

KEY PITTMAN
ATTORNEY AT LAW
TONOPAH, NEVADA

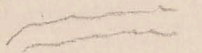







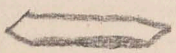


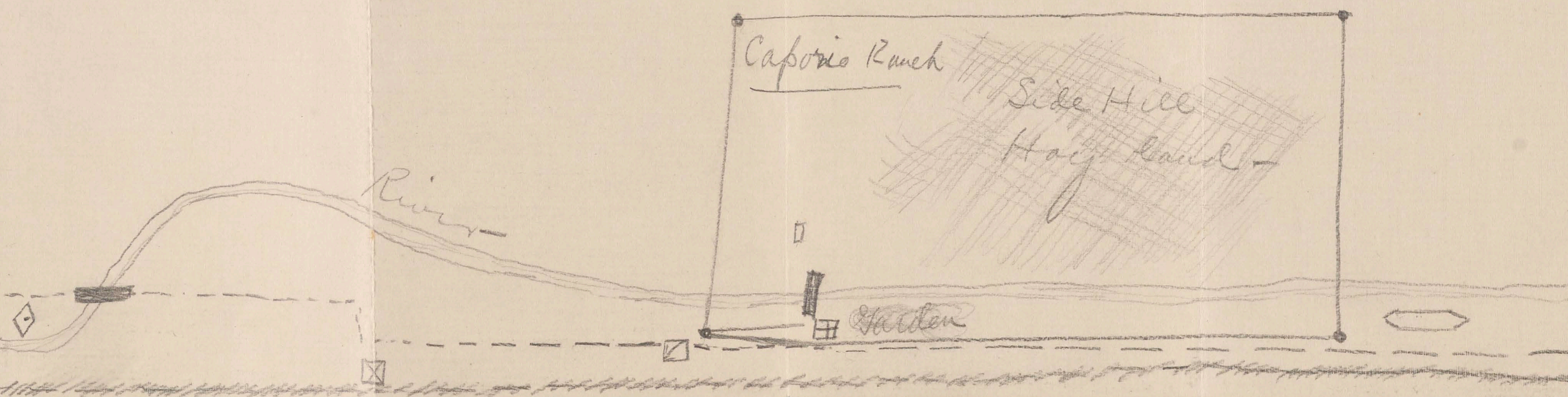
Charles Sparks, Esq.,

Reno,

Nevada.

Legend

-  River
-  Wagon road
-  Railroad
-  Bridge
-  Mayberry Ranch
-  Flanagan lumber yard
-  New railroad station
-  Caporio Ranch house
-  Lawton Hot Springs





KEY PITTMAN
ATTORNEY AT LAW
TONOPAH, NEVADA

May 31st, 1910.

Charles Sparks, Esq.,
Reno, Nevada.

My Dear Charlie:

I was in hopes of seeing you when I was in Reno a few days ago, but for some reason was unable to find you. Your mother has no doubt told you that I desired to see you and that I would write you a letter. I desire you to undertake a little commission for me if it is possible.

I intend to purchase a small ranch somewhere near Reno for the purpose of placing one of my brothers on the same. When I was at Reno recently, I went out past the Mayberry Ranch and looked at a farm owned by a man by the name of Caporio or some such name. He is an Italian. His property lies just past the station on the railroad track just this side of Lawton Springs. He told me that he bought the land from Lawton, that the place was known as the Lawton place. His house is about 100 yards past the first Railroad station after you cross the bridge at the Mayberry Ranch. Most of his place lies on the south side of the river but his house is on the north side of the river near the railroad track. He told me he had about 200 acres in the ranch but there is only about 40 acres in cultivation. He also told me that he raised about three tons of hay to the acre but from the looks of the land I think he is exaggerating. While I realize that the land is not very good, in fact not near as good as some of the bottom land and is entirely too rocky, I believe it is the best I can get for the price I am willing to pay. I am sending you a rough sketch showing the location of the ranch as I understand it. If this sketch is not correct, I wish that you would make a correct sketch and send

Chas. Sparks,

#2

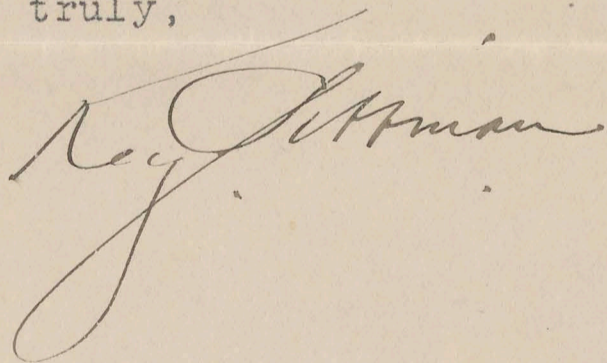
5-31-1910.

it to me so that I will know the land that I want, from the description. As I understand it from Caporio, he owns the land upon both sides of the river: that's what I mean by the sketch. Of course, I do not want him to know who you are buying the property for; in fact I do not want anybody to know it except you. You must pretend that you are buying the property for yourself. I want you to drive the hardest bargain that you can with him, both as to price of the land and the terms of payment. Of course, I mean by terms of payment the least amount of cash down and the longest time on the balance of the payments. I would be willing for him to stay in possession of the land until he can take off his present crops. I would not care for the crops that are on there now.

I am willing to pay you \$25.00 if you undertake to carry this deal through for me, whether you succeed or not, and I will pay you \$200.00 if you get the ranch on terms that I will accept.

With kindest regards to your mother and all of your family, and best wishes to yourself, I am,

Yours very truly,

A handwritten signature in cursive script, appearing to read "Ray S. Homan". The signature is written in dark ink and is positioned below the typed closing of the letter.