

Lock Box 379

Balboa Beach , California

Aug 18 1920.

Mr R. H. Walker

Denver , Colo.

Dear Mr Walker;

Your letter of the 14th was delayed in transmission hence the delay in replying .

You will recall that Mother was very loathe to accept the offer on Ewell Farm ,and the only thing that induced her to do so was the cash consideration , and the fact that I assured her that under these favorable terms I could go out and buy her a new home for cash at a much less reduced price than if I should have to pay for it in the usual way .

This sale as you know has upset a home of many many years standing and necessitated the making of plans for the reestablishment of a home for her and one for my own family , and with these ideas in view I have gone ahead and undertaken some very heavy obligations depending upon the cash payment to care for them , and it would be impossible for me to extend the time for you without severe loss to me and to Mother .

The original terms at which I held the place were such that I would not have gone ahead and placed myself in this position ,but I have made some good deals all depending upon this cash payment , and it will be impossible for me to grant you the deferred payment .

I wish I could do this as it is always my inclination to help the other man out of a hole ,but this is one time I am sorry to say I cannot do anything ,as I have gone too far with other deals contingent upon this .

I am surprised at the report you refer to ,as I was in the County for weeks after the sale , and thought I had heard all the unjust things said and insinuated about that deal ,but this is one that failed to reach my ear ,and I cant think was very widely circulated .

If I had had the least suspicion the home place would sell for so little I would have been represented with a bid ,however I think that tract was hurt by lack of water facilities ,when the Red barn tract was isolated .

I feel sure you will get your price for the 503 acres in spite of the fake auctions held there which have no doubt hurt values.

With kind regards and best wishes , I am,

Yours very truly,

*Percy Brown*