

RATHJE & WOODWARD

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October 20, 1956

Mr. Grote Reber,  
G. P. O., Hobart,  
Tasmania, Australia.

Dear Grote:

I wish to acknowledge receipt of your letter dated October 3rd relative to the Telephone deal.

First, in regard to the house. I have talked to Schuyler a number of times in connection with his thoughts about moving the house. I told him that in my opinion moving the house was more apt to become a headache to him than any source of satisfaction. It has been my experience with old houses that when moved by anybody but a mover for himself, the moving, basement and reconstruction costs more than the property is worth when the job is completed. Because of the wire situation in Wheaton, it cannot be moved far and the few lots in the area which are available cost in the neighborhood of \$6500.00 which, it seems to me, would eat up any possible profit. Schuyler found one lot outside of town on Jewell Road which would cost \$3500.00, but you would have to add \$2000.00 to that price, at a minimum, for the well and septic system. In order to move the house through the Wheaton streets, they would have to saw off the eaves and then put them back to the best of their ability when the house is set on the new foundation.

Joe Muehlfelt has offered \$800.00 for the house and I think he would pay \$1000.00. I have recommended to Schuyler that you boys accept Joe's offer, not because the house is not a good house, for it is good, but because of the difficulty of moving it.

It occurs to me, particularly in view of the fact that there seems to be some divergence of opinion between you and Schuyler, that the best thing to do would be to sell the house as indicated and in that way neither brother can have any possible advantage over the other. It would also relieve you of the problems of care and maintenance. If you do not agree that this is the best solution, I will be most happy to follow your instructions to the letter in regard to care, but I feel that you have a continuing problem. To begin with, the house cannot be rented because of the sale of the land and the time reserved to us to take steps is limited.

Now as to the deed, I would be very happy if you would send it to me at your very earliest possible convenience, duly executed, with instructions as to where I should deposit your share of the money, or, if you wish me to forward it to Australia. I note your comment about the size of the lot and I will say that I will see to it that there are no reservations in regard thereto or any other points on which there could be any comeback later. I think you have a good point there and will give it my attention at the time of closing.

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Mr. Grote Reber.

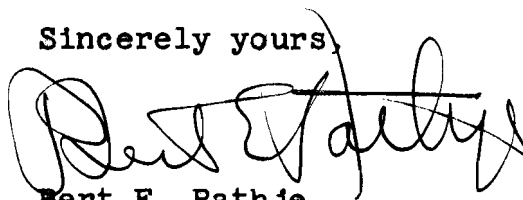
We will, of course, have to deduct for revenue stamps because the law requires them to be affixed by the seller. That will amount to \$33.00. You will get the full amount less one-half of the title expense, attorneys fees, revenue stamps and pro-ration of the taxes and any possible adjustment of taxes. Schuyler tells me it is his obligation to pay the 1955 taxes in full because he was living there at that time and I will take care of that item also.

If you feel the thing to do is to accept Muehlfelt's offer (raised, if possible, to the \$1000.00), would you also advise me in that regard. The Telephone Company has not pressed me on the matter to date, but I expect to get a barrage of calls very shortly because their new building is nearly completed. Schuyler may have told you that they purchased the lot purely for parking purposes and do not intend to build on it for the present time at least.

If you have time when you write, I would be most happy if you would give me a little description of your work out there and how it is coming, but I wish you would bear in mind that sometimes the papers you send me are way over my head. Please put it in kindergarten language so I can understand it. It embarrasses me to admit that I am so dumb on technical matters, but facts cannot be ignored.

Hope everything is going well with you, and looking forward to seeing you when you return, I am

Sincerely yours,



Bert E. Rathje.

BER/mew

Air Mail