

Eugene City Oct 3rd 1882

Dear Children - We received yours of the 18th and 20th on the 1st of this month and were very glad to hear that it was all well with you. I suppose you had not received my last letter yet when you wrote - Well about selling the Grain, all I can Say is Sell mine when you do your own. I will leave it to your judgment with this hint - Perhaps it is not good policy to keep it subject to danger from loss in so many ways as it is. I have usually kept my grain too long - and now about selling the land (If it is not already sold) Of course I had rather sell the whole at once, but if we cannot to suit then let it be a part if we can to suit - Tell Mr. Buskie he can have the whole place including the Factory for \$9,600 which will be rating the Factory at \$150, which I consider worth \$200 or he can have the 130 Acres for 8,000 with my share of the factory thrown in. He to have no share of the crops in either case and to pay the taxes himself and to pay down about \$5,000 with all the time he wants on the Ballance at Seven or Six per cent interest according as you can make a bargain - The more I see of the world the more I prize the land in Concord and my share of the Factory - The Factory is well worth 1,500 dollars because it is agoing to pay well hereafter. Still you may Offer as above to Mr. Buskie I think he is a good straight man and I want him to have a good place - As to Dr. Pattee and the 90 acres (If you can't sell to Mr. Buskie) let him have it at not less than \$5,500, he to pay about all down, pay the taxes, and have no Share of the crops - Of course if any other parties will come to our terms we will sell to them. And now I leave the matter to you. Get more if you can. Take a little less if it is really necessary - Harley don't want us to sell - Yes I am considerably disappointed in the yeald of the Winter Grain. Guess Gus Voight must have measured it as he did my Oats. I don't blame any one understand - How is the Berry of all the grain this year. The berry of the wheat here is truly Splendid. The Oats don't appear what I call plump but it weighs well. The berry of the Barley is very fair - And now about the new Farm. Ma has colored the fruit matter too highly. So far as Appricots, Figs, Oranges, and Nuts are concerned, there are but a few small trees of each kind and probably will not amount to much any way. As to apples there is about as much orchard as on the old place but I expect it will produce much more fruit because it is as natural here for Apples, Pears, and Plumbs as it is for thorn apples in Wisconsin - And as to the House she did not do it quite justice. I don't think of any in Concord that excels it in outward Architectural Style and appearance or general convenience - The farm consists of 188 acres being over 1½ miles long with a road running all along the west side of it and the river washing the north end. Near the river there is sufficient timber (mostly Fir) for use on the place - It lies about as level as the old Kitchen floor which you know is not quite even, and is all tillable and is now all under the Plow except about fifty acres. The other part with the river running through it leaving about 15 acres on the other side mostly covered with very fine cotton wood timber. The other part of the lot is densly covered with Fir, a kind of Maple, White ash, and many other kind of small timber and brush not amounting to much now. The river spoils about 15 acres for tilling purposes but probably more than makes it up in a never failing supply of clear cold Water, fine fish, fine Wild Geese, and Ducks, Coarse and fine gravel, Separate or mixed with sand or without, just as you like, to say nothing about flood wood enough every year to furnish Fuel for a big farm. One bad characteristic of the River is it is always too cold to bathe in - The soil along the river seems to be a very fine rich deep sand. I think it will be Splendid for Garden truck and Vines. The soil on the main place is, well, a clayey, Sandyey Black loam said to be among the best soils in Oregon - The place lies four miles N.E. of Eugene and 2½ miles South of Coburg which is a Narrow Gague R.R. Station - We all

expect to move on to it some time this month and I suppose Sam will work it for a while. Unfortunately I owe 800 dollars on it yet the biggest debt I ever owed - Seeing that it was so hot with you on the 18th I hope the corn has Matured without frost - We are to have half of the apple crop on our place which is a pretty fine one. From Pa

In upside down writing on various pages, Jost added these notes:

I will say further about the farm that it lies in the Forks of the Willamette about 2 miles from where that stream and the McKensie come together. There is Grist Mill at Eugene & a Saw mill and Grist Mill at Coburg and a Grist & Saw Mill at Springfield which is four miles south and can be seen from the house. If it is not too late read some of this letter to Buskie especially what I say about Selling it to him.

If you sell the Factory you must send me a description of the lot taken from the last deed I gave to the company not long ago. Spence or Wiggenton ought to have it.

Tell Winnie That if I could catch Uncle Heams Dog I would thrash him pretty hard for killing her Kittie. I think he is a naughty Dog. I would like to see Winnie and hold her in my lap & see if she grows any.