

April 12, 1916.

Mr. F. A. Springstead,
El Cajon, Calif.

Dear Sir:

Replying to your letter of April 7, 1916, in which you enclose check for \$34, to be applied on water rentals, beg to say that your previous check and letter dated March 3, 1916, for \$7.00 I found in the engineer's office being held by Mr. Faude. Under the circumstances, we think it is best for you to send your check for the full amount of your water rental, as you suggested doing in your letter of April 7, allowing the matter to be determined by the Railroad Commission.

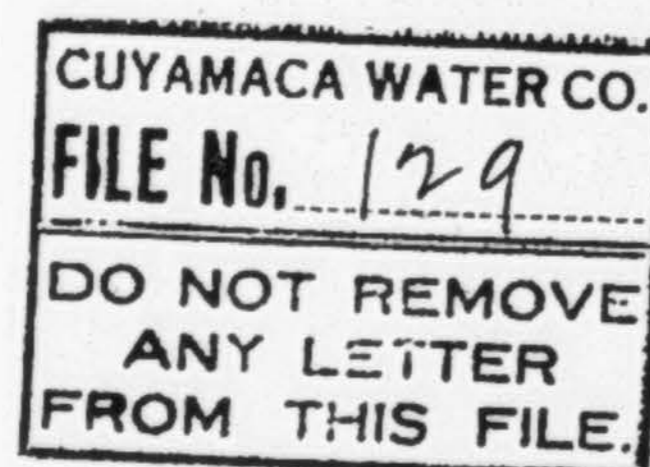
Accordingly, we are returning to you herewith your two checks, one for \$7.00 and one for \$34.00.

Trusting you will give this matter your early attention and mail us your check for the full amount,

Yours very truly,

CUYAMACA WATER COMPANY,

Secretary



El Cajon Calif

Sept 20th 23

Col Ed Fletcher,

San Diego

Calif -

Phoned in ^{was} the matter
price is \$50,000
\$60,000

Dear Colonel,

after some delay in preparing a description of our ranch, I have at last succeeded, and am inclosing same for your inspection, and trust you will be able to handle same to our mutual advantage. In disregard to price, we are asking sixty thousand dollars, we pay the commission, and for quick sale will take fifty five thousand. and if you can dispose of same within two months we will make an attractive reduction.

Mr Springstead and myself are
very desirous of leaving the ranch.
due to poor health, and any consideration
you can give this proposition will
be appreciated -

Thanking you in advance
Sincerely

Mrs Frederick A. Springstead

September 21, 1923.

Mrs. F. A. Springstead,
El Cajon, California.

My dear Mrs. Springstead:

Confirming our conversation, will say I own
89.87 acres, the Northeast Quarter of Southeast Quarter
and Lot 1 of Section 18, Twp. 16 S., Range 1 East
S. B. M. I will sell same at \$100 an acre on very
easy terms, or \$7,000 cash.

Besides flume water we have a very fine well
which is already built near the roadside.

Yours sincerely,

BF:KLM

October

Ninth

1923

Mrs. Frederick A. Springstead,
El Cajon, California.

My dear Mrs. Springstead:

Answering your letter of

September 20th, I thank you for the information
and assure you I will do the best I can to
dispose of your property.

With kind regards, I am

Yours very truly,

EF:KLM

DESCRIPTION OF THE EL CAJON VALLEY PROPERTY

OF

F. A. SPRINGSTEAD.

ACREAGE:

55 acres located in a beautiful corner of this famous valley,
all tillable except about four acres. Improved as follows:

17 acres full bearing Naval oranges.

7	"	Valencia oranges budded.	Four and one half years old.
3	"	" " " "	Three and one half " "
4	"	" " " "	Three " "
7	"	Lemons, budded	Three " "
10	"	Bottom land for berries, vegetables and grain.	
3	"	Building site.	

Also an assortment of fruit trees for family use, including
peaches, apricots, persimmons, quavas, olives and pomegranates.

WATER.

Flume right of five miners' inches. Concrete reservoir 30x30,
eight feet deep, located on highest point, connected with about
three thousand feet of ~~1/2~~ inch pipe for irrigation and domestic use.

Three wells. One well ninety feet deep affords about four inches
(miners), equipped with pump and five horse power motor.
One well one hundred feet deep with tunnel thirty feet 4x6. This well
has five horse power motor and pump, with a pumping capacity of six
miners' inches. Has run fifteen days without stopping and had thirty
feet of water in the well during all that time. These two wells are
connected and water distributed through ~~them~~ 700 feet four inch iron
pipe and 2000 feet cement pipe with hydrants, gates at each row of trees
Valves at each stand.

One well, capacity three and one half miners' inches. No motor attached
Connected with five hundred feet four inch iron pipe and five hundred
feet cement pipe for use on the ten acres of bottom land.

Cement cistern connected with kitchen pump, also underground sprinkling
pipes for home grounds with Coronado sprays at intervals. All of which
makes the water system good and complete.

BUILDINGS.

Residence, eight rooms; living room 22x32; tub and shower bath, lava-
tory, toilet, solar heater, electric lights, large screen sleeping
porch, sun porch, hardwood floors, fire place, chimney for three
stoves, cellar.

One house, 16x24 used for a billiard room.

Care-takers house, five rooms, sleeping porch and bath.

Barn, 24x50, two stories with lean to 12x60, for machinery and tools.
and on the other side stalls for twelve horses. Upper floor used for
hay. Also one large open shed for machinery, pump house, garage
for one automobile. Tools to run the place, one Electractor.

ORNAMENTAL.

Many ornamental trees, including a dozen beautiful old Poppers, a lot of large Palms along the drive ways, flowering Pomegranates, one choice Eucalyptus, a few choice roses, an evergreen hedge on either side of the main driveway up to the house, cement curbing on either side for the protection from washing of driveway. A row of Eucalyptus trees which would supply a family with fuel forever.

SUBDIVISION.

This ranch is so laid out with reference to fruit and water distributing then system that it could be divided in case several families desired homes in same vicinity and each would have a fine sheltered and slightly spot on which to build.

REMARKS.

Will make an ideal country club, sanatorium, or a gentleman's home. The ten acres of bottom land would make a perfect air plane landing, or for golf links. It has a large packing house that could be used for a garage in connection with a club or could be used for a conning house for chickens. The house home could be raised and a new first floor built. There is a large excavation for furnace room and large cobbles.

The property is surrounded by fine income homes, three miles from the town of El Cajon and one and one-half miles from Bostonia town. Greatly sheltered from frost in winter and hot winds in summer. The building site is on a knoll, drive-way around the house and a garage to drive in as you arrive at the rear of home with lights to turn on from dwelling. Beautiful views on all sides.

If you want a beautiful income home or a choice tract for subdivision you must not fail to inspect this property.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 27 Folder: 12

General Correspondence - Springstead, Mr. and Mrs. F.A.



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