

April 6, 1929.

Mr. O. E. Wintermeyer,
Carlsbad, California.

Dear Sir:

Answering yours of March 7th, will say that I will recommend a price of \$450,00 an acre for the 200 acre tract just north of La Costa Downs, with a quarter of a mile of ocean frontage, and running a quarter of a mile deep, back to the East line of the Elly Ranch.

This is a net figure. You may have anything you make over and above that. We will make easy terms.

Yours very truly,

EF:KIM

RESIDENCE,
BUSINESS &
BEACH LOTS

FINE HOMES
FOR SALE

BULB, BERRY,
WINTER VEGETABLE
AND AVOCADO LANDS

H. B. NEWCOMB
REALTOR
THE AVOCADO LAND MAN

BUS. TEL. MAIN OFFICE
OCEANSIDE 8704-R3
BRANCH OFFICE OCEANSIDE 8704-R4
RESIDENCE OCEANSIDE 8705-R4

MAIN OFFICE
HOTEL BLDG.

BRANCH OFFICE
OPP. TWIN INNS

CARLSBAD
SAN DIEGO COUNTY, CALIF.

March 7, 1929

Colonel Ed. Fletcher
335 Walnut
San Diego, California

Dear Sir:

I was informed by Mr. Hitchings of Los Angeles that you own a 200 acre tract between Carlsbad and La Costa Downs, fronting on the ocean. If you desire to sell this particular piece of property we would appreciate very much to have the listing as we have calls from time to time for this kind of property and may be able to dispose of it for you.

Kindly let me hear from you in the near future, giving selling price and terms, selling price to include our 5% selling commission.

Very truly yours,

O. E. Wintermeyer
O. E. Wintermeyer,
Sales Manager

OEW:LS

April 12th, 1929.

Mr. O. E. Wintermeyer
Carlsbad, California.

Dear Mr. Wintermeyer:

Answering yours of the 11th will say it was a mistake
of my secretary.

The property has a quarter mile frontage and about mile
and a half deep. It is a quarter of a mile wide, running
east and west.

I was not aware that you made the sale to Mr. Hitchings.
The sale came thru Mr. Hart. Congratulations.

I am willing to recommend the following terms of sale
20% to 25% down and each year a reasonable payment covering
a four or five year term.

If you want the legal description of the 200 acres, I
will get it for you, but, as stated before, it has exactly
a quarter of a mile frontage, is a quarter of a mile wide
the entire distance to the southeast corner of the Kelly
land, so called, and about a mile and a half in depth.

The north line of the La Costa Downs property is the south
line of the Whitney property.

Yours very truly,

EF:GMF

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WINTER VEGETABLE
AND AVOCADO LANDS

H. B. NEWCOMB
REALTOR
THE AVOCADO LAND MAN

BUS. TEL. MAIN OFFICE
OCEANSIDE 8704-85
BRANCH OFFICE OCEANSIDE 8704-84
RESIDENCE OCEANSIDE 8708-84

MAIN OFFICE
HOTEL BLDG.

BRANCH OFFICE
OPP. TWIN INNS

CARLSBAD
SAN DIEGO COUNTY, CALIF.
April 11, 1929

Mr. Ed. Fletcher
1020 9th Street
San Diego, California

Dear Sir:

In your letter of April 6 you state the property consists of 200
acres with a quarter of a mile of ocean frontage and a quarter of
a mile deep. These dimensions do not fit the size of the tract, as
a quarter of a mile frontage and a quarter of a mile deep would
only be 40 acres. Please investigate this and send me a descrip-
tion so I will be able to locate it as I believe I have a party
who may be interested in buying it.

Also give me an idea of what your best terms would be to a respons-
ible party. You probably know that we made the sale of your High-
way property to Mr. T. C. Hitchings.

Hoping to hear from you soon with the information that I desire,
I am

Yours very truly,

O. E. Wintermeyer

O. E. Wintermeyer,
Sales Manager

OEWS

Col. Fletcher
We have no record of what you gave Mr. Wintermeyer but have a faint recollection of your giving him price lists of Avocado Acres Nos. 1-2-3-4-5-6-7. when he was in one day also the 40 acres.

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BRANCH OFFICE OCEANSIDE 8704-R4
RESIDENCE OCEANSIDE 8703-R4

MAIN OFFICE
HOTEL BLDG.

BRANCH OFFICE
OPP. TWIN INNS

CARLSBAD
SAN DIEGO COUNTY, CALIF.

April 15, 1929

Mr. Ed Fletcher
Box 1412
San Diego, California

Dear Mr. Fletcher:

I wish to thank you for your listing.
I believe we can do something with it before
very long.

I would very much appreciate a personal
interview with you some time in the near future,
as I understand you own and control considerable
property in this neighborhood. We are lining up
for expected activity within a few weeks and would
like to get a line on all your properties.

If you should happen to drive through
Carlsbad within the next few days, kindly drop in
our office in the Los Diego Hotel Building, or
if you do not expect to come here very soon, please
give me an idea when it will be most convenient for
you to see me at your office, and I will be glad to
come down to meet you there.

Very truly yours,

O. E. Wintermeyer
O. E. Wintermeyer

OEWS

April Twenty-third,
1929

Mr. C. E. Wintermeyer,
Carlsbad,
Calif.

Dear Mr. Wintermeyer:

Answering yours of the fifteenth I will be glad
to see you at any time that you are in San Diego and
the next time I am up there I will stop and see you.

Yours truly,

EF:AK

August Twenty-seventh,

1 9 2 9

Mr. O. E. Wintermeyer,
Oceanside,
California.

Dear Mr. Wintermeyer:

Enclosed find new price list effective August 21st,
1929 on Avocado Acres No. 7.

Yours truly,

AK

April 27, 1929.

Mr. O. E. Wintermeyer,
Carlsbad, California.

My dear Mr. Wintermeyer:

Enclosed find list of the lots
in Carlsbad, Oceanside and South Oceanside.

Yours very truly,

KLM

April 29 1929.

Mr. O. E. Wintermeyer,
Carlsbad, California.

My dear Mr. Wintermeyer:

I am returning the list of property
sent you on Oceanside, South Oceanside and Carlsbad
property. What I want you to do is to tell me what the
property is reasonably worth.

Yours very truly,

KLM

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BRANCH OFFICE
OPP. TWIN INNS

CARLSBAD
SAN DIEGO COUNTY, CALIF.

April 29th
1 9 2 9

Mr. Ed Fletcher
1020 Ninth Street
San Diego, California

Dear Sir:

I received the enclosed listings from you this morning, but you
evidently forgot to give prices and terms. Please do this at your
earliest convenience.

I will be in to see you in a few days and will bring the maps you
desire with me at that time.

Very truly yours,

O. E. Wintermeyer
O. E. Wintermeyer

OEWS
Enc.

July 30, 1929.

**H. B. Newcombe Co.,
Carlsbad, California.**

Attention Mr. O. E. Wintermeyer

Gentlemen:

**Enclosed herewith find check for \$12.50
being one-half of the down payment made by Sam Shelley,
to apply on your commission.**

Yours very truly,

ED FLETCHER COMPANY

KLM

Ed Fletcher Papers

1870-1955

MSS.81

Box: 34 Folder: 28

General Correspondence - Wintermeyer, O.E.



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