

Eugene City Aug 24<sup>th</sup> 1882

Dear Channing

I wrote to you a few days ago and directed to Oconomowoc about Selling the land. I think I will write a little more today on that subject which is merly to say that perhaps you had better see if we cannot sell the whole place to Grose or Buskie or any one else for 45 per acre without the crop or with the crop according as you can before you see Pattee, as I suggested in my last letter - Intimate to them that it may be their last chance etc. - If you think there is a probability of selling this fall and there has been no reinsurance, let the old Policy run as it is excepting that all insurance excepting on the Buildings be stricken out - have an understanding to that effect with Mr. May - If you reinsure insure as I directed before I left - I have not made up my mind when or what or where I shall buy yet but intend to invest somewhere before long - I find everything pretty much as I expected except that the Willamette Valley is rather too flat for good drainage and consequently apt to be worked when it is too wet, to the injury of the Spring crops especially - Last winter and Spring (they say) was excessively wet and since the 4<sup>th</sup> of July there has been no rain in the upper part of this vally. Consequently all late crops are rather poor - I have looked over considerable of the country between here and Portland and also about Siuslaw and examined several places ranging from 200 to 1700 acres with Buildings orchards etc ranging in price from 2 to 10 thousand dollars. These places are all among the foothills and better drained naturally with plenty of Springs and living water and wood conveniently near large towns or Depots and I cannot decide which I ought to buy provided I should buy either of them. I don't wish to get a place in the flatest part of the vally because it is too wet much of the time and the ballance of the time too dry and destitute of Wood and living water except on the margin of the Streams. We are all as well as usual - Ma is gaining in flesh a little we think. She would like to see the Children very much, as well as myself - There is no perceptible difference in my health or appetite - all the rest of the friends are hearty, working at Harvesting & threshing - I think I shall soon take another prospecting trip and see if I can decide what to do about locating - I don't' want to give you all my particular impressions about his country Just yet as I may change them Slightly.

Love to you and Mary and little Winnie

Affectionatly  
Your Father

Upside down writing:

I wish you would read all such parts of my letters as are not business and private to all inquiring friends and save me the trouble of writing to so many - give my respects to all inquiring friends if I have any - don't fail to write as often as you can Chan and Mary.