

June 19th, 1935.

Honorable B. B. Moeur,
Capitol Building,
Phoenix, Arizona.

Dear Governor Moeur:

I am herein outlining to you the proposed lease and agreement which Mr. Guy Anderson and Mr. Fay Rabb wish to enter into with the State Loan Board, upon the Mathews Ranch, located in Section 25 and 30 of Township 5 South 24 East and Township 5 South and Range 23 East, Gila and Salt River Base and Meridian, near Safford, Arizona, in Graham County.

At the present time this property is leased and farmed by Mr. Anderson and Mr. Rabb, and this lease expires on the 20th day of December, 1935. As you probably know at the time that the Lessees took over this property several years ago it was comparatively worthless, being very unlevel and poorly ditched. The lease was drawn at that time in contemplation of the Lessees levelling such portion of the land and maintaining and re-constructing the ditches, as they saw fit. The Lessees now propose that a new lease be entered into, at this time, and which said lease shall commence on the 20th day of December, 1935, and run for five years. The amount of rent for each year shall be \$100.00, and the Lessees shall pay all ditch water and permanent improvement assessments upon the land, and shall plant twenty acres of it to alfalfa in 1936, and an additional twenty acres to alfalfa in 1937, and shall at the end of 1937 have developed and placed in a state of cultivation a total of one hundred twenty five acres. The first three years of the lease shall operate with the sales cancellation clause not included, and the last two years of the lease shall contain and be subject to the sales cancellation clause.

This offer and proposal is not in accordance with the original offer and proposal of the Lessees herein, but is in conformity with the conversation had with Mr. Kerby and Mr. Simms relative to this matter. It will readily be apparent to the Loan Board that the character and reputation of these Lessees is such that they will probably perform their part in a good and workman like manner, and the character of the ranch is such that these Lessees are not willing to level it and plant such portions to alfalfa as are heretofore specified without having the assurance that they will be allowed to farm it for several years without being subjected to the possibility of the ranch being sold from under them at the time of the completion of their improvement period.

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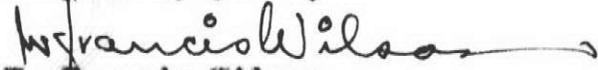
Honorable B. B. Moeur:

Page -8-

This is an experimental matter, and I am informed by the Lessees that the reason they have not proposed buying it themselves is because they have not been certain that even after the improvement work is completed it will be a profitable ranch.

It is upon Mr. Simms' statement that he will inspect the ranch within the next few days that I am sending you this proposal so that he and the other members of the board may have the matter in mind, and determine it at an early date.

Very truly yours,



W. Francis Wilson
Assistant Attorney General.

CC - Mr. James H. Kerby.
Mr. Mit Simms.
Mr. A. B. Campbell.