

REPORT ON THE W. M. HOYLE TRACT - NO. 95.

Location of Tract:

This tract lies near the head of Mingus Creek, a tributary of Oconaluftry River. It is but a short distance from lands owned by the Champion Fibre Company and J. E. Coburn of Bryson City. It is about 3 miles from Ravensford, N. C., which is the nearest railroad point. The road up Mingus Creek is rough, but in good weather can be negotiated by automobile.

Description of Tract: The tract has been used as a home place and small farm by the present owner for 21 years. Its eastern boundary runs with Mingus Creek and from the creek the land rises in a gentle slope for about one-third of the width of the tract. From the open land to the western boundary the mountain slope is steep and is set in woodland, which has been thoroughly cutover and subjected to severe forest fires. The soil is of good quality and free from surface rock. There are about 15 acres of open, cultivable land. There is a fair orchard containing about 50 bearing apple trees, from which were produced this past season about 250 bushels of apples.

Improvements:

The house is a two-story frame house of five or six rooms with a front ~~back~~ side porch. While it is sound, it is in fair condition only. It is a weather-boarded house, unpainted.

The stable is a small two-stall barn with a lean-to shed. It is in poor condition, but serviceable for a number of years. There is also an old box house in very poor condition, but serviceable for storage of apples or field crops.

The apple trees are in fair condition only, but the variety represented are good and the fruit this year has been selling for \$1.00 per bushel.

Valuation:

In analyzing the values that go to make up the worth of the entire tract, we have endeavored to consider every angle on which an analysis could be made. The tabulation follows:

57.68 Acres	Second growth timber land @ \$3.00 per acre	\$173.04
15.00 Acres	Open, cultivable land @ \$15.00 per acre	225.00
	1 House	250.00
	1 Stable	50.00
	1 Shed	10.00
	50 Apple trees @ \$2.00 a tree	<u>100.00</u>

Total \$808.04

With this analysis we are well above the price at which this tract is offered, namely \$710.00. As a matter of fact, however, the appraisers feel that the value of this tract could be easily shown to be \$1,000.00. The above analysis sets up the minimum value that could be placed on the various items.

VR

Verne Rhoades, Executive Secretary
North Carolina Park Commission.

The title has been abstracted and Mr. Whisnant says the purchase
is all right from his standpoint, except for an unrecorded and
transfer of the tract. This defect will be cured before purchase
is consummated 2/2.

APPROVED BY THE EXECUTIVE COMMITTEE
NORTH CAROLINA PARK COMMISSION

NORTH CAROLINA PARK COMMISSION

COMMISSION ON THE PART OF NORTH CAROLINA FOR THE PURPOSE OF
PRESENTING THE CLAIMS OF NORTH CAROLINA FOR A NATIONAL PARK

EUGENE C. BROOKS, Chairman
ELMER LONG, Durham
LOREN CHAPMAN, Asheville
FRANKLIN D. MURKIN, Winston-Salem
W. M. HOYLE, Tract Owner
R. L. WOODBURY, Asheville

MARK SQUIRES, Chairman Lenoir
EUGENE C. BROOKS, Secretary Raleigh

J. A. HARDISON, Wakefield
FRANK LINNEY, Boone
J. ELMER LONG, Durham
HARRY NETTLES, Burlington
E. S. PARKER, JR., Greensboro
MARK SQUIRES, Lenoir

P. O. Box 1232,
ASHEVILLE, N.C.

A-Purchase
Hoyle, W. M.
#95.

November 19, 1928.

Executive Committee,
North Carolina Park Commission.

Dear Sirs:

I am enclosing herewith a brief report on the character and condition of the W. M. Hoyle Tract which lies near the head of Mingus Creek, a tributary of Oconalufthy River.

The principal reason I have in mind in sending this report around to you is for the purpose of getting speedy action on this tract, if the price meets with your approval. Mr. Woodbury, Mr. Chapman and I have been out a number of times during the past three or four weeks attempting to get options on individual farm units in the Cataloochee, Big Creek and Lufty River sections. We have found an almost uniform attitude on the part of the landowners, in that they ask anywhere from two to three times the value of their property. Even with the poorer farms this is true.

But with respect to the W. M. Hoyle Tract, we have succeeded in getting a price which is entirely reasonable, which, we are unanimous in agreeing, should be accepted. Inasmuch as it is only one tract and of limited acreage, it does not seem wise for the Executive Committee to be called together to pass upon this one small tract, but inasmuch as Mr. Hoyle is in hard circumstances and inasmuch as we would like to have a chance to give the price of this tract some publicity, we thought that if we could send the report around to each of you individually and have each of you approve it, that it would save time and expense and give us a chance to close the deal quickly.

Very truly yours,

Verne Rhoades
Verne Rhoades,
Executive Secretary.

P. O. BOX 1232,
ASHEVILLE, NC

September 20, 1928.

Mr. W. M. Hoyles,
c/o Jarrett Springs Motel,
Dillsboro, N. C.

Dear Sir:

Replying to your letter of September 20. If you will give me a description of the location of your 60 acre tract which you say lies within the park boundary, I shall be glad to see if it comes within the area that is to be purchased in the immediate future.

Please give the creek on which it lies and distance from nearest post office.

Yours very truly,

Executive Secretary.

JARRETT SPRINGS HOTEL

R. F. JARRETT, PROPRIETOR

Dillsboro, N. C., Sept 20 1928

Great Smoky Mountain Park Commission
Asheville, N.C.
Gentlemen:

I see in the Asheville paper
that you desire to deal directly with
the owners of land that is within
the boundary of the park.

I have about 60 acres that lies
inside and I will be glad to hear
from you regarding the selling of
some.

Very truly
W. H. Hayes

A-Purchase -

App # 95

Hoyle, W.M.

(Montgomery, Ala.)

(Dixieboro, N.C.)

Sept. 24, 1928

North Carolina Park

Commission.

Dear Sir:

You asked me how far it was from the nearest post office to where my land is. It is three miles and a half from Ravensford. It lies on the waters of Mingus mile creek in Swain County. It is inside of the Park Survey.

I hope to see to you at once.

yours very truly

W. M. Hoyle.

Hope to hear from you soon.

72. ~~63~~ A.M.

P. O. Box 1232,
Asheville, N. C.

A-Purchase
Hoyle, W. M.
#95

November 19, 1928.

Mr. J. W. Whisnant,
Bryson City, N. C.

Dear Mr. Whisnant:

I am enclosing the option on the W. M. Hoyle Tract, which has been executed. We believe that this ought to be registered so that there can be no chance of trouble later on. Will you kindly see to this and send the bill along to this office or put it in your expense account whenever you submit one?

Yours very truly,

Verne Rhoades,
Executive Secretary.

HARDISON & HARDISON
INCORPORATED
WHOLESALE GROCERS

WADESBORO, N.C., November 24, 1928.

Mr. Verne Rhoads,

Asheville, N.C.

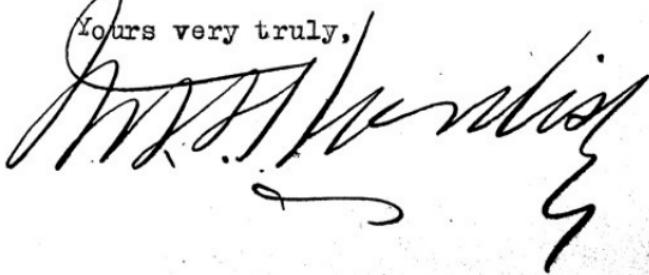
Dear Sir:

I herewith enclose papers which I received from Mr. Squires today. While this is a small purchase, I think, everything considered, it is a good start.

With best wishes, I am

Yours very truly,

JAH/HB



P. O. Box 1232,
Asheville, N.C.

A-Purchase
Hoyle, N.C.
\$95.

November 26, 1928.

Mr. W. M. Hoyle,
Dillsboro, N. C.

Dear Mr. Hoyle:

Your tract has been approved for purchase by the Commission and we are ready to draw the check as soon as we ascertain that the title is satisfactory. Please advise me if you have had the defects, which Mr. Woodbury spoke to you about, cured since he saw you.

Mr. Woodbury and Mr. Chapman will be at the Freeman House, in Bryson City, this week and if they can be of any service to you in getting the title clear, they will be glad for you to call on them.

Yours very truly,

Verne Rhoades,
Executive Secretary.

P. O. Box 1232,
Asheville, N.C.

-- Purchase
Hoyle, W. M.
#95

November 26, 1928.

Mr. J. W. Whisnant,
Bryson City, N. C.

Dear Mr. Whisnant:

The Executive Committee has approved for purchase the W. M. Hoyle tract for \$710.00. This, of course, is contingent upon your certification that the title is satisfactory.

Mr. Hoyle told Mr. Woodbury and myself that he would see that the unregistered deed was recorded and that he would also pay the 1928 taxes himself or else have us deduct it from the purchase amount.

We could do it either way, but when you certify that the title is all right, please advise if we are to deduct the 1928 taxes from the purchase money or whether Mr. Hoyle has paid the taxes.

Yours very truly,

Verne Rhoades,
Executive Secretary.

P. O. Box 1232,
Asheville, N. C.

A-Purchase,
Hoyle, W. M.
#95

November 28, 1928.

Mr. S. F. Chapman,
Freeman House,
Bryson City, N. C.

Dear Mr. Chapman:

I am enclosing herewith a check drawn in favor of W. M. Hoyle for \$710.00, in full payment for his tract of 72.68 acres.

In accordance with our telephone conversation this morning, please see that Mr. Whisnant has fully satisfied himself as to the title and also see that the taxes for 1928 have been paid before presenting the check to Mr. Hoyle.

Mr. Sanders has mailed to Mr. Whisnant a package of blank deeds for his use in the future. We are enclosing two or three blank deeds in this letter so that Mr. Whisnant can use them in writing up the Hoyle deed, in case the package has not arrived at the time this letter does.

Yours very truly,

Verne Rhoades,
Executive Secretary.

A. Luehman
Hoyle, W. M.
Map # 95
Deed of Rec.

Bryson City, N.C.
November 28, 1928.

Verne Rhoades, Sec.,
N.C. Park Commission,
Asheville, N.C.

Dear Sir:

RE: Title of W. M. Hoyle's Tract No. 95.

We have carefully examined the records of Swain County with respect to the title of W. M. Hoyle's Tract No. 95 and in our opinion the said W. M. Hoyle has a good, sure and indefeasible title thereto, subject only to the payment of taxes for the year 1928, amounting to \$ 11 83.

He advises us that his wife has recently died so that a conveyance from him is sufficient.

Yours very truly,

W:D

J. McRae

*See attached
receipt
J.R.*

RECEIPT FOR 1928 TAXES

OCONA LUFTY TOWNSHIP, SWAIN COUNTY, N. C.

102

SWAIN COUNTY
Yiow 30 m

1928

RECEIVED of *May*
taxes for the year 1928, as follows:

County, School and Road Taxes - - - \$ 11.83

Special School Tax - - - - -

Total 100

Valuation for Tax - - - \$.....

Less.....%

Add% -----

Total - - - \$.....

SEE OTHER SIDE FOR RATES

Total \$.....
S. W. C. Martin, Sheriff

W. T. Deppin, P. S.

Per *W. J. Johnson* County auditor

NORTH CAROLINA PARK COMMISSION

COMMISSION ON THE PART OF NORTH CAROLINA FOR THE PURPOSE OF
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EUGENE C. BROOKS, HALE &
D. W. BUCK, RAY, HALE &
D. H. C. SANDERS, HALE &
PLATE (1886), HALE &
ELMER L. WHISNANT, HALE &

MARK SQUIRES, LIAISON, LINDA A.
EUGENE C. BROOKS, LIAISON, LINDA A.

V. A. WHISNANT, SON, WHISNANT
THOMAS LINDA A., BOSTON
ELMER L. WHISNANT
HARRY NETTLES, JR., WHISNANT
E. S. PARKER, JR., WHISNANT
MARK SQUIRES, LINDA A.

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