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November 17, 1981

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FE 008-01

RA

Dear Mr. Ward:

On behalf of President Reagan, I want to thank you for writing. The President appreciates the information you have provided on the property in Eureka; however, he has not made the final decision about the location of his Presidential Library.

The material you have sent will be forwarded to the Presidential Libraries Office of the National Archives and Records Service where it will be kept on file for any future consideration.

With the President's best wishes,

Sincerely,

Anne Higgins
Director of Correspondence

X
Mr. Frank A. Ward II
Post Office Box 1205
Galesburg, IL 61401

✓ Note to Stripping: Send xerox of all incoming & outgoing to Marie Allen, Room 415

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Offer to sell land for Presidential Library

31

LAW OFFICE OF
FRANK A. WARD, II
218-219 WEINBERG ARCADE - P. O. BOX 1205
GALESBURG, ILLINOIS 61401

TELEPHONE 342-6155
AREA CODE 309

November 2, 1981

FRANK A. WARD, II

** MARK W. LISCHWE
ASSOCIATE

C.S.

A.H.
Ronald Reagan
President of the United States of America
The White House
Washington, D.C. 20000

Dear Mr. President:

Surely you have begun to consider the creation of a library to house the records of your administration. I encourage you to select the City of Eureka as the site because of your association with Eureka College and the fact that Illinois is the State of your birth.

The family of Richard and Sidna Dickinson were your friends while you attended Eureka. Niel was a friend of my wife's parents' Dr. John A. Bowman, and his wife, Betty Dickinson Bowman. I am chairman of the Dickinson Family Committee which oversees the family landholdings in Eureka (actually bordering the City on the South). Part of the farmland has been sold to our cousins who still farm it but most of it remains under the control of my Committee. It would be a perfect site for your Presidential Library and I am authorized to advise you of the availability of the land for purchase.

The land is easily reached by the public, being served by air in Peoria, Illinois, and by the interstate highway system. It is located on the South border of Eureka on both the East and West side of Illinois Highway Route 117, running North-South through Eureka. Interstate 74 is about 8 miles South of Eureka at Goodfield. Interstate 55 is easily reached to the North. Illinois Highway Route 24 runs East and West through the City.

The land to the North of our land on the westerly side of Illinois Route 117 consists of a simple family residential sub-division known as Lakeview Acres Subdivision. This subdivision is improved with numerous single and multiple family residences. There is a middle school and a small shopping center nearby, but the land is generally surrounded with fine agricultural land. There are 147.06 acres on the West side and 218.5 acres on the East.

- continued -

** effective 11/5/81

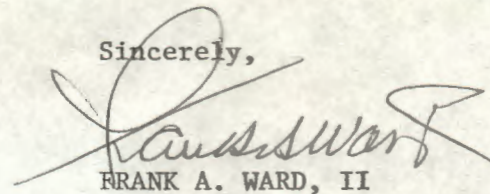
Ronald Reagan
President of the United States of America
Page 2
November 2, 1981

The land we have for sale includes some excellent cropland, but most of it is timber and timber/pasture and includes a beautiful area known as "the bluffs" which is an elevated area overlooking the countryside and Eureka. The bluffs would present an ideal and inspiring site for your library. I enclose photos of the view from the bluffs, the plat map of the area and other data.

My Committee has been authorized by all owners to sell the land at its appraised price of \$1,227,434.00. If you are interested in reviewing the matter in more detail, I would be happy to discuss it with you or your designee. Less than all of the land can be sold, but my Committee suggests that the income from the entire parcel will sustain the costs of ownership and would yield an attractive net income to assist with maintenance of the library. Access and security are enhanced by purchase of the whole, as well. The map will show you why I say this.

I look forward to hearing of your interest.

Sincerely,



FRANK A. WARD, II

FAW:an

cc: Roger F. Dickinson, Jr.
Keith Julien

CITY DATA

Eureka, Illinois, is located in Woodford County, in the easterly portion of the Tri-County area. Eureka is located approximately 20 miles east of Peoria, 8 miles east of Washington, Illinois, 20 miles northeast of Morton, Illinois, and approximately 25 miles northwest of Bloomington-Normal, Illinois.

Eureka is served by U.S. Route 24 which runs through the approximate center of Eureka, and Illinois Route 117, a north-south highway which intersects Route 24.

U.S. Route 24 provides access from Peoria on the west to Interstate 55 approximately 30 miles east of the city at Chenoa, Illinois. Additionally, Illinois Route 117 provides access from Illinois Route 116, approximately five miles north of Eureka, to Interstate 74 approximately 8 miles south of Eureka at Goodfield, Illinois. Interstates 55 and 74 are major interstates which provide access to a number of additional interstate highways throughout the United States.

Eureka, itself, has no major industry or industrial employers and consists mainly of a few small manufacturing companies, service related businesses and agricultural businesses. The major industrial employer, which is Caterpillar Tractor Co., has plants in Morton, Mossville, Mapleton, Peoria, and East Peoria, Illinois, all of which are located west, southwest, and northwest of Eureka and require a commuting distance of a minimum of 20 miles from Eureka.

Eureka had a 1970 population of approximately 3,300 people, with an estimated population at the present time of 3,700 people. The population has shown a moderate increase over the previous eight year period.

The moderate population increase can be attributed to previous and current economic conditions, lack of a large-scale employer, and lack of building sites which has been particularly noticeable in the previous three years. The appraisers have made a study of single family building permits issued in Eureka since 1974. This information has been utilized in arriving at a division of the land into various parcels. The information obtained from the Clerk's Office in the City of Eureka indicates the following building permits per year:

1974	13
1975	20
1976	27
1977	23
1978	12
1979 (to present) . . .	6

This information indicates that there has been an average of approximately 17 single family building permits issued per year for the previous six year period. These discussions also indicate that part of the reason for the lower number of building permits issued for the years 1978 and 1979 has been due in part to a lack of available building sites within the city.

At the present time there are two subdivisions within Eureka which are in the process of being developed. These are Coulter's Subdivision, which is located south of Eureka College on the easterly side of Eureka, and Lakeview Acres Subdivision, located on the southwesterly side of Eureka and part of which is adjacent to part of the subject property. The Coulter Subdivision has approximately 41 lots, with the Lakeview Acres Subdivision having approximately 100 lots. In previous years, the Lakeview Subdivision has been platted and developed on the basis of lot demand and it is anticipated that this development pattern will be continued in the future. Due to the fact that these subdivisions are under development, there have been few recent sales in each one of these new subdivisions. Lakeview Acres' other additions have few available lots. There is one other recently developed subdivision located on the northerly side of Eureka, outside the city limits, known as Country Estates Subdivision. This subdivision consisted of ten lots, all of which have been sold and some of which have been improved with single family residences.

Based upon an analysis of the aforementioned information, it would appear that there currently are, or will be, adequate lots available to accommodate new construction for the next five to eight years. Further, it would appear that until the lots in the aforementioned developments are sold, there could be little or no demand for additional subdivision or development land. Further, it would appear that any development which would occur will more than likely occur to the south of the existing city limits due to the availability of public utilities, particularly sewer, and the nearness to the Eureka Middle School, which is located adjacent to the subject property on the northerly side, and east of Illinois Route 117.

SUBJECT PROPERTY LOCATION

The subject property is located south of and adjacent to the existing city limits of Eureka, Illinois. The land is severed into two separate tracts by Illinois Route 117, which runs in a north-south direction through the approximate middle of the land. As was stated previously, Illinois Route 117 provides access to Interstate 74 approximately eight miles south of the subject. Additionally, the land on the easterly side of the subject property is located to the south and east, and adjacent to, the Eureka Middle School.

The land to the north, on the westerly side of Illinois Route 117, consists of a single family residential subdivision known as Lakeview Acres Subdivision. This subdivision is improved with numerous single and multiple family residential usages. Situated on the northerly side of Lakeview Acres Subdivision is a small neighborhood type shopping center consisting of various retail and service type uses.

ACCESS

As was stated previously, the land is cut by Illinois Route 117, which runs in a generally north-south direction through the approximate middle of the land. Additional access to the land is provided by an asphalt paved township road located on the southerly side of the property.

L-191
BB

A 11.0

L-165
BB

A 14.3

L-164
AB

C 8.4

E.D.
School

C 8.5

E-1

D 156.0

E-2

D 20.7

E-4

G 104.3

E 15.3

E-3

R 30
C 44

L-215
BB



L
B
26.3

L
F
34.8

B
12.4

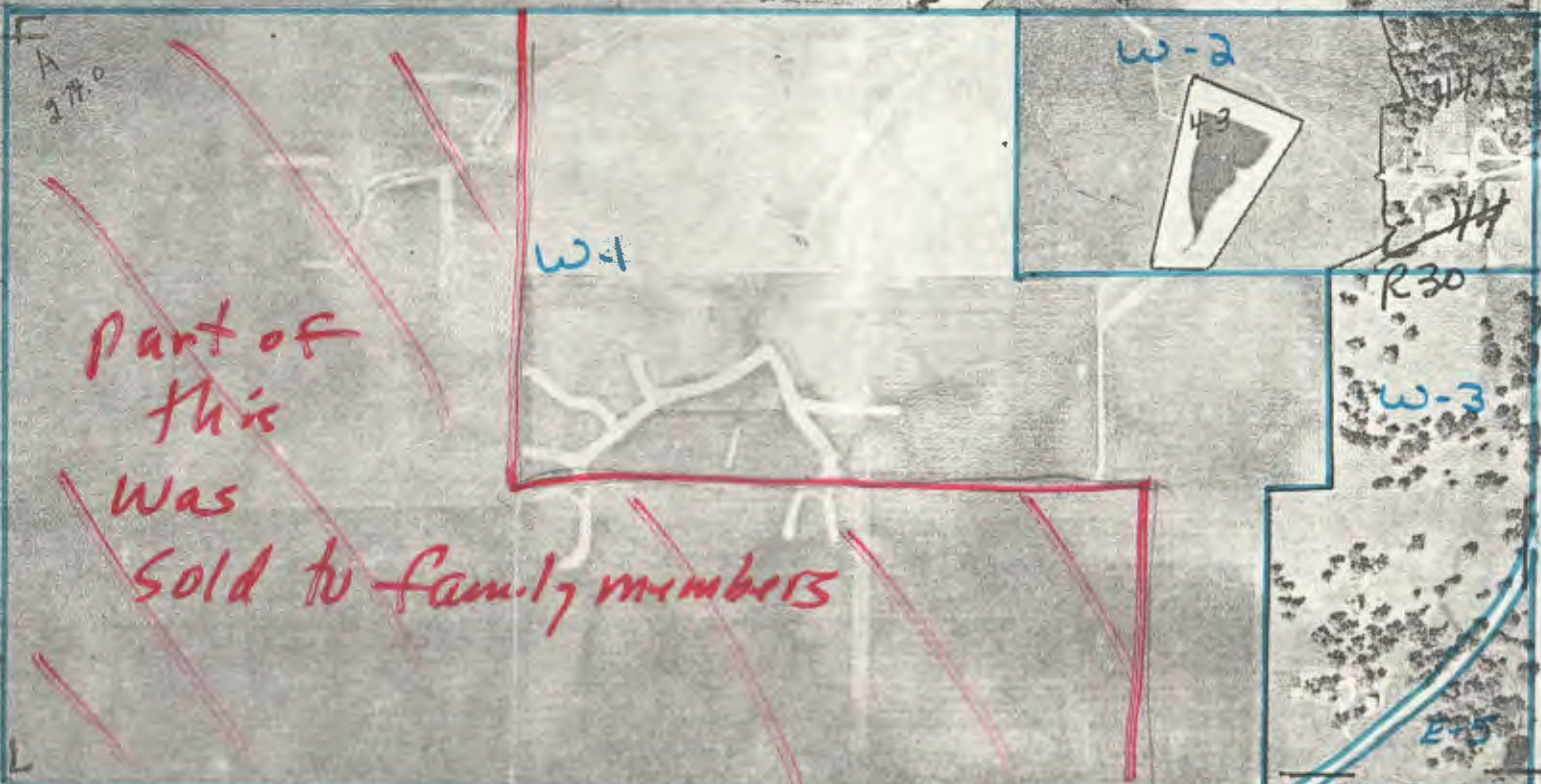
L 25600
24

A 58

C-125

C-126

No C35



*Part of
this
was
sold to family members*

C-143

See
photo
2XK-119

L 191
BB

A 11.2

P 14.3

L 176
AB

C 8.4

C 48.1

D 156.0

E.D.
School

D 30.7

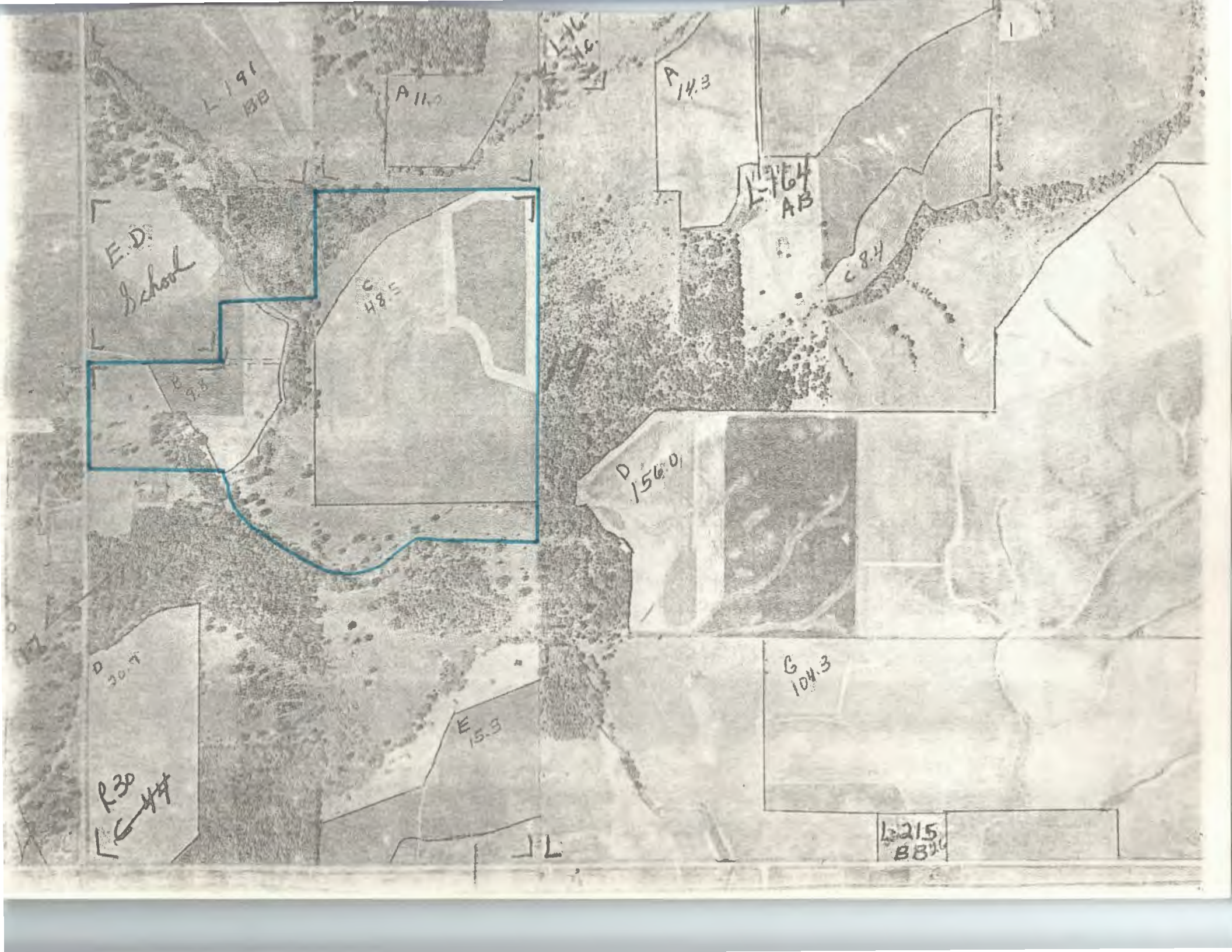
G 104.3

E 15.3

P 30
C 44

L 215
BB

L



PHOTOGRAPHS



View from bluff bordering Walnut Creek
looking northwesterly toward school.



View from bluff bordering Walnut Creek
looking northeasterly.

PHOTOGRAPHS



View looking southerly from northeasterly corner.



View looking southeasterly from northeasterly corner.

L-191
BB

A 11.9

A 14.3

E.D.
School

L-164
AB

C 48.5

C 8.4

B 9.5

D 156.0

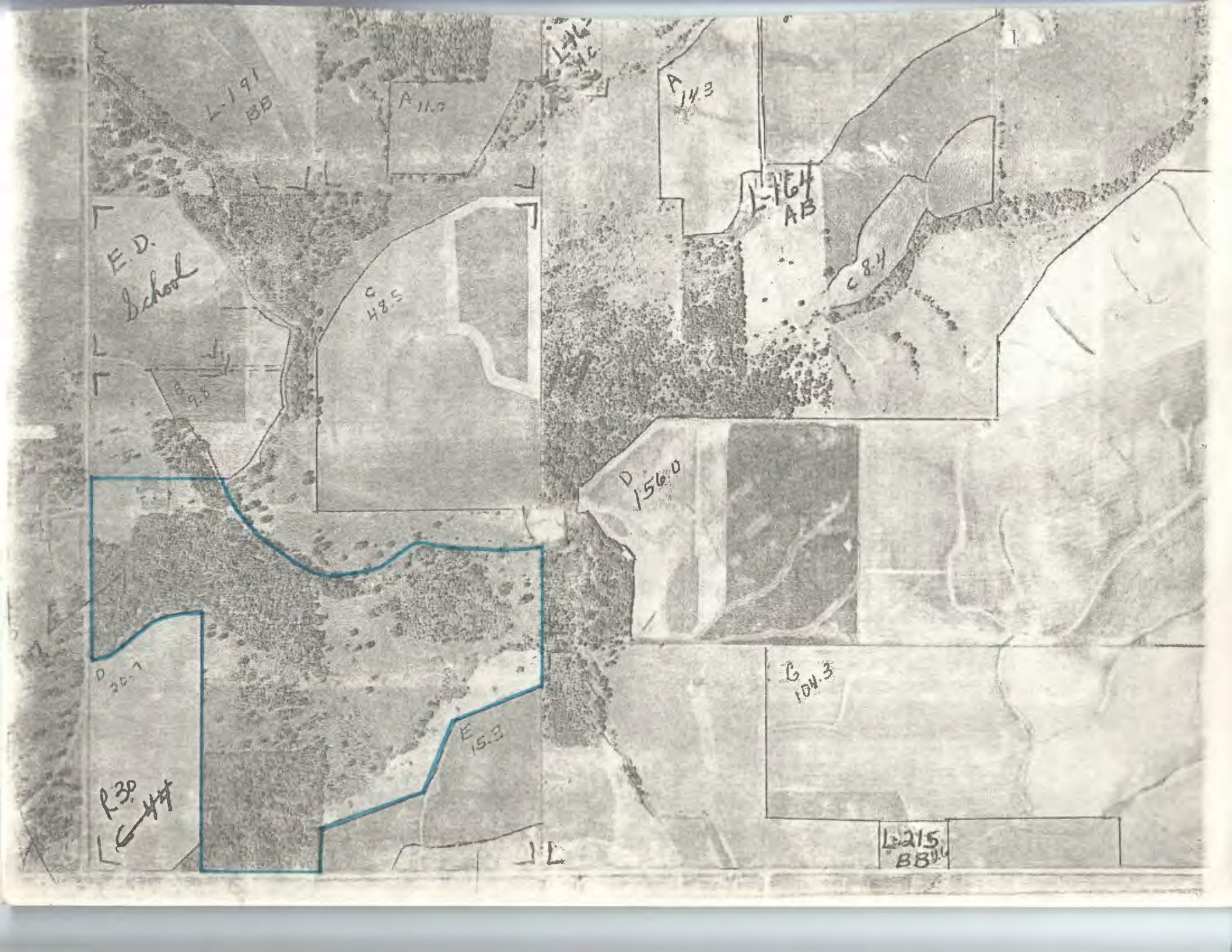
D 20.7

C 104.3

E 15.3

R 30
L-144

L-215
BB



PHOTOGRAPHS.



View from bluff bordering Walnut Creek
looking westerly toward timber.



View from bluff bordering Walnut Creek
looking southwesterly toward timber.

PHOTOGRAPHS



View looking southeasterly toward easterly property line.



View looking northerly toward Walnut Creek
from bottom land on easterly side.

PHOTOGRAPHS.



View looking southerly.



View looking southwesterly.

L-191
BB

A 11.3

L-465
460

A 14.3

E.D.
School

L-164
AB

G 48.5

C 8.4

B 9.5

D 156.0

D 20.7

E 15.3

G 104.3

R 30
C 44

L-215
BB

JL

PHOTOGRAPH



View looking northeasterly towards timber east of Route 117.

4-8-10-00

190
283

F 348

B 104

L256CC

24

A 58
C-125

C-126

No C35

270



R30

See
Photo
2XK-119

C142



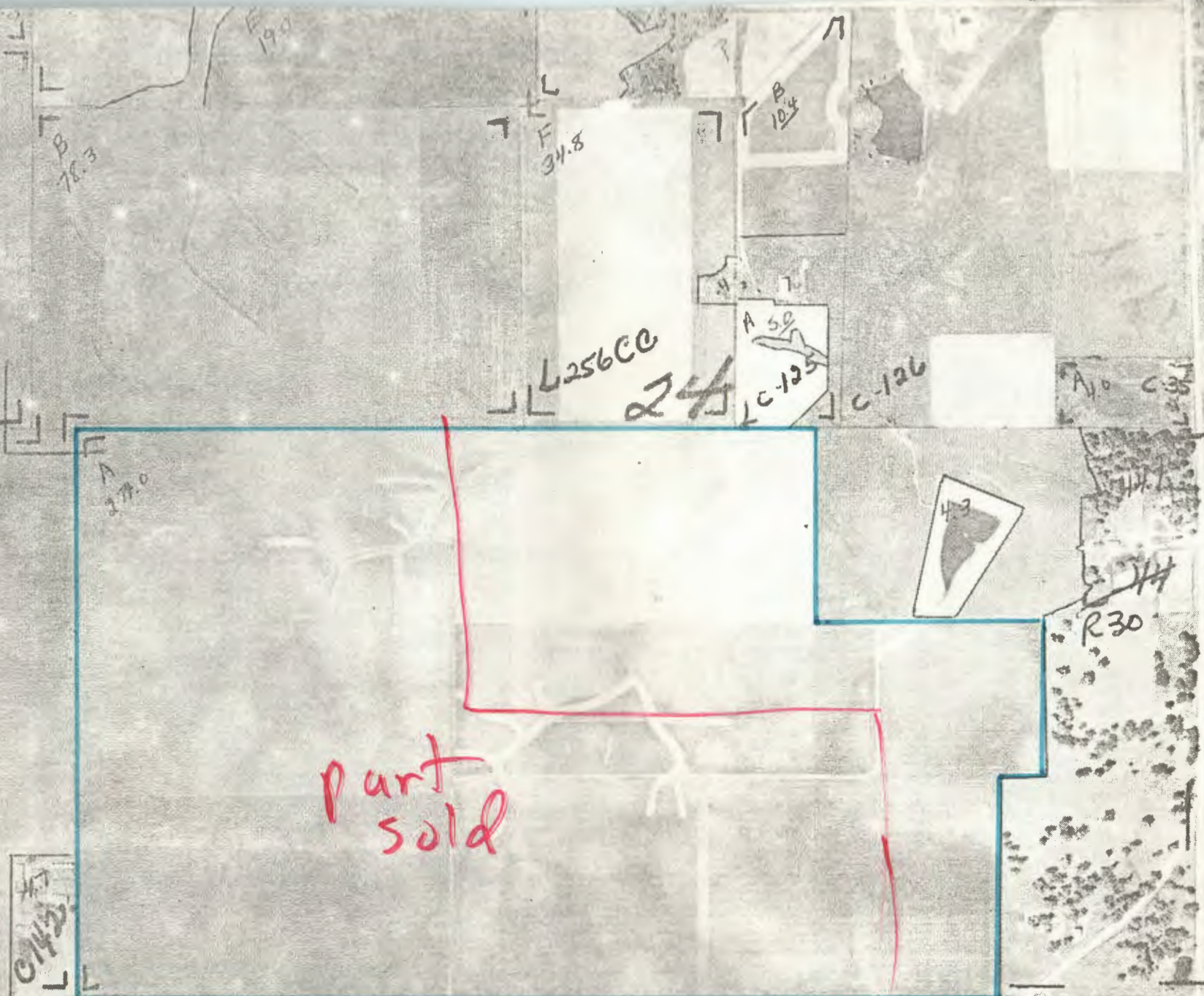
PHOTOGRAPHS



View looking northerly at triangular tract.



View looking northeasterly towards timber east of Route 117.



part sold

L256CC

24

A 50

C-125

C-126

R30

C-142

43

See photo
2XK-119

PHOTOGRAPHS



View looking northerly towards New Lake in Lakeveiw Acres Subdivision.



View looking easterly from center of tillable acreage
on west side of Route 117.

PHOTOGRAPHS



View looking southeasterly from center of tillable acreage
on west side of Route 117.



View looking northwesterly from center of tillable acreage
on west side of Route 117.

PHOTOGRAPHS.

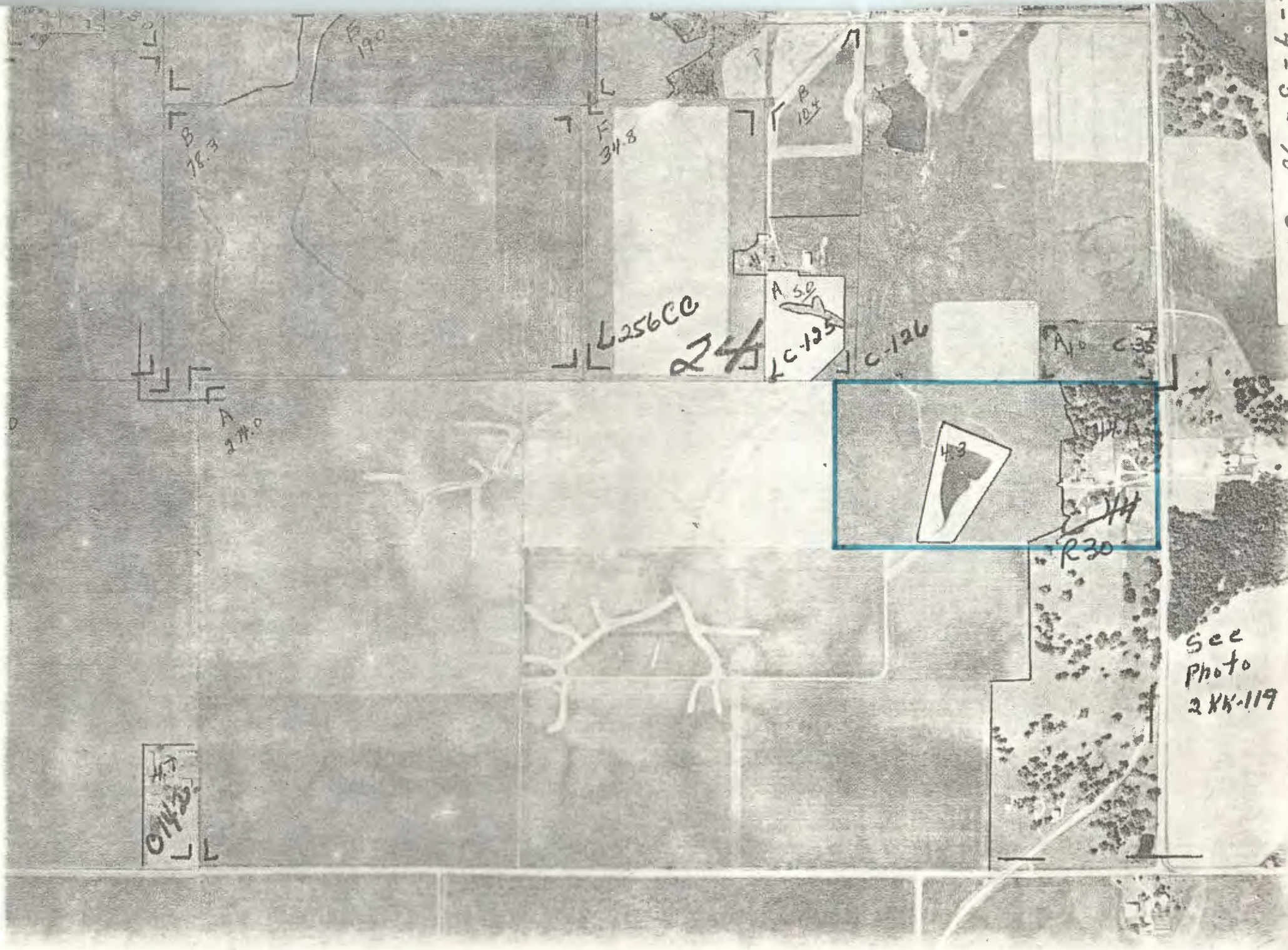


View looking southwesterly from center of tillable acreage
on west side of Route 117.



View looking southeasterly from center of tillable acreage
on west side of Route 117.

4-3-100



0143

L 256CC

24

A 50
C-125

C-126

A 50 C 35

43

R 30

See
photo
2KK-119

PHOTOGRAPHS



View looking northerly toward Lakeview Acres.



View of pasture area south of main improvements.
Camera facing east-southeasterly.

PHOTOGRAPHS



View of cattle shed.



View of concrete crib.

PHOTOGRAPHS.



View looking northeasterly toward concrete silos.



View looking westerly toward Morton Building and machine shed.

PHOTOGRAPHS



View of main house.

198
263

F
31.8

B
10.2

L256CC

24

A 50
C-125

C-126

A 10 C 38

17.0

43

14

R30

C142

See
Photo
2XK-119

4-8-1000

PHOTOGRAPHS



View of pasture area south of main improvements.
Camera facing southerly.



View of pasture area south of main improvements.
Camera facing southeasterly.

PHOTOGRAPHS



View of improvements at southeast corner of farm west of Route 117.



View looking northwesterly toward main improvements.

PHOTOGRAPHS



View looking southwesterly toward secondary improvements.



View of timber/pasture south of main improvements.
Camera facing southerly.

