

NFWRE-AQ  
Dworshak Dam and Reservoir  
Tract 619

12 March 1965

Mr. John Bradbury, Jr.  
1005 E. Sinto  
Spokane, Washington

Dear Mr. Bradbury:

Reference is made to your recent negotiations with Mr. E. E. Markley of this office relative to Government acquisition of Tract 619, Dworshak Dam and Reservoir. This tract contains approximately 40 acres of predominately cut-over timber land. The entire tract is within the area approved for acquisition for the project. We have offered \$1,600.00 for this 40 acres tract. You have made a counteroffer of \$1,900.00. You also have expressed a desire to retain 10 acres consisting of the NE ~~1/4~~ of Section 30, Township 39 North, Range 4 E., B.M. We are willing to consider your request provided you are also willing to waive any compensation for damages that may result from the severance of your property. The 10 acres you wish to retain comprises approximately one half of the timbered portion of your property and therefore represents a disproportionate amount of the value. Accordingly, the Government's maximum offer for the 30 acres is \$1,150.00.

We appreciate your sincerity in submitting the counteroffer of \$1,900.00 but it cannot be accepted. Accordingly, unless we are advised by 1 April 1965 that one of the above offers are acceptable and a definite date set for consummating the acquisition, we will have no recourse but to recommend the acquisition of the entire 40 acres in Tract 619 by condemnation. In that event the opportunity for saving of court costs will have passed and the Government's deposit in court will be based upon the Government's appraisal. It is our desire to inform you that offers and counteroffers made during the course of negotiations are made without prejudice in the event of condemnation.

Negotiations have been conducted with you since 22 October 1964 and it appears unlikely we will be able to agree on a mutually acceptable price.

Mr. John Bradbury, Jr., 446 Klaspco, Orofino, Idaho

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Other compelling reasons for proceeding now are: While there is no immediate construction planned which will involve your tract, you will appreciate the fact that the purchase of lands must proceed in an orderly manner to accomplish acquisition of the numerous tracts of land in the project area; the availability of funds for land payments are appropriated annually by Congress, and particularly, the avoidance of the expense of reappraising the property which would be necessary if negotiations are deferred any appreciable period of time. Also, although we hope it will not be necessary to resort to legal proceedings, the desirability of spacing condemnation cases so as not to overload the U. S. Attorney's office and the docket of the U. S. District Court.

It is respectfully requested that you favorably consider the offers suggested above. We will appreciate a reply at your earliest convenience, in any event it must be by 1 April 1965.

Sincerely yours,

MAX K. TYSOR  
Chief, Real Estate Division

Copy Furnished  
Mr. John Bradbury, Jr.  
446 Klaspo  
Orofino, Idaho