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Unsigned letter to J. McGee Whitner

unknown

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January 9, 1913.

Mr. J. McGee Whitner,

Jacksonville, Fla.

Dear Sir and Brother:

Your good letter to Bro. Larimore in reference to the work in which he is engaged here has been referred to me, in so far as it relates to the business end of the proposition, and I shall proceed to go into the matter in as brief and concise a manner as possible in order to give you an idea as to what we have and what we want. If this letter leads to business, we can arrange for you to investigate the property personally, or have some qualified representative to do so. We wish to have the property, the present and prospective value of same, together with the personnel of the people behind the proposition, thoroughly investigated in order to convince the mortgagee that he will be well protected.

The property owned and controlled by the Trustees of Dixieland College consists of 300 acres of the best land in the Gainesville area. It has a frontage of one-half mile and a depth of one mile, and is in the S $\frac{1}{2}$ of Sec. 31-9-20. It lies one-half mile directly North of the University of Florida, and comes up to the present corporate limits of the City of Gainesville on the North and West sides, and is the same distance from a line drawn North and South through the center of town as the University of Florida, so you can see it is right in town. It could not be better located for the purpose for which it is intended, is the verdict of all who understand the situation.

The tract is sub-divided into residence lots and truck farm tracts, there being a reservation of twenty acres, however, for the College Campus upon which the buildings of Dixieland College, with T.B. Larimore as President, are to be situated.

The residence lots, 152 in number, are adjacent to the College Campus; each lot is 70 to 80 by 150 ft. in dimension, and worth at present from \$250.00 to \$500.00 each.

The truck farm tracts of five-acres each, of which there are 39, are adjacent to the two spring creeks that traverse this entire tract. The truck farm tracts are worth \$1000.00 each, this being the best truck gardening land within the limits of the Gainesville area. Some of this land is being worked as garden at present. Upon two acres of this same tract Mr. Nimrod Wells in two years sold \$11,000.00 worth of lettuce and cucumbers; Mr. Wells is one of our successful truckers here, and rented some of this land. I mention this to show you the high class nature of the proposition we have. It is no "land scheme", but simply a high-class colonization proposition conducted on the best business principles, and we feel sure that we should have the support of all good people.

The first building of Dixieland College - plan of which has been agreed upon - is to cost \$25,000.00; it is to be of best brick, tile roof, strictly modern and up-to-date in every respect, with large auditorium.

The Trustees at present desire a loan of \$25,000.00, and do not wish to pay a higher rate of interest than six percent per annum, interest payable semi-annually. They want the loan for a period of ten years, same to be repaid at the rate of \$2500.00 per annum, and they will give as security first mortgage on the entire tract of 300 acres, including the College Campus and all present and contemplated improvements. Title perfect. This mortgage to constitute a first lien upon the property.

We would be glad to have the property appraised by any conservative man and we ask the closest investigation, as we are sure that this would only strengthen our position.

I cannot go into details regarding the physical description of this property, but suffice it to say that the tract is beautiful, well situated, well drained, well watered by springs and creeks, and is the very center of the best trucking and fruit growing part of the Gainesville district, as can be attested by all who are conversant with the facts.

It is our aim and intention to build up a fine Christian School and Colony here, and we have the best location for it. Bro. Larimore thinks it is one of the finest things in the United States, and he has traveled extensively. Of course the tract is in its crude state at present; we are now clearing the streets preparatory to grading. We have the determination and the faith, and all we need now is a little money to help us out. We are building this College on a business basis and do not want to rely upon the charity of the public in any respect, though of course we would gladly receive donations when voluntarily offered.

We will be glad to pay your usual commission for securing this loan.

Trusting that we may hear from you favorably within a short time, we are,

Sincerely yours,