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Unsigned letter (likely from B. R. Colson) to J. McGhee Whitner

B.R. Colson

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January 8th, 1913.

Mr. J. McGhee Whitner,
Jacksonville, Fla.

Dear sir and brother:-

Your good letter of the 4th inst. to Brother Larimore has been referred to me insofar as same relates to the business proposition involved in the work we have undertaken here. I shall therefore go directly into the details of the matter as best I can in this letter, and give you some idea of what we have and what we want. The name of the school we are establishing here with T. B. Larimore as President is DIXIELAND COLLEGE.

The tract owned and controlled by the Trustees of said College comprises three hundred acres of very fine land, the legal description of which is $S\frac{1}{2}$ of Sec. 31, T. 9 S. R. 20 E. with small exception. It ~~lies~~ ^{occupies} the northwest corner of Gainesville, up to the corporate limits on the east and south side, in otherwords it fits right into the corner of the present limits of the town, being bounded by Sec. 32 on the east(which is in the City proper) and Sec. 6 T.10 R.20, on the south(which is in the corporate limits)

It is just one half mile north of the site of the Campus and main buildings of the University of Florida, which is located on the $S\frac{1}{2}$ of Sec. 6-10-20, so you see, it is the same distance from the line running north and south through the City, as the University of Florida.

The tract is well drained by two never-failing spring creeks, and all the land is available for residence and farms. Its elevation is from 20 to 30 feet higher than that of the University, which is itself conceded to be a very beautiful location.

The tract consists of a twenty acre campus for the College buildings, and adjacent to the campus will be the residence lots. The land more remotely situated and abutting the two creeks is reserved for truck farm tracts, 5 acres each. There are 39 farm tracts, worth \$1000.00 each. There are 152 of the residence lots from 70 to 80 feet by 150 feet each, valued from \$250.00 to \$500.00 each, more of them at the latter valuation than the former.

The plan of the first building already agreed upon calls for an expenditure of fully \$25,000.00, modern brick, with tile roof splendid auditorium etc. etuo.

J. McG. W. #2.

The loan desired at present is \$5,000.00, for a period of ten years with interest not over six per cent per annum, payable semi-annually, the principal to be retired at the rate of \$2500.00 per annum.

The property will stand the appraisal of the gentlemen referred to in your letter, or any other conservative. You refer to Mr. C W. Chase as one of the appraisers. Doubtless you have not heard of Mr Chase's death which occurred some years ago. The other gentlemen are all still surviving however, and when we get up to the point for the loan to be fully considered will be glad to have you take it up with them. I refer to T. W. Shands, W. R. Thomas, H. F. Dutton and Dr. J H. Hodges. Any other experienced men would do as well.

The title is perfect, and the mortgage given would constitute a first lien upon the property and all improvements. The mortgagee shall be fully satisfied as to the title in every particular.

We would be willing to pay your usual commission for securing the loan.

From what I have mentioned herein, can you not give me your opinion as to whether or not you can get the loan. Any and matters referring to the details of closing the deal will be promptly attended to, and we would be glad to have you come and look the matter over personally, as the proposition will bear the closest investigation.

Any necessary information needed will be gladly furnished.

Yours sincerely and fraternally,