HOLLY, Prowers Co., Colo., January 26th, 1898.

A.W.K. #2.

Our charge per water right is $25.00. This is taking a water-right to 80 acres, but in most of our sales, the water right or the cubic foot is applied to 160 acres, which would make the cost of water per acre $126.40 for 160 acres, whereas our charge for maintenance is $25.00.

I could give you much other data and information upon this subject that would bear out our position, but I took this data from one book, which is probably as high authority as any, to which you can readily refer.

Very truly,

[Signature]
THE AMITY LAND AND IRRIGATION CO.

HOLLY, PROWERS CO., COLO., January 21st, 1898.

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

Gentlemen:

The new office building is not separate and detached, but is attached to the old building by a porch, and a roof and one siding. I write you this in detail so that you can have the Company and yourself have the same understanding of the word "attached".

Very truly,
HOLLY, PROWERS CO., COLO., January 21st, 1898.

Close Bros. & Co.,
Chicago, I11s.

Gentlemen:

Please send us just as soon as you can some Great Plains paper, about the same quantity that you sent last time.

We believe we have already sent for the Great Plains envelopes.

Very truly,
HOLLY, PROWSERS CO., COLO., January 24th, 1898.

Gentlemen:

I have your favor of the 21st, acknowledging receipt of Mr. Horst's information. I notice that you will report to the Santa Fe officials certain matter that was not covered by Mr. Horst's report to me. I would be very much obliged if you will send me a complete copy of the report which you send to the Santa Fe people.

I note that you will have the drafts made by the litho-gravure process.

I have received a very cordial letter from Mr. Dyer this morning, saying that he will make an appointment for us to meet in a few days. The feeling in the Valley is such that the Santa Fe will find that it will be obliged to make some change in their train service, outside of whatever requests we make them. Of course I have prodded up this feeling a little and it gradually grows stronger from day to day.

I enclose you herewith a sheet made for the purpose of keeping the records on the entire River from Pueblo to Lamar, showing the amount of water taken from the River by the different Canals and the amount of water running into the
C.B. & Co. #2.

River from the different Creeks. This was drawn up by Mr. Porter J. Preston, one of our Assistant Engineers, who patrolled the River last summer for us, and whose work was so eminently successful in that respect. He has made the sheet out, you will notice, for two pages of a book, whereas I think it would be just as well if the sheet was made out for one page and the days were arranged on the extreme right hand side, as you had it for the Amity Canal. There is only one change to be made in this sheet, which is to please leave out the columns for the Amity and Buffalo Canals, as they will be in another book. We would like to have this book made up and sent to us as soon as you possibly can. I enclose you herewith Mr. Preston's letter to me, so that you can see the scope that this will be. In a few days I will send you the data for making up another book, which will be the record of the Supply Canal and the Reservoirs. As soon as Mr. Hawkins has time, we will also have a sheet made up for keeping the records of the Diversion gates, which will be of the greatest importance to us, and also the records of the discharge from the Reservoirs.

Yours truly,
HOLLY, PROWERS CO., COLO., January 24th, 1898.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

I have yours of the 21st. I have written Mr. Parmenter today about the number of tons that he got from his beet crop. I imagine that these beets were raised from a very small patch, and that if the patch had been increased, it would have run to 52 tons, but that he would have found that practical operation would have brought a smaller tonnage.

We have completely run out of "The Farmer's Story", and we should like to have another batch of these sent us. You had better make this a good sized batch because our demands here for them are pretty heavy. Lots of the people who live in the country are anxious to get copies to send away to their friends.

I will send you copies of whatever I find of an advertising line, although I am keeping a pretty good sized scrap book here. I am writing for the editions of the Denver newspapers which you asked for, but I consider that they will be of little, if any, help to you. If the information published in regard to the other parts of Colorado were as useless and misleading, not only as to the facts, but as to the deductions, as the information published in regard to the Arkansas Valley, I should not consider it as worth the paper
HOLLY, PROWERS CO., COLO.,

January 24th, 1898.

C.B. & Co. #2.

It is printed on. It seems to me that an issue of this sort would cause them to write to somebody in a particular locality and ask for information.

In regard to E. J. Baker, he has been working for Mr. McMurtry ever since Mr. McMurtry's appointment as an agent, with very satisfactory results. He is a man who is a good talker, possesses a good deal of enthusiasm, but is totally lacking in nerve and courage, and frequently comes in to see me, totally discouraged as to a certain section of country and I have to work his enthusiasm up again, and start him out with new life. He is one of these men whose lack of nerve and exactness in his conduct of business affairs would make him unreliable in any matters in which he had any financial transactions, and would also make him undesirable if he were in a position to commit us to anything, but as a subagent for Mr. McMurtry, I consider him to be quite a success.

As I say above, he is a hard worker and is successful, and up to the present time he has done nothing but what merits our appreciation in the position which he occupies, and I would advise his being appointed at Mr. McMurtry's request, it being understood, of course, that you hold Mr. McMurtry responsible for him and his acts. In fact, I don't know a better man for the kind of work that he is doing.

Very truly,
HOLLY, PROWERS CO., COLO., January 24th, 1898.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

I am collecting a library of all irrigation publications from whatever source they can be gotten, and at the present time I am very carefully reading this library, and getting all of the information possible out of it with a view to making comparisons between the elements of success which our enterprise has, and that of the other irrigation enterprises. This is quite a big job and it will take me some time to get through it, although I am reading at it almost every night. It may be gratifying to you to know that I have not discovered any information but such as proves ours to be many percent better than any enterprise in the United States.

Very truly,
HOLLY, PROWSERS CO., COLO., January 24th, 1898.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

I have your favor of the 21st, enclosing contracts #2907, 3080 and 3122, with assignments duly approved.

The matter of W. S. Morris and his application for the N. 1/2 M.W. 14-22-43 will be taken up at once. Of course the probability is that he will be asked to relinquish his purpose of purchasing this land and that we will return him his money. Of course, as a matter of technical business, this payment should not be returned, but in my view, in this case it should be, because the agent was culpable in selling to a man who had no prospects of either making his down payment or of being able to make any improvements, to say nothing of making future payments, and as we must be responsible for our agents’ acts, it seems to me that the money in this case should be returned. And I would suggest to you that these particular circumstances might be taken as a text to read your agents a lecture on the subject of selling to people whose financial condition is such that there is no promise that their purchase would either redound to their benefit or to ours. As soon as we can communicate with Mr. Morris, I shall probably be in a position to say that the matter has been absolutely settled.

Yours truly,
I enclose circular rec’d from Lamar Sparks, & will be glad to have your views on subject.
HOLLY, PROWERS CO., COLO., January 25th, 1898.

Mr. A. W. Krech,
120 Broadway,
New York, N.Y.

Dear Mr. Krech:

I beg to acknowledge receipt of your favor of the 22nd, enclosing statement of the Amity Land & Irrigation Company properly verified, and the last letter from Mr. Seward.

Up to last night it was the expectation to turn water into the Fort Lyon Canal from the Head-gates to Adobe Creek. A very cold snap with light snow came up last night, and whether this will delay it or not, I have not yet heard from Mr. Hawkins, but I don't think it will. We had expected to finish the enlargement by the latter part of this week, but this cold snap will probably delay the completion a few days.

Mr. Hawkins telegraphed me yesterday morning, asking whether he should put the contractors on the Reservoirs as they completed the Ditch. Not having heard from you to the contrary, I carried out the plan which had been set forth to do, and instructed him to go ahead with this work.

Very truly,
HOLLY, PROWERS, CO. COLO., January 24th, 1896.

My dear General:

I imagine that you will be interested to hear of Mr. Strong, and I would have written you sooner but I have wanted to wait a long enough time to give him an opportunity to show exactly what the results of his coming here would be. Mr. Strong has been an assistant in our engineer camp, the camp being in charge of Mr. Hislop, and I am very glad to be able to say to you that Mr. Strong has gained for himself, and not by reason of his acquaintance with you, the respect and friendship of the gentlemen who comprised our engineer corps. He has lived continuously in a tent out on the Plains, and has not been in the way of temptation. He has shown a marked appreciation of his duties, and has given them his earnest and constant attention, making himself more valuable than other men who have had longer experience at the work. He has never been absent from his duties a single hour when he should have been there, and he has not permitted his failing to interfere with his work in any degree. He, however, is inclined when he goes to town, which is very seldom, to renew his failing, although on one or two visits to Holly, where the temptation was very decided, he has conducted himself with the strictest propriety.
THE GREAT PLAINS WATER STORAGE CO.

HOLLY, PROWSER, CO., COLO., January 24th, 1898.

- 2 -

Our engineer corps will soon be disbanded, and the question arises as to the best disposition to make of Mr. Strong then. You will understand that while the hardships during the winter have been very great, and while he has been out in all kinds of weather, and has lived in the camp entirely, he has nevertheless had in his camp association, gentlemen of such education and breeding as would make their association pleasant.

For Mr. Strong's own good, I do not think he should be located in a town like either Lamar or Holly. The environment of these little country towns and the lack of amusement and proper association in the evening, presents temptations put that I have never seen surpassed. I could Mr. Strong on the Amity Canal as a ditch rider, but in that event his nights would be passed without any congenial association whatever, and his living accommodations would be of a kind so unpleasant to a man of Mr. Strong's bringing up, that I hesitate to ask him to take such a position.

Mr. Hawkins and I will discuss the matter and will do the very best for Mr. Strong that we can, and if you have any suggestions to offer, I should be very glad to have them, and to carry them out.

Yours very truly,

Gen. Louis Fitzgerald;

New York, N.Y.
HOLLY, PROWSERS CO. COLO., January 24th, 1898.

Mr. A. W. Krach,
120 Broadway.
New York, N.Y.

Dear Mr. Krach:

I have your favor of the 20th. I also received a letter from Gen. Fitzgerald this morning, stating that he had requested the appointment of Dr. Wilson as surgeon for the Santa Fe. Please accept thanks.

The letters from Close Bros. & Company I simply enclose you every day as a matter of routine. I have given instructions that all communications, even if only a line, from this office to Chicago, shall be sent to you, not necessarily that you should read all letters, but that you should feel that you are in touch with this correspondence to any extent that you wished to be.

I note the resignation from the Board of Directors of the Amity Land & Irrigation Company, of W. N. Coler, Jr., B. S. Coler and George B. Seeley, and that the Board of Directors is now composed of Messrs. W. M. Tuttle, A. W. Krach, George V. Turner, Walter S. Wilson, Wiley, Hawkins and Goodale. I understand Mr. Tuttle to be president, Mr. Krach to be treasurer and Mr. Turner to be secretary; please let me know if this is correct. I also note the Resolution passed by the Board in regard to the assessment.
HOLLY, PROWERS CO., COLO.,    January 24th, 1896.

A.W.K. #2.

I received the enclosure of the Proxy for the Buffalo Creek Irrigation Company, and note that I must not construe the second omission as an admission of the first omission.

The experimental farm under Mr. Crowley's management is in need of as much hurry as you can possibly give it. On the first opportunity I went over this experimental farm matter with Mr. Hawkins in all detail, and Mr. Hawkins' remark was that in securing Mr. Crowley to come here upon these terms, I had done the best act of my administration for the good of the Amity. The mere fact that Mr. Crowley would leave Rocky Ford and come here would be the greatest possible advantage to us. It is necessary for Mr. Crowley to notify the Agricultural College that he wishes to leave the Experimental Station as soon as possible, so that they can appoint a successor who can take up the work for the summer at this time. It is also important that he should get here as soon as possible so as to prepare his work in this field. There is therefore a good deal of urgency in this matter.

Very truly,

[Signature]

W. M. WILEY,
Manager
E. C. HAWKINS,
Chief Engineer
Mr. A. W. Krech,

120 Broadway,

New York, N.Y.

Dear Mr. Krech:

Mr. Bertram Swears, whose letter to me under date of Jan. 21st is enclosed herewith, applied for the work of auditing our accounts. I told him that of course such an appointment would not be made by me, but would be made from New York. I also told him that it was possible that you would prefer to have the audit made from Denver instead of from Chicago, thus saving some expense, that he should apply to you direct and that I would recommend him in applying to get the recommendation of Mr. Moffat and Mr. Thatcher.

I enclose you herewith a carbon copy of letter answering Mr. Swears.

Yours truly,

W. M. Wiley, Esq., Manager,
The Amity Land & Irrigation Company,
Holly, Prowers Co., Colo.

Dear Sir:—

It will be in your recollection that when I last had the pleasure of seeing you with regard to the possibility of my obtaining the work of auditing your accounts, you recommended me to obtain Mr. D. H. Moffat's endorsement. In a conversation which I had with him this morning he doubted his ability to help me, having regard to the differences which exist between him and your Company, but expressed his willingness to do what he could in the matter for me.

As the time is now approaching when you will have completed the first year's work on your undertaking, it occurred to me to write to you to know when you propose asking for the examination which we discussed last spring.

I shall be much obliged if you will let me hear from you in regard to this matter, and also as to whether events have happened since we last met which may have rendered Mr. Moffat's recommendation useless to me in this connection.

Yours faithfully,

Bertram Swears
January 20th, 1898.

Mr. A. W. Krech,

120 Broadway,

New York, N.Y.

Dear Mr. Krech:

Mr. Hawkins stated to me this morning that some of the contractors would be through on the enlargement of the Fort Lyon Canal in a few days, and asked if he should make contracts with them to go on the Reservoir work, that is, making the cuts and fills, etc., stating that this was much the most economical plan to adopt, because the contractors were all in working order and had their outfits on the ground and that by using these contractors in their present condition we would save considerable money over the price we would have to pay if these contractors permitted their camps to become disorganized, and they had to reorganize them to do the work another time.

In view of these facts I have instructed him to go on with the making of contracts, unless telegraphic instructions to the contrary are received from you on next Monday, the 24th. My reason for pursuing this course is, that at the time the first $125,000 was allotted, I was told that the allotment of that money meant the allotment of the money necessary to complete the work, and because Mr. Searles
HOLLY, PROWSERS, CO. COLO., January 20th, 1898

A.W.K. #2.

Stated to Mr. Hawkins when he was last in New York that he should use the $100,000 which had been allotted as far as it would go, leaving the impression on Mr. Hawkins' mind, which was the same Gen. Fitzgerald left on mine, that the work should be prosecuted with as much economy as possible. In discussing this matter a good many points came up which I considered it wise for you to know at this time from Mr. Hawkins, and I therefore requested him to write you the substance of the facts stated to me in the conversation, which he has done. The letter is herewith.

You have been kept posted from time to time of much of the information in this letter, in the first place as to the increase in the actual cost of doing the work, and as to the difficulties which he and I had in coming to a decision whether it was better to use a floating dredge at 12 & 1/2 or 16 cents per cubic yard, or to use the farmers. You will remember that we decided to use the farmers and have not regretted it.

At the time when the frost came in December, the cost of disorganizing all of our contractors and stopping the work and reorganizing them again at another time, would have had to be borne by us. Another serious question would have been the time at which we could have gotten into the ditch
January 20th, 1898.

A.W.K. #3.

again for the purpose of doing our work. All of these things were thoroughly discussed and there seemed to be no question but what it was best to continue our work. The cold weather of December has been so marked and unusual that the daily papers in Denver and the Weather Bureau have remarked on the subject at some length.

I am sending you by express to-day a large detailed map of the Reservoirs, showing you the cuts and dykes which are referred to in the next to the last clause in Mr. Hawkins' letter.

The work in the enlargement of the Fort Lyon Canal has been by all odds the most arduous and trying of any work that Mr. Hawkins has done for us yet; he deserves great credit for the results which he has attained, and for the fight which he has made against the bad conditions.

You will understand therefore that unless telegraphic instructions are given to the contrary, the contracts will be let for completing the Reservoirs.

Yours very truly,

[Signature]
HOLLY, PROWERS CO., COLO., January 22nd, 1898.

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

Gentlemen:

I have your favor of the 20th. Please do not hold out any encouragement to Vail that we will rent his land for him. I think the policy of our becoming responsible for these renters would be a great mistake and would add greatly to our aggravation and their excuses for kicking. I would much prefer to recommend some other person who would look after the details.

I have the enclosures as stated, and note what you say about the envelopes.

Very truly,
HOLLY, PROWERS CO., COLO., Jan. 22nd, 1898.

Close Bros. & Co.,

Chamber of Commerce,

Chicago, Ills.

Gentlemen:

We wrote you yesterday to send us some Great Plains paper; please have only a small quantity of this printed, as we wish to have a new letter head, and will send you the copy as soon as possible.

Very truly,
HOLLY, PROWERS CO., COLO., January 20th, 1898.

Close Bros. & Co.,

Chamber of Commerce,

Chicago, Ills.

Gentlemen:

I have your favor of the 18th, enclosing notice of cancellation to A. C. Meyer and Victor Haven, and also bill of amounts due on the S. 1/2 S.E. 24- and the N. 1/2 N.E. 25-22-44. I note carefully your instructions about the settlement of this account, and also what you say about the cancellation notices sent to other people.

The bill against E. A. Patterson was sent you by mistake and was not intended to have gone to your office.

Very truly,
HOLLY, PROWERS CO., COLO., January 20th, 1898.

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

Gentlemen:

I enclose you abstract of title and deed to the S.E. 25-22-46, except the N. 1/2 N.E. of S.E. of 25, and two and 88/100 water rights. I also enclose you Mr. Cooper's letter in regard to this.

We are finding it somewhat difficult to secure water rights and lands at the price fixed, and I therefore think it is better to accept this offer as it is made, if you can approve of the abstract.

I enclose you engineer's report herewith.

Very truly,
Mr. A. W. Krech,
120 Broadway,
New York, N.Y.

Dear Mr. Krech:

Close Bros. & Company wished to make a statement of the progress and development here to the Santa Fe people in Chicago, and at their request I had Mr. H. P. Horst, the agent at Holly for the A. T. & S. Fe Ry. Company, write a letter. I enclose you a copy of this letter. If there are any questions likely to arise unanswered as to the development and progress of our enterprise, by the statement of the settlers which I sent you a few days since, and by the letter which I enclose you herewith, please let me know what they are, as I should like to make a full report at this time, and I wish to cover everything.

Very truly,

[Signature]

January 19th, 1898.
Mr. A. W. Krech,
120 Broadway,
New York, N.Y.

Dear Mr. Krech:

I have your favor of the 17th. Proxy for 997 shares of stock in the Buffalo Creek Irrigation Company was not enclosed, although the letter is marked "Enclosure". I am telegraphing you this morning as follows:--"Proxy for Buffalo stock not enclosed yours seventeenth."

In regard to raising the price of lands, Mr. Fred Mohl had been communicated with by Close Bros. & Company, and when he was here a few days since, I had a talk with him. I did not find him as much opposed to this raise in price as I had expected. I am glad to say that Mr. McMurtry, who is the general agent for Colorado, finds very little fault with it. If you find the objections from Close Bros. & Co. so strong as to make a compromise advisable, we might sell the Kansas lands for one price and the Colorado lands for another.

I wish to have you keep before your mind constantly the fact that the great asset of our enterprise in the opinions of all of us here, is the Colorado lands.
HOLLY, PROWERS CO., COLO. January 20th, 1898.

A.W.K. #2.

I enclose you an editorial from yesterday's Denver "Republican"; of course in reading this you will bear in mind that it is the business of these papers to boom constantly, but my reason of enclosing this is to call your attention to that sentence wherein it is stated that the present immigration and advance in prices may not be of benefit to the original investors in irrigation enterprises, but will only benefit the present holders. It is to keep us from occupying such a position as that of the first investors referred to, that causes my anxiety in this matter.

The matter of the artesian well will be taken up as soon as Mr. Hawkins has time to devote to it.

Yours truly,

[Signature]

Have heard nothing from you in regard to Crowley.
HOLLY, PROWSERS CO., COLO., January 18th, 1898.

Messrs. Close Bros. & Co.,
Chamber of Commerce Bldg.,
Chicago, Illinois.

Gentlemen:

Below find statement of actual business done by A. T. & S. Fe Ry. Company at their Holly, Colorado, station, for the years 1895, '96 and '97. I begin with the year 1895 to clearly show condition at start, and to impress upon all the advantages we have already derived from the purchase of what was formerly known as the Holly Ranch by the Amity Land and Irrigation Company. Purchase was made in July 1895, and from that moment every one felt confident that bottom of hill had been reached, and from then country would improve, and that we had the Irrigation Company would make it do so.

Figures for 1896 show an increase of 25 per cent over any year from 1888, and earnings had been decreasing from '88 to '95, and almost every one had moved out and given the country up to its natural state. Now all has changed as these figures plainly show:--

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<thead>
<tr>
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<th>Freight</th>
<th>Tickets</th>
<th>Telegraph</th>
<th>Express</th>
<th>Totals</th>
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<td>$653.58</td>
<td>$80.99</td>
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<td>$793.25</td>
<td>$110.82</td>
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<td>$362.84</td>
<td>$859.68</td>
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</tr>
</tbody>
</table>
Increase first year, '95 to '96, Freight $2,341.95 or 26 per cent; Tickets $139.67 or 22 per cent; Telegraph $29.83 or 36 per cent; Express $46.06 or 24 per cent; total increase $2,557.53, or Net Increase of 26 per cent.

Increase second year, '96 to '97, Freight $3,530.68 or 31 per cent; Tickets $773.70 or 98 per cent; Telegraph $252.02 or 227 per cent; Express $623.65 or 264 per cent; total increase, $8,180.05 or 42 per cent net. Increase for the two years, $7,737.58 or 76 per cent net, and a Net Increase of 103 per cent since Amity purchase of Holly Ranch. These figures show but a small portion of the advantages we derive along Arkansas Valley from Kansas Line west to La Junta on this account. I will give you an idea of business in the Valley,—I say without fear of contradiction that directly and indirectly 75 per cent of business done at Holly, 50 per cent at Granada, 25 per cent at Lamar, 25 per cent at Caddoa, 15 per cent at Las Animas, and 5 per cent at La Junta was due entirely to the work done and improvements made along the line of this road by The Amity Land & Irrigation Company and The Great Plains Water Storage Company (same company, different name).

The Great Plains Water Storage Company paid us in freight since its organization early in 1897, $3,723.72, and indirectly the sums paid by them in transporting men to their works and the passenger traffic caused by their men
going to and from between La Junta and Holly, easily equals this amount.

In a few years I am quite confident that instead of a dreary stretch of prairie, we shall see this Valley covered with comfortable homes and prosperous people, which will surely result in an everlasting benefit to the Company I represent, and which should be duly appreciated by them.

Yours truly,

H. F. Horst,
Agent.
To whom it may concern.

In the name of the late [name], I hereby convey the [description of property] to [new owner].

I am informed that the property is currently valued at $[value].

Yours truly,

[Signature]
HOLLY, Prowers Co., Colo., January 19th, 1898.

Close Bros. & Co.,
Chicago, Ill.

Gentlemen:

The blanket policy covering the Holly Ranch proper seems to be correct. If you will make me out a bill for John Gores' policy, I think he will pay it.

The inventory of the house-hold furniture, etc., contained in the stone dwelling house shows more than $300, and we may have to make some changes of contents when these inventories are complete.

We have built for our stallion and jack two box stalls which stand detached from the main stable building about 100 feet and from the sheds about 50 feet, the only connection with these two buildings being fencing. The stallion is worth about $300 and the jack about $200. We should like to have this detached stable and fencing included at the cost of about $200, and we should like to have these horses, if possible, included at a higher price than $50 a piece.

Houses #6 and 7 and the Amity head-gate house I suppose is covered under a different policy. A few days since I sent you in an inventory of the houses on our lands, and I wish you would consider the advisability of having these insured. The house built for Coolidge I think should certainly be insured.
HOLLY, PROWERS CO., COLO., January 19th, 1898.

C. R. & Co. #2.

On carefully examining the policy I do not find that the contents of the one story, shingle roof, frame ware house, 32 x 100 feet, consisting of baled hay, baling ties, etc., is mentioned.

The sheds connected with the barn I am afraid do not form that attachment which is meant in the policy: I therefore will enclose you diagram drawn to scale of the barn property proper. I also find that I left out a telephone building, building valued at about $15.00 and the contents at $150.00.

Very truly,
HOLLY, PROWERS CO., COLO. January 18th, 1898.

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

Gentlemen:

Enclosed please find application for the S.E. 1/4 16-22-43 for M. O. Mathews. We have not received the binding money for this application, but Mr. Mathews will send same to this office in a few days and we will then notify you.

Also find application for Albert Dober. I have made out this application for the N.W. 1/4 and for 80 acres of same, leaving you to fill in the W. 1/2 or the E. 1/2 as the case may be. He wishes to get the W. 1/2 if you can get it for him. Mr. Mohl told Mr. Chenoweth that the same could be got. However, if you cannot get this, apply same to the E. 1/2, but if it is possible to get the W. 1/2, do so, as Mr. Chenoweth's son-in-law will take the E. 1/2. This will cancel the application sent in by Frank Dober, and his binding money will apply to this application.

Regarding the commission on this, we will leave it to you whether it goes to Mr. Mohl or Mr. McMurtry.

Also find contracts for the W. 1/2 S.E. 10-22-43, O. H. Thingwold, which has been assigned to M. O. Mathews, and the N. 1/2 S.E. 15-22-43, M. Thompson, which has been
HOLLY, PROWSERS CO., COLO., January 18th, 1896.

C. P. & Co. #2.

assigned to J. S. Chenoweth. Also N.E. N.E. 1/4 -15-22-43,
H. S. Davis to M. Thompson.

Respectfully,

J.D.
HOLLY, PROWERS CO., COLO. January 19th, 1898.

Close Bros. & Co.:

Chicago, Ills.

Gentlemen:

I have your favor of the 17th enclosing proof of draft. I don't like the general appearance of this draft. The script type gives it a sort of cheap appearance. I think I would rather have one engraved by litho-gravure process, and in that event the same engraving would do for the two drafts, and the words "The Great Plains Water Storage Co." and "Manager" would be the only ones that would have to be changed to "The Amity Land & Irrigation Company" and "Chairman". I imagine that this change on the plate could be made for about $.50. The words "Geo. V. Turner" etc. in the lower left hand corner, is rather bald looking, and I would suggest that this be changed to some type more in conformity with the body of the draft. I return the proof herewith.

Very truly,
HOLLY, PROWSERS CO., COLO. January 18th, 1898.

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

Gentlemen:

Judge Goodale to-day sends me warranty deed from Wm. E. Houge to Mary E. Pegley, covering the S.E. 30-22-41:

he received this deed from Traxler.

We enclose you herewith copy of letter received from Mr. M. D. Parmenter of Lamar yesterday.

Very truly,
Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

We sent you in this afternoon's mail, copy of a letter from Mr. Horst, A. T. & S. Fe agent at Holly, which please return in place of the original, which we enclose you herewith. If there is any information that you would like to have that this letter does not cover, please let me know, as I am very anxious that these yearly statements of progress should be made out to the fullest possible detail. I am working here from day to day, and it is possible that questions might arise which I have not answered in these letters to you.

Very truly,
HOLLY, Prowers Co., Colo., January 19th, 1898.

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

Gentlemen:

\( S/N \) Canfield wishes to exchange the S.E. 29-22-41 at a valuation of $300 cash for the N.W. N.W. of 3-22-42, with one fourth water right valued at $761.25, to be paid in ten years time. I think this is a very good deal for us, as Mr. Duncan reports that the 40 which we trade to Canfield is practically worthless. We are to pay the difference between the down payment on the contract, $76.25 and $300. I enclose you herewith Canfield's contract for purchase of this piece of land, and engineer's field notes on both pieces, and the abstract of the S.E. 29-22-41. Canfield is of course to pay this year's taxes, and if you will make any other criticisms of the papers, I will have them all attended to at once.

I enclose you herewith deed from John H. Odle to W. N. Coler, Jr., for the S.E. 21-22-44. W. M. Wiley

Very truly,
HOLLY, Prowers Co., Colo., January 8th, 1898.

Mr. A. W. Krech,
120 Broadway,
New York, N.Y.

Dear Mr. Krech:

Mr. Crowley has been with me to-day and we have arrived at the following expenses necessary to make the kind of experimental showing that seems desirable.

Sheet #1 shows the cash required the first year for improvements, tools, live stock, trees, labor and living expenses. This item of living expenses covers the board for his workmen as well as for himself and wife; also the cash required for the second year, in addition to which is the payment of $600 of debts of Crowley's which he owes in Rocky Ford, and the money to pay which, he would wish us to lend him before he came down. You will understand that while he has had charge of his father's place, he has not had any benefits to speak of from it, and he contracted this debt in a venture outside of his regular business.

Sheet #2 gives the list of improvements necessary on the 80 acres, together with the labor per month and less the amount of board which is covered in the item on sheet #1.

Sheet #3 gives the trees and the cost of them. There is an allowance also made in this item of $695 to cover seeding to alfalfa, and such other expenses of that sort as may come
HOLLY, PROWSERS CO., COLO., January 8th, 1898.

A.W.K. #2.

Sheet #4 shows the approximate yield of the different crops from the 4th to the 10th year, showing also the amount of labor for culture and care and also for picking and hauling. This sheet, of course, is made out on the basis that there will be a good crop every year. If an allowance of this sort for bad years would be made, it would be very difficult to form the average.

The arrangement entered into, subject to your approval, is that these improvements shall be made under my supervision, and as much more cheaply as is possible; that the vouchers for the improvements shall be paid from this office, and all bills would be paid to this office and charged to him, so that we would know that the money expended goes on the place; that he is to buy 60 acres of land from us at our present price, $22.75 per acre; that he is to pay 5% interest on the total value of the land from the time of purchase, and that he is also to pay 5%, from the date any of the other payments are made. He is to continue to continue on the land for from 5 to 10 years, making no sale of it, or any portion of it, except with our approval. Whatever use we make of his time in assisting our settlers and in using his time in any way away from his farm, we are to pay him at the rate of $5.00 per day.

It is very important that he should get at work on his land as soon as possible, and before he would do that he
HOLLY, PROWERS CO., COLO., January 8th, 1898.

A.W.K. #3.

would have to give his present employers, the State Agricultural College, due notice. If this matter is approved by you, I should be glad for you to telegraph me to that effect so that I can telegraph Crowley. You might then write me, making any suggestions or criticisms of the arrangement, modifying it in any way that may suggest itself to you.

I do not fear for this investment at all. I feel that as a perfectly straight investment, it would be a good one, but the greatest advantage will be to us in having a show place near Holly.

While the list that I have sent you covers only fruit trees and such matters, the idea would be to plant among the fruit trees, quantities of garden truck and such things, and the showing that we wish to have for the present will be thereby produced.

Yours truly,

[Signature]
Cash Required. 1st year.

Improvements, and Tools and Livestock 2200
Trees 655
Labor 660
Living Expense, including Board of Help 500
Total 1st year 4015

Cash Required 2nd year.

Trees for replant and New Varieties 200
Labor 660
Living Expense, including Board of Help 500
Total 2nd year 1360

Total Cash invested 5975
<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence Building</td>
<td>500</td>
</tr>
<tr>
<td>House for help and Work shop combined</td>
<td>250</td>
</tr>
<tr>
<td>Barn</td>
<td>300</td>
</tr>
<tr>
<td>Mills, Cisterns and Cellars</td>
<td>100</td>
</tr>
<tr>
<td>Fences, Bridges and Boxes</td>
<td>300</td>
</tr>
<tr>
<td>4 Head Horses</td>
<td>200</td>
</tr>
<tr>
<td>2 Cows</td>
<td>80</td>
</tr>
<tr>
<td>2 Hogs</td>
<td>25</td>
</tr>
<tr>
<td>Dog Chicken</td>
<td>10</td>
</tr>
<tr>
<td>Wagon</td>
<td>120</td>
</tr>
<tr>
<td>Light Wagon</td>
<td>60</td>
</tr>
<tr>
<td>Double Cultivator</td>
<td>60</td>
</tr>
<tr>
<td>Single Sow Plow</td>
<td>10</td>
</tr>
<tr>
<td>4 Sow Plow</td>
<td>5</td>
</tr>
<tr>
<td>Acone Harrow</td>
<td>30</td>
</tr>
<tr>
<td>Steel Harrow</td>
<td>15</td>
</tr>
<tr>
<td>Stirring Boxes and Tubescissors</td>
<td>30</td>
</tr>
<tr>
<td>Hoe, Hoe and other tools</td>
<td>50</td>
</tr>
<tr>
<td>Feed for Stock</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2200</td>
</tr>
</tbody>
</table>

<p>| Labor                                    |      |
| 3 Men 6 Mo @ 25                         | 450  |
| 1 &quot; 3 &quot; 25                              | 150  |
| 1 Man 3 &quot; 20                            | 60   |
| <strong>Total</strong>                                | 660  |</p>
<table>
<thead>
<tr>
<th>No.</th>
<th>Acres</th>
<th>Trees</th>
<th>Description</th>
<th>Price per Each</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td></td>
<td>2800</td>
<td>Apple</td>
<td>$5 each</td>
<td>$140.00</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>1000</td>
<td>Peach</td>
<td>$5 each</td>
<td>$50.00</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>1000</td>
<td>Cherry</td>
<td>$1.00 each</td>
<td>$100.00</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>1000</td>
<td>Plum</td>
<td>$0.50 each</td>
<td>$50.00</td>
</tr>
<tr>
<td>10</td>
<td></td>
<td>2000</td>
<td>Prune</td>
<td>$0.50 each</td>
<td>$100.00</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>300</td>
<td>Pear</td>
<td>$1.00 each</td>
<td>$30.00</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>1200</td>
<td>Grape</td>
<td>$0.25 each</td>
<td>$30.00</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>3000</td>
<td>Raspberry</td>
<td>$3.00 per 1000</td>
<td>$30.00</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>15000</td>
<td>Strawberry</td>
<td>$0.50 each</td>
<td>$7.50</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>1000</td>
<td>Blackberry</td>
<td>$1.50 each</td>
<td>$15.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$695</strong></td>
</tr>
<tr>
<td>Variety</td>
<td>4th</td>
<td>5th</td>
<td>6th</td>
<td>7th</td>
<td>8th</td>
</tr>
<tr>
<td>---------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>Apple</td>
<td>300</td>
<td>400</td>
<td>800</td>
<td>1000</td>
<td>1200</td>
</tr>
<tr>
<td>Cherry</td>
<td>200</td>
<td>300</td>
<td>400</td>
<td>500</td>
<td>600</td>
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<tr>
<td>Plum</td>
<td>200</td>
<td>250</td>
<td>400</td>
<td>500</td>
<td>700</td>
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<tr>
<td>Grape</td>
<td>200</td>
<td>250</td>
<td>400</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>Beach</td>
<td>100</td>
<td>200</td>
<td>300</td>
<td>300</td>
<td>400</td>
</tr>
<tr>
<td>Grapes</td>
<td>100</td>
<td>150</td>
<td>200</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>Raspberry</td>
<td>400</td>
<td>400</td>
<td>500</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>Strawberry</td>
<td>200</td>
<td>300</td>
<td>400</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>Blackberry</td>
<td>100</td>
<td>150</td>
<td>200</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>600</td>
<td>600</td>
<td>600</td>
<td>600</td>
<td>600</td>
</tr>
</tbody>
</table>

| Labor Cult. | 810 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 6810  |
| Picking Hanging | 800 | 1000 | 1400 | 1533 | 1766 | 1733 | 2100 | 10332 |

Total Expense | 1610 | 2000 | 2400 | 2533 | 2766 | 2733 | 3100 | 17142 |

Net Profit | 790 | 1000 | 1800 | 2067 | 2534 | 2967 | 3200 | 14358 |
Farmers under Amity Canal, East of Big Sandy, 166

Farmers under Buffalo Canal, 62

Farmers on Five Acre Tracts, 35

Town of Holly, 153

Lateral Camp, 15

Hay Camp, 10

TOTAL - 433

People we did not bring - 
Farmers having no water from us - 
People brought by us in 1897 -
HOLLY.
SECOND STREET.

James Baird, Livery Barn, 2

Dwelling House, J. Harden, 2

Dwelling House, S. Harden, 2

Dwelling House, Joe McMurtry, 6

Dwelling House, Dr. Wilson, 3

TOTAL: 13
Holly.
Fourth Street.

- Store used as school.
- Market, Butcher and Grocer.
- Wm. Gill, General Store.
- Joe McLaurin, Real Estate Office.
- Dwelling House, Theo. Baxter, 6
- Tuttle, Blacksmith shop.
- Adams, Hardware Store.
- Dwelling House, Ben Riley, 6

Total: 11
HOLLY
PIER STreeT.

Dwelling House, Horst.  2
Dwelling House, Berdoo.  3

TOTAL - 5
<table>
<thead>
<tr>
<th>Dwelling House, Schrader</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling House, Hollie</td>
<td>6</td>
</tr>
<tr>
<td>Dwelling House, F. Cores</td>
<td>3</td>
</tr>
<tr>
<td>Dwelling House, Adams</td>
<td>4</td>
</tr>
<tr>
<td>Dwelling House, McCoy</td>
<td>4</td>
</tr>
<tr>
<td>Dwelling House, Baker</td>
<td>2</td>
</tr>
<tr>
<td>Dwelling House, Rockwell</td>
<td>4</td>
</tr>
<tr>
<td>Dwelling House, Bailey</td>
<td>5</td>
</tr>
<tr>
<td>Dwelling House, Perkins</td>
<td>5</td>
</tr>
<tr>
<td>Dwelling House, Webster</td>
<td>4</td>
</tr>
<tr>
<td>Dwelling House, F. Conley</td>
<td>4</td>
</tr>
</tbody>
</table>

**Total:** 48
Santana Fe Street.

Sennett, Wagon Shop and Dwelling House.

Baxter, Saloon.

Perkins, Restaurant.

Hollis, Furniture.

Feed and Flour, Hollis.

McPherson, General Store.

Cianic, Section House.

Section House Men.

Millinger, Hotel.

Hotel, Extra.

McPherson and Family.

Johnson and Family.

Woods, Lumber Office.

Total: 48
<table>
<thead>
<tr>
<th>Farm, Harry Pettis</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling House, D. Connelly</td>
<td>7</td>
</tr>
<tr>
<td>Wm. McGarry</td>
<td>4</td>
</tr>
<tr>
<td>John Ceres</td>
<td>4</td>
</tr>
<tr>
<td>White House</td>
<td>7</td>
</tr>
<tr>
<td>Dwelling House, John Weston</td>
<td>1</td>
</tr>
<tr>
<td>Farm Hands</td>
<td>5</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>34</strong></td>
</tr>
<tr>
<td>Name</td>
<td>Tracts</td>
</tr>
<tr>
<td>-------</td>
<td>--------</td>
</tr>
<tr>
<td>Wilson</td>
<td>5</td>
</tr>
<tr>
<td>Milford</td>
<td>4</td>
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<td>Shobe</td>
<td>2</td>
</tr>
<tr>
<td>Hare</td>
<td>6</td>
</tr>
<tr>
<td>Johnson</td>
<td>4</td>
</tr>
<tr>
<td>Banks</td>
<td>6</td>
</tr>
<tr>
<td>Murphy</td>
<td>1</td>
</tr>
</tbody>
</table>

**Total:** 26
FARMERS UNDER THE BUFFALO CANAL.

✓ Sayers 1
✓ W. Padley 8
✓ S. Bragg 9
✓ John Bragg 1
Duncan 1
Woods 5
✓ W. McPherson 3
✓ Kindall 6
✓ Tillett 3
✓ Jack Lyons 4
✓ Hodgkins 4
✓ Houses 4
✓ E. House 2
✓ John Ness 4
✓ Calhoun 5
✓ Ellis 2

TOTAL— 68
<table>
<thead>
<tr>
<th>Name</th>
<th>Number</th>
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</thead>
<tbody>
<tr>
<td>Jenner</td>
<td>5</td>
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<tr>
<td>Morris</td>
<td>5</td>
</tr>
<tr>
<td>John Luke</td>
<td>1</td>
</tr>
<tr>
<td>Fredericks</td>
<td>5</td>
</tr>
<tr>
<td>Vinton</td>
<td>3</td>
</tr>
<tr>
<td>Gale</td>
<td>3</td>
</tr>
<tr>
<td>Legig</td>
<td>1</td>
</tr>
<tr>
<td>Wago</td>
<td>1</td>
</tr>
<tr>
<td>Haven</td>
<td>6</td>
</tr>
<tr>
<td>Gordon</td>
<td>3</td>
</tr>
<tr>
<td>Hagedorn</td>
<td>4</td>
</tr>
<tr>
<td>Hanson</td>
<td>1</td>
</tr>
<tr>
<td>Frithey</td>
<td>4</td>
</tr>
<tr>
<td>Snively</td>
<td>4</td>
</tr>
<tr>
<td>Parish</td>
<td>4</td>
</tr>
<tr>
<td>Thingwold</td>
<td>1</td>
</tr>
<tr>
<td>Leslie</td>
<td>4</td>
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<tr>
<td>Johnson</td>
<td>1</td>
</tr>
<tr>
<td>Cuples</td>
<td>3</td>
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<td>Bannister</td>
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<tr>
<td>Parson</td>
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<tr>
<td>Mockstedler</td>
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</tr>
<tr>
<td>John Gill</td>
<td>1</td>
</tr>
<tr>
<td>Will Gill</td>
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</tr>
<tr>
<td>Q. P. Gill</td>
<td>4</td>
</tr>
<tr>
<td>Cox</td>
<td>6</td>
</tr>
<tr>
<td>Marston</td>
<td>5</td>
</tr>
<tr>
<td>Reynolds</td>
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<td>Vincent</td>
<td>2</td>
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<tr>
<td>Staymaker</td>
<td>5</td>
</tr>
<tr>
<td>Wm. Biles</td>
<td>4</td>
</tr>
<tr>
<td>Geo. Biles</td>
<td>4</td>
</tr>
<tr>
<td>Thornberry</td>
<td>6</td>
</tr>
<tr>
<td>Newmaster</td>
<td>4</td>
</tr>
<tr>
<td>Chenoweth</td>
<td>3</td>
</tr>
<tr>
<td>Davis</td>
<td>3</td>
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<td>Thompson</td>
<td>6</td>
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<tr>
<td>Knowles</td>
<td>4</td>
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<tr>
<td>Ellis</td>
<td>5</td>
</tr>
<tr>
<td>Ganfield</td>
<td>9</td>
</tr>
<tr>
<td>M. Conley</td>
<td>6</td>
</tr>
<tr>
<td>Philips</td>
<td>7</td>
</tr>
</tbody>
</table>

**Total: 70**
REPORT OF RESIDENTS

IN COLORADO

EAST OF BIG SANDY CREEK.

JANUARY 1ST, 1898.
HOLLY, PROWERS CO., COLO.,

January 18th, 1898.

Close Bros. & Co.,

Chamber of Commerce,

Chicago, Ills.

Gentlemen:

Regarding the land purchased by C. S. Vail, referred to in your letter of Jan. 14th, it is very probable that Vail's claim that he did not receive $60 rent from his place is true. He rented his place to Gerardy, whose history and characteristics you are probably familiar with. Gerardy entered into a tri-angular arrangement with a man named Phillips, who works only when he has to, and Ole Woge. The place was outrageously neglected, and that the alfalfa stand was not entirely ruined is a subject of congratulation. To Vail, and he should not kick because he did not receive more income. It is not reasonable to suppose that unless a man has great good fortune, he can live in one part of the country, and rent a place profitably in another part of the country. Vail could hardly have selected a worse tenant than Gerardy. It is possible that I shall rent the Gerardy place to a good man for the coming year who wants several hundred acres of alfalfa in addition to the place he rents from us, and I may be able to rent this place for Vail.

Last year was a fairly good year for the growing of alfalfa, and the market has been fairly good, ranging from
HOLLY, PROWERS CO., COLO., January 18th, 1898.


$2.50 to $3.00 per ton in the stack. Vail ought to have gotten good returns. I do not see, however, how he can blame us for the bad management from which his farm suffered.

Very truly,
HOLLY, PROWSERS CO., COLO., January 16th, 1898.

Mr. A. W. Krech,
120 Broadway,
New York, N.Y.

Dear Mr. Krech:

I have carefully noted your favor of the 15th, regarding the 140 acres offered by Lester which lies west of the King Reservoir. In considering this matter, please bear in mind the natural and certain advance that lands of this character will have, and the almost certain profit that can be made in them, but in this my only point is that the gentlemen in interest should have this matter before them when they come to their decision, not that I want to urge these purchases.

I also note what you say about Booth-Tucker.

Very truly,

[Signature]
Copy.                      L A M A R, C O L O.  
HOLLY, PROWERS CO., COLO., January 16th, 1898.

W. M. Wiley, Esq.:
Holly, Colo.

Dear sir:

I take pleasure in sending you my report of analysis of sample sugar beets from Washington, D. C.

**Variety** Klein Wanzlebener.  **Serial No.** 2133.

<table>
<thead>
<tr>
<th>Average Weight of Beets.</th>
<th>Sugar:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grams</td>
<td>Ounces</td>
</tr>
<tr>
<td>539</td>
<td>19</td>
</tr>
</tbody>
</table>

Sugar:

Per Cent in Juice: 18.0

Coefficient of Purity: 83.9

I raised last year at the rate of 52 Tons per acre, and will beat it this year.

Yours truly,

(Signed) M. D. Parmenter.
A90 NY MN VC 9 Paid

Holly, Colo 20

Jan 20, '98.

A.W. Krech,

120 Bway

Proxy for Buffalo stock not enclosed yours of seventeenth.

Wiley.

1223PM
POSTAL TELEGRAPH-CABLE COMPANY.

This Company transmits and delivers the within message subject to the following

TERMS AND CONDITIONS.

To guard against mistakes or delays, the sender of a message should order it REPEATED; that is, telegraphed back to the originating office for comparison. For this, one half the regular rate is charged in addition. It is agreed between the sender of the message written on the face hereof and the Postal Telegraph-Cable Company, that said Company shall not be liable for mistakes or delays in the transmission or delivery, or for non-delivery, of any UNREPEATED message, beyond the amount received for sending the same; nor for mistakes or delays in the transmission or delivery, or for non-delivery, of any REPEATED message beyond fifty times the sum received for sending the same, unless specially insured, nor in any case for delays arising from unavoidable interruption in the working of its lines, or for errors in cipher or obscure messages. And this Company is hereby made the agent of the sender, without liability, to forward any message over the lines of any other Company when necessary to reach its destination.

Correctness in the transmission of messages to any point on the lines of the Company can be insured by contract in writing, stating agreed amount of risk, and payment of premium thereon, at the following rates, in addition to the usual charge for repeated messages, viz: one per cent. for any distance not exceeding 1,000 miles, and two per cent. for any greater distance.

No responsibility regarding messages attaches to this Company until the same are presented and accepted at one of its transmitting offices; and if a message is sent to such office by one of this Company's messengers, he acts for that purpose as the agent of the sender.

Messages will be delivered free within the established free delivery limits of the terminal office. For delivery at a greater distance a special charge will be made to cover the cost of such delivery.

This Company will not be liable for damages or statutory penalties in any case where the claim is not presented in writing within sixty days after the message is filed with the company for transmission.

This is an UNREPEATED Message and is delivered by request of the sender under the conditions named above. Errors can be guarded against only by repeating a message back to the sending station for comparison.

No employee of this Company is authorized to vary the foregoing.

WILLIAM H. BAKER,
V. P. and Gen'l Manager.

JOHN O. STEVENS,
Secretary.

ALBERT B. CHANDLER,
President.
HOLLY, PROWSERS CO., COLO.,

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

January 17th, 1898.

Gentlemen:

I have your favor of the 14th and note that it will be as well to retain the taxes for '97 on the purchase of lands. Also I note that Geo. R. Douglas's application has been approved and cancellation of the W. 1/2 N.W. 26-32-43.

I have also received Mr. Wm. Reynolds' lease, and the right of way deeds from Mary B. Johnson and Dorcas Burchfield.

In regard to accepting receiver's receipts—of course, I am as anxious as you could possibly be that we should get no lands on our books but such as have a strictly good title. The only point I wish to make is that we are now acquiring land at a very low price and our main object is to acquire land, and in rejecting a piece of land we must bear in mind the certainty that the land will increase in value and that some one else will pick it up and keep it out of our hands; therefore, I hope that you will not reject any land absolutely unless the title is in postively bad shape and cannot possibly be made right.

Yours truly,
HOLLY, PROWERS CO., COLO., January 17th, 1898.

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

Gentlemen:

I have your favor of the 14th, referring to P. K.

Hansen, about which matter I will write you later.

I note that you have received the papers in regard to Wm. Gill,—note for $410 and receipt for binding money.

I will write you later in regard to Vail.

Respectfully,
HOLLY, PROWERS CO., COLO., January 17th, 1898.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

I have your favor of Jan. 15th, referring to train service. Mr. Dyer, superintendent of the western division, I feel that I can say is my personal friend; he is certainly the strongest kind of a friend of this enterprise and of the Arkansas Valley. I have had a great many talks with Mr. Dyer about the Arkansas Valley and its development. He realizes thoroughly the necessity of the railroad and ourselves working in perfect harmony; he also realizes the need of the Valley, but he is an extremely strict disciplinarian, and in talking to me he is always very careful not to say anything that would tend to criticise his superiors, but I am morally certain of the fact that he thinks #7 should be put on and that he also thinks it would pay if it were put on.

Mr. J. P. Hall, manager of the passenger ticket department in Denver, has expressed himself to me emphatically that in his opinion #7 would pay.

Because of Mr. Dyer's delicacy in this matter, I have not gone directly to him in this last instance, but I am very sure that he does not and would not feel that I had the slightest intention of going around him. No one could have

C. B. & Co. #2.

been more considerate of us or tried to do more to help us along than Mr. Dyer has done. I will, however, see Mr. Dyer at once, and while he probably will not express himself to me in a definite way, he may express himself to the Topeka office. I know that a great many letters have been written to Mr. Dyer complaining of the present train service. On the day after my writing you, or on the 13th, I received a telegram from Mr. Frey, and a letter enclosing freight train permits for the gentlemen for whom I asked them, and apologising for the delay, stating that it was the consequence of his being absent from his office.

As far as the practical construction of our work and the necessary supervision and traveling which this construc-
tion entails upon us, these freight train permits serve us. It is now possible to get up and down the Valley, but the freight train permits to several of our employees does not help our colonization schemes, nor does it help the general development and settlement of the Valley.

I note the insurance matters enclosed and will go over them carefully and write you.

Respectfully,
Holly, Prowers Co., Colo.

January 17th, 1898.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

I enclose you herewith contract #3044, W. W. Reynolds. He wishes to have his '98 principal spread over the other years of his payments. Please make this change. The request for this has been coming in so frequently that I think it would be as well to make the contracts out in almost all cases in this way and save the trouble of having to change the contracts.

Respectfully,
Mr. A. W. Krech,

120 Broadway,

New York, N.Y.

Dear Mr. Krech—

When Judge Rogers wrote me, suggesting going to Wichita, I answered asking if he did not fear that his going there would tend to give them the view that we looked upon their claims as serious. His answer to this I copy from his favor of the 15th, and in view of this conversation, I have instructed him to go.

"Your two communications of the 14th inst. received. As to the Kansas visit, it was my opinion to go quietly and talk with Mr. Houston, the attorney who has the matter in charge. I don't know whether I so stated to you, but he informed me when here, that if I would say to them after thorough investigation, that in my judgment they could not succeed, it would go a long way toward preventing any action. Of course I would not expect to accomplish anything based upon a mere statement of mine, but would aim to satisfy him through authorities which I think he is not familiar with, and from principles that have not occurred to him, that it would be a mere waste of energy on their part and productive of considerable evil to Colorado."
HOLLY, PROWERS CO., COLO., January 17th, 1898.

A.W.K. #2.

There are several reasons why, in my opinion, this suit should be headed off, if possible, because no matter how flimsy the excuse for a suit is, the mere fact that one existed would interfere with our plans in several directions. The matter has been exploited in the newspaper a great deal and statements made therein that suits have already been brought, and Mr. Mohl and Mr. McMurtry have both had a good deal of correspondence on this subject.

No suit has yet been brought.

Yours very truly,

McMurtry
HOLLY, PROWSERS CO., COLO.,                   January 17th, 1898.

Mr. A. W. Krech,
120 Broadway,
New York, N.Y.

Dear Mr. Krech--

I have your favor of the 13th enclosing letter from Mr. Seward. Also yours of the 14th, stating that the Directors of the Amity Land & Irrigation Company would meet on Saturday and pass a resolution making the assessment due March 1st. I am very sorry to say that upon looking further into this matter, Judge Rogers and I have discovered that the Amity assessment must be made payable on April 1st, according to the water deed, and I am sorry to have to ask you to have the Board of Directors make this date April 1st instead of March 1st.

Very truly yours,
HOLLY, PROWERS CO., COLO., January 15th, 1898.

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

Gentlemen:

I have your favor of the 13th, enclosing warranty deed Lot 24 Block 4 to J. S. McMurtry. I note that commission to Mrs. Slaymaker is due from Geo. Biles, and will change my correspondence to conform with it. I also have bill of commissions due Mr. McMurtry on the contract amounting to $35.00. I understand you expect us to pay this when the sale is closed.

Mr. Horst's report of the business here is being very carefully made up. I hope to get it off to you either this afternoon or tomorrow.

I note that the head-gate keeper's reports are on their way. Please accept thanks.

I am sending you to-day a list of the improvements on our lands. I think this is the most complete list that has as yet been made in this territory, and I would like to know if it compares with the information which you already have, and if it does not, please let me know in what the difference exists, so that on a careful examination we may get these improvements exactly right as a basis for keeping
C.B. & Co. #2.

the record correct in future. You will notice on the Sand Creek Ranch that while you may have this house on your records as a valuable 5 room stone building, it is, as a matter of fact, valueless, because it cannot be occupied where it now is and it would hardly pay to move it. These improvements are supposed to cover all except what is properly comprised in the Holly Ranch buildings and the Holly town-site.

Very truly,
THE AMITY LAND AND IRRIGATION CO.

HOrry, Prowers Co., Colo., January 15th, 1898.

Mr. A. W. Krech,
120 Broadway,
New York, N.Y.

Dear Mr. Krech:

I am sending Close Brothers to-day an itemized inventory of all the improvements on the lands which we own in Colorado east of Big Sandy. I suppose no more than the totals would interest you. If you would like to have the complete list, I will either make it for you here, or you can ask Close Brothers to send it on. The summary is as follows:

7 dwellings valued at $955.
17400 rods of fencing $2451.
469 acres of alfalfa $3093.
260 acres of plowing $390.

We are working hard to get the balance of the inventories in shape, and I hope to get them off in the early part of next week.

Very truly,

[Signature]

W. M. Wiley,
Manager

E. C. Hawkins,
Chief Engineer
HOLLY, Prowers Co., Colo., January 15th, 1898.

Mr. A. W. Krech,

120 Broadway,

New York, N.Y.

Dear Mr. Krech:

I have your favor of Jan. 11th. I note that the presidency of the Buffalo has been put in satisfactory shape. In this connection I would say that I have not yet received the proxy for 997 shares of stock in the Buffalo.

I note that at the meeting on next Monday the matter of the outlay for Mr. Crowley will be considered.

Very truly,

[Signature]
HOLLY, PROWERS CO., COLO., January 15th, 1893.

Close Bros. & Co.,

Chamber of Commerce,

Chicago, Ills.

Gentlemen:

We have purchased of J. C. Lester through Platt Rogers the S. 1/2 S. W. of 20, and the N. 1/2 N.W. of 29-21-46, together with one water right of one and 44/100 cubic feet, from the Arkansas River, L. R. & C. Company, for the sum of $1,360. I enclose herewith deed to Preston Watson and stock in the Fort Lyon Canal Company, and declaration of trust which Preston should sign. Judge Rogers says that all persons in whose name land is bought, should sign such a declaration as this, and I shall be obliged if you will see that this is done. I retain in this office check from J. C. Lester for $38.94, being the '97 taxes. The list of names supplied me by Mr. Krach for the purchase of lands is enclosed herewith. I have suggested to Mr. Cooper that he uses alternately names from the list supplied by you and that supplied by Mr. Krach, and as I said above Judge Rogers suggests that in each case a declaration of trust be made. Engineer's reports to follow.
HOLLY, PROWERS CO., COLO., January 15th, 1898.

C.B.& Co. #2.

We have also purchased from Rogers the N.W. 15-22-46 with two water rights, price $1200; the N.W. of 25-21-47 with two water rights, price $1020. Charges for abstracts and recording deeds, $7.35 on these two items, and an item of interest of $55.50. Engineer's reports will follow.

You will notice that the price paid for the first piece of land is $360 more than the usual price; this was caused by a misunderstanding between Judge Rogers and J.C. Lester and has been discussed with New York. The abstracts in this case are still in the hands of Judge Rogers, he keeping them to bring them down to date.

Very truly,
HOLLY, PROWERS CO., COLO. January 15th, 1898.

Close Bros. & Co.,

Chamber of Commerce,

Chicago, Ills.

Gentlemen:

We enclose you herewith application to purchase

the N. 1/2 S.E. 1/4 Sec. 17-32-43, by Guy B. Huntington.

Binding money $25.00.

Very truly,
HOLLY, PROWERS CO., COLO. January 15th, 1896.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

I am finding my ignorance of abstracts in this office is militating against the prompt purchase of land in Colorado; also the fact that Mr. Cooper corresponds with me and I correspond with you, is causing unnecessary delay. I suggest the following plan, and we will put it into force if it meets with your approval:—that upon Mr. Cooper’s finding it probable that he will purchase a certain section of land, he will notify me and I will have the engineer’s report made upon it and submit that report to you; that Mr. Cooper will correspond directly with you in the matter of abstracts, and that Mr. Cooper shall bill the land to me with your approval of the purchase, and I will send him a check from this office. I have to be away from the office a good deal, which is another reason why it strikes me this method would be best. Please let me have your views on this subject.

Very truly,
HOLLY, PROWERS CO., COLO. January 14th, 1898.

Close Bros. & Co.,

Chamber of Commerce,

Chicago, Ills.

Gentlemen:

Please send me a copy of the old form of water deed of the Amity Canal, if you have such a thing.

I have received to-day your telegram, which I understand as follows:-

"Have Goodale examine land office records; if straight, you are satisfied improvements have been made according to law, purchase approved."

Judge Goodale is out of town to-day but I know that the land office records are straight, because I have had them gone over.

Very truly,
HOLLY, PROWERS CO., COLO., January 14th, 1898.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Enclosed please find letter from J. C. Lester regarding the S.W. 31-21-40, Hamilton County, Kansas. This is less than $1.00 an acre, and I am rather inclined to think that we would not go far wrong in buying. I understand that you have field notes on all of this land, so send you the letter as it is.

Very truly,
HOLLY, PROWERS CO., COLO., January 14th, 1898.

Close Bros. & Co.,
Chamber of Commerce,
Chicago, Ills.

Gentlemen:

I enclose you herewith the papers in regard to 25-21-46,--abstract, engineer's report and bill from D. E. Cooper and warranty deed to Carl H. Smith.

Yours truly,
HOLLY, PROWERS CO., COLO., January 17th, 1898.

Mr. A. W. Krech,
120 Broadway,
New York, N.Y.

Dear Mr. Krech:

Judge Goodale returns me the report signed by Mr. Tuttle as president of the Amity Land & Irrigation Co., and requests that he sign the verification at the point indicated by Judge Goodale in pencil.

Very truly,

[Signature]
Mr. A. W. Krech,

120 Broadway,

New York, N.Y.

Dear Mr. Krech:

I enclose you copy of letter received from M.D. Parmenter to-day, relating to the quality of sugar beets which he raised. This may be of some interest to the owners.

Very truly,

[Signature]
HOLLY, PROWS CO., COLO., January 17th, 1898.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Enclosed please find Mr. Hawkins' receipt for pass #51900.

Very truly,

[Signature]
HOLLY, PROWERS CO., COLO., January 17th, 1898.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Under clause 12th of the water deed drawn with the contract, statement is made that when the carrying capacity "has reached such a limit as to be most practicable such canal system may be turned over to the respective holders of water rights at the option of said Company".

Does this mean that we can turn the canal system over at any time that we wish to do so, irrespective of the amount of water rights that have been sold from it?

Further along it says "and all shares of the capital stock of the new company representing the water rights unsold shall be issued fully paid and non-assessable to the Company as its property." I understand and have stated that the words "non-assessable" in this connection mean that the stock shall be non-assessable in the sense that it is fully paid and that the Company which receives these un-sold water rights shall be liable for the regular yearly water assessment. If this were not true, the criticism is made that the Company could next week turn the Canal over to the present water right owners and receive stock for the unsold water rights which would not be obliged to bear the assessment for maintenance.

Yours truly,
HOLLY, PROWERS CO., COLO., January 15th, 1898.

Mr. A. W. Krech,
120 Broadway,
New York, N.Y.

Dear Mr. Krech:

The question of a physician here assumed serious importance, and after a good deal of trouble I succeeded in securing Dr. R. D. Wilson to take up his residence in Holly. Dr. Wilson was selected for me by several prominent physicians in Denver whom I knew personally. This selection was made from a large lot of applicants. Since his coming here he has fulfilled all expectations which I had of him. He seems to be thoroughly educated as to the modern ideas of practice and surgery. At the time of Dr. Wilson’s coming here there was no physician in the Arkansas Valley who had my confidence to any extent whatever. There were most of them old fogies or young men without hospital or practical experience. R. D. Wilson, M. D., graduated from the McGill University in Canada in 1894, practiced in Chatham and Derby until 1896, when he removed to Denver for the benefit of his wife’s health; practiced in Denver, Colorado, until October 1897, when he was induced to locate in Holly. He refers to E. A. A. Rogers, M.D., 224 West Colfax
HOLLY, Prowers Co., Colo., January 15th, 1898.

A.W.K. #2.

Ave., Denver; E. P. Hershey, M. D., Calafornia Bldg., Denver; C. P. Coursey, El Paso Bldg., Denver Colo., and James Stewart, M.D., Montreal, P.Q. Dr. Wilson can give any other references that are necessary in either Montreal or Denver.

The purpose of writing this letter is that it is very important to help Dr. Wilson in every way that we can in order to keep him in the Valley. One of the greatest helps would be to have him appointed as a surgeon for the Santa Fe system. This would entitle him to an annual pass, and thereby his circle of practice would be enlarged and he would be enabled to practice to Syracuse in the East and Lamar in the West. The Santa Fe, although it has a surgeon at Coolidge, is really in need of a first class surgeon in this neighborhood, and I hope that you will use all of your influence to have this appointment made.

Very truly,

[Signature]

J. P. Kansas M.D.
Topeka, Kansas
Chief Surgeon A. I. D. I.