Dear Madam

Mr Bates sale at auction
Yesterday did not I fear go off as well
as he expected — three lots were put up &
I expect bid in at from 8 to 900 dollars.

Previous to the sale I thought it desirable
to take advantage of the good state of things
that appeared then to exist — I therefore concluded
a few minutes before the sale the sale of
all the upland (or rather measuring to the Ditch)
lying North of the smoke house and the first
sale — I think there must be 14 or 15 acres — the
air to lay out or continue two avenues
thro the part sold of like dimensions with those
laid out on the map which I send you
I have represented the width as 400 feet and
perhaps to make good my opinions it may be
necessary to come nearer the house — the sale
is to Mr Bates and for 650 dollars per
acre but excluding the avenue from the Savings
I think you will