

Sherwood Forest

My Dear Sir

April 8. 1852

I have your letter of the 3 April and have not a moment in writing to Corcoran & Riggs. So soon as I receive a reply you shall hear from me again.

I would to give you a description of the tract of land in Kentucky. It is located on the Ohio River in the County of Union State of Kentucky, contiguous to a small village called Caseyville. It extends on the river for about a mile and contains between 14 and 1500 acres - 900 acres are of river bottom which is terminated by a range of lofty hills many of which are fertile to their summits. There are valleys of great fertility. Twenty acres are cleared on the river and when I was there some thirty or forty acres in the hills. The timber consists of hickory, Black Walnut, Ash, White Oak, the tulip tree or American poplar, the Cotton wood to some little extent and in short all the varieties of the ~~Ohio~~ New forests. The coal land is estimated to underlay three hundred acres. A shaft was opened about  $3/4$ <sup>th</sup> of a mile from the river and driven in some 50 or 60 feet in a fine <sup>best</sup> vein of bitumin

of excellent quality,  
now coal, and a company operating on an  
estate in my rear, have opened the same vein  
and have to some <sup>slight</sup> extent penetrated under  
my line - Thus committing a trespass as to which  
they are expressing their regrets - The rail road  
of this company passes through a corner of  
the tract but without injury to it as I conceive -  
Contiguous to the vein of bituminous coal, a vein  
of Pennell coal about 36 inches in depth has  
also been partially opened - Both veins  
lie within  $3/4$ th of a mile of the river - This is  
supposed to be the lowest field of coal in Kentu-  
cky - The land lies about 90 miles from the  
Mississippi, and I believe that the naviga-  
tion is unobstructed at all times of the  
year - My price for the estate is  
\$20,000 - I should expect \$5000 in hand, and  
as to the residue I would endeavor to arrange  
to the satisfaction of the purchasers - Consider-  
ing the increasing demand for coal, this land  
must be considered of much greater value than  
I ~~propose~~ <sup>ask for</sup> it - It may be proper to add that  
the bottom land lying on the river is to a greater or  
less extent subject to the overflows which attend all  
the western rivers - but an alluvial deposit is  
made whenever an overflow occurs, which adds  
to its fertility - I annex a rough chart if you can  
decipher it - I write you in much haste -

Truly Yrs  
John Tyler  
Col. C. L. Gardner -