



Hunt Institute for Botanical Documentation
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About the Institute

The Hunt Institute for Botanical Documentation, a research division of Carnegie Mellon University, specializes in the history of botany and all aspects of plant science and serves the international scientific community through research and documentation. To this end, the Institute acquires and maintains authoritative collections of books, plant images, manuscripts, portraits and data files, and provides publications and other modes of information service. The Institute meets the reference needs of botanists, biologists, historians, conservationists, librarians, bibliographers and the public at large, especially those concerned with any aspect of the North American flora.

Hunt Institute was dedicated in 1961 as the Rachel McMasters Miller Hunt Botanical Library, an international center for bibliographical research and service in the interests of botany and horticulture, as well as a center for the study of all aspects of the history of the plant sciences. By 1971 the Library's activities had so diversified that the name was changed to Hunt Institute for Botanical Documentation. Growth in collections and research projects led to the establishment of four programmatic departments: Archives, Art, Bibliography and the Library.

PALO VERDE GROVE

E. A. AMES

HOMESTEAD, FLA.

AVOCADOS

LIMES

Dec. 16, 1940.

Dear doctor Popano:-

As you have already been advised by my lawyer I have taken over Dr. Nutter's interest in the grove. I am very anxious to take up the mortgage which you hold but due to low prices for fruit and the freeze which we had last winter I am not in a financial position to do so at the present time.

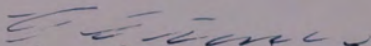
Sometime ago you told me that when Nutter took up the mortgage you would refund me \$2500.00 of the \$5000.00 which he owed because of the fact that the prices of land are entirely out of proportion to the \$400.00 per acre which we agreed to pay you. The top price for raw land at the present time is fifty dollars an acre and has been for a number of years, in fact a lot of it is being sold for less. Bearing groves are selling anywhere from \$150. to \$500. per acre.

Nutter was under the impression that the property was worth considerably more than what I had told him. Before he settled with me his lawyer had a local man make a report on the grove. I had nothing to do with the making of this report but after the matter was settled I asked Mr. Chandler for a copy of it which I enclose herewith. It is rather long winded but will give you a clear picture of the situation here at the present time.

If you will accept \$2500.00 as full payment for your mortgage as you agreed to do a few years ago, I can settle with you at once. Otherwise I shall have to ask you for an extension or borrow the money elsewhere.

Hoping to receive a favorable reply from you in the near future, I am

Sincerely yours,



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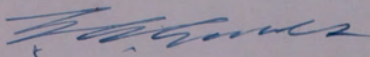
Dec. 31, 1940.

Dear doctor Popano:-

I am enclosing herewith check for thirty-seven dollars and fifty cents (\$37.50) which is balance of interest due you on January 3rd on the five thousand dollar grove mortgage.

Best wishes for the New Year.

Yours truly,



Antigua, Guatemala, 5 January 1941

Mr E A Ames,
Homestead, Fla.

Dear Ames:

Thanks for your letter of December 16 1940, with copy of Mr. Chandler's report on the property. I note that he says:

"In the days when Mr. Ames planted this property I was living in this area of course, and your statement enclosed shows that this property was purchased at \$400.00 per acre. That was the value of the land at that time. In fact, a lot of such land was bought and sold at even higher prices than that."

I realise that those were boom days, and that land values have gone down greatly. But some of us also remember that we bought Fruit stock at 157 in 1930 and that it was only worth 13 in 1932 and is hanging around 70 today. At the time you bought the land, you canvassed the field thoroughly, were of the opinion that you could find no better buy, and you will also remember that I put the interest at 6% although the current rate at that time was 8%.

The mortgage has run a long time, and I know you are as anxious as I am to see the matter cleared up. I am going to make you a proposition, which I feel is the best I can afford to offer at this time, and which I believe you will want to accept. So long as the interest payments are up to date, I will give you the privilege of paying off the mortgage at any time during the year 1941 for the sum of Four Thousand Dollars.

It seems to me, in case you cannot raise this amount yourself, you could probably borrow at an even lower rate than 6%, and thus gain an advantage, in addition to effecting a saving of \$1000.00.

In making this offer, which terminated on December 31 1941, I feel that I am going as far as I properly can go at this time, in compensating you for the decline in property values which has taken place since you bought the property, which decline is, after all, no fault of mine. If you were in genuine financial difficulties I would go the limit, as an old friend, to help you out; but as a matter of fact, with the arrangement you have made with the Fruit Company covering the farm you planted at Parrita, you are a lot better off than I am.

I am returning Chandler's report which on the whole seems to me pretty sound. I can not, of course, form any independent judgment regarding land values in Florida at the present time, but I do realize that the avocado business has not gone ahead as smoothly as we had all hoped it would do.

Since I am leaving here in a few days for the West Indies you had best address me further in care of the Boston office, so they can forward. I may get a chance to visit South Florida before the end of spring. If I can make it, I will certainly drop in on you so we can talk things over. It would be a pleasure to see all of you again anyway.

With best regards to all the family,

Sincerely yours,

Wilson Popenoe

17 February 1941

Dear Ames,

Your letter of the 11th instant has just reached me here. I am on the point of leaving town for a week or more and cannot attend to the matter until I get back. Furthermore, there is the probability that I may run over to Florida when I finish the work here about March 20th. If I find I am going to do that, I will leave the matter so that we can handle it personally when we get over there; but in that case I will not ask you to pay interest of the mortgage beyond the date you have set, March 2nd.

If I find I am not coming over, I will get the document fixed up here and send it over to you about March 2nd. I am going out to Oriente province and will probably get back to Habana about the end of this month.

We have seen a good deal of Mr and Mrs Schuyler here and they have asked after you.

Best regards to all the family.

Sincerely yours,