

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, NORTH CAROLINA

REPORT ON THE J. L. CATHEY TRACT NO. 157 - 81.47 ACRES.

Location: This tract is located on Indian Creek near its mouth, where it empties into Deep Creek about three and one-half miles from Bryson City and adjoins the lands of other small farm owners.

Description: A mountain farm, consisting of two acres of creek bottom, ten acres of sloping fields and grass, ten acres old fields and balance woodland. While the woodland has been cut over, it still has a considerable quantity of marketable timber left on it. It is free from burn and a good stand of young growth.

Improvements: There are no improvements, except fencing.

Valuation:

Two acres of bottom land	\$200.00
Ten acres grass land	400.00
Ten acres old fields	100.00
Fifty-seven acres woodland	1300.00
	<u>\$2000.00</u>

A deed has been mailed the owner and will be held until the purchase price is paid. No option has been taken, but title is satisfactory and a firm trade has been closed. The price is a little high, but the owner lives in Louisiana and the property has cost him this much money.

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

A-Purchase
Cathey, J. L.
#157.

April 8, 1929.

Mr. J. L. Cathey,
Braxton, Miss.
Camp "K".

Dear Sir:

I am writing you for the North Carolina Park Commission to ascertain what price you put upon your tract of 81.47 acres situated on Indian Creek. ~~Your~~

Your land lies within the boundary which is now being rapidly acquired for the Great Smoky Mountains National Park. We have already optioned or purchased 36,000 acres, including both timber lands and farm tracts, and hope to complete purchases by the end of this calendar year.

If you will price your land at what represents a reasonable cash market value, I shall be glad to present the matter for the consideration of our appraisers and the Executive Committee.

I am enclosing herewith addressed stamped envelope for your use in making answer.

If we can agree on terms, I shall send an option for you to sign. While all our options are for three months, we are frequently able in case of clear title to get a man his money within a few weeks.

I presume it is known to you that all of the land within the Park area must be acquired as a block before the Federal Government will develop the Park. We had rather deal direct with the owners than take any other steps to acquire the land.

I shall be glad to hear from you as soon as convenient.

Very truly yours,

Verne Rhoades,
Executive Secretary.

VR:S
Encl.

Braxton Miss

April 13-1929.

North Carolina Park Com.

Ashtilly N.C.

Gentlemen:

I have been away for a few days hence the delay in not answering your letter of 4/8. You will please note that the land of mine mentioned in your letter has a growth of timber on it about 20 years old which is really worth more than the land and I feel that a price to you of \$40.00 per acre is a reasonable price. While if it was not the park Commission buying I would not sell at this price. Hope the price meets your approval. I await your reply.

Yours truly J. H. Cathey.

P. O. Box 1234,
Anheville, N.C.

A-Purchase

Cathoy, J. L.
#157.

April 15, 1929.

Mr. J. L. Cathoy,
Braxton, Miss.

Dear Sir:

Your letter of April 13 is received.

I regret to say that the price you put upon your tract on Indian Creek is so much in excess of what we feel to be its fair market value that we cannot consider your offer.

Yours very truly,

Vernon Rhoades,
Executive Secretary.

V.R.S.

Copy to Mr. W.H. Woodbury.