

1894

Letter, Unknown Recipient, undated.

John Marshall Stone

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Beaman's cleared land assessed at	\$ 16.00 per acre	\$ 7,084.00
" " " "	12.00 " "	1,044.00
" " " "	8.00 " "	2,658.00
" " " "	2.00 " "	1,086.00
" " " "	1.00 " "	<u>1,086.00</u>
1152 acres. Average \$6.62 1/4 per acre.		\$15,958.00

Beach's cleared land assessed at	\$ 16.00 Per acre	\$ 6,434.00
" " " "	12.00 " "	4,440.00
" " " "	8.00 " "	3,938.00
" " " "	2.00 " "	159.00
" " " "	1.00 " "	<u>1,198.00</u>
427 acres. Average \$ 6.33 per acre.		\$ 15,830.00.

Beaman's assessment for both places, as per last roll \$ 29,580.00
Beach's assessment per acre for both places \$ 6.93.

Beaman's cleared land 1907 acres average	\$ 12.75 1/4	\$ 11,676.00
Beach's " " " "	1204 " "	14,464.00
both S. & B. " "	3141 " "	<u>26,140.00</u>

Beaman's cleared land 1.822 acres, average	\$ 1.33 1/3	\$ 2,034.00
Beach's " " " "	1,377 " "	1,866.00
both S. & B. " "	2,702 " "	<u>3,900.00</u>

Beaman's cleared land 1.008 acres assessed at	\$ 1.00 per acre	\$ 1008.
Beach's " " " "	1,198 " "	1198
both S. & B. " "	2,206 " "	<u>\$ 2,206.</u>

Beaman's cleared lands 73 1/4 cents above third quality.
Beach's " " " " 16 3/4 " below third quality.
both S. & B. " " 21 " above third quality.

Yet with all the above facts, which are of record, it is stated that this is a first class Delta plantation, and Beach claims that his place is worth more than Beaman's, notwithstanding the quality of Beaman's cleared land lying by the side of Beach's, and assessed by the same man, is rated 92 cents per acre higher than Beach's.

There is a slight disparity between the above figures taken from the assessment roll, and those given by Messrs. Beach & Beaman to the land commission, but it cannot affect the correctness of the above statement.

The most liberal estimate that I have been able to make of the value of these lands, including all improvements that could be of any value to the State, fixes its value at \$ 49,318.00, and it would be an unwise and unfortunate purchase at that price.

It has first offered to the commission at the same price of \$ 75,000.00, but the commission got it reduced to \$ 49,000 per acre, which, according to the method above given by the State's land commission, amounts to \$ 22.00.