

To
Anson G. Phelps
August 7th 1848
Copy of Ans.

White Plains. Aug⁷ 1848.

Mr Anson G. Phelps Jr.

In Your letter to Doct
S D Beckman enquiring prices
of two parcels of the Beckman
Estate on the Hudson River
has been handed to me
with instructions to answer
it. The Parcel North of Col
Webbs about 49 $\frac{1}{2}$ acres will
be sold for \$150 an acre
& the 55 $\frac{1}{2}$ acres South of Col
Webbs (at the Horclonie) for
\$200 an acre. The Prices
asked for such have been
uniformly \$200 an acre and
giving 3 years Credit at 6 per
cent interest for 60 percent
of Purchase ^{money} Your offer ^{being} in cash
& improvements to be made
on lands does & the price of upper
Lot is therefore diminished
Doct Beckman would be gratified to sell
you one of these ^{lots} or some portion
of the Estate. He is compelled by
his father's will to offer at

private ^{sale} & sell for the best prices
he can obtain. The two parcels
you have inquired about are
the most valuable on the
Estate -

Yours very Respy

Wm Mott Comuel
for J D Beechman
Executor of Guard
J D Beechman decd