

Cartwright Lane County Oregon, August 12, 1883.

Dear Chan & the rest of you

I received those Drafts in due season, and ought to have acknowledged it and have written to you two months ago. I have no excuse except at that time I was not quite ready and so I put it off too long - I have traded Places. This place is a part of the Cartwright Ranch which contained 1554 acres. I take 1000 of it with the Buildings, Fruit trees, etc. There are 13 Buildings on it. 4 are of little value the others are pretty good. I think they are worth as much as the buildings were on the old Farm in Concord. The orchard about as good. I also have 200 acres adjoining all timber mostly Fir but there is some small White ash and Oak and several other kinds of no particular value which do not grow in Concord. The timber on all my other land is the same. - There is upon the ranch a respectable little mountain, affording considerable pasture, 3 or 4 pretty steep Hills also affording pasture, and 4 or 5 hundred acres of nicely rolling and real level land about fit for cultivation. Also the Si-use-law River 3 or 4 fine creeks, and several fine Springs never failing - Water running through the Barnyard - I gave the place near Eugene and \$3000 for the 1000 acres, so this place has cost \$7,900 besides the expenses which you can call what you please. - The 200 acres is nearly all level enough for tilling when cleared and cost \$2 per acre being near the mill. I bought it mainly for the timber - There is considerable nice Shrubbery about the House which is very large and roomy with milk house, Store House, Wood house, Shop, and large Chamber over the whole all handy and under one roof - This place is good for Grain raising or Dairying and stock raising or the keeping of sheep. I think either would pay well if well followed - I might say several more things in favour of the place and country but will only mention that we nearly always have splendid dry weather for haying and Harvesting & threshing which is a great advantage - Farmers usually sow considerable Winter Wheat and Winter Oats about the same time they do east - Spring crops are put in all this way from 1<sup>st</sup> of Feb to May & June the earlier the better as the dry weather sometimes sets in rather early as it has for the two last seasons - Oregon is a healthy country particularly among the hills and fir timber - Water cold and soft and pleasant and wholesome - The People Generally kind, neighborly, and intelligent. Very few Germans none about here - Now I will mention some of the drawbacks to this place and country - The Winters are very wet and of course the going is bad but is healthier than the clear frosty weather - The Summers are dry and the roads very dusty - Temperature pleasant and cool except a few days in the middle of the day to cool for corn and other crops which need hot weather, (The old thermometer says 71 degrees in Shade now) but splendid for small grains to mature and fill - corn is a useful crop in several respects but if we don't raise it we need not spend so much time in planting hoeing and husking - There are a great many foul weeds in Oregon mainly owing to two things Viz lack of frost to kill fall weeds, and fearfully Slovenly Farming, as the people have depended on grazing principally & have neglected the plow - If they had plowed and attended to their business as you or I would they would raise far better Grain and far less weeds. The drawbacks to this place are its isolation. It is only 5 miles on a straight line from a R.R. but the nearest deptos are Cottage Grove 8 miles & Drain 14 miles but owing to the mountainous nature of the country between it is about a days Journey with a load to either of them and back. You will see however that for dairying, Stock or Wool raising that is not a very great objection - Now I will say right here that the people expect a R.R. will be built right through here soon, and if we make "a Success of our Mill and the R.R. is built property here will be treble in value and this would be a very desirable location - another

drawback to this place is the fences are getting old & will need much repairing soon and the nice flat lands along the river are apt to be overplowed more or less in the winter and spring. I might say much more for and against this country but will only this now the 3 main things which sent me here I have accomplished Viz Got away from those fearfully cold long Winters – Got away from the Winds & Lightning & Cyclones and all there attendant evils, in a great measure – Got lots of good land cheap and these things go a Great ways with me – and Now my Dear Boy I want you to make up your mind and I want Mary to make up her mind to come out here and live – You have moved about a good deal – I think if you will come and take the principal charge of this place you can indulge in dairying, stock raising, or Grainraising to your hearts content and not have to move any more unless you wish to. Pa

Upside down writing:

I guess Winnie don't know she has got a Grandpa in Oregon – but you may kiss her for me for all that. There are a great many more things I would like to say to you but will not try to now. Ask any questions you wish to about the country and matters here I will answer. Ma got Mary's letter and says she will answer by and by.