Sherwood Forest
May 31, 1852

My Dear Sir,

Your letter of the 28th reached me on Saturday and that from Mr. Lewis the day before. I trust to inform you Mr. C.'s communication on it may forestall upon a more correct view of all that relates to the land than you have heretofore received. In my last letter I committed the error of placing the quantity of coal at 30,000,000 of bushels. It is external now and while increasing its bulk... 225,000,000... you will perceive that upon a closer inspection of the seams, actually crop out, and that the external... the coal in those... seams at 100,000,000. Then in no reason to doubt but that the deeper seams also underlay the ground. They are worked in the neighborhood and this direction is well understood by the miners. There is undoubtedly coal crop on the land to satisfy any one's desires. I have neglected to state to you that the Commissioner appointed while I was in Washington to select a site for a Western National Armory, and who...
did select old Fort Mapolac 50 miles below the land. Created this tract and speak of it as possessing, to use this language, most extraordinary coal mines. My own physical power of operating extensive machinery by the waste coal alone. From what I saw I should say that the motive power arising from this source would be to an enterprising company. Preeminent water. And yet I am desirous of selling and am willing to take $20,000 for the property. I consider it worth much more intrinsically, but can more be obtained? and will its retention or introduction capital be beneficial? The retention bears in mind is equal to $1200 a year that being the interest on $20,000 besides the taxes. Judic's money would be invested by me at 6 per cent in her own name and would yield $1200. While my funds which are now devoted to the payment of interest on outstanding debts would flow into our common fund and add not a little to our comfort and content. 

Men. If a sale may delay for several years and we then obtain $30,000 for the property we should in fact have obtained no more than the $20,000 of this day. I do not think therefore than a chance
to rent the whole tract ought to be lost. Per-
bapos;haps you might get the Philadelphia Com-
pany to advance to $30,000. If no, send
the letter. Of course the deferred payment
carry interest from the date.

My design is to secure the interest
left in their property by Alexander
lead me to desire wish to know that
interest placed on a fixed basis. As it
now stands, it is insecure. A marriage
or death in the family would create new
interests and bring in new parties.

Will you then without delay get your mo-
thor and Margaret to execute with you
in perfect form a recognition of Alexan-
der's request, as his regularly executed
last will and testament. I sketch a
draft which you can copy and after
have put in record
in the form. I do not think that this should be longer
delayed.

As to your suggestion to take a mo-
ty of the property, I would unhesitatingly
accept it if I were in a condition to make
the other more productive by enlisting
in working the mines. All that I can
say now is that if after a reasonable
time I cannot sell the whole, I shall
not cheerfully sell you the half, but
in making the purchase you must see and judge for yourself, and let no consideration personal to me influence you at all. This I emphatically insist upon.

My health, I flatter myself, is gradually improving—all others are well.

Enclose to Margaret my great pleasure at her dear little Harry's recovery from the meageries. I suppose that you are all as busy as possible fitting up the new establishment. How much I should like to look in upon you. My Physician recommends the mountain scenery of the Virginia mountains, but if my health becomes renovated there it shall prove far too be with you all. We suffered too soon. Last evening brought us a refreshing shower but not half enough. The oat crop in all this region must produce nothing unless the clouds are duly often.

With best love to all

Mrs. [signature]

Copy [signature] statement
and return the original