HOLLY, PROWSERS CO., COLO. April 20th, 1898.

N.E. 5-22-46.

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

Gentlemen:

We enclose the following papers in regard to the N.E. 5-22-46:— abstract of title, warranty deed Sarah C. Haight to Preston Watson, U.S. Patent, certificate of tax redemption and receipt for '97 taxes, Ft. Lyon water stock and old water deed with statement of Secretary of Ft. Lyon Company attached, as to why said Company recognizes the water right of 72 shares. Also some old deeds and water certificates for same property.

Yours truly,
THE AMITY LAND AND IRRIGATION CO.

HOLLY, PROWSERS CO., COLO.        April 20th, 1898.

Abstract 1 1/2 S. 1/2 13-22-47.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

We enclose herewith abstract N. 1/2 S. 1/2 13-22-47, continued down to include deed to F. M. Pendrigh and payment of all taxes. We also enclose water stock in this case and receipt for payment of '96 assessment.

Yours truly,
HOLLY, PROWSERS CO., COLO., April 20th, 1898.

S.E. 6-22-45.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Enclosed herewith find abstract of title
to S.E. 6-22-45, showing deed from Belknap Savings Bank
to Preston Watson. Also Ft. Lyon certificate and some old
deeds for same property.

Yours truly,
M. X. Jones, Esq.,

Hoisington, Kansas.

Dear sir:

I don't know what to say to you in regard to an offer. There are quite a number of settlers who have come in near Holly. Within the last five days, the Salvation Army has moved in 20 families. These people are going to live on ten acre tracts and nearly all of them will want to keep milk cows and keep them up in the best condition. They will settle in about three miles of Holly.

As I told you when you were here, I don't like to give bonuses. We have invested in this country several millions of dollars, and while we wish to help you establish a creamery here, because we feel that one would pay well, the paying of bonuses is somewhat against our policy.

I think if you will locate here, it is very probable that I can make arrangement with Fred Harvey to have you supply butter of a certain grade to a large majority of his eating houses. This ought to be a great inducement.

Further than that, I think that our influence in the Valley is such that you can have a skimming station at most of the towns of the Valley, and have your creamery at one place. The Valley from La Junta to Syracuse is
HOLLY, PROWERS CO., COLO.  April 19th, 1898.

M.M.J. #2.

developing very rapidly indeed, and sooner or later will be controlled by one first class up-to-date creamery. The question for you to decide is whether you will own this creamery. Another view for you to take of this matter is this, that those places which offer you bonuses to settle there, offer you very little future, and the bonus will not pay you a profit for many years, whereas we who do not care to offer you a bonus offer you a future of steady growth and increasing prices.

Yours truly,

[Signature]

W. M. WILEY,
Manager
E. C. HAWKINS,
Chief Engineer
HOLLY, PROWSERS CO., COLO.        April 18th, 1896.

Delay in Approval
of Abstracts.

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

Gentlemen:

I understand how busy your office is and how difficult it is for you to give our business the preference, but the purchase of lands is being delayed considerably by reason of the delay in passing on abstracts. I will be obliged if you will take this matter up, and see if by enlarging your clerical force, if it is not possible to have these abstracts passed on promptly, so that I can report on them within the week after their being offered to us in this office.

Yours truly,
HOLLY, PROWERS CO., COLO. April 18th, 1899.

Markham Contract.

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

Gentlemen:

In regard to the purchase of land, I wrote you some time since that Mr. Cooper was fulfilling our expectations in respect to his integrity and honesty in making such purchases, but that the rapidity with which he was making them left much to be desired.

I suggested that I was in negotiation with Markham with a view of making Markham purchase lands for Cooper, and with making Markham and Bent companions for this work in addition to Cooper's payment. Not having heard from you on that subject I considered that the detail of the matter had been left in my hands and to do the best I could in the premises, which would be along the lines of the conversation I had with your Mr. Graves when we came West together, in which he asked me to confine the passing on these details to my office as much as possible, in order that I might relieve him. After having waited and had time to hear if you had any criticism of this matter to make, I had Markham come to see me, and I discovered in the course of the conversation that Markham had been making an effort
HOLLY, Prowers Co., Colo.  April 18th, 1898.


to work a corner on us in the land business, so that he
could get a large remuneration and to prevent us from making
purchases such as we wished to.  I also found that he posi-
tively refused to undertake the purchase of lands at any
less than $5 per acre.  He also refused to have any dealings
whatever with Cooper.  Having found Cooper to be honest and
knowing that Markham’s great failure was in the lack of
honesty, I refused to treat with the matter any further.

Knowing that Bent had considerable influence over
Markham and was also well posted in the land business,
I had a talk with Bent, as well as with Mr.rown of the
First National Bank and Mr. W. C. Gould of the same Bank.
These gentlemen were very decided in their view that there
was no one in the Valley who could buy land and run down
land owners as successfully as Markham could, and Bent told
me that he thought he could control Markham.  I have told
Bent that I was inclined to pay more commission per acre
for the purchase of this land, and that it would seem to be
a good idea to have Bent, Cooper and Markham, who were the
only active real-estate men in Lamar, join themselves togeth-
er in a sort of partnership and have us make a remuneration
to them which would be sufficient to compensate them.

In coming to this conclusion I had this in mind, that
real-estate around Lamar and under our System is rapidly
advancing in price by reason of the advertising which we
C. B. & Co. #3.

were giving it, and that it was not only desirable that we make these purchases as quickly as possible, but that they are made in as much of a body as possible, which is carrying out what I understand to be your views as to colonization. You will also bear in mind the pressure that New York is bringing to bear as to the purchase of lands, and their anxiety to have them made as soon as possible, and I consider it wise to pay a larger commission for the purchases and keep the price down than to enter into a fight with Markham with the possibility of having to pay more for the land.

I therefore agreed with Bent that if he made the alliance with the two other men as I suggested, and that Markham gave the three of them access to his abstract books for the purpose of running owners of lands down, that we would pay him 55 cents per acre, together with 25 cents of the difference between the price paid for the land and $500 per quarter section.

When Bent had an interview with Markham I got an ultimatum from them that they would not enter into an arrangement as outlined, because they refused to deal with Cooper. I then told them that they could drop the matter altogether and that I would ask you to send out a land man, who would pursue the matter with energy and that we would make a fight. This brought Markham to terms and the
HOLLY, PLOWERS CO., COLO.        April 18th, 1893.

C. B. & Co. #4.

agreement has been verbally entered into, and I enclose
you a copy of the proposed contract which has been drawn up
by Judge Rogers.

The fight between us about getting to terms has
been fast and furious, and I have been traveling around to
such an extent that I have not had an opportunity to give
you the full detail. I sincerely hope that the above
plans will meet with your approval. It is the only method
that could have been pursued to prevent a nasty fight
between ourselves on the one hand and Markham on the other,
and while you know my opinion of Markham personally, it
can be said that he knows more about the land in Prowers
County than any other man does, and where and how to buy it.
He had fully made up his mind to wage a fight with a view
of securing $5 per acre from us.

Please report on the proposed memorandum of
agreement as soon as possible.

Yours truly,
Incorporation of
New Companies.

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

Dear Mr. Krech:

I was in Denver on Wednesday of last week, when the two Companies of The Great Plains Water Company and the Amity Land Company were incorporated. There were some slight changes made in the complexion of the Board of Directors for the following reasons; Mr. Hawkins was absent and Mr. Vidal was used as an incorporator in one Company. I put Mr. B. B. Brown of the Board of Directors of the Great Plains Water Company in place of Mr. Hawkins, for the reason that Mr. Hawkins is liable to be away a good deal of the time and because Mr. Brown has been so generous in his use of time and energy in our interests, that I thought he would feel complimented to be on the same Board with Joseph A. Thatcher, and because it would tend to increase his standing to some extent in the financial world, and I hope that this action has met with your approval. I have used a great deal of Mr. Brown's time lately in making the fight for water.

From the way the articles from the powers granted the Companies by their articles of incorporation, it would
A.W.K. #2.

seem to be necessary to do business under two names in this office. All business done relating to water and the maintenance of the Canal and Reservoir properties would be done under the name of the Water Company, and all business relating to the farming and cultivating of land, such as ranch work, it would seem to be necessary to do under the name of the Land Company. Please let me know if this conforms with your ideas.

In regard to the shortage of water that we have been suffering from,--it is our periodical shortage of water, which, as my former correspondence will show, usually lasts between the dates of April 1st and May 20th. Our fight for water has been conducted on such lines and with such energy that the Ditches east of Pueblo have become desperate.

It is hardly necessary to enter into the detail of the last fight; suffice it is to say that the Bob Creek Canal, the ditch on the River of the youngest priority, was permitted to take a portion of a flood of water which should have come to the Amity, at a time when the Amity stood in great need of it. I learned this Thursday morning returning from Denver, and stopped over in Pueblo and tried to fasten the wrong doing upon one of the water commissioners, but it seemed impossible to get the necessary testimony to do this.
A.W.K. #3.

I have therefore decided to go to Denver and employ from the agencies one of the best detectives and put him in the Valley. It is absolutely necessary to make an example of somebody. I don't want so much to protect us from the next stealing of water as I wish to convict for the last stealing. This theft of water will continue until somebody is made an example of.

It is of the utmost importance that we get a run of about ten days of water to plant about a car load of fruit trees under the Amity Canal. I am going to Las Animas this afternoon in the hopes that I can buy the water of two small ditches, which, added to another small ditch which I can get, will give us the run of water for the necessary time and save the fruit trees from spoiling.

I was out at the work on the Reservoir sites yesterday and found it progressing in a very satisfactory manner. The object for the coming season will be to fill the Queen or Nee Skah Reservoir first, and be sure that that is filled for the next Spring's use, and fill as much of of the others as is possible.

Yours very truly,
Wilkinson's letter.

Mr. A. W. Krech,
120 Broadway,
New York City.

Dear Mr. Krech:

I enclose you herewith a letter from Mr. Wilkinson under date of April the 15th, and if there is no objection upon your part, I will let Mr. Berdoo leave here towards the end of the month.

Yours truly, [Signature]

HOLLY, PROWERS CO., COLO. April 18th, 1898.
Applications of Steele & Barrett.

Close Bros. & Co.,

Chamber of Commerce,

Chicago, Ills.

Gentlemen:

Enclosed please find two applications from W. S. Steele, Mr. Mohl's agent in Quimby, Iowa. One of these is from Geo. Barrett, but I understand from Mr. Mohl that they are both for the same man. As far as I am concerned, I have agreed to this price for the following reasons——a letter from Mr. Steele requesting Mr. Mohl to purchase for him 40 acres, was received at Holly on March 8th, but was not delivered to Mr. Mohl through the fault of the postmaster, but was left to lie in the post office and was about to be sent to the dead-letter office.

Of course, technically speaking, we were not liable for the delay in the receipt of the letter, but Mr. Mohl attaches great importance to the field in which Mr. Steele lives, and thinks that if this land is sold, it will be the opening for much more in that community. I therefore told Mr. Mohl last night that I would pass on this application as far as I was concerned, and then leave it to you.

Yours truly,
HOLLY, PROWERS CO., COLO., April 11th, 1898.

Golliday Bill.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

Referring to your favor of March 8th, regarding the L. V. Golliday bill, Mr. Duncan tells me that this bill was incurred at the suggestion and upon the responsibility of Mr. Mohl. Please take the matter up with him.

Yours truly,
Amity & Buffalo Reports.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Enclosed please find copies of reports of Amity and Buffalo Reports.

Yours truly,
HOLLY, PLOWERS CO., COLO. April 15th, 1898.

Lots 3, 4 & 5, S.E. N.W. 6-22-46.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

We enclose herewith abstract for Lots 3, 4 and 5, and S.E. N.W. 6-22-46. Above land has been submitted to us for $500. Balance of '97 taxes will be paid and so shown on abstract when same is returned.

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

W. 1/2 N.W. 35-22-42.

Close pros. & Co.,

Chicago, Ills.

Gentlemen:

We enclose herewith abstract W. 1/2 N.W. 35-22-42; same has been continued to show deed from R. M. Millinger to W. N. Coler, Jr., and certificate by Prowers County Abstract Company, covering date on which deed was recorded.

Yours truly,
HOLLY, PROWERS CO., COLO

April 15th, 1898.

W. 1/2 S.E. 18-21-46.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

We enclose herewith abstract for W. 1/2 S.E. 18-21-46, showing payment of '95, '96 & '97 taxes and deed from Flora B. Auten to L. M. Bailey. Also certificate of abstractor extended by S. B. Faulkner, County Clerk, to cover record of deed.

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

S.W. 15-22-45.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

We enclose herewith the abstract for S.W. 15-22-45, showing record of deed of Fielding Miller to W. N. Coler, Jr., and certificate of abstractor continued to show the date on which the deed was recorded.

Yours truly,
THE AMITY LAND AND IRRIGATION CO.

HOLLY, PROWERS CO., COLO. APRIL 15TH, 1898.

N. 1/2 N.E.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

We enclose herewith abstract for N. 1/2 N.E.
17-21-46, showing record of deed to our vendee, and abstracter's certificate extended to cover date upon which deed is recorded.

Yours truly,
HOLLY, PROWSERS CO., COLO., April 15, 1898.

S.W. 15-22-46.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

We enclose herewith abstract for S.W. 15-22-46, showing record of deed to McCurdy and certificate of abstracter extended to cover date upon which deed was recorded.

Yours truly,
HOLLY, Prowers Co., Colo. April 15th, 1898.

Ft. Lyon Water Right for desert Claim.

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

Gentlemen:

Replying to your favor of April the 12th, Mr. Cooper wishes to prove up through the use of some of his friends a desert claim under the Ft. Lyon Canal, and it was my idea that one of the rights which we had bought might be transferred to him and by him to his friend for the purpose of proving up this land.

Please let me know if you have any serious objection to that course.

Yours very truly,
Holly, Prowers Co., Colo.  April 15th, 1898.

Canfield Trade.

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

Gentlemen:

Please report by return mail on the Canfield trade. The limit of his patience has been reached in this matter, and he is going to trade the land to some one else, unless I can close this up with him by return mail. By that course we will lose a valuable piece of land and have a very valueless piece left on our hands.

Yours truly,
HOLLY, Prowers CO., Colo. April 15th, 1898.

Abstracts.

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

Gentlemen:

Replying to your favor of the 12th relating to abstracts for Holly town lots, I regret extremely that this request of mine by wire gave you annoyance. In the first place, I did not know that there was any different arrangement applying to lots for the Holly town site than for lands, but I understood that in all cases abstracts were furnished.

This was telegraphed for because Milford in the first place expected that an abstract would be furnished, and second, there had been considerable delay, which was not your fault, but occurred in this office, and he was being put to considerable inconvenience by the delaying of the scheme which he had on foot.

Abstracts are not requested by the people of Holly except for the purpose of borrowing money on their lots, and any suggestion that you have that you think will give them the necessary information will be carried out. If you will make such an abstract as you suggest, I think that will answer all purposes, and I shall keep it on file here.

Yours very truly,
HOLLY, PROWSERS CO., COLO.

April 11th, 1898.

Lack of Water.

Mr. A. W. Krech,

120 Broadway,

New York City.

Dear Mr. Krech:

We are suffering very much from lack of water. I went up the River on Tuesday and succeeded in getting some of the smaller ditches to turn out all of the water they were using at one time, so that we can get some 2,000 fruit trees planted under the Amity Canal.

Mr. Mohl arrived here on Thursday and in spite of the lack of water, succeeded in selling two men at $30 per acre. I was very much gratified to have him say to me last night that if we had water in the Canal, the increase in price would not affect his sales in the slightest. I think that this establishes the fact that our land is worth $30 per acre.

Yours very truly,

[Signature]
HOLLY, PROWERS CO., COLO.        April 11th, 1898.

Amount of Land.

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

Dear Mr. Krech:

Mr. Hawkins wished to be very conservative when he made the statement to you that our system could not irrigate more than 95,000 acres. If we had to carry our water to Kansas and spread it along the country in small lots, that amount of land would probably be as much as we could successfully irrigate. But if a solid body of land can be purchased immediately adjacent to the head of the Canal, I am ready to go on record as saying that we can irrigate 150,000 acres. That leaves us to purchase in the neighborhood of 120,000 in acres in Colorado, which is a pretty big job and which will require all of the energy and attention that can be brought to bear upon it.

I don't possibly see how Bent and Markhan can get the best of me in this deal, if all land is examined before purchasing and Chicago passes on all titles, and if the maximum price is $500 per quarter section. They may buy some land for less than $500 and turn it in to us at $500, but if I catch them at this, I can punish them, and in any
HOLLY, PROWSERS CO., COLO.  April 11th, 1898.

A.W.K. #2.

event $3.00 per acre is a satisfactory price to us.

Yours very truly,

[Signature]
Weather Reports.

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

Dear Mr. Krech:

Please take the necessary steps through Washington to have this office supplied with the daily weather reports from Denver, and from the nearest weather station east of us.

Yours very truly,
Indian Claims.

Mr. A. W. Krech,

120 Broadway,

New York, N.Y.

April 11th, 1898.

Dear Mr. Krech:

I have succeeded in verbally closing the deal with Dan Keezee for the Indian claims lying immediately north of Lamar, upon the following terms: all of the heirs interested to sign a deed to us in escrow for the land, Dan Keezee as agent to sign a contract to deliver the entire body of land to us, and we to pay for the land as the title to any portion of it was made satisfactory to us. The terms are $10 per acre for the 1600 acres, and an additional sum to be paid on account of taxes to Keezee of $500. This additional sum will not show on the deed, but is an agreement between him and myself.

You will notice by this that I have gotten the price down $2.50 per acre. It was with great difficulty that I did this, and I consider to have made a very good trade. In my opinion, the lands, if put in good shape, can be sold for $100 per acre. They can be supplied with Reservoir water and it is possible that more can be gotten for them. I feel confident of being able to handle this body of land so that it will net us in return a clear
HOLLY, PROWERS CO., COLO.  April 11th, 1896.

A.W.K. #2.

profit of from $35,000 to $50,000. I shall keep a special account on the books for the Indian Claims, and charge up against it all of the cost, so that this can be figured out in the end.

Yours very truly,

[Signature]
HOLLY, PROWSERS CO., COLO. April 11th, 1898.

Price of Lands.

Mr. A. W. Krech,
120 Broadway,
New York City.

Dear Mr. Krech:

The price of this land, by reason of the advertising which we are giving the Arkansas Valley, is going to rapidly increase; the price of land around Lamar has doubled within the last twelve months.

The Keezee land, which I refer to in another letter, was high priced land when it was offered to us at $9.40 per acre. Today, judging by the increase in the value of other lands, $12.50 is cheap for it. I cite these cases to show you the difference in prices.

In order to get the large body of land we need for our purposes, we have to act with considerable energy at this time, and we have to pay for the energy. I am therefore about to close a contract with Bent on the following terms: he to associate Markham with him, but not with me, and he to divide the profits of the contract between Markham and himself. We agree to buy land at $500 per quarter section, or $3.12 per acre, and to pay no more under any
HOLLY, PROWSERS CO., COLO.  

April 11th, 1898.

A.W.K., #2.

circumstances, we to pay Bent 55 cents per acre for purchasing the land as our agent, and if he can purchase any land for less than $500 per quarter, he is to receive 25 per cent of the difference between the price he purchases it for and $500 per quarter, the land to be approved by us both as to its irrigability and title, before purchase is made.

Yours very truly,

[Signature]
Purchase of Lands.

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

Dear Mr. Krech:

I find that Mr. Cooper possesses the qualities that we had hoped, as far as integrity and honesty goes, but as to the matter of energy, he is lacking. I also find that some of the real-estate men in Lamar, particularly Bent and Markham, who are better posted on the ownership of land, than Cooper, have been making a corner against us. You know from my past correspondence, how intensely I dislike Markham. At the same time he seems to be necessary to us in this matter. He has been in the real-estate business here for years, and he has possession of the abstract books, and he has continually posted himself from time to time on the ownership of this land, with a view to making himself valuable to us, and he has succeeded admirably in his object. I feel that as much as I dislike to deal so with him in any way, it is necessary for us to do at this time. Mr. Bent is also valuable to us in this matter.

Yours very truly,
RECEIVED at the WESTERN UNION BUILDING, 195 Broadway, N.Y. April 16, 1898

Dated

To

Contract Verbally Closed Yesterday
Considered graves would leave
details here to me will arrange
with him Wiley.
J. F. J. Gouley Loan.

Mr. A. W. Krech,

120 Broadway,

New York, N.Y.

Dear Mr. Krech:

I enclose you herewith Ft. Lyon Canal voucher #93, to J. F. J. Gouley for $637.65, covering the interest on the $21,000 loan to April 6th.

When Mr. Wilkinson was here, I considered it wise to have him go over the books of the Ft. Lyon Canal Company and audit them. The results show that this was a very wise measure. His bill for this work is $50, and I expect to have the Ft. Lyon Canal Company pay for it.

Very truly yours,
HOLLY, PROWERS CO., COLO. April 2nd, 1898.

J. F. J. Gouley Loan.

Mr. A. W. Krech,
120 Broadway,
New York City.

Dear Mr. Krech:

I have received from Mr. Wilkinson today, his certificate of correctness as to the handling of the $21,000 loan made by J. F. J. Gouley to the New La Junta and Lamar Canal Company, for taking up the Receiver's certificates. I suppose he has sent a copy of this report to you; if not, let me know, and I will send you a copy.

The reasons that existed for taking this loan from J. F. J. Gouley no longer exist, and it would probably simplify matters if this were charged up on the Great Plains books. Please let us have your views on this subject.

Yours very truly,
HOLLY, PROWERS CO., COLO.  April 9th, 1898.

Stecker Contracts.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

Enclosed herewith please find contract of

Henry Stecker—for S.W. S.W. 21-22-43, and also for

N.W. S.W. 21-22-43.

Yours truly,
HOLLY, PROWERS CO., COLO.  April 11th, 1898.

McMurtry Commission &
Puntenney & Hopkins Contracts.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

I have received and carefully noted your favor of April 8th, relating to McMurtry's commissions and the Puntenney and Hopkins Contracts.

Very truly,
HOLLY, PROWERS CO., COLO.  April 11th, 1898.

Amity Paper &
Canal Reports.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Replying to your favor of April 8th, the Amity letter heads were received, but by reason of a bull were left to lie longer in the depot than they should have done.

In regard to the Canal rating, Bannister made the technical rating 1.7 at the headgates, which was caused by the accumulation of some sand, whereas the amount of water in the Canal was .3; .3 was right. I had this matter arranged the other day and think it will be satisfactory now.

Very truly,
THE GREAT PLAINS WATER STORAGE CO

HOLLY, PROWSERS CO., COLO., April 11th, 1898.

Auditor’s Report on Ft. Lyon books.

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

Dear Mr. Krach:

I have your favor of April 6th, enclosing a report from Mr. Wilkinson on the Ft. Lyon Canal Company’s books. Mr. Wilkinson sent Mr. Brown, president of this company, and myself also a copy of this report. Mr. Brown was very much surprised and shocked to find the condition of affairs here represented.

I cannot say yet whether it is feasible to increase the assessment on the Fort Lyon Canal at the present time, but when I have had an opportunity to meet the Directors, this matter will be discussed. In any event, we would not have to pay this difference ourselves, but the deficit can go forward into next year and would be taken care of in the assessment for that year.

Mr. Kreybill is the only man in the Board whose eminent fitness for the place I have ever had reason to question. I never wished to have Mr. Kreybill there myself, but he was a friend of W. C. Burke’s, and as such friend, was most valuable to us in the signing of the contracts.
When the Board was made up by me I tried to get Mr. Burke to agree to leave Mr. Kreybill off of it, but he took the matter very much to heart, and I felt that it would have been a very poor return to Mr. Burke for the very hard and most valuable work he did in our behalf, to refuse to put one man on the Board at his request.

In the exercise of his functions as Director, he does not annoy us, because he is a figure-head, nor would he have the inclination to be an annoyance to us. His inefficiency is marked only in his book-keeping, and in the manner in which he attends to his business. The other members of the Board realize this even more strongly than I do. This matter will be taken care of.

Yours very truly,
HOLLY, PROWERS CO., COLO.  April 11th, 1898.

Amity & Buffalo Reports.

Mr. A. W. Krech,

120 Broadway,

New York City.

Dear sir:

Enclosed please find copy of Amity and Buffalo Reports for the month of March.

Very truly,

[Signature]
SUPERINTENDENT'S REPORT OF AMITY CANAL.

To Mr. W. M. Wiley,

General Manager.

Sir:--

In my report of January 1st, I spoke about some necessary repairs on the fill at East Bridge Creek. This work I have had done and the fill at that place is in good repair. On the east end of the fill at Spring Creek, the outside of the fill for a distance of 40 feet, the embankment has slid off, and while there is no immediate danger of any farther damage at this place, it is very necessary that it be repaired. This I will attend to at once. With this exception, the east end of the Canal from Buffalo Creek east is in good condition. West of Buffalo Creek there are a very few places, on some of the curves of the Canal, where the slope of the bank has been washed away, caused by running ice in the winter.

Last fall and winter we repaired a number of places of the same nature by rip-rapping with brush and I think we had best repair those places in the same manner.

At the several rock cuts along the line of the west end of the canal, there is some rock that has fallen into the Canal caused by the action of the water and frost causing the rock to slack and crumble off and fall into the Canal. I
have a man taking this rock out and will have this work completed in a very few days. I think it very necessary that we have the willow mattress at the head-gates repaired. This matter I have taken up with Mr. Berry, and asked him to investigate and give me his opinion.

With the exceptions above noted, the Canal is in good condition.

The water service for the past 20 days of the month was fully up to the demands of the consumers, but for the last ten days has been very short, and for the immediate future the prospect for water is not very flattering.

All of which is very respectfully submitted.

J. F. McDowell,
Supt. of Amity Canal.
SUPERINTENDENT'S REPORT OF BUFFALO DITCH.

To Mr. W. M. Wiley,

General Manager,

Sir:--

There has been but very little work done on the Buffalo Ditch the past month, and the Ditch is in about the same condition it was in my last report. The Ditch is in good shape. There will be some repair work to be done on the Ditch some time during the summer, but nothing that requires immediate attention.

The water service for the month has been equal to the demands, and all the patrons of the Ditch have been fully satisfied.

All of which is very respectfully submitted.

J. F. McDowell,
Supt. Buffalo Ditch.
HOLLY, PROWERS CO., COLO., April 9th, 1898.

Copy of Auditor's Report.

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

Dear Mr. Krech:

I should like to have a copy of Mr. Wilkinson's report to you, if you can send it to me.

Yours very truly,

[Signature]
CLAIM NO. 27.

On this claim there is some very rough land, which will require labor and time to get in shape for cultivation.

AND PROWERS ESTATE, N. 1/2 27-22-46.

W. M. Wiley, Mgr.

Holly, Colo.

Dear sir:

CLAIM NO. 26.

Most of this claim is first class bottom land. Part of same can be put in as second bottom land. There are a few places, from one to two acres, which cannot be irrigated, except by levelling, and to do so will cost more than the land is worth. Also there are a few water holes, which would be of use on a hog or cattle ranch, for storing water to stock.

I consider this the most valuable claim, as the County Road from the North to Lamar goes through this tract, and I have no doubt in saying that he land along this road can be cut up in five acre tracts and sold at from $75 to $100 per acre, with water.

This claim is fenced on the West, north and east, which is in fair order.

Classification of the claim is as follows:-
250 acres of first class second bottom land
250 acres of first class bottom land
100 acres of second class bottom land
40 acres in water holes and alkali spots.

640 acres.
CLAIM NO. 27.

On this claim there is some very rough land, which will require lots of work to get in shape for cultivation. Through the centre is a sluice which runs water all the year. This water comes from the drainage on the Markham Ranch. This water has been taken up by the Hyde Ditch, which has a lateral built through this tract, to convey water to its ditch. The Hyde ditch is on this tract, which cuts a few acres off, and will make the same hard to irrigate, as water will have to be flumed over the Ditch. There is timber along the River, and some of the same can be used as fence posts, etc.

Most of this tract can be cut up in five and ten acre tracts, and I should think would bring from $50 to $75 per acre.

If the melon business at Lamar is a success this year, it would not be much if these tracts would bring from $100 to $125 per acre. The ground is adapted for melons, and being situated close to Lamar, I cannot see what is to keep it back from being as valuable as the tracts at Rocky Ford.

Of course in laying out these tracts, the roads ought to be graded and trees planted along them, which I think will enhance the value of same. There is a fence on the north and east.

Classification of this claim is as follows:

200 acres of first class second bottom land
200 acres first class bottom land
150 acres rough bottom land
70 acres water holes and alkali spots and highland.
20 acres timber

640 acres.
Prowers Estate, N. 1/2 27-22-46.

This is fair bottom land, all can be irrigated. However, there are some places which will be required to be levelled down. Same can be laid out in ten or twenty acre tracts, and I think should bring from $40 to $50.

This land is under the Hyde Canal, and can be irrigated from same. There is from 80 to 100 acres in River. No improvements.

Respectfully,

Copy. (Signed) John Duncan.
HOLLY, PROWERS CO., COLO. April 7th, 1898.

Letter to Chicago
regarding Indian Claims.

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

Dear Mr. Krech:

I wish especially to call your attention to the
enclosed carbon copy of letter to Close Bros. & Company
on the above subject.

Very truly,

[Signature]
Indian Claims.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Daniel Keezee controls Indian Claim No. 26, of 640 acres, and No. 27, of 640 acres, and the N. 1/2 27-22-46, the total amounting to 1600 acres. His price, as your Mr. Graves will remember, was $12.50 per acre. Real-estate in and about Lamar has almost doubled in value within the last twelve months. After a great deal of trouble, I have agreed to buy this land from him at the rate of $10 per acre, and to contribute $500 to the taxes upon it, making the price practically $16,500 for the 1600 acres.

The agreement between us, which Judge Goodale is drawing up, is as follows:-- we are to pay him for the land as fast as he clears the title, the title to be cleared in such a way as to be satisfactory to you, and that we are to take any portion of this land at the above price, upon which he succeeds in clearing the title.

I am of the opinion that this land can be sold at an average of $75 per acre with water, when it is cut up into lots.

I enclose you herewith Mr. Duncan's report on it.

Very truly,
Powers' Report on Water, Laterals and Mr. Mohl.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

I am very glad to hear the favorable report which Mr. Powers got of the water on his ten acre tract. While this is very excellent advertising matter, we must not permit ourselves to be misled in this regard. The irrigation will make our water very bad, even that of it which is good. You may remember that I have always reported that the water immediately around Horse Creek was good. This has always been the case, but it is changing for the worse and can be detected even now.

I think all of the laterals for settlers are in working order now.

Mr. Mohl arrived this morning with four land-seekers.

Very truly,
HOLLY, PROWSERS CO., COLO.  April 7th, 1898.

Letter to Chenoweth.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

I carefully note your favor of April the 5th
to J. S. Chenoweth, enclosed with your favor of the 5th.

Very truly,
Abstract for 25-21-46.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

In answer to your favor of the 5th, the abstract sent you should have been for the W. 1/2 N.E. N.W., W. 1/2 N.W., and S.E. N.W. 25-21-46. Evidently this is for the land in the name of Karl H. Smith, which abstract was returned from Mr. Cooper to this office and then sent from here to your office. Please advice if this is correct.
HOLLY, PROWERS CO., COLO. April 5th, 1898.

N. 1/2 N.E. 19-21-46
& N.W. 7-22-45.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Enclosed please find abstracts N. 1/2 N.E. 19-21-46 and N.W. 7-22-45, together with correspondence from Laster in regard to them.

Very truly,
THE AMITY LAND AND IRRIGATION CO.

HOLLY, PROWERS CO., COLO.    April 5th, 1898.

S.E: 20-22-41.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

I enclose you abstract of S.E. 20-22-41. This abstract is so simple and the owners are in a hurry for the money, that I have paid for it.

Very truly,
THE AMITY LAND AND IRRIGATION CO.

HOLLY, PLOWERS CO., Colo.      April 5th, 1898.

S.E. 25-21-46.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

Enclosed please find deed and abstract covering
the S.E. 25-21-46, except 40 acres.

Very truly,
HOLLY, PROWERS CO., COLO. April 8th, 1898.

Abstract N.E. 12-22-46.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

We enclose you herewith abstract N.E. 12-22-46, with sample of special warranty deed for your approval.

Very truly,

We also enclose field note.
THE AMITY LAND AND IRRIGATION CO.

HOLLY, PROWSERS CO., COLO. April 6th, 1898.

Field Note N.W. 35-22-42.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

We enclose field note corrected herewith for

W. 1/2 N.W. 35-22-42.

Very truly,

THE AMITY LAND AND IRRIGATION CO.

W. M. WILEY,
Manager
E. C. HAWKINS,
Chief Engineer
Agreement between the Company and Sal. Army.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

Please send me at your earliest convenience a copy of the option or agreement which was made between the Salvation Army and ourselves.

Yours truly,
Changes in Water Deed.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

I carefully note your favor of April 6th, referring to my criticisms of the present water deed. I think it would be wise if I took this matter up with Judge Rogers on my next visit to Denver.

I realize fully the strength of the objections which you make to making changes in the water deed, and no changes will be entered into or recommended by Judge Rogers and myself until they have been presented to you and thoroughly discussed. And at any event no changes will be made unless there seems to be such a very strong necessity for them as to force us to recommend them, in view of your suggestions. This I don't think is likely.

Yours truly,
Canfield Trade.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

In reply to your favor of the 5th, regarding the Canfield Trade, there is no danger from an engineering standpoint in taking out laterals for the land which it is proposed to transfer to Canfield. There may be some difficulty in watering the land; in fact, there certainly will be, but this is a matter with which we have nothing to do, as Canfield runs his own laterals and attends to the watering of his own land.

The quarter section which Canfield proposes to deed to us, will, in the estimation of both Mr. Duncan and myself be valuable for a cattle ranch later on, from the fact that it has running water on it. Mr. Duncan and I both strongly advocate this exchange.

Very truly,
Opening Books for New Companies.

Mr. A. W. Krech,
120 Broadway,
New York City.

Dear Mr. Krech:

I carefully note yours of April the 5th.

Mr. Berdoe will remain here until the books are in fair shape.

I have a very important meeting with the Ditch men of the east end of the Valley in Colorado tomorrow in Lamar. In the early part of next week I go to Denver to see Judge Rogers with Mr. Brown to perfect the organization of the two Companies.

I carefully note your letter to Col. Holland of the 5th, and will keep it before me.

Yours very truly,
HOLLY, PROWERS CO., COLO.  

April 2nd, 1898.

Note for $2,000.

Close Bros. & Co.,  

Chicago, Ills.

Gentlemen:

Enclosed please find note from Laura L. Bott for $2,000 for which please issue one water right to cover the W. 1/2 S.W. of 2 and W. 1/2 N.W. 11, both 23-42; one water right to cover S.W. 13-22-42.

Very truly,
HOLLY, PROWERS CO., COLO.        April 4th, 1898.

Fielding Miller Patent.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Enclosed herewith please find patent to Fielding Miller for the S.W. 15-22-45.

Very truly,
McMurtry's Commissions.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

As it is not likely that Mr. McMurtry will make a claim for the Dober commission, Mr. Duncan has recommended that he get the commission on the A. L. Hare five acre tract, which I approve. It is true, as you say, that Mr. McMurtry has no right to commissions on residents of Holly, but Mr. McMurtry was the influence which originally brought Mr. Hare to Holly, and this commission, it seems to me it would be well to pay him, provided it was not considered a precedent.

Very truly,
HOLLY, PROWERS CO., COLO.  April 5th, 1898.

Hopkins & Puntenney Contracts.

Close Bros. & Co.;
Chicago, I11s.

Gentlemen:

Enclosed please find contract #3115, J. A. Pun-
tenney, for all South of Canal in S.E. 1-22-44.
Also Contract #3238, Louisa Hopkins, for S.W. N.E. 35-
22-42. In regard to the Hopkins contracts, you will notice
a signed instructions from Louisa Hopkins to have Mickey sign
for her. If this does not meet with your approval, return
the contract and we will have Louisa Hopkins sign it.

Very truly,
HOLLY, PROWERS CO., COLO., April 5th, 1898.

Amity paper.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

Please send us some large sized Amity letter heads. Please send us a sufficient quantity to last quite some while.

Very truly,
Pawnee Bonds.

Close pros. & Co.,

Chicago, Ills.

Gentlemen:

In regard to the Pawnee Bonds in which you have from Wm. Gill, please collect the coupons which are due and credit in on the interest account. This is by instruction of Mr. Gill. He instructs me that the treasurer of the City will pay them or that the fiscal agent in New York will.

Very truly,
HOLLY, Prowers Co., Colo.        April 5th, 1898.

Land Matters.

Close Bros. & Co.,

Chicago, Ills.

Gentlemen:

I send you for your information field notes on the

N. 1/2 36-21-46
N.E. 2-22-46
N.E. 3-22-46
S.E. 25-21-46
S.W. 15-22-46.

There is no danger, as you will notice from the field note, that the alkali will extend further in the S.W. 15-22-46. On the contrary, Mr. Duncan reports that it has plenty of fall to cure the alkali which it now suffers from.

S. 1/2 S. 1/2 1-23-43,— I enclose you field note. I also enclose field notes on the N. 1/2 N.W. 34-21-46 and the S.E. N.E. 23-23-42.

Also the following field notes:

N. 1/2 N.E. 25-22-44
S. 1/2 S.E. 24-22-44
N. 1/2 S.E. 16-21-46
N.W. 32-21-45
S.W. 25-21-46
N.E/ 16-22-46

Very truly,
HOLLY, PROWERS CO., COLO. April 4th, 1898.

Water Deed for
J. M. Wright.

Close Bros. & Co.,
Chicago, Ills.

Gentlemen:

Please issue one water deed to J. M. Wright,

Lamar, Colo., from the Ft. Lyon Canal to cover the S.W.

11-22-46. Mr. Wright is desirous of perfecting a desert entry

if he can secure this water from us, and we will issue it at

$1,000. I think this price had better be adopted for

such cases.

Yours truly,
THE GREAT PLAINS WATER STORAGE CO.

HOLLY, PROWERS CO., Colo.  April 5th, 1898.

J. F. J. Gouley Loan.

Mr. A. W. Krech,
120 Broadway,
New York City.

Dear Mr. Krech:

Mr. Wilkinson has checked up the matters relating to the J. F. J. Gouley loan. Please be kind enough to sign and send to Judge Rogers the enclosed receipt, to which I have attached a receipt saying that these papers are in this office, where I understand you wish them to remain.

Very truly yours,

W. M. WILEY,
Manager
E. C. HAWKINS,
Chief Engineer
George Wilkinson,
Public Accountant and Auditor,
907 Royal Insurance Building,
Chicago,
6th April, 1898

A. W. Krech, Esq.,
New York.

Dear Sir:

I am in receipt of your favor of 4th inst. and note your remarks with regard to suggesting any possible improvements in the manner of handling the Amity and Great Plains accounts. (First) As to the Great Plains: The work so far put upon these books has been solely with respect to construction and has been well done. When in Holly I made some recommendations affecting the detail of the work there so as to effect an economy in labor. (Second) As to the Amity Companies: Certain changes will be necessary here, but I shall refrain from recommending any until I have completed the audit in Chicago. A full set of books is kept at Holly for the convenience of Manager Wiley. All items have heretofore been posted up in detail and I have directed that these books be plainly designated as memorandum books and that the work thereupon be so curtailed as to provide all the needed information with the least possible amount of clerical work.

Very truly yours,

Geo. Wilkinson
Alvin W. Kroek, Esq.,
New York.

Dear Sir:

I have now sent you my report upon the Great Plains Water Storage Company audit, and a copy of my report on the Fort Lyon Canal Company. As to the Amity Companies, whose books are kept here in Chicago, I understand from Mr. Graves that the arrangement entered into by the Owners will necessitate the writing back of several charges for Interest on Bonds and what not, before the books for 1897 are finally ready for audit. In the meantime is there any statement I can prepare that will be of service to you, or are you prepared to wait until the certified balance sheets are ready?

Yours faithfully,

Geo. Wilkinson