

Property  
A. J. J. J.

~~Camp~~  
Camp

June 1936

~~PROPERTY OF JAMES B. KIRBY~~

~~West Richfield  
Summit Co., Ohio~~

LAND Located on the north side of the Richfield-Hudson Road, with about 2500 feet frontage and about 2600 feet depth. It comprises the old Lamson and Oviatt farms. Altitude 1000 to 1150 feet above sea-level. The road has a slagged secondary-road surface. No special taxes. General taxes about \$250.00 annually. Cost up to \$300.00 per acre. The land contains about 1 mile of gravelled and drained automobile roads, and extensive trails and paths. Fine collections and plantings of trees, shrubs and wild flowers. Orchard, about 150 Delicious and other apples, 12 years old.

LAKE Seven and one-half acres, beautifully wooded, stocked with blue gills, black bass, wall-eyed pike, and marble head cat fish and planted with aquatic plants from Silver Lake. This lake is fed by two brooks which start from springs within one-half mile distance. A concrete dam 20 feet wide at the north end of the lake controls storm water and by-passes it under the lake and out under the main dam.

A concrete dam 10 feet wide at the east side of the lake controls the storm water from another brook and sends it through the by-pass and out under the main dam.

There are two concrete bridges, one 20 feet in length across the upper end of the lake and one 30 feet in length across the lower brook which is the entrance to the property.

Main concrete dam 60 feet wide, 22 feet high, with elaborate spillway.

Pure spring-water flows through the lake, sufficient to fill a weir at the outlet 12 inches wide,  $3\frac{1}{2}$  inches deep in dryest weather. Total cost of the lake construction, over \$25,000.00. It is 16 years old, having withstood the Lorain storm and all weather conditions since. Sand bottom on west side.

Springs; one above the house, one across the creek from the Recreation Lodge, one above the farm-house, several feeding the lake.

HOUSE Brick veneer and frame,  $2\frac{1}{2}$  stories, full basement, slate roof, (exterior water-cooling device on it) vapor heat, operated by gas. Eleven rooms, 2 baths, 3 lavatories. Electricity, Ohio Edison Co., low rate. Sanitary sewer into double septic tank 8 x 4 x 5 feet. Two-car garage in basement. Deep gas-well, property of East Ohio Gas Co., paying royalties of over \$100.00 per year. Unlimited free gas for one house is allowed in the lease. Equipment which may go with the house includes a large four-oven gas range and a large stone-lined ice-box with a Frigidaire unit. The house cost \$17,000.00.

GARAGE Brick, shingle roof, for two cars.

WORK SHOP Timber frame 22 x 24 feet, two stories, well lighted, varnished interior, situated at the dam. Water-wheel and power assembly reserved. Cost \$3,000.00.

RECREATION LODGE Timber frame, chestnut siding, 30 x 60 feet, two stories high, with kitchen, lavatory and two rooms on balcony. Finest maple dance-floor. Massive fireplace,  $5\frac{1}{2}$  foot opening. Outside barbecue grill. Total cost \$5,000.00.

BOAT HOUSE Frame and stone, with roofed dock. Two extra large, specially built row-boats included.



SPRING HOUSES Water lines and other improvements.

FARM BUILDINGS House, frame, shingle roof, 7 rooms, running spring water. Electricity. Full basement. Barn 30 x 60 feet, frame, metal roof, cement foundation, recently overhauled. Milk-house 8 x 8 feet, concrete and frame, running water. Chicken-coop 100 x 20 feet, frame, composition roof, concrete floor, electricity. Other out-buildings. Value of this group, conservatively \$3500.00.

<u>SUMMARY</u>	House	\$17,000.00
	Garage	1,000.00
	Work Shop	5,000.00
	Recreation Lodge	5,000.00
	Lake, including 3 dams and underground by-pass	25,000.00
	Boat-house	500.00
	Farm Bldgs.	5,500.00
	Bridges, roads, orchard, planting, etc.	<u>3,500.00</u>
		58,500.00
	Land at \$200 A	<u>27,000.00</u>
		\$85,500.00



June 1, 1936 - With James B. Kirby:

Price \$48,500.00 for prompt acceptance.

Payable, when contract of purchase is signed	\$1,000.00
" on delivery of title and possession	14,000.00
Purchase-money mortgage, 10 years-6% interest	<u>55,500.00</u>
<i>omit</i>	\$48,500.00

The mortgage shall be payable \$3,350.00 per year, plus semi-annual interest. If payments of principal and interest are made 30 days before due, the rate shall be reduced to 4%. If the total mortgage is paid on or before one year from its date, a discount of 3% or \$1,005.00 will be allowed.

Taxes and insurance prorated to date of delivery.

*James B. Kirby*