qualities:- plenty of small summer fruits & Shubbery:- a handsome Clump of an acre or two of Wood &c. &c.- Most of the Land is now good Mowing land:- The land lies, in the most elegant form.

The buildings are a two story Farm House built of Stone, large enough for a large family - with Kitchens & back buildings of Wood. The Farm House &c. will require some, but not expensive repairs - [illegible] large & good Barn & other buildings with it, in tolerable order. Poultry Houses, Corn Cribs &c. &c. suff.

The House is a Gentlemans Dwelling House of the first order, built in the best manner, elegant, but not finical & disposed in all its arrangements for comfort, & security:- It will require but little expence to put every thing in what I should call really good order;- in the whole, for the Farm House Barns &c. & Dwelling House - say 1500 Doll.s - The foundations of the House are excellent, with spacious dry arched Vaults &c. &c.

The prospects on the River, of the opposite Shore, & of the City of New York, are beautiful:- In short, it is by farther best situation for you within Thirty Miles of New York:- It is and in my opinion always must be intrinsically worth