

# \$400,000 REALTY DEAL CLOSED GIVING 10,600 ACRE TRACT OF SULLIVAN COUNTY LAND TO GREATER N. Y. BOY SCOUTS



Attorney John D. Lyons  
Was a big factor in closing deal for  
Boy Scout Camp in Sullivan County.

**EXTRA POLICE GUARD BANK  
AS HUGE SUMS PASS**

## MOVIE MEN TAKE CLOSE UP OF SIGNING OF FINAL PAPERS HERE

**Thirty-Three Titles Closed in Presence of a Hundred Interested Persons, Many New York Notables**

The realty deal, involving the purchase of a tract of 10,600 acres in the western part of Sullivan County and which will be developed into the largest Boy Scouts camp in the world, was brought to a close Friday in the local offices of Attorney John D. Lyons when Justice James C. Cronsey, Chairman of the Camp Site Committee of the Boy Scout Foundation of Greater New York, was presented with a deed to the property. 100 persons interested in the sale were present. A Pathe news reel operator took moving pictures and New York photographers caught close-ups as the signing took place. \$400,000 in cold cash was paid for the property and in order to accommodate those participating in the huge deal, the National Union Bank, of this village, remained open until nine o'clock at night so as those who had sold parcels in the big tract might obtain their cash immediately. Extra police precaution was taken while the large sum of money changed hands.

The successful negotiation of the deal marks the beginning of a new era in Boy Scouting in Greater New York and was made possible through the generosity of New Yorkers in response to a drive made last spring.

The closing of the deal took all day, as there were thirty-three titles to be closed. Among the prominent persons present at the time of signing were Justice James C. Cronsey, famous Brooklyn jurist, and Chairman of the Camp Site Committee; Major Arthur W. Proctor, secretary O. O. The tract contains seven lakes, with sites for as many more.

A survey indicates that the capacity is sixty-two camp sites, allowing for future growth, since the present requirements are only about thirty sites. The camp will accommodate 5,000 boys a week, or 40,000 during the summer season, and if possible it will be conducted as an all around year proposition. Just imagine what this will mean to Sullivan County in general and the western part of the county in particular! Five thousand Greater New York young men will be here practically all the time and forty thousand city families will have an interest in the camp and will undoubtedly visit here from time to time. Work on the new site will begin immediately with an expenditure of approximately \$300,000 for construction work, including camp buildings, sanitation, etc., providing employment for hundreds of county workmen. Tons of food, including meats, vegetables, fruits, milk, etc., will be consumed by the campers, making a home market for Sullivan County farmers.

The new camp will open up the western part of the county more than it has experienced in the past century and will be responsible for a general boom and era of prosperity throughout the entire county. State Road Route Three, up along the Delaware, which has been a fond dream for many years, will probably become a reality. It will be stimulated by the Boy Scout movement in this section of the State and will result in the preservation of Sullivan County game, because the principles

of the organization is to preserve wild life, instead of destroying it. United States Presidents, Governors of different States and other dignitaries, will visit the camp, which will give the county publicity in the New York dailies of untold value. The village of Monticello will benefit in more ways than one. The selling of the Crawford Estate property, which was included in the tract, for cash, insures the erection of the Crawford Library in this village by George H. Smith, Esq., the executor, as stipulated in the will.

Although it was not until last March that certain local newspapers got wind of what was in the wind, the mammoth deal had been in the making since way back in December, when Messrs. Miller, Washington and de Hoyos, of Monticello, held the initial conferences with representatives of the Boy Scout Foundation of Boy Scout Foundation; Harvey A. Gordon, Chief Camp Director; Messrs. Gaul and Kampfer, of Yonkers; M. A. Sola, New York City realty expert, and Blake Washington, who, besides being a part owner of one of the tracts sold, handled the deal on this end; Attorney John D. Lyons, of Monticello, who represented the sellers, and George S. Parsons, Solicitor of the New York Title & Mortgage Co., the largest title company in the country, who represented the purchaser, made the searches and guaranteed the title to the Boy Scout Foundation.

Both Judge Cronsey and Mr. Parsons commended favorably on the excellent manner in which the deal was closed here, and spoke of how all unnecessary delay was avoided.

The tract extends from the Delaware river at Tusten, to Crystal Lake, and is about twelve miles long and two and a-half miles wide. It is forty miles around the tract, and consists of thirty parcels, including the following: Crawford estate, 3,000 acres; Herman Weldon property of 2,000 acres; William and Fred Stein, Turnpike Lake property, John R. Ness property, Winters' tract with Wildcat Lake, and the Rock Lake Country Club property with buildings that cost over \$100,000 and New York City real estate men. The huge tract was assembled and the deal consummated by Gaul & Kampfer, Inc., of Yonkers, through M. A. Sola, one of the keenest realty experts in Greater New York, and Blake Washington, of this village, who, through his accomplishments in this mammoth transaction is numbered among Sullivan County's foremost real estate manipulators. It stands to reason that it was a very difficult task to put a deal of this kind over, for there were many difficulties and obstacles to overcome. Land owners in various parts of Sullivan County were "rocking the boat" in an effort to dispose of their own property. The successful manipulators defeated the strenuous efforts of twenty competing real estate firms who were trying to dispose of properties in different parts of the State, but could not meet the strict requirements. The deal hung in the balance for a long time, as it was a most difficult task to assemble the tract as required by the Boy Scout Foundation. Mr. Sola was disgusted with the actions of some of the persons involved at times and on several occasions threatened to leave, but was held back by Mr. Washington, who hung on with the tenacity of a bulldog to the last, and finally accomplished his purpose. That he did a wonderful thing for Sullivan County goes without saying.

Mr. Gaul, president of Gaul & Kampfer, Inc., of Yonkers, who were largely instrumental in assembling the tract, stated that too much credit could not be given to Mr. Washington for his untiring efforts in finally bringing matters to a head. He also was appreciative of the cooperation of Attorney John D. Lyons and his office force, and the Monticello National Union Bank, which even went as far as to remain open far into the night to accommodate both sellers and buyers.

### Sullivan County Republican.

MONDAY, FEBRUARY 10, 1914

**YOUNG WOMAN DIES OF INJURIES  
RECEIVED IN AUTO ACCIDENT AT  
MAPLEWOOD WEDNESDAY A. M.**

WEDNESDAY, FEB. 4. A young woman, Miss [Name], died of injuries received in an auto accident at Maplewood Wednesday morning. She was driving the car when it was struck by a truck. Her death was a great loss to her family.

**GRAND JURY MEETS  
SATURDAY AT 10 O'CLOCK**

The grand jury met Saturday morning at 10 o'clock in the county court room. The jury was organized by Judge [Name]. The first case called was [Case Name].

**DEATH OF MRS. [Name]  
FURNER BURIED HERE**

Mrs. [Name] died at her home in [Location] on Saturday morning. She was 75 years old. Her funeral was held at the [Church] on Saturday afternoon at 2 o'clock. She was buried in the [Cemetery].

**\$50,000 In Improvements**

The county will spend \$50,000 on improvements to the [Location]. This includes the construction of a new [Building] and the paving of [Road].

**10,600 ACRE TRACT CLOSED  
SULLIVAN COUNTY LAND TO  
GREATER N. Y. BOY SCOUTS**

The closing of the deal for the 10,600 acre tract in Sullivan County was a landmark event. It marks the beginning of a new era in Boy Scouting in the region. The tract will be developed into the largest Boy Scouts camp in the world, providing a home for thousands of boys and their families.

**MOVIE MEN TAKE  
CLOSE UP OF SIGNING  
OF FINAL PAPERS HERE**

The signing of the final papers for the 10,600 acre tract was a highly publicized event. Movie cameras were present to capture the moment, and a large crowd of onlookers gathered in front of the courthouse. The signing took place in the evening, after the bank had closed for the day.

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