

John P. Sutherland

Licensed Real Estate Broker, Bonds and General Insurance Agent



Telephone 10-J Pacific

Ramona, Calif., October 5, 1922.

Ed Fletcher Company,
920 Eighth St.
San Diego, Calif.

Gentlemen:

In 1915 and 1916. we had some correspondence relative to the Abraham Hatfield ranch for a reservoir site, but last spring when we had the water meeting, you said that you did not value the Hatfield site at all? Since that time Abraham Hatfield has died and his property was foreclosed last April. Mrs. Sarah M. Hatfield his widow is destitute, the County is paying \$15.00 per month and I guaranteed to raise \$5.00 more You know that \$20. per month will not buy many comforts and she is getting to be harder to take care of every month. Mrs. Martha Billingsley an old time friend is looking after Mrs. Hatfield, but is not being paid near enough. Can you manage to use, or lend your influence in finding a sale of the property as a farm? If we can sell at \$9500. there would be several hundred for Mrs. Hatfield, and you know there is some real good land on the place; my object is to help the poor old woman.

Any assistance or advice that you will give in this matter will be highly appreciated by Mrs. Hatfield, Mrs. Billingsley and myself, she is not responsible for Abe Hatfields faults and even if she was, she is helpless now and most without friends. She will sign a deed now if she gets the chance. I hope you will pardon me for taking so much of your time, but time is not wasted if it is given for the needy; we will soon be old ourselves, but I hope not in Mrs. Hatfields circumstances? I am

Yours respectfully,

John P. Sutherland,

on the West
P.S. Lamar Davis of El Paso, Texas owns 743 acres adjoining the Santa Maria Land and Water Co. and it is North of the Etcheverry land that I heard you have purchased. I have acted as agent for Mr. Davis for several years and tried to sell, but have had very poor success. Can you handle Mr. Davis,s property if he will make the price right? I know he wants to close out.

Awaiting your answer, I am

Very truly yours,

J. P. S.

140-5
October 12, 1922.
Mr. John P. Sutherland,
Ramona, California.

My dear Mr. Sutherland:

Answering yours of the 5th, will say I am extremely sorry regarding Mrs. Hatfield.

Owing to the fact that during a series of dry years there is practically no run-off due to the limited watershed, the Hatfield reservoir is not a desirable purchase from a water development standpoint, and our people are not interested.

I have not yet decided to have anything to do with the Etcheverry tract. The Etcheverry's have been to see me several times on the matter, and I am interested, but we have not yet gotten together. You might give me the legal description and map of the Davis property, together with prices and terms, and I will see what can be done. If anything is done we will divide the commission.

Very sincerely yours,

EP:KIM

John P. Sutherland

Licensed Real Estate Broker, Bonds, and General Insurance Agent



Telephone 10-J Pacific

Ramona, Calif., October 16, 1922.

Col. Ed. Fletcher,
Box 1412
San Diego, Calif.

My Dear Mr. Fletcher:

Your letter of the 12th Re: Ramona Property is before me and am highly pleased to know you have so much interest in our section; under separate cover I am this day mailing you map of the Davis Tract adjoining Ramona Land and Water Companies old plot. And Etcheverry's Eastern portion on the North, while Mr. Davises land is not on County Highway, it is beautifully located and there is considerable amount of it that is exceptionally good soil, and if improved would show from the Julian County Road to a good advantage.

Mr. Davis instructed me to change the price of the Lots as I thought best. Enclosed please find the list as you ordered. Mr. Davis is anxious to close the entire tract and will make you good terms, but you can take that up at any time? His terms are one third down and balance in one and two years with interest at eight per cent, but if we can sell quite a bunch of it you can cut on the prices some and get seven % interest. My commission is fifteen % you may take five % on all you sell direct, but if you send them to me, and I have to show the property, then we should go 50 50, I do hope you will start something here for we have been dead long enough. Ramona has as good people as ever lived, but we are not working in harmony?

The map I am sending is from my office and will do you for a reference, but if you take up this business I will furnish you with better maps. We know that if you put your shoulder to the wheel, there will be something doing in Ramona. Hoping you will take an interest here, I am

Yours respectfully,

John P. Sutherland

FORM P 88 40M-12-20



W. H. BREEDING
GENERAL AGENT

H. F. MILLS
ASS'T GENERAL AGENT

F. H. RHOADS
DEPUTY ASS'T GENERAL AGENT

PACIFIC BRANCH

Aetna Insurance Company, Hartford, Conn.

SAN FRANCISCO, CALIF.

JOHN P. SUTHERLAND
RESIDENT AGENT

RAMONA AND LAKESIDE, CALIF. October 17, 1922.

ED. FLETCHER Co.
SAN DIEGO, CALIF.

Dear Mr. Fletcher:

Please pardon my negligence in not enclosing the price list of the Davis Tract as I said would be done, I did not notice until to-day that they were left out.

There was 800 acres in the Lamar Davis Tract; D. C. Collier sub-divided it and graded the Streets, Mr. Davis claimed it cost him about \$7000.00 to plot. They sold 58 acres, there is 288 acres of Mesa, Brush and rocks. The remainder is mostly good valley land and I am satisfied water in abundance for ordinary purposes can be developed on the tract.

It is reported here that all of the Etcheverry property has been sold and the Surveyors are working on it now. They will subdivide is the report? And if they do, it ought to make things lively here.

Mr. W. M. Rumsey can tell you all about the Davis Tract? there is one good spring on the Mesa part and considerable open land that is good for poultry and orchards. I have some very fine listings, but they only pay five % commission. If you want me to send some of them to you, I will? I am

Yours very truly,

FIREMAN'S FUND



INSURANCE COMPANY
OF
SAN FRANCISCO

JOHN MARSHALL, JR., VICE-PRESIDENT
THOMAS M. GARDINER, TREASURER
A. W. FOLLANSBEE, JR., MARINE SECRETARY

J. B. LEVISON, PRESIDENT

H. P. BLANCHARD, SECRETARY
JOHN S. FRENCH, ASSISTANT SECRETARY
C. C. WRIGHT, ASSISTANT SECRETARY
F. G. WHITE, ASSISTANT SECRETARY

JOHN P. SUTHERLAND

RESIDENT AGENT

RAMONA, CALIFORNIA.....**October 14, 1922.**.....

PRICE LIST of THE LANAR DAVIS TRACT near Ramona, Calif.

Lots 4-5-6 and 7 @ \$500. each	\$2000.00
Lots 8 to 14 inclusive @ \$400. each	\$2800.00
15 to 21 inclusive, @ \$350.	2450.00
22 to 25 inclusive @ \$400.	1600.00
26 to 28 inclusive @ \$500.	1500.00
29 to 36 " " @ \$400.	3200.00
38-39 & 46 @ \$375.	1125.00
41-42 & 44 @ \$400.	1200.00
47 \$300.00 48 \$200.00	500.00
51 to 56 inclusive @ \$400.	2400.00
60 & 61 @ \$300.	600.00
62 to 64 inclusive @ \$400.00	1200.00
65 to 70 inclusive @ \$275.00	1650.00
#71 & 72 @ \$400.00	800.00
#73 \$1000.00 #74 \$1250. #75 \$1300.	\$3550.00
38 and 15/100 acres good valley land @ \$60.00 on West	2240.00
35 and 45/100 " " on Northwest, unplated \$40.	1418
252 acres of Mesa land on North, unplated @ \$30.	<u>7560.00</u>

Ed Fletcher Papers

1870-1955

MSS.81

Box: 28 Folder: 29

General Correspondence - Sutherland, John P.



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