Oct 30th 1929.

Charles McAllister

Last night I wrote to you regarding to Bellevue. Today I have been to Vernon and had a talk with Giles and Dickson.

I was not able to convince them that they could get more money if they went after it. I gather that the Dawe Brothers have no capital and must make a deal that will allow for the place paying ~~for~~ for itself. The idea seems to be that they buy the Bellevue and work on shares some of the Kearington properties. Both Giles & Dickson state that they think there is no chance of getting a bigger cash payment or larger purchase price, but on my suggestion they have arranged for a interest rate of 8%. They have just now phoned to say that Dawe agrees to this. The 8% will likely be an inducement for them to pay at an earlier date.

I do not like to advise you as to the price, but it does seem to me that your would be well out of it at anything reasonable. The only place in the district that has not gone back is Col. Osborne's. The Lavington orchards on the hill are almost derelict. There is so little land of the same class changing hands that one has nothing to go on as to values.

Dickson thinks that you are going to get something out of this years crop. I have not heard what sort of crop was on the Bellevue but if you do not get something this year you are not likely to get anything out of it for some time on a lease basis.

As I said yesterday, if the Government cancel some of the Irrigation District loans so as to reduce the Water cost price of land up the Coldstream might improve.

Dickson of course is anxious to get quick action, as the Dawe brothers want to make their arrangements. He wants me to ask you to send a night letter as soon as you hear from me.

If you decide to make the deal I might suggest that you make one of the terms that Dawe actually lives on the property. This would insure the buildings being kept up or improved.

The Hanley Co. will charge you 5% or $530. commission for making the deal.

One feature of the proposition is that the Dawe Brothers have a very good reputation as honest, hard working fellows, and are likely to live up to any agreement they enter into.

You might wire me, if you think that I might help in bettering terms, or assisting in the deal in anyway. I will have more time on my hands by the end of the week. If we can get everything under cover and cleared up I am planning to go to the coast on the 7th of Nov. and may be away for three weeks or a month. I want if possible to go to California to see my brother George. If I do this it means about a month. So if you want me on this deal we will have to work by wire.

In any case I think it would be well for you to send some sort of wire to Hanley & Co. as soon as possible.

Best wishes

Yours sincerely