

De Kalb, St. Lawrence Cy May 19, 1815

Dear Sir:

I reached this on the 2d ins. & should have written before but wished to write upon other grounds than conjecture.

The town is prospering more than some of the adjacent towns, but will always remain behind others in the county if no Turnpike passes through it. A good road passing through this to Ogdensburg would raise the value of every Acre in the town a dollar.

I am busily engaged in settling with the large purchasers and in changing papers with the settlers. It is more troublesome than I supposed. Some have given subsequent mortgages, and against others judgments have been entered. The original mortgages against such I retain.

Stacy is not very well pleased & Farr thinks the rule of the concern a hard one. And in ?ik it is with him. For he has pocketed nearly all his advances and little remains in payment of his homestead. Salmon Rich must before long be out of all his property and there will be no other way of settling with him than foreclosing the whole of his mortgage. Although this I shall leave till he proposes it himself. He has given a mortgage to his niece upon his homestead, amounting now to near \$1000 & several judgments remain a lien upon his property. There can be no change of papers with him unless I can get all the Lien's placed upon his homestead. This old Gent has so high an idea of the liberality of the Proprietors that he came to know if I had money to lend him to stock his farm & is now eagerly for Mr. Isc Cooper to borrow it.

I have made inquiries with a view to the Mills & can safely say that for the present It would be unprofitable to erect a grist mill.

Thus I calculate. It would cost \$400 to place such a mill here as would be gratifying to look at & this within the old frame. The settlers who would come to the mills (for some will always go to those in the neighboring Towns as being nearest) consume no more than 55 bushels of grain per week. Which would give to the mill (at 1 bushel in 10) 286 bushels of grain a year. If the mill should not be rented, but a miller employed, his pay would be \$250 & thus little more than the pay of the miller would be left. There is only one profitable grist mill in the county that is at Canton. A Fulling mill is much wanted here & can be erected at a small expense. It would not be imprudent to promise that in Two years it would pay for itself.

I have agreed for the sale of several Lots and have the prospect of disposing of many more. And if a road should be directed through the town every lot might be sold.

In taking back land I have adopted this rule: To take back all the settler wishes, if it can be as well disposed of as what he retains. Thus giving him to feel that payments are expected and that what he improves will not be for a stranger, but his children.

There are some who expect to pay for their lots by Fall . & most will be able to pay their interest regularly.

The sight of some of the proprietors this summer would much encourage the settlers.

I have been able to do nothing as yet with the Mail.

I shall look for directions upon the Mills.

Will you send me, as soon as possible, a list of your individual Lots.

I remain Dr. Sir
Yours with great respect
John Fine

Isaac Cooper Esq.
Cooperstown

PS

What should you say to a bargain with some able settler to advance him the first money I receive to repair the grist mill fully and take a mortgage upon it for the interest of the money?