

Naughtwout

My dear Mr Naughtwout

In reference to our trip to Guabara
Simon & Bishop Ferando's mission I would
like to make plain my opinion of the
values of the property and its possibilities.

To take up first the 96 acres more or
less that Don Simon Tronet has made an offer
for. This I should value at from ^{\$}10,000⁰⁰ to
12,000⁰⁰ depending on what is the outcome of
the present sugar situation. The offer of
8000 when made was very low in view of
the then existing prices for land possible to
grow cane on. Naturally that condition has chang-
ed. Then the fact that he has still some two
years more at a very low rental affects its
immediate value as prompt possession cannot
be given. These seem conservative ~~values~~ ^{values} in view
of ~~land~~ ^{prices} ~~values~~ current here in the vicinity
of the city, but I frankly confess that I do
not consider this land one that is really
good for cane. Only high prices permit its
being planted to such a crop. The rest
of the place is worth some what less and
to my mind to work as a separate

proposition would give little
but none of it is the ^{soil} land of any great
depth and from my knowledge of the district
I should judge that a drought such as we
frequently have would be fatal to most crops.
Divided into small holdings it might be possible
to get some returns but I doubt it.

My plan for the property as a whole
would be diversified "futus nuevos", cows &
and ~~the~~ mill to tower and the raising
of ~~some small~~ stock a few cattle which
at present prices is a very paying proposition.
If the place ^{is} to be sold very little can
be done with the remaining part. In any
case it will be useless to buy and make
a paying proposition unless some money
is furnished to get it under weight. A
farm is not all "taking out", one has to
put in to start, and unless this is done
the best of good will is ~~impossible~~ ^{can} to accomplish
~~anything~~ and the certain result is the depre-
ciation of the property.

(The idea of the mission), ~~(to me)~~ ^{is} such
a good one and ^{appears} Rivna ^{is} apparently so earnest
& keen to carry it along, that it seems a
pity that it is not given another chance to
succeed in a practical way - If the lands were
to be ~~not~~ and the church & workers to
be maintained by contributions I would

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recommended that only some few acres
say 20 or 30 near the church be retained,
enough for fruits & vegetables to be raised
a great economy and help to those living
in the country down here -

I am leaving for the short trip in
the States on Dec 15th and will be glad
to discuss & explain the facts as I find them
to the Chancellor in New York as you suggested
& it may perhaps help them in coming to
an decision

Yours most sincerely
Robert B. Noyes

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