

August 27, 1959

Chamber of Commerce
Mountain Home, Arkansas

Gentlemen:

I am desirous of receiving any literature you might have of your general area--including any brochures available for the Mountain Home area, Norfolk, and Bull Shoals areas. Include anything that will indicate the recreational facilities, business opportunities, etc.

Also, could you tell me whether there is any new development of any kind now being considered in the Buffalo and Buford areas? I know that there was to be some test drilling for oil in your general area and was wondering if there had been any definite developments along these lines.

My interest in these questions lies in the fact that I have owned 40 acres of land for many years in Baxter County and have recently had some inquiries about selling it. Also, I am hoping to make a visit to your general area sometime in the future with the thoughts of vacationing and, perhaps, looking over the possibilities of establishing a business there.

I would appreciate it very much if you would send me any information that you think would be of interest to me.

Sincerely,

Harry C. McGee

HCM/am

COPY

August 27, 1959

Mr. Ralph Rogers
Route 2--Box 87
Mountain Home, Arkansas

Dear Mr. Rogers:

Thank you for your letter inquiring about the possibility of selling the 40 acres between Buford and Buffalo.

Naturally, I would entertain a thought of selling this land since it is obviously doing me little good, at present. I have received correspondence in the past regarding the leasing of it for oil and mineral rights. However, nothing has been done along this line. I have, also, had other inquiries regarding the possibility of selling it.

It is impossible for me to put an equitable price on the property because I do not know land values in that area. May I suggest that you let me know what you think is a fair price for the 40 acres and we can consider it from there? I have had correspondence in the past regarding the timber on the land and I understand there is a substantial amount, at this time.

Any ideas you have will be appreciated and given every consideration.

Very truly yours,

Harry C. McGee

HCM/am

COPY



Gregg Realty

600 Main Street

Phone 425-2147

MOUNTAIN HOME, ARKANSAS

November 9th. 1962

Mr. M. V. Sparlin
Alvin J. Wolff Company, Inc.
East 11305 Sprague Ave.
Spokane 63,
Washington.

Dear Mr. Sparlin:

Mr. Gregg asked me to make an appraisal of the forty acres identified as the NE of the SE of Sec. 23, Twp. 18N, R 14W in Baxter County Arkansas. The appraisal has been completed.

This parcel of land is located about twelve miles by road from the town of Mountain Home Ark. About nine miles of this road is gravel type county road, condition varying as to season, but passable the year round. There is no improvements on this land. There is no open land. This land is covered with brush and small trees. There is no commercial timber on this land. There is some timber which could be cut for fire wood or charcoal wood however I discount that value intirely because many land owners in this area either give the wood in order to get the land cleared or pay to have it taken off.

The mineral value is not known. However there has been no mineral of any import in that area. There has been no test wells for petroleum put down in this area. There is no indication at this time that there are mineral (enclusing petroleum) deposits in this area. Therefore no value other than that offurnishing complete title can be assigned to minerals.

The comparative method of appraisal in arriving at a market value of this land has greatly influenced this appraisal. This being the method which results in the highest price. That price is \$1,000.00. Other land of similar value has been sold for around 800 dollars per⁴⁰ acres with a few going for up to a thousand. We feel that we can consientiously offer it for 1000.

Our price for appraisal on property of this type and distance from town is \$25.00. In the event that the owner lists the property with us on an exclusive listing then we do not charge an appraisal fee.

Thanking you for your consideration of our Company. We are pleased to work with other Brokers on all manner of the profession. If we can be of further assistance in the future please be assured that we will do so.

Sincerely

J. B. (Jim) Gibson

"Enjoy Four Mild Seasons"

CARLILE J. GREGG
I. H. (BUD) McMASTER

WAYNE HOUSE
J. B. GIBSON



Gregg Realty

600 Main Street Phone 425-2147

MOUNTAIN HOME, ARKANSAS

October 20, 1962

*Reply dictated
10/31/62*

Mr. M. V. Sparlin
Alvin J. Wolff Company, Inc.
East 11905 Sprague Avenue
Spokane 63, Washington

Dear Realtor Sparlin:

Glad to receive the request from you and appreciate helping you with any help I can give you.

I will be glad to determine the appraised value on this 40-acre tract which your client holds. I will appraise it on today's market at what I know acreage is selling for. However, in order to do this, you will have to give me the description of this property, section, township, and range location. If this property is located along one of the major highways, it will be of good value. However, if it is back in the woods, the demand is not too great. If these people purchased this land in 1930, they will find that there will be a fair return on their investment.

Wishing to hear from you soon, I remain

Sincerely yours,
Carlile J. Gregg
Carlile J. Gregg
Realtor

CJG:sec

*The NE & SE ~~1/4~~ Sec 23 Twp 18 Range 14 - 40 acres
Range 14
Card # 3933 - Tax Receipt.*

"Enjoy Four Mild Seasons"

November 1, 1962

Mr. Carlile J. Gregg
Gregg Realty
600 Main Street
Mountain Home, Arkansas

Dear Realtor Gregg:

Thank you very much for your prompt answer to our recent letter regarding property owned by our client in your area. We will appreciate very much anything you can do for him in the matter of appraising the property for its value on today's market and the eventual sale in the event he chooses to list it with you at this time.

After we had called our client and related the contents of your letter, he came into our office and left his tax statement as the deed was not available at the moment. The property contains 40 acres, and is identified on the tax statement as Card #3933. The parcel was identified as NE - SE in Section 23, Township 18, Range 14.

You may contact our client personally by writing to:

Mr. Harry C. McGee
10503 East Dean Avenue
Spokane, Washington

Thanks again for your assistance in this matter.

Sincerely,

ALVIN J. WOLFF CO., INC.

M. V. Sparlin
Designated Broker

MVS/ev

ALVIN J. WOLFF

company, inc. realtors

COMPLETE SPOKANE VALLEY RESIDENTIAL SERVICE

E. 11305 SPRAGUE AVENUE • SPOKANE 63, WASHINGTON • TELEPHONE WALNUT 6-9521

November 14, 1962

Mr. Harry C. McGee
10503 East Dean Avenue
Spokane, Washington

Dear Harry:

The reply to our letter to the Gregg Realty regarding your property at Mountain Home, Arkansas has just been received and is enclosed, together with copies of the other correspondence. You will note that in our letter of November 1 we requested that they contact you personally and gave them your home address.

Although Mr. Gibson seems to have a little trouble with his spelling, he did give you the information you needed regarding the market value of the property.

If we can be of any further help to you in this matter, please do not hesitate to get in touch with us.

Best regards,

ALVIN J. WOLFF CO., INC.



M. V. Sparlin

MVS/ev

Enc.

Mountain Home ark
Sept. 28 1962

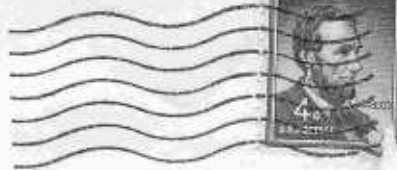
Mr Harry Mc Gee

Dear Mr Mc Gee

Would you sell your
land located in Sec. 23-18-14
Baptis County. If you are
interested in selling
give me your Cash Price
for the land

Very truly yours
Miller Morris
266 North Church St.
Mountain Home ark.

Miller Morris
Mr Home ark



answered
10-6-62

Mr Harry H. Mc Gee
E. 10503 Dean

Spokane 62

Washington

Mountain Home
Oct 29. 1962

Mr Harry C. McGee
East 10503 Dean ave.
Spokane Washington
Dear Mr McGee:

In regard to your land
located in Sec. 23-18-14
I feel like six hundred
dollars would be a fair
price for the land

Thank you and I will
look forward to hearing
from you shortly

Very truly yours
Miller Martin

11/10
Mountain Home Ark.



Mr Harry C. McGee
East 10503 Dean ave
Spokane 62
Washington

Gassville Ark Feb 5-1965

Dear Mr. M^r Gue,

I would like to inquire if you would be interested in selling 40 acres of land owned by yourself. The land is located NE $\frac{1}{4}$ -NE $\frac{1}{4}$ Section 23, Township 18 and range 14. If you're interested in selling please notify me and quote a price.

Mr. Henry Beavers
Gassville, Arkansas

Mr. Henry Beavers
Gassville, Arkansas

709 Oakmere
N. Muskegon, Mich

Mr. Harry C. M^r Gue
East 10503 Dean
Spokane 62
Washington



Gaessville Arkansas May 7-65

Mr Harry C Mc Gee

Dear Sir I went with a
friend of mine. looked at
your 40 acre track of land.

I have bought 7-8 40 acres of land
here in this community and bought
2-40 acre tracks that James your
track of land and will say if you
will make me a price I will try
to buy your 40. But will say

~~This unimproved land is not~~
selling to high any more.

With the improvements on it
if interested please let me
hear from you by return mail
with your cash price

I am your truly

W. H. Pastorek

Gaessville Ark

W. H. Caststeel

Gassville Ark



Mr Harry C McFee

~~E 10503 Clean~~

~~Spokane 62~~

~~Washington~~

926 Lake St

N. onuskegon Michigan

QUINBY SMITH
COUNTY & CIRCUIT CLERK

Baxter County
Mountain Home, Arkansas

7 January 1948

Harry C. McGee

To Recording Heir's Deed: Mae McGee, et al
to Harry C. McGee, et al

\$4.00

Paid 1/7/48

Statement

Mountain Home, Ark., January 8 1948

M Butler and Eisenhart, Attorneys

Cambridge, Nebraska

In Account With

BAXTER COUNTY ABSTRACT COMPANY

J. E. L. COOPER — — NELLIE COOPER

Abstract No. C-1938, covering
NE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 23, T 18 N, R 14 W \$19.00

Recording Heirs Warranty Deed by
county clerk (pd by us) 4.00

Bal due \$23.00

Your remittance to cover will be appreciated.

Thank you,

Nellie Cooper
(Mrs.) Nellie Cooper

BENJAMIN F. BUTLER
HUGH W. EISENHART

BUTLER & EISENHART

ATTORNEYS

CAMBRIDGE, NEBRASKA

January 16, 1948

Mr. Harry McGee
City.

Dear Sir:

We now have the abstract for the 40 acre tract in Arkansas, together with the deed which has been recorded. The abstracters charged \$19.00 for making up the abstract and the County Clerk charged \$4.00 for recording the deed, making their bill a total of \$23.00. Our charge for handling the matter for you is \$5.00, making a total bill of \$28.00, which you may pay at your convenience.

Very truly yours,
BUTLER & EISENHART

By *H. W. Eisenhart*

October 10, 1963

County Clerk
Baxter County
Mountain Home, Arkansas

Re. Quit Claim Deed

Dear Sir:

Enclosed please find a money order for \$3.00 for the recording of the enclosed Quit Claim Deed from Frances Mae Lolley to Harry C. McGee.

If this is not sufficient to pay for this recording, please let me know.

Very truly yours,

Harry C. McGee

HCM:am
Encl.



THIS SPACE RESERVED FOR RECORDER'S USE:

Filed for Record at Request of

Name HARRY C. MCGEE
Address E. 10503 DEAN
City and State SPOKANE 62, WASH.

Quit Claim Deed

Form 468-1-Rev.

THE GRANTOR Frances Mae Lolley, also known as Frances Mae Ellerman
for and in consideration of Ten dollars (\$10.00) and other consideration
conveys and quit claims to Harry C. McGee

the following described real estate, situated in the County of Baxter State of Washington, Arkansas
together with all after acquired title of the grantor(s) therein:

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 23, Twp. 18 North, Range
14 West, Left Bank of White River, containing 40
acres, more or less.

Dated this 4th day of October, 196 3

x Frances Mae Lolley
x Russell J. Ellerman

CALIFORNIA
STATE OF WASHINGTON }
County of Placer } ss.

On this day personally appeared before me Kathryn F. Lovejoy, a Notary Public,
Frances Mae Lolley (also known as Frances Mae Ellerman) and Russell J. Ellerman
to me known to be the individuals described in and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of October, 196 3

Kathryn F. Lovejoy
Notary Public in and for the State of Washington California
residing at Roseville, Calif.

CERTIFICATE OF RECORD

THE STATE OF ARKANSAS
COUNTY OF BAXTER

E. J. Pinkston

I, E. J. Pinkston Circuit Clerk and Ex-Officio
Recorder for the County aforesaid, do hereby certify that the annexed
and foregoing instrument of writing was filed for record in my office
in the 14th day of October A. D. 1963
at 10:30 o'clock A. M., and the same is now duly
recorded, with the acknowledgment and certificate thereon in "Record
Book 62" Page 99

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
the seal of said Court, this 14 day of October 1963

E. J. Pinkston

and Ex-Officio Recorder.
By Carla Durdley D. C.

2393-63

Filed October 14, 1963
10:30 A. M.

E. J. Pinkston
Carla Durdley D. C.
Paid

REGISTERED NO. 36785

Value \$ 20 Spec. del'y fee \$

Fee \$ 60 Ret. receipt fee \$ 10

Surcharge \$ Rest. del'y fee \$

Postage \$ 5 Airmail



From Harry C. Mc Postmaster, By JB

Box 98 Dishman Br

To County Clerk

Daptel County

Mountain Home Ark.

POD Form 3806—Oct. 1960

645-16-70405-5



ISSUED OFFICE STAMP
PURCHASER ASSUMES RESPONSIBILITY FOR FILLING IN HIS NAME AND ADDRESS AND NAME OF PAYEE IN SPACES PROVIDED ON THIS ORDER
FILL IN OTHER SIDE

DETACH AND HOLD

U. S. Postal Money Order

PURCHASER'S RECEIPT

5,529,219,661

DOLLARS 300 CENTS