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S.S.B. File No. 137972

The Soldier Settlement Board.



Canada.

Office of the Chairman.

OTTAWA, 18th October, 1923

A. W. Merriam, Esq.,
Private Secretary to the
Rt. Hon. Arthur Meighen, P.C., M.P.,
Leader of the Opposition,
O t t a w a.

Dear Sir:

Re: Application E. S. Stanworth.

I am in receipt of your letter of the 13th instant with reference to the application of the above named returned soldier to purchase the N.W. 32-46-17 W.4.

The owner of this land asked \$2800.00 as the purchase price. Our Edmonton office had two distinct appraisals made, each by a competent appraiser and on the strength of these appraisals our office decided that we should not pay more than \$2000. As the owner refused to accept this amount, it was impossible to approve of the application.

Mr. Stanworth is of the opinion that our valuation was too low. The quarter has no buildings. It has 20 acres cultivated and in crop this year, which is reported by both appraisers to be weedy and in need of summer fallowing. They also report approximately 70 acres reasonably open prairie land, 30 acres brush costing \$15.00 per acre to clear. The balance is hay sloughs, gumbo pasture and waste. The value placed on the cultivated land was \$25.00 per acre, on the prairie \$18.00 per acre, and on the slough and gumbo \$4.00 to \$6.00 per acre.

The vendor originally asked \$3200.00 and following our first appraisal dropped to \$2800.00. We are still satisfied that he is asking \$800 more than the place is worth on a spot cash price. Owing to general economic conditions, we are able to buy land for all cash much below its ordinary time value, and we cannot go beyond the scale of values which our own experience has fixed as correct. In any event, this place is considered as unsuitable for a returned soldier.

Yours faithfully,

Chairman.

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