

Flint Hills Ranching Impact Oral History Project, Phase I  
Partially funded by the Kansas Humanities Council  
Vanier Interview, June 2007, Final

1 **Interview conducted by Bill Smith; Recorded on Marantz Digital Recorder;**  
2 **Transcribed by Bill Smith**

3  
4 **Track 36**

5  
6 **Bill:** This is Bill Smith, I'm in the office of John K. Vanier at 1244 N. Ohio in Salina.  
7 We're working on the Flint Hills Ranching Impact Oral History Project. That gets us  
8 official; I guess it is about 1:30 in the afternoon on Monday October... June 25<sup>th</sup>. I was  
9 just writing October, ... October is on my mind; not quite appropriate... You have  
10 ranching interests both in the Flint and substantially outside of the Flint Hills; is that  
11 correct?

12  
13 **John:** That's correct.

14  
15 **Bill:** Where do you operate in the Flint Hills?

16  
17 **John:** We're between Council Grove and Herrington.

18  
19 **Bill:** OK.

20  
21 **John:** Right below Weinerville, if you know where that is.

22  
23 **Bill:** OK... On my way over, when I went out of Council Grove, I went south from  
24 Wilsey, down through the place that says Diamond Springs, and over to Burdick.

25  
26 **John:** Right.

27  
28 **Bill:** Was I going through any of your territory?

29  
30 **John:** Yes, right east of the Diamond Spring sign, oh, a half a mile or so back up the hill  
31 there; we're on both sides of the road there.

32  
33 **Bill:** Ok. One thing I was going to be sure I ask, so I'll just jump right into it; I noticed  
34 the Burlington Northern Santa Fe tracks going through there are now a bunch of rocks.  
35 What are they doing there?

36  
37 **John:** They're taking up the track. They started this year.

38  
39 **Bill:** It is just recent that they are taking up the track.

40  
41 **John:** That is correct, uh-huh.

42  
43 **Bill:** So...that is why the rock is still there... that was the bed of the track, and they've  
44 just removed the ties and the tracks...

45

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46 **John:** That's true.  
47  
48 **Bill:** Are they going to make a trail, or are they going to...  
49  
50 **John:** No, I don't know what their plans are, but they aren't talking about a trail.  
51  
52 **Bill:** They're not talking about any kind of a trail...its kind out in the..  
53  
54 **John:** Not that I'm aware of.  
55  
56 **Bill:** For trail purposes, it's kind of out in the... I don't want to say out in the middle of  
57 nowhere ... because it is beautiful countryside.  
58  
59 **John:** They have removed most of the bridges.  
60  
61 **Bill:** Have they?  
62  
63 **John:** Uh-huh.  
64  
65 **Bill:** So that would make it very difficult to use it for anything else.  
66  
67 **John:** Right.  
68  
69 **Bill:** So they' probably just return it to... leave it the way it is.  
70  
71 **John:** I assume...  
72  
73 **Bill:** It really doesn't bother anybody... sitting there like that...with the bridges out. That  
74 would remove some of their liability.  
75  
76 **John:** Lot of nice gravel there! [Laughter]  
77  
78 **Bill:** Lot of nice gravel! That's for sure. It would be nice to pull it up and put it on the  
79 road there... [More laughter] County commissioners would probably like to do that, too.  
80 [Pause]  
81 So what kind of... what do you use that ranch land there for, then?  
82  
83 **John:** It's primarily...  
84  
85 **Bill:** How do you handle it?  
86  
87 **John:** ... grazing. We have a cow calf operation, and also a yearling operation.  
88  
89 **Bill:** Both?  
90

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91 **John:** We use them both.  
92  
93 **Bill:** Ya! I was just talking to Paul Seeley down in Greenwood County, last week, trying  
94 to get clear in my mind what the difference is. You only graze a few months of the  
95 year... on the yearlings? How does that normally work?  
96  
97 **John:** On the yearlings, it's usually a summer grazing operation. Cow-calf, of course, the  
98 cows are there year-round.  
99  
100 **Bill:** They're there year around?  
101  
102 **John:** Right! Right.  
103  
104 **Bill:** Any... particular reason... to use a particular breed of cattle for either of those?  
105  
106 **John:** No... I don't think so...  
107  
108 **Bill:** Appears as though there is quite a mix... just driving by... and seeing what's there.  
109  
110 **John:** Well, I think, again, that is a personal preference.  
111  
112 **Bill:** Of the individual cattleman?  
113  
114 **John:** There is some difference in performance. And, again, it is a personal preference  
115 thing.  
116  
117 **Bill:** Right... Do you have mostly your own cattle? Or, or do you...  
118  
119 **John:** No, we're basically... we have our own cattle.  
120  
121 **Bill:** ...contract... You have your own cattle out there.  
122  
123 **John:** Yes. We may buy some yearlings... but we have our own cows, and bulls, and so  
124 forth.  
125  
126 **Bill:** Right.  
127  
128 **John:** Raise our own calf crops.  
129  
130 **Bill:** So it is all your own operation, rather than bringing somebody in...  
131  
132 **John:** Yes sir!  
133  
134 **Bill:** Own the land, operate the land, with your own people, and your own livestock.  
135

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136 **John:** Yes sir!

137

138 **Bill:** Do you move the livestock from there; from the ranches in the Flint Hills to other  
139 ranches? Or are they pretty much... stay in the same place?

140

141 **John:** Well, the... the yearling operation, they go to the feed lots... after the grazing  
142 season.

143 **Bill:** When the grazing is done?

144

145 **John:** Right!

146

147 **Bill:** Ok ...

148

149 **Track 37**

150

151 **Bill:** Pretty routine.

152

153 **John:** Yes, it is.

154

155 **Bill:** Do the same thing, every year.

156

157 **John:** Yes.

158

159 **Bill:** Same time, every year.

160

161 **John:** Well..., every year is different, you know. You have different seasons, different  
162 weather... and so forth.

163

164 **Bill:** One the things I was... I had read somewhere... talking about the Flint Hills, so I  
165 asked Paul the other way, and he had an interesting answer. I'll ask you the same  
166 question. It mentioned that one of the... perhaps a distinct thing about the Flint Hills was  
167 that... we think of all the grazing land... but almost every ranch property also has some  
168 farming land on it... in the bottom lands, or where ever.

169

170 **John:** Um-mm [agreeing]

171

172 **Bill:** And, how do you handle... do you do that work yourself, or is that custom done, or  
173 ...?

174

175 **John:** Well, most of our...

176

177 **Bill:** Do you do much farming, or... do you not have much farm land.

178

179 **John:** We don't do much farming in the Flint Hills. We've turned most of the farm land  
180 back to brome grass.

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181

182 **Bill:** Ok.

183

184 **John:** And, of course, brome grass is an early season grass. We bale it in the spring, and  
185 graze it in the fall and winter.

186

187 **Bill:** Very good. That I hadn't heard before, so I'm glad to hear it. He did mention having  
188 some brome out north of the house there. But,... do you get more than one cutting of the  
189 brome?

190

191 **John:** No, just one.

192

193 **Bill:** You just do one.

194

195 **John:** Uh-uh [agreement]

196

197 **Bill:** When does that tend to come?

198

199 **John:** Oh, right now...

200

201 **Bill:** About right now?

202

203 **John:** Uh-uh. We're finishing up...

204

205 **Bill:** A lot of big bales out there.

206

207 **John:** We're finishing up this week.

208

209 **Bill:** Ok, so it's in June...

210

211 **John:** Latter part of June...

212

213 **Bill:** Latter part of June, then you let it sit for a while, and then put cattle on it, in the fall.

214

215 **John:** In the fall.

216

217 **Bill:** [Pause] Does the ... let's just take some of the ranch land you that you got further  
218 west... that's not in the Flint Hills.

219

220 **John:** Ok.

221

222 **Bill:** Is there a diff... do you have different kind of operation there? Do you handle it  
223 differently? Or is it basically the same?

224

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225 **John:** We handle it a little different. We have land here in Saline County and also in  
226 Ellsworth County, which is the adjoining county.

227

228 **Bill:** Right. Just to the west.

229

230 **John:** Uh-uh [agreement] It's a different geology, and ... our grasses our different. This  
231 area, the Saline-Ellsworth county area is in the Dakota sandstone area.

232

233 **Bill:** Right.

234

235 **John:** And, we have a lot of springs... our watering system is different... and the  
236 grasses... we're in an area, kind of transition, from the tall grass of the Flint Hills to the  
237 short grass of western Kansas. We have all of 'em in this particular area.

238

239 **Bill:** Right. Is there a fairly clear delineation, or does it move back and forth?

240

241 **John:** No... Well...

242

243 **Bill:** And, I was kind of fascinated coming down Highway 4, then, it seemed like you'd  
244 have range land for awhile, then there'd be some wheat and alfalfa fields, then range  
245 land. Is that fairly typical? Or did it just happen to be the region I was driving through?

246

247 **John:** No. I think that is fairly typical. Fairly typical. [Pause]

248

249 **Bill:** Can you graze as heavy on the short grass as on the tall grass?

250

251 **John:** No. Of course, the tall grass... its best in the summer time... when it is lush and  
252 growing. The... short grasses are better for fall and winter. They're short... they have  
253 more food value to them in the winter time... than your tall grasses do.

254

255 **Bill:** That's interesting.... Is it... you don't graze as heavy... you don't stock as heavily  
256 then...

257

258 **John:** No, no.

259

260 **Bill:** More acres per head. Is there a rule of thumb?

261

262 **John:** I was afraid you'd ask me that! [Laughter] Yes, there is a rule of thumb!

263

264 **Bill:** Not something you think about every day.

265

266 **John:** [Pause] We figure... now, I'm trying to think...about ten acres per year per cow.  
267 Now that's a rule of thumb.

268

269 **Bill:** Ya!

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270

271 **John:** That means it never applies! [more laughter]

272

273 **Bill:** That's kind of like an average pond...

274

275 **John:** That's right!

276

277 **Bill:** It could be six inches in one place and six foot another.

278

279 **John:** And the Flint Hills...

280

281 **Track 38**

282

283 **John:** ...for a grazing season, you can figure smaller acreage then that, but then, in the  
284 winter time, you have to feed them more hay.

285

286 **Bill:** Ya. You've got to have the hay for those you're keeping over, the cows you're  
287 keeping over.

288

289 **John:** Yes.

290

291 **Bill:** I just remembered I'm supposed to take a picture of you. You're smiling so nice,  
292 may I...? [Click of the camera]

293

294 **John:** That might cost you. [smiling]

295

296 **Bill:** That might cost me... that came out pretty good... that shouldn't be any problem  
297 [showing him the digital photo on the camera] Thank you!

298 So, that is definitely a difference... the difference in grass... and the difference in  
299 moisture... and the time of year.

300

301 **John:** Right. We're about 28 inches a year, out here. The Flint Hills are 35, 36, I think,  
302 something like that. So, that makes a difference.

303

304 **Bill:** Yes, it does. So, there is more rain over there, and it's drier, as you move further  
305 west.

306

307 **John:** Right.

308

309 **Bill:** I guess that's to be expected.

310

311 **John:** Ya.

312

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313 **Bill:** And the different topography. [Pause] You're involved... you and your family and  
314 company, are involved in a lot more than just ranching, are you still in the grain business,  
315 and this sort of thing?

316  
317 **John:** No. We're...

318  
319 **Bill:** Or are you pretty much just the cattle now?

320  
321 **John:** Right. We sold the milling business... and most of the grain business in 1970, and  
322 '72

323  
324 **Bill:** Oh, quite a while ago, then.

325  
326 **John:** Yes.

327  
328 **Bill:** As I mentioned, I involved a bit in the background getting your dad into the Hall of  
329 Fame, the Kansas Business Hall of Fame, so I'd read some of that background material.  
330 Of, course, that was quite a while ago. Things have changed a little bit.

331  
332 **John:** Ya.

333  
334 **Bill:** You're still big Kansas State supporters though.

335  
336 **John:** Usually.

337  
338 **Bill:** Of course, we'd love to have you at Emporia State, too... But that's a whole other  
339 story.

340  
341 **John:** That's a good school!

342  
343 **Bill:** We won't get into that. I just finished my thirteenth year, so... got two more to go.

344  
345 **John:** Good!

346  
347 **Bill:** I'm a big booster of Emporia State.

348  
349 **John:** That's a good school!

350  
351 **Bill:** Ya. It does a lot of good things. Our business school got our accreditation a few  
352 years ago... we've worked hard to get better... continuous improvement is what you're  
353 supposed to work on, so... It's a good challenge. A lot of good students coming out of  
354 Kansas.

355  
356 **John:** Ya, there is.

357

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358 **Bill:** [Pause] We mentioned Diamond Springs a while ago. Is there really anything... are  
359 there people who continue to look at it from an historic point of view, or is it just a bump  
360 in the road at this point in time? The Santa Fe people come by sometimes?

361  
362 **John:** I think they do. You know, I'm only out there once a week or so.

363  
364 **Bill:** You're not out there.

365  
366 **John:** It's my understanding that there is people that try to follow it...

367  
368 **Bill:** On a regular basis...

369  
370 **John:** On a regular basis... Now, the original spring is on our property... and we... well,  
371 I hate to make a blanket statement... but we try to leave it open to the public, because we  
372 don't want [chuckle] a lot of people in there, but... it is open to see, for anyone that wants  
373 to see it.

374  
375 **Bill:** Good! Appreciate that! [Pause] But there aren't any... there's nothing there of  
376 any... other than the spring itself... anything of significant...

377  
378 **John:** Just the spring.

379  
380 **Bill:** There are ruts marked in different places, but there probably aren't any around there.

381  
382 **John:** Well, you know I haven't seen any to speak of, to say that's what they are... there  
383 are signs down the road three or four miles that say: "Ruts" off this way or that way.

384  
385 **Bill:** I've seen them.

386  
387 **John:** I've never recognized them.

388  
389 **Bill:** It's just an indentation, and whether it is or not is subject to speculation.

390  
391 **John:** Ya. [both chuckle]

392  
393 **Bill:** [Pause] Let's see what else I had on here. Since I know you're not right out there  
394 moving the cattle every day... all of these... some of these questions aren't... as  
395 applicable...

396  
397 **John:** Yes.

398  
399 **Bill:** Are there unique features or unusual landscapes on your property that... Diamond  
400 Springs are one thing some people think are special... are there anything else, in the Flint  
401 Hills property.

402

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403 **John:** I don't think so... it is just pretty typical Flint Hills property.

404

405 **Bill:** My view coming through, just south and east of the springs, there is some little...

406

407 **Track 39**

408

409 **Bill:** ridges that are kind of interesting, a little higher, you know, come up and down...  
410 rather than... down around Chase County, you know... it seems... almost seem more like  
411 small mountains.

412

413 **John:** Ya.

414

415 **Bill:** But you can go up and be on top and see all over. Here it seems to be a little more  
416 rolling... I didn't notice anything out of the ordinary. [Pause] They're not FLAT!

417

418 **John:** No.

419

420 **Bill:** [Laughter] There is a lot of contour and a lot of character. But, uh... if you're  
421 looking to compare to the Rocky Mountains... then they are pretty flat.

422

423 **John:** Un-uh [agreement]

424

425 **Bill:** [Pause] How long has that land been in your family.

426

427 **John:** The original portion, about half of it, was in 19... about '52, or 3... We owned  
428 quite a bit of land up north of Manhattan. And when they took all that land to build Tuttle  
429 Creek... we moved down...

430

431 **Bill:** Moved south.

432

433 **John:** ...and bought this place.

434

435 **Bill:** ...picked some of that up.

436

437 **John:** Uh-uh [agreement]

438

439 **Bill:** You mentioned the cattle, the yearlings, when they've had their summer grazing and  
440 put on some weight, and go to the feed yards...

441

442 **John:** Um-um [agreement]

443

444 **Bill:** All of your movement of cattle now, is by truck?

445

446 **John:** Yes.

447

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448 **Bill:** I assume...

449

450 **John:** Yes.

451

452 **Bill:** Has that been for as far back as you can remember, or was there a time when they  
453 were moved by rail... or other?

454

455 **John:** That was before our time.

456

457 **Bill:** ...before our time... [both laughing] ...easiest way to say it... that was kind of what  
458 I thought... [agreement] Yes, there was one real nice set of pens down there...

459 **John:** Yes, there still is an old set of pens down there... I don't know... I've never seen  
460 'em used.

461

462 **Bill:** Ya. Now just load directly onto the truck?

463

464 **John:** Right.

465

466 **Bill:** [Pause] How do you do that? How do you get the cows around to get them in the  
467 truck?

468

469 **John:** Well, we have pens, that uh...

470

471 **Bill:** Portables? Or are they...

472

473 **John:** No, most of ours are permanent ones.

474

475 **Bill:** You have the permanent ones set in the particular position for the particular  
476 pastures.

477

478 **John:** Well, you drove by a set of ours, coming from Wilsey down to Diamond Springs.

479

480 **Bill:** Yes, that's the ones I was thinking about. That's a nice set.

481

482 **John:** Up on the hill.

483

484 **Bill:** Up on the hill, on the north side of the road.

485

486 **John:** Right. That's our pens.

487

488 **Bill:** So, when you're ready to go, you round them up and bring them in there; work them  
489 through; get the ones you want in the truck; the ones you don't, run them back out.

490

491 **John:** Right.

492

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493 **Bill:** When I was talking to Paul Seeley the other day, he and his son-in-law were  
494 working a bunch of cattle... they had some calves they were pulling out for vaccination.  
495 They were running them in and out of the pens. I hadn't seen that personally, actually  
496 seen that done, since I was in high school. It brought back a lot of memories. [laughter]  
497 You have to shove that gate, to get them to go in the one you want. In one place, he was  
498 standing there with the gate, to get them to go to the left or the right. The calves were  
499 supposed to go one way, the cows were supposed to go the other. It took a lot of patience  
500 to get the cows and calves separated. [John utters agreement] I enjoyed that. I know he  
501 wasn't doing it for my amusement. [Laughter] Very serious business operation there...  
502 Those calves needed to be vaccinated. [pause] Do you do range burning?  
503

504 **John:** Yes.

505 **Bill:** Extensively, or every other year, or...?

506

507 **John:** Well, we try to burn a portion every year.

508

509 **Bill:** You burn a portion every year, and rotate it over a number of years?

510

511 **John:** Ya!

512

513 **Bill:** So that it keeps it all fresh and clean?

514

515 **John:** We try to keep it clean.

516

517 **Bill:** Keep it clean is what you're really after?

518

519 **John:** Basically; that's right.

520

521 **Bill:** In those areas where it is nice, wide open range.

522

523 **John:** Right. We cooperate with the neighbors, you know.

524

525 **Bill:** Work together... But that is standard procedure?

526

527 **John:** I think you could call it standard procedure, yes.

528

529 **Bill:** You don't do that out here in the short grass, or do you do some burning in the  
530 shorter grass?

531

532 **John:** Well, we're changing our philosophy out there a little. We're going to have to do  
533 more burning.

534

535 **Bill:** Are you?

536

537 **John:** We're being invaded by woody plants; trees, woody brush, and so forth.

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538

539 **Bill:** On the grazing land...

540

541 **Track 40**

542

543 **John:** Right!

544

545 **Bill:** That's not desirable.

546

547 **John:** No, it isn't.

548

549 **Bill:** Very undesirable. [pause] Interesting! Is that a recent event, or...?

550

551 **John:** Well, in my life, it is. [Laughter]

552

553 **Bill:** It's not something that's been going on for 30, 40, 50 years?

554

555 **John:** No! No... thirty years ago, we fought fires all the time, but now we're going to  
556 have to start using them as a management practice.

557

558 **Bill:** As a management practice...

559

560 **John:** You know, a hundred years ago, the Indians burnt quite a bit of this country...

561

562 **Bill:** Right!

563

564 **John:** ...and I guess that's what we have to get back to... is those practices...

565

566 **Bill:** Is the invasion of the hard woods from some particular source, or just the natural ...  
567 wind or birds...

568

569 **John:** I'll tell you one thing... is the Federal government.

570

571 **Bill:** Really?!

572

573 **John:** Yes, sir.

574

575 **Bill:** In what way?

576

577 **John:** In the Homestead Act, they required to plant so many hedge trees... and we are  
578 having trouble with hedge tree invasion. But, what I was thinking of, was the Red Cedar.

579

580 **Bill:** The Red Cedar in particular.

581

582 **John:** You bet! That's a real problem!

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583

584 **Bill:** All over.

585

586 **John:** Ya. And, they still encourage Red Cedar for windbreaks. I think its crazy, but...

587

588 **Bill:** ...and then it spreads...

589

590 **John:** And then they spread, hu-huh!

591

592 **Bill:** If they're anywhere, they start showing up everywhere.

593

594 **John:** You bet!

595

596 **Bill:** It is interesting, I didn't realize it at the time, when we first moved here from  
597 Arizona. Of course, from Arizona to the Flint Hills, is quite a different... area, but, one  
598 things that fascinated me... and I really didn't have any idea... and I didn't ask any  
599 questions... When I'd drive up 35 to Kansas City and teach, we have a night school up  
600 there where we teach, along the road are all these little cedar tress. In little splotches [sic]  
601 ... I wondered why they didn't take them out... why they just let them grow.

602

603 **John:** There's some small areas... well, around our place... neighbors that haven't done  
604 anything... and they have just completely taken the pasture.

605

606 **Bill:** And, as they get bigger, the only thing you can do is go out and cut them off. The  
607 burning or anything doesn't...

608

609 **John:** Well, if you can get them on fire, they burn good.

610

611 **Bill:** Will it kill 'em?

612

613 **John:** Yes. One thing about a cedar... you cut it off, it doesn't regenerate. They will  
614 burn. There is enough sap in 'em to burn. But, you've got to get them hot.

615

616 **Bill:** And, it's better if you get them early.

617

618 **John:** Get 'em early...

619

620 **Bill:** Rather than before they get to big.

621

622 **John:** If you can get them at the height of the grass. You can get them.

623

624 **Bill:** There's one... we go down 75... there's one field over on the east side of the road,  
625 that must be, I don't know, 10-15 acres. It's just covered with these things... about this  
626 high [gestures about three feet]. It looks to me like they've burned it, three or four times.  
627 And, they've got most of the trees killed now, but they're still sitting there. [laughter]

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628

629 **John:** Well, that's true.

630

631 **Bill:** I don't know if they'll eventually go out there and cut them and try to salvage that  
632 grazing land, or not.

633

634 **John:** Well, they'll rot off after years, but it takes years.

635

636 **Bill:** Years and years, ya... Can't make cedar chests out of those... Boards, I guess, are  
637 too tiny.

638

639 **John:** Well, they use them for fence posts.

640

641 **Bill:** Do they?

642

643 **John:** Ya, but the rot faster than the hedge does. [Pause]

644

645 **Bill:** And you use regular barb wired fence for...

646

647 **John:** Yes sir!

648

649 **Bill:** They all looked in good shape out there.

650

651 **John:** Yes, that's another cost...

652

653 **Bill:** [laughter] Cost of business, constantly...? Keep your employee busy in the off  
654 season? I'm sure they love that. [pause] Interesting question, I'll just ask it. Describe why  
655 you've remained a rancher in the Flint Hills, and why you will continue to remain a  
656 rancher in the Flint Hills.

657

658 **John:** It's a way of life. That's my only answer. [Chuckles]

659

660 **Bill:** That's the right answer, I think. What are the best stories passed down to you by  
661 your family about life on the ranch in the past? What are some funny stories, sad stories  
662 or serious stories? That's a... Do you have any you want to tell?

663

664 **John:** Not that I can recall, right now.

665

666 **Bill:** You'd just as soon skip that one, right now? [pause] Ok! Any bad... worst disasters  
667 that have happened on the ranch?

668

669 **Track 41**

670

671 **Bill:** Happiest and joyous experiences on the ranch? This is mostly for people living right  
672 out on the ranch. I guess you live out on a ranch southwest of town, don't you.

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673

674 **John:** Uh-huh.

675

676 **Bill:** That's where I talked to your wife last week. Bothered here... [phone ringing in the  
677 background] She was very kind... I appreciated it!

678

679 **John:** Well good!

680

681 **Bill:** Ah! This is an interesting one. The first one says, the stories you're going to tell  
682 your children and grandchildren... The next one is: In one hundred years, what do you  
683 want people to remember about ranching now? Do you care? What do you think the place  
684 will look like in fifty years, a hundred years? Will it sustain like it is? [phone ringing  
685 again]

686

687 **John:** Uhhhhhhhh... Oh, boy!

688

689 **Bill:** Be philosophical for a second...

690

691 **John:** I hope it does. The place in the Flint Hills is far enough from any town that I think  
692 it will.

693

694 **Bill:** There shouldn't be any urban sprawl invasion there; up around Manhattan, I guess  
695 they're having quite a time.

696

697 **John:** Oh, yeh!

698

699 **Bill:** Fort Riley. Here.

700

701 **John:** One of our pastures, there, near Manhattan, is... have you heard of the Coburn  
702 Hills Golf Course?

703

704 **Bill:** Oh, yeh!

705

706 **John:** Well, that was our property.

707

708 **Bill:** Oh, was it?!

709

710 **John:** Ya! My daughter's developing it. But, out here, I don't know

711

712 **Bill:** No reason to believe, at this point, it won't continue on pretty much as is... Is that  
713 what you're suggesting?

714

715 **John:** [affirmative utterance]

716

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717 [At this point, I asked a new question, and he asked me to shut off the recorder. He asked  
718 that I not include this in my report. I thought I had turned the recorder off. In fact, I had  
719 not. Therefore, I have edited that Track by splitting it, including the above, but, removing  
720 that which was not supposed to have been recorded – to honor his request.]

721

722

723