

Eugene Sept 13th 1882

Dear Channing

I have just received Your letter of Sept 3rd and will answer it and yours of the 29th of August. Now, and first about fixing the Barn, if we don't sell right away, or before it is absolutely necessary to have it to use, perhaps you had better get Plank at Oconomowoc and make a floor and make it do until Spring. You cannot put in a sill and fix the whole end of the Barn as it should be when there is grain in the grainery or anything over the Stable. Use your own judgment about it anyway. I knew just how bad it was a year ago - If you can reasonably avoid any expense do so if not fix it some way so as to get along until it can be done thoroughly. And now about selling the land, did Ransom mean that he would give 6000 for the ninety acres alone or did he mean with my Share of the crops. With, or Without, if there is a good prospect that he will take it at 6000, within a reasonable time, Pattee or Willard ought to do as well - I am willing to sell it for that and even a little less if necessary, but would rather sell the whole at 45 per acre if we can - The fact is the more I see and learn of other parts of the world, the more I prize Wisconsin and the old Farm, and that is the mind of all of us except Sam and Ellen - But I am getting old and cannot take care of a large place and as none of my children can buy it or are willing to rent it during the remainder of my days, I am constrained to let it pass at a low price into the hands of Strangers - It wrings my heart, but it evidently must be sold some time and I think I had better do it than any one else. If any one of my children could have it, and the rest of us have our rights out of it, I would be Oh so glad to have it so. I do not want what has cost me so much hard labour and self-denial to pass entirely out of my family. Whatever agreement you may make regarding its sale which you consider really binding upon me I will confirm and make out and execute a perfect Deed here to the proper person and send it to you for delivery or if it is thought best I will send you a Power of Attorney to do it for me. I think however the former way would be the most Satisfactory to all concerned - When you read all my letters about the sale of the land I think you will understand what I want you to do, so I will say no more about it this time - I did not say anything to Emerson about that note - I think as you do about it. Put it into some Lawyers hands for collection in Oconomowoc if it wont cost me too much, and if being out of Co don't make any difference to me, ascertain about these things in good season - Is the cheese Factory Insured. If so, in what Co and for how much - Have those foot stones come and been set. I promised McGee the old Whiffletrees, Neck Yokes, etc with the Wagons let him have them or some of them so that he wont have any excuse for not paying and saying I did not keep my word.

Upside down writing:

We are all well. I think Ma might get fat if she did not smoke so much. Sam has just got done harvesting and threshing has 575 Bush(els) oats - 100 Wheat - 100 Barley - and 210 Flax seed his crops are very poor owing to being got in late on wet ground and foul lumpy ground his whole crop is worth about 700 dollars poor fellow - (don't mention it). I did not expect you would be willing to come out here but of that more - anon

Ma thinks that mattress is worth 50 cts - If you can sell any of my traps which you don't want let them go - that old Rick ax is about the **Thorsun Mill or Wiggel**, try and find it. Yours Pa