

Hawkridge Snakebanks
20 May 1836

My dear Sir

I have at last made up my mind to sell my Estate with its buildings & fences - & is If I can [?] & to give it over in March next – and the stock also to whoever may purchase the estate, if he wishes, - if not, by auction the 2nd Week in Apl – to be allowed to remain on the place till then –

Provided I am offered £ 3 per acre according to the quantity mentioned in the Grants – or as measured at the purchasers expence – the deeds to be paid for between us – By the grants the Acres are I think 5660 – by measurement I would hope somewhat more –

Of this £11000 may remain on M'ge as long as may be agreeable

3000 – 4 years from next October –

The remainder 6 and 9 months on
undoubted security –

The Stock if taken by one buying the place may be paid for in 6 – 12 months and longer period if on security – The Interest 8 per cent on all –

My stock in March next may be – 1300 young choice Ewes, 500 Wethers – 30 rams 700 lambs – 36 Bullocks 30 Cows 25 Calves 60.2 year old heifers or steers – 100 pigs and 10 horses & fowls – I should require to have permission to keep my stacks on the land until I could thresh and sell the corn –

If the Gent you spoke of or any other is inclined to buy on these terms from which I shall not deviate – I will sell – if not I do not care –

I have annexed a kind of sketch of the Estate – If Gibsons [?] 1200 acres which may one day be for sale was included in it I think it would not have its equal in the Island –

I remain my dear Sir
yours truly
W Wood

The whole Estate is enclosed with exceeding good fences – the cultivated paddocks are 40 Acre	
The whole is in 12 divisions of diff't sizes	20
The Marsh [?] about 800 Acres may	24
be all put under tillage at expence	25
of about £400 – in banking fencing & .	30
	130

[page with sketch here]

J Leake Esq

Mr Wood -
wish offer of
his Estate
20 May 1836