

**JURY'S AWARD OF
£8,200 TO D. B. TALBOT**

**The Tuckerstown Land
Case Excites Much Local
Interest.**

On Friday 2nd. at Tuckers Town a Jury was drawn to assess the value of land owned by Messrs. B.D. and John Talbot. The Jury comprised, James Hill Hollis (Foreman) Howard Emmett Dunscombe Smith, Frederick Collins Outerbridge, William Robert Lightbourn, Arthur Roberts Wilkinson, George Harrison Outerbridge and Francis Anthony Hollis.

Great interest has centered around the expropriation proceedings in connection with the property of B. D. Talbot, one of the largest land owners in Tuckers Town, and on the day on which the Jury were drawn Mr. F. Goodwin Gosling made, on behalf of the Development Company, a final offer which was rejected by Talbot who preferred that the case should go before a Jury.

Mr. Gosling's offer was £10,000 in cash, 6 acres of land in more or less the same district as that in which B. D. Talbot had always lived, and £1,200 with which to build a house. This rejected offer represented an aggregate of some twelve or thirteen thousand pounds.

An early start in the case was made on Wednesday morning and the jury took from 10 a.m. to 1.30 p.m. in which to view the property, comprising 74 acres with a stone house and shop, two stone cottages and a stone barn, all in good condition situated thereon. An interval for lunch and recuperation after the morning's strenuous inspection occurred and at 2.55 p.m. the hearing was resumed. Mr. H. V. Smith representing Mr. B. D. Talbot and Mr. J. R. Conyers the Bermuda Development Company.

Talbot having been duly sworn stated that he estimated the annual rental of his house at £30, store at £30, two cottages at £36, and barn at £12 or £14. He said that his net annual income during the past five years from farming for export purposes was £500. He rents part of his planting land for £60 per annum. His grocery business he estimated to be worth £100 per annum, his banana plantations at £100 per annum, his summer crop of melons, corn, etc., at £100 per annum, sale of wood and timber at £200 per annum, in addition to which he uses himself firewood valued at 3s. per diem. The sale of lemons gives him an annual income of from £8 to £12 and his seaweed catch is a large one.

He was then cross examined by Mr. J. R. Conyers who stated that according to his (Talbot's) figures the property yielded an annual income of £1036. When asked if this was so, Talbot replied in the affirmative. Further cross examination revealed the fact that he was 62 years old and owed £300 on mortgage. He knew the Walker property comprising 54 acres but did not know if it had been sold to the Company for £4,500. Mr. Conyers stated that 32 acres of Talbot's property was situated on Castle Point and that Talbot has only a right of footway to it.

Some questions were asked by the Jurors concerning Talbot's estimated annual income of £500 for farming. In reply to queries as to how many men he employed he stated that he employed three men regularly and sometimes as many as twenty. Mr. C. W. W. Walker was then called as a witness on the Company's behalf and stated that his wife had owned 54 acres of land with house and cottage near Tucker's Town. This property had been sold to the Development Company for £4,500 which he considered a good price. Seventeen acres of the land was used for planting and the rest was made up of Trott's Pond, grazing and timber land.

B. D. Talbot when recalled stated that the Company's plans of his property were not quite correct. He owned 83 or 84 acres of land, 34 of which were arable and 22 under actual cultivation, he said.

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EXHIBIT
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**JURY'S AWARD OF
£2,800 TO D. B. TALBOT**

(Continued from 1st page)

Mr. Conyers in addressing the Jury analyzed the value of Walker's property and made comparison between it and that of Talbot which he estimated to be worth £6,500 on the same basis of valuation. He suggested that £7,500 would be a very fair price to pay Talbot.

Mr. H. V. Smith contended that what one man sold his property for was no criterion of the value of that of another man. His client was being torn from his home and would be separated from his own people and church—these were, he maintained, most important factors in the case.

Wor. R. W. Appleby then summed up and in doing so emphasized the importance of this case and urged the Jury to give to it their most careful consideration. He warned them concerning statements of income, and enjoined them not to be influ-

enced by the sale price of Walker property but to judge Talbot's case on its own merits as the circumstances might very well be different. He pointed out the merits of the property. At 4.30 p.m. the jury returned a verdict for £8,200.

The case of John Talbot, owner of two pieces of land aggregating about 12½ acres with a wooden cottage, was then considered and a total award of £1,000 made.

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