach it with little difficulty as compared with the obstacles which opposed us when you were here 3 years ago.

The seeds you sent me were received in due time and have been placed in good hands. My wife was delighted with <sup>the</sup> presents sent her and will be pleased to make her personal acknowledgments to you if you will make your hour with us when you come here.

Yours Truly  
 Jms Sickels

PS When shall I expect you here?

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St. Johns, June 15. 1868

Edward Fowler

Esteemed Friend

I wrote you the first of this month that if you should come here in the course ~~this~~ month I thought you could get to see your pine land more comfortably than when you were here some years ago.

Since I wrote you we have had much rain and if I should offer any advice at this time I should say you had better put off your visit until September or October.

You can probably reach the land if you should come now but it would be a wearisome journey. I think I have written you that a new road was projected by the State running from the Village of Elsin - lying South of this land - to the North line of the town in which your land is located. I now think there is a fair prospect that that road will be opened within a year. If it should be it will run a half mile west of your pine land & will undoubtedly enhance its value & will at the same time render it more likely to be trespassed upon by timber thieves. I engaged a man last winter to go upon your land and make an estimate of the amount of pine but the winter broke up very suddenly and he did not go over it.

If this should reach you before you start on your journey hither and should occasion a postponement of your visit

here until Autumn I should be pleased to have you communicate <sup>to me</sup> your views in relation to the selling of your Section Eight in that town providing you contemplate making a sale of it. With my best wishes for your health and enjoyment I am

Yours very Respectfully  
H. L. Phelps

Real Estate, Tax, Collection, Money Loaning and Insurance Office

—OF—

PECK & MARVIN,

For the Purpose of an Insurance, Real Estate, Collection, Money Loaning and Tax Agency, and  
Furnishing from our Books Abstracts of Title to all Lands in Gratiot County.

Money to Loan for Eastern Capitalists, on Improved Resident Real Estate, at not over One-third its Value.

ALSO, OFFICE OF ELIJAH PECK, JUDGE OF PROBATE FOR GRATIOT COUNTY.

Elijah Peck,  
Wm. H. Marvin.

Ithaca, Mich., Feb 1<sup>st</sup>

1869.

Wm Sichel's Esq  
St-Johns Mich

Dr Sir: The amount of Taxes on Entire Sec 8 & Exp Sec 24  
Town 10 N 1 West for year 1868 are \$120<sup>00</sup> if paid to Town Treasurer which  
can be done at any time between now and March 1<sup>st</sup> next.

If you want the Taxes paid you can send us the above amount ~~for~~  
less the amount of interest which is now due or which will soon be due  
on that note Mr Peck gave you for the Abstract Books.

Yours very truly  
Peck & Marvin

Peck <sup>Qua</sup> Marin

March 1st

1869

This contract and agreement entered into this 21<sup>st</sup> day of October A.D. 1880 Between Benjamin Gates and Robert Valentine Trustees of the United Society commonly called Shakers of Columbia County and State of New York of the first part and Evan M. Potter of Ovid Clinton County and State of Michigan of the second part as follows. To wit. Said parties of the first part agrees to execute to said second party a good and sufficient Deed thereby convey to said second party all the East Half  $\frac{1}{4}$  of Section No. Twenty Six 26, in Township Ten, 10, North of Range, One, 1, West in Gratiot County Michigan reserving all the timber now being cut skidded and marked thereon. Said second party agrees to purchase said described land and to pay for the same Five Hundred Dollars

Benjamin Gates  
 & Robt. Valentine  
 Per Levi Shaw Agt.  
 Evan M. Potter

Shaca, County Seat  
 of Gratiot Mich.



Contract

Paper

Evan M. Patten

Trustees

Oct 1880