

DeKalb, July 5, 1815

Mr. Isaac Cooper

Dear Sir:

I received your favor giving me an account of the division of your lands. I have talked with Mr. Benedict again & again on the subject of his business. He grows daily more incompetent to transact it. I have persuaded him to be willing to put into Mr. Bowen's hands an order on Mr. Hasboruk to receive \$500 of what may be collected on notes & placed with Mr. H. in order to get from Mr. Bowen the bond & mortgage on the Solomon Rich lot. It remains for you to say whether you are willing to take this lot (it will be free of all incumbrances when conveyed by Rich) at its present fair(full) value in solid action? of your debt. The value of the lot will exceed your debt (I understand the debt to be \$800) but the remainder Mr. Benedict is willing to apply to your demand not yet due. I should strongly advise it. Mr. B. has no property that will fetch anything at sheriff's sale And if you make this arrangement I shall be in hopes of getting him to transfer his Connecticut property (worth he says \$4000) to another in trust to pay your upcoming demand which I am told, will rise \$3000. I wish direction from immediately as the sheriffs advertisement is now up to sell his property under your execution.

The proprietors in New York write me to repair the mills immediately. Since which I have had the offer. Squire Cooper offers to put the gristmill in complete repair for \$350 to be set off against what he now owes for the rent of the mills. You will feel the value of the offer. Will you accept it.

As to the new road, the route is undetermined. There is some hope of it passing through this town. It will at the most go no further distant than the Natural Canal.

Squire Cooper thinks of making you an offer for your interest in the Mills. He would pay you cash. Which he thinks he can get by mortgaging his farm.

With respect I remain your obed. servt.

John Fine

The value of the land here is unsettled. It depends much on the ability of the purchasers & the price of land in the neighboring towns. The land in Ford's tract is worth now \$5. The river lots \$6. & wild land on the State Road & in the vicinity I have sold for \$7. But the land in Oswegatchie held by Judge Ford & DB Ogden at \$12 is now offered by Mr. Ogden at \$5.

In my opinion the land in this county will take a great rise in a year or two.