Naugles, Inc.

My dear Mr. Naugles,

In reference to our trip to Guadalupe, Baja California, I wish to make plain my opinion of the values of the property and its possibilities.

To take up first the 96 acres more or less that Don Simon Fr Oct has made an offer for. I should value at from $10,000 to $20,000 depending on what is the outcome of the present sugar situation. The offer of $800 per acre was very low in view of the other existing prices for land possible to grow cane on. Naturally that condition has changed. Now the fact that he has still some two years more at a very low rental affects its immediate value as prompt possession cannot be given. These seem conservative values in view of the current prices of land values current here in the vicinity of the city, but I firmly emphasize that I do not consider this land one that is really good for cane. Only high prices permit the being planted to such a crop. The rest of the place is worth some what less and to my mind to work on a separate
proposition would give like
the name of it in the list of any great
depth and from my knowledge of the district
I should judge that a drought back as we
frequently have would be fatal to most crops.
Divided into small holdings it might be possible
to get some returns but I doubt it.

My plan for the property as a whole
would be diversified future" rents", cows-
and the mill to turn and the raising
of some small stock a few cattle which
shall produce - prices is a very paying proposition.

If the place is to be sold very little can
be done with the remaining part. In any
case it will be useless to buy and make
a paying proposition unless some money
is furnished to get it under weight. A
farm is not all "taking out" one has to
put in to start, and unless this is done
the lack of good will be importunate to accomplish
anything. And the certain result is the depri-
cation of the property.

(The idea of the mission) (time) is such
as good one and "Piave" approximately so cannot
or mean to carry it along, such it seems -
that it is not given another chance to
succeed in a practical way - if the lands are
to be used and the church - worth to
be maintained by contributions, I would
recommends that only one or two acres say 20 or 30 near the church be retained enough for fruit or vegetables to be raised for a good economy and help to those living in the country down here.

I am leaving for a short trip in the States on Dec 15th and will be glad to discuss & explain the facts as I find them to the Chancellor in New York as you suggested & it may perhaps help them in coming to an decision.

Yours most sincerely,

[Signature]