to make repairs &c in the dead of winter — which is the reason of my requesting you to send me an early answer at the present time the rent of my property brings to me $1.25 and I have not the least doubt of your getting $1.31 1/3 per year as the house has a good yard pump and garden attached to it and I think I can say with confidence that your land as it lays now does not yield or has not yielded as much as my property as mentioned above I would be on expense for some time in fencing plowing &c before I could make anything from out of the land if we do agree I would be willing that you should keep all of the crop that you have made this year and on my part to draw the rent for this year I will give possession 1st day of Apl and give deed immediately. You Irish friend Mrs Doyle wishes me to inform you that she is very anxious for that Cap as a native born of your Country, she thinks that you would be willing to take $25 including the pasturage until she is with Calf. My best respects with Mrs Doyle to you and family.

Yours &c

Lawrence Doyle

low expences moderate ~~other~~ income in proportion then expences of all kinds are high & income large so the one balances the other I would rather have 1000 here & good society than 1666$ there as things are & I would be making as much money. Even farmers are returning — the mania is over & more women return if they could, such is my information

As to his writing it is impossible for him to improve much because his fingers are still growing & probably his imitative & attentive qualities not very fixed, time will regulate all that. It is like the judgt improves by age & practice — the memory is the only thing which at his age can be practically improved — his physical & mental action must necessarily remain changeable

I would greatly prefer remaining here if practicable on acct of not only the scholastic education of my family but their education by association & intercourse it is the latter which advances men most in this country much book learning here is not necessary for a man to make money — his knowledge of mankind & very good & plain education does the business, but what is more he must have certain physical qualities such as "brass" good share of vanity &c to go ahead fast. If he be timid & otherwise physically deficient, he has to be kept in leading strings, look to the pioneers of the west men of great firmness & resolution & believing themselves capable of anything & not fearing those consequences which a more nervous man cannot shake off. Such are all fast settlers. The nervous or timid man is always anticipating danger & fearful to act — thus you will see it is not every man who is fit for a new situation. I have no doubt many men of that temperament often kick themselves for fear of difficulties & dangers which did they live & meet, would prove to be nothing at all. They are controlled by this nervous influence & when their judgt is good they can conquer it to a great degree but if weak, they yield & give up

Every one should by & know himself, otherwise he is not capable of getting out of difficulties & he even can see a clear course, unfortunately often he cannot summon resolution to advance. In a large city there is a better chance for men (by comparison with others) to bring themselves to a proper standard. I think all my boys are naturally timid at first but that when prepared they will be able to summon resolution & as long as that lasts be firm enough but they will require to be thrown very much on their own resources to bring them out

My temperament is against me I see difficulties & dangers before me which another would laugh at but to overcome this is the difficulty, fear, apprehension of results is always before me. The temperament more than education controls mans course of life

Please ask Rogers if he delivered all the newspapers I wrote him in my long letter for as he forgot the casting he may have done so with others

Yrs Lincoln

C Birnie Jr

We are all men except H who is very weak
were the girls civilized?