

146.09201917.1	<p>8.5x5.5 written in pencil</p> <p>To: Mr. E. H. Simmons</p> <p>From: J. J. Wells</p> <p>Buying about 65-70 akers [acres] of land on Cothran farm. I have it maped [mapped] out. If you will sell me this land let me know at once & what you will take per aker for it. Mapped included (2 pages)</p>
146.09221917.2	<p>From: Secretary to Mr. E. H. Simmons</p> <p>To: Mr. Joe Wells</p> <p>Yours of September 20th addressed to Mr. E. H. Simmons received in his absence from city. Will be held for his return.</p>
146.09271917.3	<p>Hillman Land & Iron Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Noting attached, drop over there some time and give me idea of what this piece is – what you think it is worth and whether he has not probably taken the best piece of Cothran Tract. Make me a pencil map of this as I don't quite understand the one Joe Wells sent.</p>
146.09271917.4	<p>From: E. H. Simmons</p> <p>To: Mr. Joe Wells</p> <p>Answering yours of 9-20, just at present we don't care to sell any of the Cothran lands. If we change our minds later, will be very glad to consider you.</p>
146.09281917.5	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>From Joe Well's sketch, I cannot associate it with any portion of the Cothran tract as shown by maps. Attached is a sketch created showing lands desired.</p>
146.10281917.6	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Replying to your letter of 9/27/17, I took this matter up with Joe today and found the land he thinks he wants to buy. I did not go to the property but he tells me it is good farm land with no timber but covered with small timber and brush. He thinks it is worth \$15 per acre. I advised he to wait until this tract has been surveyed and if we want to sell any, we will let him know. He is willing to wait.</p>
146.11021917.7	<p>Hillman Land & Iron Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Acknowledge yours of 28th in regard to Joe Wells. Just at present we don't want to sell any of the Cothran tract. Therefore if Mr. Wells comes to you, put him off.</p>
146.06091919.8	<p>Copy</p> <p>From: T. A. Travis</p> <p>To: E. H. Simmons</p> <p>I am informed you have 1000 acre tract of land on the Cumberland River near Grand River for sale known as the Cothran farm occupied by Joe Wells. Will you please quote me a price and terms</p>

146.09151919.9	<p>Hillman Land & Iron Company letterhead From: E. H. Simmons To: Esselstyn Noting attached letter [146.06091919.8], have you found out anything about this?</p>
146.09171919.10	<p>From: Esselstyn To: E. H. Simmons In regard to yours of 9-15, I have not had time to do anything on the Cothran tract but looking over the deed I find was supposed to be marked with Grand Rivers stone corners and these stones are still there. Looking over deed descriptions find there was 21 acres excluded from deed to Hillman Land & Iron. Suppose these 21 acres is land where remains of old manufacturing plant. Although no paper title, we have occupied and possessed it for more than 15 years we have prescriptive title.</p>
146.09201919.11	<p>Hillman Land & Iron Company letterhead From: E. H. Simmons To: Esselstyn No particular hurry about this piece of land but when you get to it would like you to look it over and write me as to it being divided into smaller farms and sold piecemeal. I think you may find that the land which was property of the Grand Rivers Lumber and Manufacturing Company is the piece of land that the Hillman Land & Iron Company bought from Mr. Dixon when we first went down there so we have been in possession of that over 17 years but actually own it. Assume Mr. Dixon bought it from Grand Rivers Lumber and Manufacturing Company</p>
146.09221919.12	<p>From: Esselstyn To: E. H. Simmons I find that records at Eddyville show you are correct in this matter, Mr. Dixon deeded that portion of the tract to the Company.</p>
146.10131919.13	<p>From: Esselstyn To: E. H. Simmons Been to Grand Rivers to go over the Cothran tract. Find boundary lines well defined. One corner appears to have moved about 30 feet and along two of the lines adjoining property owners have their fences over on company land fencing up between 5 and 8 acres. Fenced by colored people and would not be worth a legal contest. Better to cut it out and give it to them if they will not give it up willingly. Favorable impression with general appearance of land, greater portion of tract consists of rolling hills. Good grassland for hay or pasture and many hills for orchards. Joe Wells tells me Mr. Nickell has offered \$12 per acre. With a little competition could raise to \$15 per acre. To cut property into farms would require a topographical survey, total expense for this would be about \$1 and \$1.50 per acre. With tracts cut out, probably could be sold for \$20 per acre on cash basis or willing to have 1/3 cash, 1/3 one year and 1/3 in 2nd year could bring \$25 per acre. (2 pages)</p>
146.10151919.14	<p>Hillman Land & Iron Company letterhead</p>

	<p>From: E. H. Simmons To: Esselstyn Much obliged for your report of Cothran tract. I suggest we start surveying so when time comes we can divide it up into farms on basis of part cash and part time. Surveying work on boundary and placing corner stones can go on whenever agreeable and practical</p>
146.10181919.15	<p>From: Esselstyn To: Joe Wells I wish you to start to have brush cut out on the inside of the fence on the Cothran tract as I want to start that work next week. If roads are not too bad will be in Grand Rivers Tuesday to start work on Cothran tract. Keep track of the time the men cutting the line and I will pay for it when I am there.</p>
146.10231919.16	<p>Copy From: T. C. Bright To: D. W. Layton Am writing in regard to the Andy Smith Place on Cumberland River to know if Company would sell and if they would what would buy it and full particulars.</p>
146.10311919.17	<p>From: E. H. Simmons, Vice Pres. & Treas, Hillman Land & Iron Company To: Mr. T. C. Bright Answering your letter of Oct 23rd to our General Manager, Mr. D. W. Layton At present we are not particularly desirous of selling the Andy Smith tract but we would be glad to consider any cash offer</p>
146.10311919.18	<p>Hilman Land & Iron Company letterhead From: E. H. Simmons To: Esselstyn Note T. C. Bright correspondence [146.10231919.16 & 146.10311919.17]. Include the Andy Smith Tract in your survey work should you work on the Cothran Tract.</p>
146.11021919.19	<p>From: Esselstyn To: E. H. Simmons Re: Andy Smith Tract, I hve never been on this tract; Lyon County tax list gives it as 176 acres but I am unable to locate the tract in the Lawrence to Harrison deed so don't know from whom the Company acquired title.</p>
146.11071919.20	<p>Hillman Land & Iron Company letterhead From: E. H. Simmons To: Esselstyn There is no hurry about Andy Smith tract but when you have time look up facts in County records. This also applies to Cothran Tract.</p>
146.01061920.21	<p>COPY From: J. C. Travis To: E. H. Simmons I understand that the Cothran tract of land consisting of something like 1000 acres located near Grand Rivers is for sale. If this is true would like to have a chance to buy it. Send me your best cash price or refer me to proper official of the Company so I may buy or find out about it.</p>

146.01091920.22	<p>Penciled as "COPY"</p> <p>From: President, Hillman Land Company</p> <p>To: J. C. Travis</p> <p>I referred your letter to Mr. J. N. Esselstyn and you can talk to him if you desire but I think he has survey work in mind which might postpone action at present</p>
146.01091920.23	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Noting attached [146.01061920.21 & 146.01091920.22], I do not want to put any price on this tract just now.</p>
146.01151920.24	<p>6.5x10 folded lengthwise, written in ink</p> <p>From: J. J. Wells</p> <p>To: Mr. Essington [Esselstyn]</p> <p>Writing in regard to Tom Campbell (colored) he is clearing on the company land and I notified him twice to quit and he hasn't quit, yet says he has permission from the Gov't and the Lord.... The negro is crazy. This is the same one that you talked with who said he would have to talk to the Lord before he could talk to you.</p>
146.01151920.25	<p>From: Esselstyn</p> <p>To: Mr. J. J. Wells</p> <p>Acknowledge receipt of your letter regarding the special dispensation from the Lord to permit Tom Campbell to cut timber on the Company land. I ask you to see his brothers for they are very good people and explain situation. It may be necessary to have him indicted by the next Grand Jury or have him put into the Asylum.</p>
146.01171920.26	<p>From: Esselstyn</p> <p>To: Mr. Joe J. Wells</p> <p>On my return I learned you had been here to report that Tom Campbell had stopped cutting timber on Company land. I ask you to go over the ground where he has been cutting timber, count the number of trees cut, kind of trees and the number of ties he has made and also value of the ties at the present tie prices. Want information for file. Additionally ask him to pay for the timber and if he pays, that settles matter, If he declines, then we occasionally ask him to pay for it, it may keep him from receiving another communication from the Lord to cut more timber</p>
146.02041920.27	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Referring to matter of Cothran Tract about which you wrote on September 22nd, what can you tell me about this at this time?</p>
146.02051920.28	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>There has nothing been done on the Cothran Tract since early December. Random survey of boundary lines has been run but high water has prevented the survey of river bank. Main roads have been surveyed</p>

146.06011920.29	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Noting attached copy of your letter of February 5 th regarding the progress of the survey on the Cothran Tract, has anything further been done on this? COPY of [146.02051920.28] attached (2 pages)
146.06021920.30	From: Esselstyn To: E. H. Simmons The condition of the survey (of Cothran Tract) is the same as reported to you under date of February 5th
146.10191920.31	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Note from your weekly report you have been doing some work on the Andy Smith tract. Evidence of zinc and fluor spar when river low. River is low now and can you check to see if can find vein and trace back to dry land to see if worth exploring?
146.11201920.32	From: Esselstyn To: E. H. Simmons Replying to letter regarding supposed "showing of zinc and fluorspar." Went to Andy Smith tract and there is no indication of minerals of any commercial character. I failed to find any indications of lead, zinc or fluorspar.
146.02191921.33	From: Esselstyn To: E. H. Simmons Under separate cover sending you a print of the tracts of land in Lyon and Livingston counties near Grand Rivers. In the course of time we will want this map returned to put in the fields and other topography which we will get as soon as the weather will permit
146.03031921.34	8x5 written in pencil From: C. B. Vick To: Esselstyn In regard to Joe Mitchell and myself going to Andy Smith Farm #329. I can meet Joe any day except Monday & Tuesday 7 and 8th
146.03041921.35	From: Esselstyn To: Mr. C. B. Vick Acknowledge letter of the 3 rd regarding trip to the Andy Smith tract. For all we know, Joe will meet you on the Andy Smith tract on Wednesday March 9th
146.11201921.36	From: Esselstyn To: Mr. Joe Wells When talking with you at Eddyville, you stated that you knew a party who wanted to purchase that portion of the Cothran Tract which is located in Livingston County on the southwesterly side of the Dover Road. This is also same portion that Mr. Miller would like to buy. If this piece of land sold, it would be necessary to run a line along Dover Road and establish corners. If

	you know someone, we will be glad to consider his offer provided they can get a fair price per acre for it.
146.11241921.37	From: Esselstyn To: E. H. Simmons Prospective sale of small piece of Cothran Tract comes to between 123 and 125 acres. Had call from a Mr. Pierce who wants to buy it and offers \$1500 payable \$800 cash and \$700 in one year giving a land note bearing 6% interest. I made a counter proposal of \$1800 with \$800 cash and a land note for balance payable in six months. Object only having note for 6 months is to have taxed at 40¢ for each \$100. Same property that Mr. Miller wants and I am going to take matter to see if he will raise price.
146.11241921.38	From: Esselstyn To: Mr. D. I. Miller You have expressed a desire to purchase a portion of the Cothran tract which adjoins your property. Company will consider sale. We have an offer of \$12.00 per acre but we consider it worth more money and thought perhaps you would like to make offer for it.
146.11251921.39	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Answering yours of November 24 regarding 125 acres of Cothran Tract. It will be agreeable to make the sale on basis you mention \$1800 - \$800 cash and balance in notes.
146.11251921.40	From: D. I. Miller To: Esselstyn I will be glad to make offer on the land in question. Prefer to do this in person. Be glad to come to Kuttawa for this purpose either Saturday or Monday.
146.11251921.41	From: Esselstyn To: D. I. Miller As I expect to go to coal mines in Hopkins County on next Monday, it will be more convenient to meet you here tomorrow Saturday.
146.11271921.42	From: Esselstyn To: Mr. S. M. Pierce Receipt of a letter from our office in St. Louis advising that the Company willing to sell portion of the Cothran tract at \$15.00 per acre. This means the Company does not care to accept your offer of \$1500. Mr. Miller is anxious to purchase a part of this tract and willing to pay \$15.00 per acre for 50 to 65 acres. If you do not see your way to purchase the entire tract, perhaps you and Mr. Miller can get together and agree how to divide the tract.
146.11271921.43	From: Esselstyn To: E. H. Simmons Acknowledge authorization of sale of that portion of the Cothran Tract for \$1800, \$800 cash and the balance in notes. It may be Mess. Pierce and Miller will get together and agree on a division of the tract.
146.11281921.44	10x8 written in pencil

	<p>From: S. M. Pierce To: Esselstyn Received your letter today. Will take the 125 acre tract at \$15.00 per acre and pay half cash and half in 6 month or 12 month. Prefer 12 month. Mr. Miller and I could not divide it to satisfaction of both parties. If he makes you another offer, let me know before you close with him.</p>
146.11281921.45	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Answer your letter of November 27th, yes work along plan you outline.</p>
146.11281921.46	<p>From: D. I. Miller To: Esselstyn Have talked with Pearce about the land while did not commit himself, I think he will act favorably. I shall be glad to have Mr. Simmons action on this as I am trying to get away as soon as possible to be gone several months and want to wind this up before leaving</p>
146.11291921.47	<p>From: Esselstyn To: Mr. S. M. Pierce Acknowledge you not able to agree with Mr. Miller on division of land and your offer of \$15.00 per acre for whole tract. Looking over copy of my letter I stated if you could not agree to divide, then either can offer for entire tract. As things stand, Mr. Millers offer stands as best offer. If you care to raise the offer, we will be glad to hear from you</p>
146.11301921.48	<p>From: Esselstyn To: E. H. Simmons Mr. Pierce now offeres \$15.00 per acre plus \$100 which will bring the price up between \$1945 to \$1975 with \$1000 cash payment and the balance on time. Later Mr. Pierce came and offered \$15.00 per acre for all land on south-westerly side of Dover Road in both Livingston and Lyon Counties. There will be about 185 acres in both counties which will make the price about \$2775.00, this is another party who is going to take the portion in Lyon County. Land on south-westerly side of Dover road is poorest land of the Cothran Tract</p>
146.11011921.49	<p>From: D. I. Miller To: Esselstyn I will come to Kuttawa on the noon train Friday to make you another proposition on the acreage. I want to have another talk with Pearce today before going further with the matter. If you are not there will leave proposition in writing at your house.</p>
146.12011921.50	<p>From: D. I. Miller To: Esselstyn Pearce was busy all day in his corn field gathering corn so I cannot give you definite answer about acreage.</p>
146.12021921.51	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn</p>

	Authorization to make sale of that part of Cothran tract consisting of about 200 acres at best price obtainable.
146.12031921.52	From: Esselstyn To: S. M. Pierce Mr. Miller informs me that he has agreed with you regarding division of the tract of land in Livingston County. I understand the he is to get 6 to 8 acres. I would like to know from you just what Mr. Miller is to get and also whether you want to include the land in Lyon County; we need to decide on payments so I can write deeds and close the deal
146.12041921.53	From: Esselstyn To: E. H. Simmons Deal for the portion of Cothran Tract has settled down to original proposition. Mr. Miller has agreed with Mr. Pierce on division whereby Mr. Miller will get 6 or 8 acres and Mr. Pierce will take the remainder. Total price will be \$2000 about half in cash and balance in one year. Mr. Pierce would still like to buy that portion of the tract in Lyon County south-westerly of the Dover Road but he is unable to raise the money at this time but hopes to buy and pay in cash in a few months.
146.12061921.54	Receipt of D. I. Miller the sum of One Hundred and Thirty (\$130.00) to apply on payment for approximately eight acres of land signed by J. N. Essesltyn and D. I. Miller
146.12071921.55	From: Esselstyn To: E. H. Simmons Enclosed find deed to Mrs. S. L. Pierce of a portion of Cothran Tract for your signature and corporate seal.
146.12071921.56	From: Esselstyn To: Mr. D. I. Miller / 224 Brown-Marx Building / Birmingham, Ala. There is 7 1/3 acres in the parcel of land which makes price \$115. Dees have gone to St. Louis for signature; you did not tell me where to send your deed when received from St. Louis. Will send you (refund) for the \$15.00 when deed is sent if you tell me where to send
146.12071921.57	From: Esselstyn To: S. M. Pierce Mr. Miller's portion of the land amounts to 7 – 1/3 acres or \$115.00. Your portion amounts to 119.93 acres or \$1885. Am enclosing two notes for \$500 each payable in 6 months and one year. Please sign these notes with your wife and have them ready with your check for delivery.
146.12081921.58	From: Esselstyn To: E. H. Simmons Enclosed find deed to Mr. D. I. Miller for 7 1/3 acres of the Cothran Tract for your signature. Yesterday Mr. Miller gave me his check for \$130 to cover cost of land. Any in access will be returned. There is due Mr. Miller \$15.00. Various methods to refund are given.
146.12081921.59	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn

	Returning signed deeds; in regard to Mr. Miller refund, draw a check on the Land Department
146.12091921.60	From: Esselstyn To: Mr. S. M. Pierce Deed has arrived from St. Louis and is ready for delivery. Tried to phone you but operator reported you are not at home and will not return until tomorrow. If convenient for you to come to Kuttawa Saturday with your notes and your checks. If you cannot come up Saturday, write me advising when you can come up.
146.12101921.61	Provident Life and Trust Company of Philadelphia letterhead written in ink From: D. I. Miller To: Esselstyn Have your letter of 7 th referring to the parcel of land adjoining my farm – I shall be glad to have you mail this deed and check to me at Grand Rivers.
146.12111921.62	Written in pencil From: S. M. Pierce To: Hillman Land Company I will be in Eddyville tomorrow attending court if you can come up there I will have notes and check ready for you. If you cannot come, I will come down to Kuttawa if they get done with me in time. If we fail to make connection, write me when you will be in and will come up.
146.12121921.63	From: Esselstyn To: Mr. D. I. Miller Enclosed find deed from Hillman Land Company for 7 1/3 acres of the Cothran Tract also a check for \$15.00 which is amount due you in excess of the purchase price
146.12121921.64	From: Esselstyn To: E. H. Simmons Enclosed find check and notes in payment of 119.23 acres of land sold to Mrs. S. L. Pierce from the Cothran Tract as follows: Check on Bank of Marshall Co. Benton Ky - \$885.00 / Note No. 1 payable in 6 months from 12/7/21 - \$500 / Note No. 2 payable in 1 year from 12/7/21 - \$500.
146.12161921.65	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn This is answer your letter of December 12, enclosing check for \$885 and two notes for \$500 each. We will hold notes here and forward them to you previous to the due dates.
146.12121921.66	Receipt for Registered Article No. 153; 1 st class postage paid from Hillman Land Co. Addressed to D. I. Miller
146.12191921.67	Return Receipt postcard from D. I. Miller to Hillman Land Company
146.12221921.68	From: D. I. Miller To: Hillman Land Company Receipt of your letter of the 12 th enclosing deed for 7 1/3 acres of land and refund check amounting to \$15.00
146.031891922.69	From: Esselstyn To: E. H. Simmons

	<p>Enclosing find deed from Hillman Land Company to B. R. Rhoads for your signature and corporate seal. This deed is for 13.5 acres of the Cothran land in Lyon County on the south-westerly side of the Dover Road adjoining the land sold Mess. Miller and Pierce last December. I think the balance of this land on the south-westerly side of the Dover road we will be able to sell in the near future as the people who own the adjoining properties want it so they from on the Dover Road and it is a good thing to dispose of it as it is not very good land and the Dover Road cuts if off from the main body of the Cothran.</p>
146.03181922.70	<p>From: Esselstyn To: Mr. A. L. Rhoads There are 13.15 acres in the piece of land between your property and the Dover Road. The purchase price is \$210.40. The deed will be ready for you some time the last of the week</p>
146.03211922.71	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Replying to yours of March 18th enclosed I am returning to you deed from the Hillman Land Company to B. R. Rhoads, which has been properly signed and corporate seal affixed.</p>
146.03221922.72	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 21st enclosing deed for a small portion of the Cothran Tract to Mr. B. R. Rhoads</p>
146.03221922.73	<p>From: Esselstyn To: Mr. A. L. Rhoades Advise you that I have received the deed for the land you desired to purchase and the same is ready to deliver you upon the payment of \$210.40</p>
146.03231922.74	<p>From: Esselstyn To: E. H. Simmons Enclosed find check for \$210.40 from B. D. Rhoads of Grand Rivers in payment of 13.15 acres of the Cothran Tract. This amount was paid in cash, is the reason I am sending my personal check</p>
146.03271922.75	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge receipt of your letter of March 23rd enclosing check for \$210.40 covering payment on 13.15 acres of the Cothran Tract sold to Mr. B. D. Rhoades.</p>
146.04131922.76	<p>From: Esselstyn To: E. H. Simmons Enclosed find deed for your signature and Corporate seal for 21 ¼ acres of the Cothran Tract the sale price being \$20.00 per acre or \$425 to Mack and Lon Edmonds (Colored). This land is on south-westerly side of the Dover Road, there still remains about 30 acres on this side of the Dover Road and I think it will be sold in the near future.</p>

146.04131922.77	<p>From: Esselstyn To: Mess. Mack & Lon Edmonds Survey of the piece of land you desire to purchase shows that the tract contains 21 ¼ acres which makes the purchase price \$425. Will advise when deed ready</p>
146.04171922.78	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Enclosed you will find deed from the Hillman Land Company to Mack and Lon Edmonds of Grand Rivers which has been properly signed and seal affixed.</p>
146.04171922.79	<p>8x5 written in pencil From: Mac Edmond and Lon Edmond To: Esselstyn Receipt of your letter. I accept the purchase of land when you get the deeds please let me here from you.</p>
146.04171922.80	<p>From: Esselstyn To: Mess. Mack & Lon Edmonds Have received the deed for the property you desire to purchase and the same is ready for delivery to you. (original and copy)</p>
146.04181922.81a	<p>From: Mrs. Ellen Quarles To: Mr. Hasselton In regard to that track of land lying near me without you have to don't rush up that deed. I am now making ever effort I can to see what I can do. I want anyway a road I can make the deal for the other. Or not.</p>
146.04231922.81b	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 16th enclosing deed to Mack & Lon Edmonds of Grand River for a small portion of Cothran Tract. They were here on Friday and were unable to make the payment but feel sure they will have money in few days. In other deals with the colored people near Grand Rivers they have always been prompt and paid in cash but these men seem to have fallen down. There is Mrs. Quales who also wants the same piece of land.</p>
146.04231922.82	<p>From: Esselstyn To: Mrs. Ellen Quales Acknowledge receipt of your letter of the 18th. Deed to the piece of land which you wanted has been made out to Mack & Lon Edmonds but they were here last Friday and at that time had been unable to raise the necessary amount of money to take up the deed. Piece of land contains 21 ¼ acres and the price is \$425 cash. As they have not lived up to their agreement I feel you are entitled to the land if you are position to pay the price.</p>
146.05021922.83	<p>8x5 written in pencil From: Mac Edmonds To: Esselstyn</p>

	Thought I would write you concerning the land I was to get but I made a failure. I only failed to get any part of the money I was unable to get it all I am sorry that condition is of such. (2 pages)
146.06011922.84	From: Esselstyn To: E. H. Simmons Note of Mrs. L. S. Pierce of Grand Rivers for \$500 which is a partial payment of land sold is due on the 7 th . You have note in St. Louis, If you will send the note I will advise her that it is due on that day.
146.06021922.85	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn I am enclosing you the note of Mrs. L. S. Pierce for \$500 which is partial payment of land sold.
146.06031922.86	From: Esselstyn To: Mr. S. M. Pierce This is to advise you that your note for \$500 and interest given in part payment for land is due on the 7 th . The note and interest amounts to \$515.00. Advise me by mail when you will be up to pay
146.06071922.87	5x8 written in pencil From: S. M. Pierce To: Esselstyn Please find enclosed check for \$530 for 1 st note and interest and interest on 2 nd note to date. You can send note by mail.
146.06071922.88	From: Esselstyn To: Mr. S. M. Pierce Acknowledge receipt for your check for \$530 in payment of land note #1 and interest of note #2 from Dec 7, 1921 to June 7 th , 1922.
146.06071922.89	From: Esselstyn To: E. H. Simmons Enclosed find check for \$530 from S. M. Pierce \$515 in payment of land note #1 with interest to date; note has been cancelled and returned to Mr. Pierce and \$15 in payment of 6 months interest on land note #2
146.06081922.90	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge receipt of your letter of June 7 th enclosing check for \$530 from S. M. Pierce
146.07091922.91	From: Esselstyn To: Mr. A. R. Nickell Mr. Vick informs us you are interested in purchasing portion of Cothran Tract on westerly side of the Dover Road. We have been selling small portions of this tract to adjoining property owners. Mr. Alex Rhoades has the refusal of 21 ½ acres for next two weeks. Price of land is \$20 per acre. If Mr. Rhoades does not take the above 21 ½ acres, we would be glad to sell the entire 50 or 60 acres as this portion of tract is cut off from the main body of the Cothran Tract. If Mr. Rhoades takes the 21 ½ acres we would be glad to sell you the remainder if you desire

146.07191922.92	<p>From: Esselstyn To: E. H. Simmons</p> <p>Enclosed find check for \$425 from B. R. Rhoades in payment of 21.25 acres of the Cothran Tract; the same land that a deed was made last April to Mack & Lon Edmonds but they could not raise the money. Mr. Rhoades came up and was willing to pay the price so I rewrote the first page of the deed changing the name and taking his money. Enclosing corrected copy of the first page of the deed to be substituted for your file.</p>
146.07211922.93	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn</p> <p>Acknowledge receipt of yours of July 19th enclosing check for \$425 in payment of the 21.25 acres of the Cothran Tract. Please send me a sample map of this piece of property – just a small pencil sketch.</p>
146.08101922.94	<p>From: E. H. Simmons To: Esselstyn</p> <p>Under date of July 21st, I wrote you as per attached copy and under date of August 1st I wrote you per copy second attached, but have received no reply. See that I get an answer by return mail.</p> <ul style="list-style-type: none"> • Hillman Land Company letterhead, dated August 1, have not received the map requested. Please see that I get it promptly. Pencil addendum “Sent express July 31st, see file #15” • COPY, dated August 1st, , have not received the map requested. Please see that I get it promptly. • COPY, dated July 21st, Please send me a sample map of this piece of property – just a small pencil sketch. • COPY, dated July 21st, Please send me a sample map of this piece of property – just a small pencil sketch.
146.08121922.95	<p>From: Esselstyn To: E. H. Simmons</p> <p>Acknowledge receipt of your letter of August 10 calling attention to the fact I have failed to comply with your request to furnish you a sketch of the land sold to Mr. Rhoades. Under date of July 31s, I returned to you your map of the tracts of lands near Grand Rivers which shows the land sold off the Cothran Tract and includes land sold to Mr. Rhoades</p>
146.10111922.96	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn</p> <p>To answer your letter of August 12 in regard to land sold Mr. Rhoades from the Cothran Tract. In your letter you refer to having returned the map. I don’t know whether the map you refer to is the large colored map showing Trigg and Lyon Countries – the one that was made up under your direction by Mr. Des Rochers dated February 1920. Is this the map you mean? This map does not show the Cothran Tract. What I asked for and would like to have is either a pencil sketch or tracing of the Cothran tract on a piece of paper no larger than the sheet on which this letter is written. Main thing I am trying to do is to file away the papers on each sale and have attached to</p>

	<p>them on a sheet of paper not larger than a letterhead a rough sketch which will enable any one going over the papers to see without looking up any set of maps.</p>
146.10131922.97	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Please send me as promptly as possible a small map about the size of this letter head showing the 21.25 acres of land in the Cothran Tract which we sold to B. R. Rhoades in July 1922.</p>
146.10131922.98	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Please send me as promptly as possible a small map about the size of this letter head showing the 7 1/3 acres of land in the Cothran Tract which we sold to D. I. Miller</p>
146.12121921.99	<p>Receipt for Registered article no. 154 From: Hillman Land Co. To: E. H. Simmons</p>
146.12151921.100	<p>Return Receipt postcard From: E. H. Simmons To: Hillman Land Co.</p>
146.10131922.101	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Please send me as promptly as possible a small map about the size of this letter head showing the 13.15 acres in the Cothran Tract which we sold to B. R. Rhoades.</p>
146.10131922.102	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Please send me as promptly as possible a small map about the size of this letter head showing the 119.93 acres of land in the Cothran Tract which we sold to Mrs. S. L. Pierce in December 1921</p>
146.10221922.103	<p>From: Esselstyn To: E. H. Simmons Per your request of the 13th, enclosed find sketch of the land sold to Mr. D. I. Miller in December 1921 the same being a part of the Cothran Tract in Livingston County.</p>
146.10221922.104	<p>From: Esselstyn To: E. H. Simmons Per your request of the 13th, enclosed find sketches of the two parcels of land sold to B. R. Rhoades from Cothran Tract in Lyon County by deed in March and July 1922</p>
146.10221922.105	<p>From: Esselstyn To: E. H. Simmons</p>

	Per your request of the 13 th , enclosed find sketch of the land sold to Mrs. S. L. Pierce in December 1922, the same being a part of Cothran Tract in Livingston County
146.11271922.106	From: Esselstyn To: E. H. Simmons The S.M. Pierce note for \$500 is due December 7 th at Kuttawa, if you will send me the note I will notify Mr. Pierce when it is due.
146.12071922.107	From: Esselstyn To: Mr. S. M. Pierce Your note for \$500 is due today. Total amount of the note and interest is \$515.00
146.12061922.108	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Enclosed you will find the S. M. Pierce note for \$500 due on December 7.
146.12101922.109	From: Esselstyn To: E. H. Simmons Enclosed find check for \$15 in payment of interest on note of Mr. S. M. Pierce for \$500 which was due on the 7 th . Mr. Pierce came here this morning to pay the interest and to ask an extension of time for another six months. He thinks he will be able to pay the note before the end of another six months. I told him I would submit matter to you with no guarantee. He has been six and not yet sold his corn and other farm products. I think it would be well to grant the extension with understanding he is to pay part of the note
146.12151922.110	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge receipt of \$15.00 covering interest on note of S. M. Pierce. It will be all right to renew this note for another six months.
146.12171922.111	From: Esselstyn To: S. M. Pierce This is to advise you that you will be granted an extension on time on your note that was due on the 7 th but would like to have this note paid within 90 days if possible.
146.06051923.112	From: Esselstyn To: S. M. Pierce The six month extension granted on the time of your note due December 5 th will expire on June 7 th . The amount of the note and interest will be \$515. Please send us a draft for the amount.
146.07121923.113	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Did S. M. Pierce pay his note for \$500 which was due on June 7 th , also the interest?
146.07151923.114	From: Esselstyn To: E. H. Simmons

	<p>Reply to your letter of the 12th regarding the \$500 note of Mr. S. M. Pierce. On June 1st I wrote Mr. Pierce but got no reply. Went to Grand Rivers on and he told me he was trying to negotiate a Farm Loan from an Insurance Company. He gave me address of the Agent at Paducah. While in Paducah I called on Mr. Bennett the agent. Due to an illness of the Company's inspector they had not been able to get Mr. Pierce's application in proper form so it was not submitted. Under the circumstances, I think we need to wait for the Insurance company to see if they grant loan.</p>
146.05121924.115	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn What is the status on the S. N. Pierce note? Has he paid anything further on this?</p>
146.05131924.116	<p>From: Esselstyn To: E. H. Simmons This is to reply to your letter of the 12th regarding the S. N. Pierce note. The situation is the same as it was in December when he made a payment on the note. There is a balance due of \$272.26. The semiannual interest date is June 7th and I will write him or go to see him a week or so before that date and will try to get as much paid as possible.</p>
146.05291924.117	<p>From: Esselstyn To: S. M. Pierce Extension of time granted you on your land note will expire on June 7, the amount of interest due will be \$8.18 and balance of the note amounts to \$272.74 for total of \$280.92. It will be impossible for us to let this matter run any longer and we expect you pay full amount on or before June 7th.</p>
146.07101924.118	<p>From: Esselstyn To: S. M. Pierce Few weeks ago you advised that if the Gravel Tract deal went though you had arranged for payment of balance due. Understand deal went through so please send check for note and interest. Noted in pencil "Sent 12/7/23 to 7/25/24 \$10.23 / Note \$272.74 /total \$282.97 / \$285.00 check</p>
146.07251924.119	<p>From: Esselstyn To: E. H. Simmons Enclosed find check for \$282.97 which is final payment on the S. M. Pierce note for land purchased from the Cothran Tract.</p>
146.07301924.120	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge yours of 25th enclosing check for \$282.97 to apply on the Pierce Note.</p>
146.09281924.121	<p>From: Esselstyn To: Mr. C. B. Vick Bud Campbell was here yesterday to see about renting the Andy Smith place for next year. I told him I did not know whether or not you had rented it but you would see him about the next time you were at Grand Rivers.</p>
146.undated.122	13x8.5

	Deed of Conveyance made between Hillman Land Company and Mack and Lon Edmonds of Grand Rivers. In consideration of the sum of Four Hundred twenty five (\$425.00) Dollars. Stapled to revised Deed of Conveyance with name of B. R. Rhoades in place of Mack and Lon Edmonds. Stapled to crossed out in pencil copy of Mack and Lon Edmonds Deed of Conveyance with notation at bottom "This deed was not taken up by Edmonds so the first sheet was rewritten in the name of B. R. Rhoades who paid the money, 7/19/22". Stapled to signature page (total of 4 pages)
146.undated.123	13x8.5 Deed of Conveyance made between Hillman Land Company and B. R. Rhoads of Grand Rivers. In consideration of Two hundred ten dollars and forty cents (\$210.40) dollars (total 2 pages)
146.undated.124	13x8.5 Deed of Conveyance between Hillman Land Company and D. I. Miller of Grand Rivers. In consideration of One hundred fifteen (\$115.00) dollars. (total of 2 pages)
146.12081921.125	13x8.5 Deed of Conveyance between Hillman Land Company and Mrs. S. L. Pierce of Grand Rivers. In consideration of the sum of Eight Hundred, eighty five (\$885.00) dollars and the further sum of One thousand (\$1000) dollars to be paid in installments. (total of 3 pages)