

TENSAW LAND AND TIMBER CO., INC.

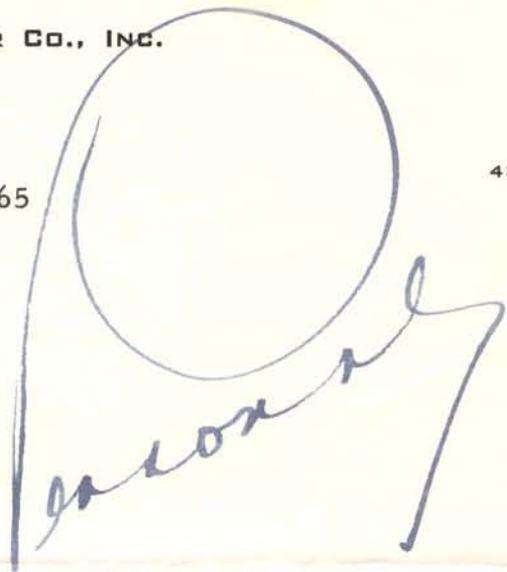
P. O. BOX 1085
MOBILE, ALABAMA

FRANK W. BOYKIN
CHAIRMAN OF THE BOARD

February 21, 1965

438-5694

Mrs. Ocllo Gunn Boykin
Mr. and Mrs. Riley Smith
Mr. and Mrs. J. R. Boykin
Mr. and Mrs. Jack Boykin
Mr. and Mrs. R. A. Boykin
And all the grandchildren



Dear Loved Ones:

Well, this is my 80th birthday - and here we are on this beautiful Sunday - so, I thought in looking over and doing a little work when Mother brought me my coffee at five o'clock this morning, that I would kind of send our children and children's children a little report on how we are getting along and what we have done the first eighty years and starting out bright and early Monday morning on the next eighty.

Truly, God has been good to all of us, and we are very thankful to be here. There is so much to be done, and we know the Good Lord doesn't take us away until we have finished the work He put us here to do. I was just wondering about all of the wonderful things He has given us. Above everything else is our health. We have both gone through some pretty serious illnesses, but now we will take a new start, and I think Ocllo will be better than ever. All she needs is a little time.

Well, Dick and I went up the country and we are figuring on buying another very beautiful 5,000-acre tract of land at Deer Park, Alabama, which is only forty-five minutes from where I am sitting now. It is such an unusual and beautiful tract, and I hope we can all go up there pretty soon. It is costing us a good deal of money - \$560,000.00 cash - and then we have to pay to have the title looked up, which we are doing now and which we should close this next week. So, we will have another place to work and pray. I think, on this 5,000 acres, the timber and the turpentine -- and then I think we will get an oil lease on it this coming week -- will pay it out and we will clear the 5,000 acres of land, which should be worth from fifty to a hundred dollars an acre. Then, maybe we ought to ease down a little bit, because we have so much land. We have between a hundred and twenty-five and two hundred thousand acres -- I mean, in this country. In foreign countries we have a great deal; but it is all going pretty well, and the salt dome at McIntosh is just doing wonderfully

well. They are not using half enough of the salt, but I am thankful -- there are 125,000-billion tons of salt there - or enough to supply the entire world for 4,000 years, or maybe until our Christ comes again. The great Olin Mathieson Chemical Company, who have a 99-year lease on our salt dome, is not moving enough. I am working on a plan where they can not only take it out on the pressure water business, the way they are doing it now, but where they will tunnel down in the salt, where you can back boxcars in and load them. Also, where you can put trucks in and get truckloads and trainloads. They already have a pipeline. It is an enormous plant, and so you will know what the magnitude of it is - their electric bill alone, with the Alabama Power Company, per year is \$2,400,000.00, just for the electricity with which to break up the salt.

So, if you will be careful and never let a share of it get away and keep it in the Boykin family, you will always have a living - and a good one. I believe the salt dome at McIntosh is worth as much as the entire Citronelle field. The Lord has been good to us there again, as well as the people. We have, I believe, about forty wells, including those we have in Mississippi; but what we need is a hundred, and I really believe we will get a hundred in the next few years, if things come out like the geologists think they will.

Well, we have a lease, of course, with the St. Regis Paper Company, which brings us about \$150,000.00 a year. Every ten years it is doubled. The ten years will be up, I believe, next year, and then it will bring \$300,000.00 a year - or a thousand dollars a day. The salt dome should bring that much to us, but it is only bringing us about \$65,000.00 a year. Our leases on oil are doing fine. We have already gotten in this year on oil leases \$84,000.00, and we are expecting another check Monday for \$14,000.00. So, you see, the Lord has been good to us in many ways. McIntosh is doing so fine, with all the timber. In looking over our bank account this morning, I see we have cash on hand - \$944,000.00 - and if we hadn't given to the churches and other charities \$25,000.00 since Christmas, we would have had close to a million dollars; but we will be getting in some good payments, and some things that we haven't been bearing down on - we will have to. So, it is very good. Of course, we will take out a pretty good slice of it when we buy the Tedder land for \$560,000.00 cash, but we will have an additional 5,000 acres right in the middle of all of our land that we have.

We have in Mexico, along with our Mexican partners and American partners, over a million acres of land. It looks awfully good, and we have

some plans to get that out. We have an awful lot of money in that. They owe us - all of the stockholders - and we have some of the most fabulous people in this nation with us - they owe us over \$400,000.00 plus interest for three or four years. Of course, if the Mexican Government will leave us alone, it will be all right; we would get that and a great deal of profit. We have so many wonderful folks in this proposition with us. When we went to Washington, where we stayed a couple of days, to see the Inauguration, but didn't get a chance to see much of it, we closed a deal with Frank Finneran on Waldorf for nine million dollars. It is going to be a long drawn-out proposition, but it is very good. We will have Brooke free, clear and unencumbered. We didn't get much of the nine-million dollars down, but they have let a contract to build a lot of houses, and it looks better than it has ever looked.

We have a great piece of property down at Brooke, Virginia, with about fifteen miles of waterfront and some of the prettiest homesites in the world. We were offered three-million dollars for it yesterday by a man from Alexandria, Virginia. Itold him we would take five-million and he has gone back to take another look at it. He offered to pay a half-million dollars down. We have an awful lot of sand and gravel up there, and are doing fine. In talking to a man this morning - on my birthday - up there, he wants to put in a tremendous business and offered to pay \$15,000.00 down to guarantee what he would do, but I told him that I wanted \$25,000.00 down. He has put down over 300 test holes, and says this land - for gravel and sand - would bring \$3800.00 an acre. That is a lot of money. Wepaid fifty dollars for it.

Anyway, that and the other land that we have is all paid for, except one little piece up at Oakchia, Alabama, on the Tombigbee River, where we bought that wonderful plantation from A. B. Stutts. We have about fifteen miles of waterfront on the Tombigbee River, with a beautiful old mansion and everything fine, and I believe it has enough timber on it to pay for it. Dick and I are going up there pretty soon.

Then, we have another place that is doing awfully well down at Butler, Alabama. Of course, we have a fine tract of land in South Carolina, and they have just found dolomite on our five or six thousand acres of land near Tallahassee, Florida. Frances and Jack have been down there, along with our German engineer, and it looks pretty good.

So, all in all, things are going very, very well, for which we are all very, very thankful.

Well, we couldn't have had any of these things, if it hadn't been for my wife and your mother, Ocllo Gunn Boykin. She has stayed with me day and night, and night and day. Like she says - I am not eighty years old; she says I am nearly double that, because I have stayed up day and night, and when tomorrow morning comes, when we will get this letter typed up for you, we will be up about four o'clock and I am going to Mississippi to look at another 40,000 acres of land. We have been doing pretty good there. We had one 94,000-acre tract that we disposed of in Portland, Oregon, at a good profit. We had another 45,000-acre tract, with which we are having a little trouble, but there will be no trouble in the final end, even though there may be a little fight over it. Then, we had another tract of 50,000 acres.

I had some people here yesterday - Mr. Frank Schuh - of the Georgia-Pacific, who offered to take 10-million feet of our wonderful timber in Mexico, if we would manufacture it into veneer. I believe we can do this. We are sending Albert Ernest, Jr., and Lykes Boykin down to see just what can be done about that in two weeks from now. If we can do that, think what it would mean - not only to us, but think what it would mean to the Port of Mobile - 10-million feet a month, or 120-million feet a year -- nothing like it.

So, everything is going right and, if we can get this veneer plant at Calvert, where we believe we will, it will be wonderful. Fifty years ago I bought the mouth of the Alabama-Coosa River there near Calvert, and also the mouth of the Tombigbee River. At that time, Herbert Hoover and his crowd were putting down a well, along with the rest of us, at Salitpa, Alabama. Herbert Hoover's man, Mr. Wood, told me one morning at four o'clock by lamplight, when I was making out the oil leases that I was getting for one of the big oil companies, paying five cents apiece, he said: "Son, you have gotten nearly all the oil leases" -- I used to work with the families at night and get them, while these boys were cutting up a little bit and staying up all night, and wouldn't start until late, and I would start soon. He said: "If you want to get oil, go down and get the mouth of the Tombigbee River and the mouth of the Alabama River." We have that; it is going to be great some day; and Ellis Jordan has eighteen wells right there, practically adjoining us. Sooner or later, they are going to get oil there, too.

I am hoping we can work up a sand and gravel business, as we have in Virginia and as we have in Maryland. I hope we can do this there at McIntosh, where we have a tremendous amount of sand and gravel.

Then, Jack has down on his place an awful lot of clay, which brings mighty good money.

So, if we will work on our timber and all of our other things that we have gathered together, with the help of so many fine folks, and especially with Alphonse Lucas, who was with us for about 47 years - and it looks like he will be coming home again pretty soon - we will be all right. I couldn't have gotten along without Lucas - Mother and Lucas - who were regular "Rocks of Gibraltar" - and so many other fine folks were, too, down through the years.

The Good Lord has been very good in dividing things up with us. I see when that great Winston Churchill died the other day, he left seven hundred and some-odd thousand dollars -- not as much as we have in cash - lacking several hundred thousand dollars. Then, you have the land, the timber, the oil, the salt and all of the different things, including the oil wells. So, it is pretty good.

When we were in Europe together - in England - we were with Charlotte Boykin Carlson, our cousin, who lived in that part of the country and sang there for about seventeen years. She lives, when she is in England, with the Lady-in-Waiting to the Queen. She was so helpful in showing us everything, and she and all of us went out to see the Queen's estate. She had 23,000 acres of land -- the Queen of England. Well, we have between a hundred and forty or fifty and two hundred thousand acres. So, you see, we are lucky; we are very, very lucky; and the only way you can do this is to just work, work, work and do right, and the Lord and the people, too, will help you; and, if you get tired and weary over here, just go to some other country. I made a trip around the world in the President's plane with Chairman Mendel Rivers of the Armed Services Committee. We went everywhere and wound up in Labrador. We were in Japan; we were in Hong Kong and, as I have said, we landed in Labrador. We went over the top of the world, and we were in England, Germany, France, Italy and all of those places, but I haven't found any place like the United States. We fuss about the taxes, but the taxes are worse there than anywhere else in the world, and a person gets better treatment here than they do anywhere else in the world. Things are getting better all the time, in every way, and I guess we have all been spoiled pretty badly, but I have looked them all over; so, as long as the Good Lord wants me to stay here, I am going to stay in the good old United States, where "Everything Is Made For Love", although we all have our difficulties and our hard times; but it is America for me just as long as I can stay here - and I hope I can be here a pretty

good while longer. Well, I do feel mighty good, but I am especially very thankful that Ocllo is getting better and that all of you are healthy and happy.

Another great piece of property that is going to mean an awful lot to all of you is Dauphin Island. Forney Johnston, Aunt Catherine and a few of us have eighteen miles of that beautiful island. It is not worth very much now, but it is going to be. We also have 25 miles of waterfront on Heron Bay; then on Perdido Bay; and, of course, on the Tombigbee River and Three Rivers Lake, I don't know how many miles of waterfront we have. There is no more waterfront property, and it is going to get more valuable as time goes on. I remember when I was working for 35-cents a day "t otin'" water for the AT&N Railroad, I said: "Some day I am going to have me some land." Well, there were 94,000 acres of that land on both sides of the railroad. A few years later I bought every foot of this land. I bought it for \$1.65 an acre. We now have about thirty-four oil wells on this land alone -- and the timber, we have cut it I don't know how many times. It is better and better, and I believe we will get that many more wells on it soon.

So, if we keep on trying - really and truly, I believe Alabama is going to come into its own - on oil wells and everything else. I know what will happen, if we can get the Tennessee-Tombigbee developed - and we will. I had the pleasure of putting that bill through Congress, and I am going to suggest to our great Governor Wallace that he appoint General W. K. Wilson, who is Chief of the Army Engineers and does all the construction that is done for this nation - in the United States and in all foreign countries - and who is retiring in July and moving out there next to Betty Boykin Walker at Spring Hill. His house is already bought and paid for - and get him to represent us in Washington - and, Brother, he loves the Tombigbee River as much as we do. He loves Mobile and everything here. Today when we went out to Riley and Frances' home, I never saw so many birds, so many blossoms coming out, and by this time next week we will have billions of blossoms and thirty-seven miles of beautiful azaleas all the way down to Bellingrath Gardens. I hope every one of you will try to go there this year. Mother and I are going, and I have a lot of friends that I want to take.

We heard from so many special people - like Congressman Jasper Bell and his wonderful wife, Grace, and all of their precious family. We have heard from Dr. T. L. Soong, Madame Kai-shek's brother, and his family. He telephoned us and then wrote us a letter. Then, we have the

telegrams here galore. The last one I received was from that wonderful Mary Jane Knight and Emmett Frazer - two more precious people. Then, that great Mary Ball; and today at noon, when we were having lunch, Congressman Mendel Rivers called up from the Burning Tree Club and we had a long talk. He talked to Mother; he talked to all of the children; he talked to Aunt Lulie Maumenee, and just had a great time. Everybody still gets better and better as the days go along. It is like old wine -- old friends get better and better. Last but not least, that precious Clatie Ashley Stewart called us up -- such a sweet woman and such a wonderful woman, who was side by side with Lucas and me, Mother and all of us in Washington down through the years. She is still there in the Capitol - right across from our old office - 412 Old House Office Building. Congressman Mendel Rivers has our old office now, but he will be coming this way pretty soon, where he has been coming for so very long.

What a wonderful letter we had from General Nathan Twining and his wonderful little wife, Maudie, and hundreds on hundreds of other people. One of the finest letters I received was from Speaker John McCormack and his wonderful wife. Then, the telephone calls -- they have been great -- from people that I hadn't heard from in years.

Then, yesterday I had a call from Roy O'Bryan down at Brookley Field, and he said that he and Mr. Austill Pharr, President of that great old First National Bank, and a group of them wanted to give me a little banquet. Well, Brother, we had such a fine group of men and women there! They had all kinds of presents and the most beautiful cake you ever saw. We received the most beautiful deerskin coat, lined with silk, you ever saw. The deerskin had been painted red. Of course, it wasn't painted, but whatever you do to them -- dyed, I suppose. It was real deerskin and the most beautiful thing I ever saw. That was given to us by Dick and Beppie. Then, Bob and Lynn, who have just returned from Florida, brought us some awfully nice stuff; it is so sweet I don't know what we are going to do with it, but it surely is good. Then, Riley and Frances sent me some beautiful ties. Then, another great present was getting to talk to my old partner, Alphonse Lucas, who called up; then, to that wonderful, wonderful Colonel E. V. Knight, who is in the hospital. We are going to see him tomorrow. He has been one of the best friends we have ever had on this earth. Last but not least, we had a priceless telegram from Dewitt, Betty, John and Mike Reams - four precious people that we love very dearly. Then, so many wonderful friends came by to see us. We had some people by a few minutes ago, who were telling us all about the great times we have all been having down through the years.

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So, here is a little picture of some of the things that you, your children and your children's children will have. As the years go by, these properties will become more valuable each and every year. So, take good care of them and you will be fixed all right with the worldly goods. If you will just make your peace with the Lord, there shouldn't be very much trouble.

Anyway, I have missed a lot of things, but I wanted to tell you this - and Mother and I are very thankful for all of you, because you have never caused us any trouble. You are good and healthy and are doing well. So, keep it up, and we will just go along together right here as hard as we can and gather things together, and then we will go on - not only in this world together - but in the World to Come - on Up Yonder, where the trials, troubles and tribulations are over; but I am perfectly willing to stay here as long as we can do some good and as long as the Good Lord will let me.

May God bless, help and keep you and give you strength always, and with all of our love, we are

Devotedly,

Oclo and Frank W. Boykin

By: Frank W. Boykin

FWB:m