

R/F: Peters Colony

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1878

LAND OFFICE. E. S. GRAHAM,

Graham, Young & Co., Texas, September, 1878.

A Deed for land in Texas, acknowledged outside of the State, is only valid before a Commissioner for Texas, or a County Judge, or Notary Public, using official seal. When a wife acknowledges, which is essential only when the land is derived through her, be careful to use the Statutory form of Texas, to-wit:

STATE OF }
County of } Sct.

Before me for the County and State aforesaid, personally appeared
and his wife, parties to the foregoing (or attached) Deed to, bearing date, who acknowledged severally that they signed, sealed, and delivered the same for the purposes and considerations therein stated. And the said having been examined by me privily and apart from her said husband, and having the contents and effect of said Deed fully explained to her, she acknowledged and declared that she did without fear or compulsion, willingly and voluntarily execute and deliver the same to be her act and deed, that she wished not to retract it, and consented that the same might be recorded.

Given under my hand and seal of office at this day of 187

See that Deed is properly and correctly filled out. To avoid mistakes get chain of title, dates, book and page of record, etc., on a slip of paper, from Deeds and certificates attached.

When the whole or last part of a survey is sold, do not fail to send the Patent with Deed by registered letter.

That I invariably require of applicants for purchase, a deposit; usually of Fifty dollars, Earnest Money, so that if a proper Deed, etc., is received within the time specified and then failure is made to consummate terms as per application, said money shall go to the grantor and myself for our trouble, expense and disappointment—requires equal promptness on the part of grantor to send Deeds, etc., or notice of non-acceptance, for a failure subjects the applicant to unnecessary expectancy, loss of time and expense, and perhaps long horse back rides, as unsatisfactory and unjust to them, as a needless delay of an agent to promptly return statement of sale and proceeds to Grantor.

Probably two-thirds of buyers want only from 80 to 160 acres. To meet such common demand, I will divide my own, and others who have or may consent, such tracts only as admit of fair division, for quality, etc., or otherwise, the buyer taking second choice, and as such pay a little more per acre, and almost assures an early buyer for the remainder. I recommend the same to owners.

The poor generally pioneer a new country, hence, but few can pay all cash and have means left to erect a dwelling, fence, etc., with a first payment of one-third to one-half cash and improvements; 10 per cent. lien notes given for balance, give first-class security.

It has been and may be utterly impossible to promptly effect the sale of any one tract or interest, as many think an agent might do. Every one knowing the trouble to do so in the old States, should consider that it is much more difficult here, where there are millions of acres to choose from, hence the best, and all I can do, is to advertise for buyers, which I have done most extensively and thoroughly throughout the United States and in parts of Canada and Europe without regard to expense, show them lands and meet their choice. Your past observation will suffice to prove that before a buyer for Realty for use, can be had, it must meet the fancy of one willing and able to buy, then the propitious time to sell.

FACTS FOR CONSIDERATION.

Only about half of the lands in Counties having railroad facilities are in cultivation, and but a small portion in the organized Counties west of them where School, Asylum, and College lands comprise almost half their domain, and on sale generally at \$1.50 per acre on ten years time.

The value of many tracts of our lands have become impaired, and many others becoming so, by growth of mosquito brush, which to grub out costs from \$3.00 to \$5.00 per acre—only the non-calculating buy such.

Short of settlement enhanced values cannot obtain, therefore important to meet a fair offer for any tract desired.

Though Emigration to Texas has been large, the greater portion are too poor to buy land.

Hard Times have struck Texas too; money scarce; products low; lands dull. How long will it last is the question?

Increased valuation and rate of taxation in the organized Counties consequent from both erection of new buildings and prejudice, which with interest, to say on proceeds of tracts that can be sold at fair average market values, amounts to from 35 to 50 cents per acre per annum, which obviously, the foregoing all considered, aside of the chance to buy large lots at from a third to half such price, proves such sales now, better than any advance that reasonably may obtain for years to come.

Squatters are a curse to our lands. They generally occupy such as have timber or water; they destroy the timber; their improvements are worthless, and their presence a bar to would be buyers. What agency except my own that has ever warned one off, prevented cutting of timber, or forced ejectment? Owners who desire me to prosecute trespassers, force them to vacate or lease must send special authority.

N. B.—At a meeting of owners of Peters Colony lands, held pursuant to public announcement of the time and place, September 6th, 1876, at the office of Messrs. Hall & Long, Louisville, Ky., the resolutions of which were published in the Courier-Journal of that city and other papers, substantially: "That one General Agency was expedient and best promotive of Colony interest. That from E. S. Graham's personal knowledge of them, his integrity and responsibility, we cheerfully recommend all to address him a list of their lands, at Graham, Texas." Since, to this time, I have devoted all my time and liberally of money to bring them into notice, settlement, and give them value, and have exercised my best judgment in recommending sales on applications for purchase, at fair full market values, quality, location, etc., considered, which I shall continue to do.

Messrs. Hilliard & Spiller, Graham, Texas, make tax matters a specialty. They attend to paying taxes on my Colony lands, (except in Young County,) and on all who have desired me to have theirs attended to.

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