

148.undated.1	14x8.5 written in pencil on backside of a grocery bulletin Spreadsheet of 1926 and 1927 statistics for land sales, truck costs, cattle sales, hog sales, income from Tenant farms and Timber sales. 2 nd page provides restatement and further explanations (2 pages)
148.01231931.2	From: Esselstyn To: E. H. Simmons Please send to First State Bank, Eddyville \$1000 for tie pay roll. Tie reports are coming in and bank account about exhausted.
148.01271931.3	From: A. S. Hartt, Ass't Sec'y, Hillman Land Co. To: First State Bank Enclosed find check for \$1000 to be deposited Please notify Mr. J. N. Esselstyn
148.02071931.4	From: Esselstyn To: E. H. Simmons Please send to First State Bank, Eddyville \$1000
148.02091931.5	From: A. S. Hartt, Ass't Sec'y, Hillman Land Co. To: First State Bank Enclosed find check for \$1000 to be deposited Please notify Mr. J. N. Esselstyn
148.02221931.6	From: Esselstyn To: E. H. Simmons Please send to First State Bank, Eddyville \$1000. Believe this amount will carry us into March
148.03051931.7	From: Esselstyn To: E. H. Simmons Total cash Statement as of February 28 we have \$57.45 in Eddyville Bank. We need another \$1000 deposited Will you send it from St. Louis or shall I transfer it from Trigg County Farmers Bank?
148.03141931.8	From: Esselstyn To: E. H. Simmons We have received no information regarding deposit requested March 5 th ; this is a request that you make deposit \$2000 instead of \$1000 as we will probably have the tractor and several bills in regard to Mr. Jay's house to pay
148.03161931.9	Hillman Land Company letterhead From: A. S. Hartt, initialed in pencil EHS To: Esselstyn Your letter of March 5 th never received in office; am sending to the First State Bank check for \$1000, all we have in bank here and will send other thousand as soon as we sell some bonds.
148.03181931.10	From: Esselstyn To: E. H. Simmons Acknowledge receipt of letter 16 th ; letter of 5 th March sent with February Records and if you received February records, the supposed letter is with them. If you have not received February records let me know at once
148.03201931.11	Hillman Land Company letterhead

	<p>From: E. H. Simmons To: Esselstyn Regarding yours of March 18th, you are right, owing to income tax matters we did not get into February reports and did not see your letter among them.</p>
148.05021931.12	<p>From: Esselstyn To: E. H. Simmons Note statement of Cash on hand as of April 30th there is on deposit \$131.32 in Eddyville Bank. Expect bills for corn drills, High Ten Tractor, circular saw, etc. We have more than \$3000 in Cadiz Bank and if I do not hear from you to contrary, as the bills come in will transfer funds from Cadiz to Eddyville and advise you promptly.</p>
148.05051931.13	<p>5x8.5 From: E. H. Simmons (initial EHS) To: Esselstyn Yes transfer from Cadiz bank to Eddyville. As soon as you pay for corn drills, high tractor, circular saw and other current bills, you might at end of week give me your bank balances.</p>
148.05111931.14	<p>From: Esselstyn To: E. H. Simmons Advise you that \$2000 transferred from the Trigg County Farmers Bank to First State Bank. Have paid Randle & Wilkins \$1000 on account and think \$300 is due when job completed. Other bills on hand will leave balance of \$538.15 in Eddyville Bank. Bill for Hi-Ten Tractor will be approximately \$1500. Please send \$2000 to First State Bank of Eddyville</p>
148.05131931.15	<p>5x8.5 From: E. H. Simmons To: Esselstyn After you pay the bills, you will have a balance of \$538.15 at Eddyville. Bill of \$1500 will come soon making you shy one thousand dollars. As we don't want any large balances down there we will send a check to First State Bank at Eddyville \$1500 which will leave balance of \$500. When you need more will try and send promptly.</p>
148.05151931.16	<p>5x8.5 From: E. H. Simmons To: Esselstyn Succeeded in selling some bonds but they have to go to New York; hope to mail a check Saturday</p>
148.05161931.17	<p>5x8.5 From: E. H. Simmons To: Esselstyn Unable to send money to Eddyville Bank until the 19th for two reasons: hard for us to sell bonds and 2nd, the broker fell down on his promise. However your bills can wait that long</p>
148.06071931.18	<p>From: Esselstyn To: E. H. Simmons</p>

	<p>There is \$1156.69 on deposit in Eddyville and cash on hand of the Land department amounts to \$1160.16 consisting mostly of Company checks. Tomorrow will deposit enough to bring Eddyville balance up to something over \$1700 which will take care of Bowman-Ralson for \$1613.50 in payment of the High Ten Tractor and Cultivator. There is also due Randle & Walkins \$469.96 on their account for the equipment installed at Mr. Jay's house. Please send to Eddyville Bank not less than \$1000</p>
148.06091931.19	<p>5x8.5 From: E. H. Simmons To: Esselstyn Have your letter of the 7th. Just as soon as we can dispose of some securities will send check to Eddyville Bank.</p>
148.06091931.20	<p>5x8.5 From: E. H. Simmons To: Esselstyn Owing to Mrs. Simmons continued illness, I won't be able to come down for some time. Let me know whether you will need any additional funds on or about July first so we will have time enough to sell some bonds as it takes some time to sell without too much loss</p>
148.06101931.21	<p>5x8.5 From: E. H. Simmons To: Esselstyn You have \$1819.49 store fund in addition to the Eddyville Bank balance and Land Department funds. Please transfer \$1000 of these funds to the Eddyville Bank as I want to carry as little money down there as possible. Until situation clears up please give me your cash and bank balances once a week.</p>
148.06161931.22	<p>Deposit slip for First State Bank deposited by Hillman Land Company from Trigg County Farmers for \$1000.</p>
148.06161931.23	<p>From: Esselstyn To: E. H. Simmons In accordance with your instructions, I transferred \$1000 from Trigg County Farmer Bank to First State Bank. After this deposit Land department finances are: Cash on hand - \$644.19 / Balance First State Bank - \$774.02 / Total - \$1418.21. Don't forget on July 1st, the Company must pay the State of Kentucky a tax on its deposits outside the State of Kentucky</p>
148.06181931.24	<p>5x8.5 From: E. H. Simmons To: Esselstyn I note what you say in regard to bank balances outside of Kentucky. How about bank balances inside the state of Kentucky?</p>
148.06211931.25	<p>From: Esselstyn To: E. H. Simmons All bank deposits are taxed as of July 1st, the banks pay the tax and not the depositor.</p>

148.06241931.26	<p>From: E. H. Simmons To: Esselstyn Acknowledgement receipt for yours of the 21st.</p>
148.07041931.27	<p>From: Esselstyn To: E. H. Simmons Please send to First State Bank Eddyville not less than \$1000 by return mail. There are several bills that I have been unable to pay until you make deposit. Please advise me of the amount of your deposits outside State of Kentucky as of July 1st, 1931 for purpose of filing the Tax schedule as of July 1st.</p>
148.07091931.28	<p>5x8.5 From: E. H. Simmons To: Esselstyn We sent by return mail to the First National Bank of Eddyville a check for one thousand dollars. I note that you have a total of \$2224.67 in Kentucky before sending you this thousand dollars. This is more than we want to carry down there. You have on hand in Trigg County Farmers Bank \$649.70. \$500 of this could have been transferred then we would only have had to send you \$500. It will be necessary for us to begin and at least practice a budget plan so we will know ahead of time how much we will need. As our finances are going to be strained before the tie business revives we must watch everything more carefully</p>
148.07101931.29	<p>Hillman Land Company Letterhead From: E. H. Simmons To: Esselstyn We are going to be cramped for cash from now on. I question how long we can go ahead at our present rate and reserve enough money for taxes, to say nothing of 1932. I dislike very much to sell any of our ties at a sacrifice price so we must economize. Each time we sell a bond we lose money. Keep in mind amounts we have on hand down there – in bank, in case, in store checks. You have not tie payroll so only thing to pay is salaries. If you have any different ideas let me know.</p>
148.07281931.30	<p>5x8.5 From: E. H. Simmons To: Esselstyn Been busy preparing prospectus for Mr. Paisley who seems to think he might have a customer for the property. Not yet gotten into average expenses for the last three years to budget our expenses. Feel we might need to lay off some of the people down there just as soon as you make the last cultivation of crops until harvest time. And then lay off after harvest</p>
148.07291931.31	<p>5x8.5 From: E. H. Simmons To: Esselstyn</p>

	<p>Noting your bank balances for 7-26. Please restate to me what use is made of the money – cash on hand – Land Department \$957.65. Also what use of cash on hand at Hematite store \$522.76. Also as a separate proposition, your ideas on minimum we can get along with each of these</p>
<p>148.08151931.32</p>	<p>5x8.5 From: E. H. Simmons To: Esselstyn Monthly report has \$2500 on hand. On that date, we had \$600. We now have \$440 will need on or before September 1st \$800. Don't want to sell another bond so it will be necessary for you to send me \$400. Also as separate proposition, what your present uses for the four accounts. (2 pages)</p>
<p>148.08181931.33</p>	<p>From: Esselstyn To: E. H. Simmons Enclosing check for \$400. Financial situation is : Eddyville Bank - \$474.55 / Land Cash - \$107.18 / Cadiz Bank - \$326.35 / Store cash - \$449.49 / total - \$1357.57. Store cash is less than \$25 cash, greater portion in Company checks from July payroll. Eddyville bank amount not enough to pay bills so might be well to send \$1000 to cover Aug and Sept expenditures. You have intimated shutting down work so not to sell bonds. If bonds earn enough interest for Company, then all means shut business now. We have invested \$1728.49 in 1931 crops with good prospect for good returns. To suspend operations would incur total loss. To suspend store operations would cut off income from store so it would operate at loss. Total store sales for 7 months has been \$2624.31 and Land Department payroll employees have spent \$1311.53 in store – 49.98% of payroll in merchandise. (2 pages)</p>
<p>148.08201931.34</p>	<p>5x8.5 From: E. H. Simmons To: Esselstyn I will answer your of 8-18 as soon as I can. Not intention to abandon farm operations, you are correct would incur large losses. Get tobacco barns ready for tobacco crop. Don't start Fall plowing. We will sell bonds if we have to. Exhaust some funds you have in Kentucky. What is your item of "Land Cash"? (3 pages)</p>
<p>148.08201931.35</p>	<p>From: E. H. Simmons To: Esselstyn We only have securities enough to bring us in present market about \$5800 out of which we have to pay \$4300 taxes leaving \$1500 and our bank account not large enough to take care of payroll. We have investments in ties, cattle and hogs but we know what the market is like. If necessary we can cut out everything and put company on watchman status. Even then we may have to eliminate me and you and Mr. Jay. One other avenue is to get our stock holders to agree to an assessment but I believe this is absolutely impossible. If it</p>

	came to it, how would Trigg County foreclose, any idea how it would proceed? (3 pages)
148.08311931.36	From: Esselstyn To: E. H. Simmons Transferring \$200 from Trigg County Farmers bank to First State Bank in Eddyville. Should cover our August accounts
148.09011931.37	From: Esselstyn To: E. H. Simmons You have asked what "cash on hand" consists of and what it is used for. Land Department cash on hand is \$153.14 and is all cash, currency and coins. Store cash is \$177.45 – Accounts not paid counted as cash on hand at inventory / Currency \$400 / Coins \$10.39 / Company checks \$171.96 and / Outside checks \$45.80. Currency and cash will be used to purchase merchandise and to cashing of August payroll; company checks are held on hand to convert to cash as needed all other checks are deposited in bank.
148.09081931.38	From: Esselstyn To: E. H. Simmons Will you please send \$1000 to the Eddyville Bank to cover August accounts?
148.09111931.39	Hillman Land Company letterhead Written in pencil, notated as "copy" From: E. H. Simmons (EHS) To: First State Bank of Eddyville, Ky Enclosed find check for \$600. Please credit to our account and notify J.N. Esselstyn Appended with: Note above. Will try to send additional \$400 by Monday. Send me memo with figures that guide you to feel need \$1000
148.09121931.40	9.5x6 written in pencil From: E. H. Simmons To: 1 st State Bank, Eddyville Enclosed find check for Four Hundred dollars. Please apply to our account and notify J. N. Esselstyn
148.09131931.41	From: Esselstyn To: E. H. Simmons Per your request following is guess as to what \$1000 would be used for: Payroll \$400 / Baling hay \$50 / Making sorghum \$100 / Company purchases from Hematite store \$200 / J.N.E. expenses and misc items \$250. If any amount not used it will be used for cutting corn to fill silo and many other purposes
148.09261931.42	5x8.5 From: E. H. Simmons To: Esselstyn

	<p>Mr. R. S. Mason, Eddyville, Ky was here; wanted to borrow money. Would take him to First National Bank but he already knew Frank Watts, Chairman of the Board without any results. Gave him letter to Ned Simmons (E. C. Simmon's 2nd – Wallace Simmons' son) who was connected with Franklin-American Trust Co. who were not interested in outside property.</p>
148.10131931.43	<p>5x8.5 From: E. H. Simmons To: Esselstyn In regard to ties. Things are bad shape up here. Bonds purchased from Mr. Harold Kauffman, then member of Kauffman-Smith Brokers, are almost impossible to sell. We may not be able to pay any of our taxes. It may be necessary to defer paying all salaries (2 pages)</p>
148.10281931.44	<p>Hillman Land Company letterhead From: E. H. Simmons (initialed EHS) To: Esselstyn In order to meet our bills at end of month it will be necessary to have about \$200. This is to ask you to pay Mr. McCawley his salary (\$55.00) for month of October with store funds; also that we may pay our rent and other bills, send us a check for \$150 from your Cadiz Bank. No news on selling bonds. Assuming nothing new about ties so I am forced to revise salaries downward beginning November first as per letter enclosed. Given notice to building here in St. Louis we will move unless can get rent lowered. I leave it in your hands to alert people as to reduction. It is in your interest to stay on at the revised salary; please don't misunderstand me. (3 pages)</p>
148.10301931.45	<p>From: Esselstyn To: E. H. Simmons Advising you I transferred \$350 from Trigg County Farmers Bank, Hematite Store account to First State Bank of Eddyville, Land Department account to take care of October payroll and accounts checked from Eddyville bank.</p>
148.11011931.46	<p>From: Esselstyn To: E. H. Simmons Enclosed find two checks for total amount of \$150. Trigg County Farmers check is from Hematite Store funds, other check is from "Store cash"</p>
148.11021931.47	<p>From: Esselstyn To: E. H. Simmons Regarding financial situation. Worked all day on October records and find we do not have enough money to take care of accounts in normal manner but believe can pull through; will explain in October report. Have enough to pay labor for repairing fences and provide corn cribs for tenants. Not enough money to finish gathering Company's corn crop or get Winter's supply of fuel, care for and</p>

	feed livestock or to patrol property to prevent timber sealing. Please advise if you intend to gather remaining corn or leave it to rot.
148.11021931.48	5x8.5 From: E. H. Simmons (initialed EHS) To: Esselstyn 10-28 wrote you to send me check on Cadiz Bank for \$150. As of yet not received. Please send check promptly
148.11041931.49	5x8.5 From: E. H. Simmons To: Esselstyn Receipt of yours of the first, enclosing checks totaling \$150.
148.11041931.50	5x8.5 From: E. H. Simmons To: Esselstyn We have been unable to sell bonds, so situation still bad. Yes, our desire is to gather remaining corn but if it costs more money than we can get hold of, may be necessary to leave it in field unless you find someone to work it out in shares. If worst comes to the worst, we must sell our cattle and hogs to pay salaries
148.11081931.51	From: Esselstyn To: E. H. Simmons Corn gathered on shares won't work 'cause everyone has too much corn; Land department has enough cash on hand to pay for corn gathering this past week and next week. Selling hogs and cattle don't think will work because cost to transport and they don't weigh enough. May not be able to sell corn at good price but we can use it for feed. I am working on a plan and when ready will submit it to you.
148.11191931.52	5x8.5 From: E. H. Simmons To: Esselstyn Still sweating trying to sell bonds, I have made up mind to sell them even at sacrifice. Asked Mr. Kauffman to see if could get \$0.70 on the dollar.
148.03081932.53	5x8.5 From: E. H. Simmons To: Esselstyn Two suggested letters to Mr. Layton. Please read both and send one to him and return other to me or if think better not to send either, return both to me with suggestions on the subject (letters not in file)
148.03111932.54	From: Esselstyn To: E. H. Simmons Returning one of the letters to Mr. Layton. I am forwarding him the letter that refers to his house and I believe this letter is best at this time.
148.03121932.55	5x8.5 From: E. H. Simmons

	<p>To: Esselstyn</p> <p>Thinking out loud. Doesn't look like any possibility of great amount of money being put up, certainly not enough for taxes. Unless you and I can do something we will have to shut up shop, let Lyon County go for taxes and possibly Trigg. If we have moveable assests concentrated in Trigg and can put off taxes on that then sell off everything in way of Ties, Logs, Boards, Livestock, Feed, etc so we get down to 5 employees (2 at this end, 3 down there)</p>
148.03211932.56	<p>5x8.5</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Regarding yours March 18th, File #227, in regards to \$1700 from Mr. Vick; if you can get any advancement from Moss – enough to pay the Lyon County Taxes – then send the \$1700 check here. If not money from Moss in time for taxes, pro-rate \$1500 of this to postpone sale as long as there is no possibility someone will bid on land and we lose partial payment as well as land.</p>
148.03271932.57	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>I have done nothing with the \$1700 received from land sale to Mr. Vick. Money in in cash and locked in my safe. Have represented to Mr. Davis that is will cost approximately 5¢ per tie to put ties on the river but sure it will not cost that much. Sure total cost of hauling would be something over \$1000 and have been hanging on to money until know costs. River is high so delaying inspection and hauling of ties. Will go to Cadiz and pay Trigg County Taxes which will amount to about \$1800. Once taxes paid won't have to worry about it and will stop interest accruing.</p>
148.04061932.58	<p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>There is demand for some further reductions in Hillman expenses. It is hard for stockholders to realize how much there is to do down there and amount of work. Desirous of having Mr. Harris go down there because of his long years of experience help him come to fair conclusions. I want the good will of Mr. Harris especially since he is a new figure in the proposition (representing largest block of stock). Want him to judge past, present and future from facts and figures.</p>
148.04101932.59	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Acknowledge yours of 6th. There is no further possibility for any further cuts at this end. If stockholders think they can save their property by eliminating necessary expenses, they are badly mistaken</p>
148.04131932.60	<p>5x8.5</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p>

	Acknowledge yours of 10 th , I am simply keeping you informed. I hope stockholders won't be foolish as to cut things that make them lose \$10 for one dollar saved.
148.02131933.61	<p>From: Esselstyn To: E. H. Simmons</p> <p>February 28th, taxes on the property will become delinquent and subject to 6% penalty, also 6% interest until paid. In the course of time will be added to cost of advertising the property for sale, cost of sale, interest to purchaser that the total cost of letting taxes go delinquent might increase taxes from 50% to 75%. Have heard nothing from Mr. McCollum regarding sale of Cothran tract. I intend to use \$400 or \$500 of Hematite Store funds to apply on the taxes before they get delinquent. Maybe stockholders might loan Company funds to pay taxes with understanding they get paid back after first sales are made? If they would, I would loan \$400 myself on same basis.</p>
148.02171933.62	<p>5x8.5 From: E. H. Simmons To: Esselstyn</p> <p>I question the advisability to borrow money from stockholders. My present thought is to let part of property go by default rather than borrow money then those stockholders who want to can put up their money and buy those pieces rather than loan company money (2 pages)</p>
148.02181933.63	<p>From: Esselstyn To: E. H. Simmons</p> <p>This week paid the Grand Rivers Graded School Tax in Livingston County and next week I will pay \$500 on the Trigg County taxes from Hematite Store funds leaving the following taxes to be delinquent in March: Lyon County - \$1431.56 / Trigg County - \$1182.60 / Total - \$2614.16</p>
148.02201933.64	<p>From: Esselstyn To: E. H. Simmons</p> <p>Replying to yours of 17th, it is impossible to let part of the property go by default because all the property is listed as one tract in each County and if any part goes delinquent it all goes delinquent. In making suggestion of a loan by stockholders, I thought perhaps Mess. Harris, Kauffman, Wells, and Langenburg might be willing to arrange loan. I remember Mr. Harris stated last July there was lots of money for a good investment.</p>
148.02281933.65	<p>5x8.5 From E. H. Simmons To: Esselstyn</p> <p>Attached are copies of letter I sent stockholders (copy not attached). Heard back from two. Mr. Kauffman wrote that he and Mrs. Morton not in favor of putting up more money. He brought up point that Harrison's cannot or won't put up any. Ned Simmons says he favors a</p>

	<p>stockholder's meeting. Had phone message from Fletcher Harris, representing Mrs. Bill. He might recommend putting up a little cash. It might be better to let things slide for a while and trust luck on the balance. Do hope you can make sale to Colson but we ought to have all the cash we can get. Sorry to tell you Mrs. Isaac W. Morton died of pneumonia.</p>
148.02291933.66	<p>5x8.5 From: E. H. Simmons To: Esselstyn I wrote stockholders last week giving them tax situation. In mean time keep me posted on total of taxes paid and your bank balances.</p>
148.03071933.67	<p>5x8.5 From: E. H. Simmons To: Esselstyn Everything shut off here. As soon as you can give me an itemized list of the total of 1932 taxes in each county, total paid in each county and amount still due. As soon as I get this will call a stockholder meeting.</p>
148.03121933.68	<p>From: Esselstyn To: E. H. Simmons Enclosed find statement of the 1932 tax situation. Statement may not be correct in regards to Lyon County due to various County Road Warrant may or may not be applied to tax bill, explanation in letter. On account of the Banking situation, the land sale matters are at a standstill.</p>
148.03121933.69	<p>1932 Tax Statement for Lyon, Trigg, Livingston, Crittenden, Marshall and Town of Cadiz. Attached is pencil calculations on backside of Hillman Land Company Hematite Store sales slip</p>
148.03231933.70	<p>Hillman Land Company Cooperage Department letterhead From: E. H. Simmons To: Esselstyn Thank you for yours of 12th enclosing tax statement. I want to talk things over with you. I know roads are in bad shape and maybe you prefer to meet me in Hopkinsville or Paducah</p>
148.03261933.71	<p>From: Esselstyn To: E. H. Simmons Acknowledge letters expressing idea to come to Kentucky. Hope you can come soon to talk on the property. You have never seen the property except under favorable conditions and a trip at this time will give you some idea of what a hellava place it can be with flooding.</p>
148.05181933.72	<p>From: Esselstyn To: E. H. Simmons Receipt of letter enclosing check for \$219.82 which is a transfer of funds from First National Bank, St. Louis to First State Bank, Eddyville. . We are still cut off by back water excepting to Hillman Ferry via the Silver Trail. Roads should be free of water by Monday.</p>

148.01101934.73	5x8.5 (recycled from questionnaire?) From: E. H. Simmons To: Esselstyn Acknowledge December report and statement on taxes showing \$1969.43 paid and approximately \$1016.60 still due exclusive of corporation tax. So I don't have to check past records please let me know if your compensation of \$150 per month has been paid in full for 1933 or how much is still due as of 12-31-1933.
148.01141934.74	From: Esselstyn To: E. H. Simmons No, amount has been paid to November 30, 1933 which leaves one month of \$150 due during 1933.
148.03081934.75	From: Esselstyn To: E. H. Simmons Here are a series of hard luck stories that taken as a whole keep me awake nights. Last time you were here you stated you would lend me or the Company \$500 if it were necessary. I need the funds to pay balance of work on ferry, pay franchise tax and other small amounts. (2 pages)
148.03191934.76	Copy \$500 promissory note to Hillman Land Company from E. H. Simmons at 5% interest per annum due by 3/19/1935
148.03191934.77	Hillman Land Company letterhead From: A. S. Hartt, Sec'y to E. H. Simmons To: Esselstyn Enclosed find check payable to Hillman Land Company for \$500 signed by E. H. Simmons. As this is a loan from Mr. E. H. Simmons to Hillman Land Company, won't you please sign the note as Secretary and return it to me. Mr. Simmons also suggests you hold up payment as long as you can without penalty on Franchise tax.
148.03211934.78	From: Esselstyn To: E. H. Simmons Received check for \$500; enclosed is note for this loan. PS: Rivers are within banks again but it is doubtful whether hauling on the river can resume until another week or so. Last report had 2500 ready for river.
148.undated.79	3.75x5 paper with pencil writing DR: 4,693.10 / CR: 4693.10 to HLC St. Louis
148.08251934.80	16x11 folded in half penciled spreadsheet "T. B. Dec 31 st 1932" Capital stock / Liquidated dividends / Real Estate / St Louis Office Inventory / Improvements(?) / Undivided profits / Inventory (Land Farm Tie) / H.L.Co. St. Louis (2 pages) Written on back of Daily Weather Map June 25, 1932 and June 27, 1932
148.09221934.81	From: Esselstyn / Hillman Land Company To: E. H. Simmons

	Enclosed find check for \$512.50 in payment of your loan of \$500. Please return cancelled note.
148.09281934.82	From: A. S. Hartt To: Esselstyn Thank you for yours of 22 nd payment of loan. Find cancelled note enclosed. Note with "Paid 9/22/34 written across it"
148.04141936.83	From: E. H. S. To: Esselstyn If we feel pretty sure the Gov. will send us a check it might be in our interest to already have a bank account here (\$200 or \$300) and simply make deposit when time comes rather than` open up an account at the time Gov. check received – if received. If that is done a lot of people around bank will know about it. If we simply make a deposit on an already active account there will be very few who will know anything about it. Keep this in mind.
148.04161936.84	From: Esselstyn To: E. H. Simmons Last time we conferred we decided if we got any money we would re-new the deposit with the First National Bank of St. Louis. I do not think it wise to deposit in any one Kentucky bank more than the amount covered by Deposit Insurance \$5000 and in the case of Eddyville Bank, just enough to have a deposit. Another thing to look out for is all money on deposit outside of Kentucky is subject to Kentucky tax on July 1 st . If we receive payment during latter part of June, hold off deposit until after July 1 st before depositing it in St. Louis. If we should receive earlier, perhaps transfer it to Kentucky to pay taxes due and then get busy and pay stockholders a dividend so as to reduce amount on deposit outside Kentucky (2 pages)
148.04211936.85	Hillman Land Company letterhead From: E. H. S. To: Esselstyn Banks here charge \$1.00 per month on all accounts under \$200 daily balance. Mercantile-Commerce would be just as satisfactory as the First National. I think best not to antagonize First National or the St. Louis Union Trust Co. Noted what you said about taxes and will fix it so we pay very little
148.06191936.86	5x8.5 From: E. H. Simmons To: Esselstyn If we decide to open Bank account in St. Louis, need to be over \$200 so no monthly fee. It also necessary to file with bank a blank showing date of the Meeting of the Board at which it was decided to open account. We can hold this "meeting" (2 being a majority) when I come down.
148.06241936.87	5x8.5 E. H. Simmons / Room 214 Parkview Building / 6233 Delmar Ave letterhead From: E. H. Simmons

	<p>To: Esselstyn</p> <p>Don't forget, if agreeable, to send me check payable to the First National Bank for \$220 so I can open account there. You and I held a Director's meeting authorizing opening of this account on June 22, 1936. I will get Mr. H. H. Langenberg, Vice President, to sign a waiver for this meeting. Enclosing a waiver for you to sign and two signature cards as Secretary of Company and return to me.</p>
148.06241936.88	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>When Board passes resolution to open an account with First National Bank of St. Louis, please pass a similar resolution to open accounts at Citizen's Savings Bank Paducah and People National Bank in Paducah. Do not know if banks require this but if they do want to have them. Please send me a few deposit slips of the First National Bank, St. Louis</p>
148.06261936.89	<p>4x9 envelope from Hillman Land Company</p> <p>Addressed to Mr. J. N. Esselstyn / route 3 / Eddyville, Ky</p> <p>Penciled and circled "Personal"</p> <p>Inside: 4 5x8.5 pages</p> <ul style="list-style-type: none"> • 5x8.5 E. H. Simmons / Room 214 Parkview Building / 6233 Delmar Ave letterhead explanation on how to bypass Kentucky State Tax on Bank Balances. • Preliminary statement to relieve(?) your mind • Based on 1935 Income tax for \$25,000 federal tax • Based on 1935 Income tax for \$50,000 (2 payments over two years)
148.06271936.90	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Find the two signature cards for First National Bank, St. Louis. I find it not necessary for Board of Directors to pass a resolution for deposits to be made in the Paducah banks. Will send you signature cards for Paducah banks as soon as we desire to open accounts. Will send something over \$200 in Government checks to open accounts.</p>
148.06301936.91	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Think it better and safer to have a bank account in Paducah. Should the Government check come in while Miss Hartt is on her vacation (August 9th—29th) you can send check direct to the bank. If it should arrive any other time, send it direct to my office and it will be taken care of promptly. Enclosing deposit slips for First National Bank, St. Louis. [No 1633 slip]</p>
148.07051936.92	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Am holding \$220 in Government checks "Blue Boys" on Federal Reserve Bank of St. Louis to make first deposit in advance of the land payment check. We have 150 checks of the First National Bank of St.</p>

	<p>Louis which should be enough to distribute the deposit. I assume the checks to stockholders will be issued from this office crediting the Bank Account and charged to the Capital Stock account as Liquidated Dividend. If correct, please send me a list of stockholders showing number of shares and amount per share to distribute. Also would like a form of the letter you want sent with each check.</p>
<p>148.07131936.93</p>	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn In regards to deposit at St. Louis, please send checks or "Blue Boys" to Miss Hartt NOW as I want to open the account at First National Bank in St. Louis as soon as we can. Distribution before Miss Hartt goes away St. Louis office will issue checks and letter accompany them. Two signatures needed on checks. If after Miss Hartt goes away, I'll get you to issue checks, you sign them and send to me or I sign them and send to you. In meantime I will write a letter to be mailed to stockholders. Attached find suggested letter, please read and make suggestions. As for your check, I'll sign and send you first a check for full amount 1/3 of \$170,000 plus 1/3 of other land sales, minus \$150 per month for first part of your contract or send you part payment before mailing checks to stockholders or after I get back to St. Louis, as you elect.</p> <ul style="list-style-type: none"> • Suggested letter to stockholder. Dividend of \$25 per share • Esselstyn's suggestions on stockholder letter. • Esselstyn's suggested revised letter to stockholder
<p>148.07151936.94</p>	<p>From: Esselstyn To: E. H. Simmons You letter of 7-13-36 last paragraph gave calculations of my final payments. The resultant charge of allowance calculates out to be \$4350 total deduction. Calculated amount to me would be \$42,525 and ½ any amount distributed to stockholders. From the above balances must be paid taxes as of July 1st 1936 County and State and as of January 1st 1937 State and Federal Corporation and also a new State Income tax which we know nothing about at this time. (2 pages)</p>
<p>148.07171936.95</p>	<p>5x8.5 From: A. S. H. (A. S. Hartt) To: Esselstyn Acknowledge check to be deposited into First National Bank of St. Louis. If we get our money before I leave will handle as you suggest, If not, will have all the signed checks and signed letters to stockholders written up and sent to you. You will then have to fill in the dates of letters and checks, put them in envelopes, stamp and mail them.</p>
<p>148.07201936.96</p>	<p>From: Esselstyn To: Miss Hartt</p>

	<p>Contract with Company provides that after paying all expenses any amount distributed to stockholders shall be divided two-thirds (2/3) to the stockholders and one-third (1/3) to me. In other words, I am to receive 50% of the amount paid to stockholders as a liquidated dividend. The stockholders rate of \$25 per share is the price he paid to the Estate of Capt. Scott for the shares held by Capt. Scott.</p>
<p>148.07221936.97</p>	<p>Hillman Land Company letterhead From: A. S. Hartt To: Esselstyn One thing Mr. Simmons is anxious about it how much to make out your check for. I sent him checks for all stockholders to be signed and return to me but he has not done so yet; he doesn't want to sign them until he knows the amount of your check and wants your check to be #1. So if you can let him know this information as soon as you can.</p>
<p>148.07251936.98</p>	<p>From: Esselstyn To: A. S. Hartt We want this matter to be done in as few transactions as possible and in such a form that they will be easily understood in the future so when Government comes to investigate the company's liquidation to make sure Government got all they could out of it. Net amount for dividend calculates out to be \$42525.00. My salary will be an additional \$1800, and any additional \$200 for other income making total \$44525.00 minus my personal exemption of \$2900 so Net amount of personal income tax of J.N.E. \$41,625.</p>
<p>148.07301936.99</p>	<p>From: Esselstyn To: E. H. Simmons Enclosed find check for \$170,000.00 from the United States of America in payment for land in Lyon and Trigg Counties which has been under option since April 1935. In order to get this check had to enter into an escrow agreement with First State Bank of Eddyville and Trigg County Farmers Bank of Cadiz for the payment of the taxes on the property which are now due. Have transferred \$1500 from the Trigg County Farmers Bank to the First State Bank and have made additional deposits in Trigg County Bank to satisfy the amount of taxes. This escrow agreement for taxes leaves me broke so as soon as possible please send me a check for \$5000 payable to Hillman Land Company for deposit in Citizens Savings Bank Paducah and an operating expense during final liquidation of Company.</p>
<p>148.08031936.100</p>	<ul style="list-style-type: none"> • 8x5 written in pencil. From: Ed H. Simmons To: Esselstyn My office has advised me the worst? Has happened and check rec'd. Thanks to you. If you want more money, make out check on 1st Nat'l, sign it as sec'y and send to me to sign. No hurry about sending out stockholders checks and letters.

	<p>You and Mrs. E. are entitled to a change of scene and prolong it if you want to.</p> <ul style="list-style-type: none"> • 8x5 written in pencil From: Ed. H. Simmons To: J.N.E. Had Miss Hartt write you that Langenberg, Wells (for Trust Co), Kauffman (representing 43% of the stock) that best not to pay out any money to stockholders until fall until we have a meeting of stockholders. Done so all stockholders satisfied and not to sue me (3 pages) • 5x5.5 written in pencil From: Erastus Wells To: Ed (Simmons) Forwarding letter from Harry Langenberg • 10x6.5 folded in half, Wianno Club / Wianno, Mass letterhead From: Harry Langenberg To: Ed. Just received letter from Harold Kauffman in which he advises that Hillman Land Company received \$170,000 and checks have started to be sent out. I advise this not to happen until we have a Stockholders and/or Board member meeting • From: Esselstyn To: E. H. Simmons Dated August 16, 1936 On return home had letter from Miss Hartt advising dividend checks had been made out and forwarded to you for signature. In same mail was another letter from Miss Hartt advising plan changed and checks locked up in safety deposit box until your return. Yesterday received your letter explaining reasons for change in plans and I agree that we should wait for authorization of the Board of Directors. I would like to be present at the Directors meeting in order that we may talk over other matters. • From: A.S.H. To: Esselstyn Dated 8-1-1936 Have sent check for your 1/3 of amount to be distributed at this time.
148.08161936.101	<p>From: Esselstyn To: E. H. Simmons To bring out a few ideas for future consideration. When present dividend and commission is paid, there will still be considerable sum for distribution and well as Ferry property and the Cothran Tract to be disposed of as well as the personal property such as machinery, tools, etc. Probably will be during Spring 1937 before all taxes paid.</p>

	<p>If stockholders want to liquidate the Corporation without delay my first suggestion is for you and I to purchase the stock of any stockholder making an offer on stock at the value stock reasonable. There is demand for better ferry equipment at Rock Castle, Kuttawa, Eureka and Gilbertsville.</p>
148.08191936.102	<p>8x5 written in pencil on blue paper From: Ed H. Simmons To: J. N. E. Yours of Aug 16; glad you favor or agreeable to waiting. Yes surely want all three directors (that includes you) not only for purpose of paying out liq. Dividend but for the balance of the things.</p>
148.09011936.103	<p>Hillman Land Company letterhead From: A. S. Hartt To: Esselstyn Have heard nothing from Mr. Simmons since I returned from my vacation. His daughter left Estes Park yesterday so I suppose he will be returning very soon. Will keep after meeting business and am sure it will be held promptly when Mr. Simmons (and I assume Mr. Langenberg, the other officer and director) returns.</p>
148.09131936.104	<p>From: Esselstyn To: Miss Hartt Please advise me when you expect Mr. Simmons to return to St. Louis and when Board of Directors meeting will be held. Have been busy getting moved but still many things to be moved or disposed of but want to wait until I talk with Mr. Simmons</p>
148.09141936.105	<p>4.75x8.5 lined, loose-leaf paper scrap From: ASH (A. S. Hartt) To: Esselstyn Answering yours of 13th. I have no idea when Mr. Simmons will return here, having heard nothing from him as to his plans all summer. He usually gets here about middle of September. Assume it depends entirely upon Mrs. Simmons and the weather: it is still very hot in St. Louis. Take a rest while you can you certainly worked hard enough to deserve it.</p>
148.09211936.106	<p>5x8.5 blue paper From E. H. S. To: Esselstyn My return is indefinite on account of Mrs. Simmons. As the "others" elected to defer distribution until I return, I am not going to hurry, but let them wait. I think you should proceed in disposing of remaining property except real estate whenever you have an opportunity and I will approve anything you do and assume responsibility.</p>
148.09231936.107	<p>From: Esselstyn To: E. H. Simmons Methods and times can reach me via phone and mail. Been returning to Empire Farm Friday afternoons after school and</p>

	<p>returning to Paducah Sunday afternoons packing junk. Bulk of things should be moved by end of month. The Resettlement Administration is anxious for us to get moved so they can move into the buildings.</p>
148.10031936.108	<p>5x8.5 From: E. H. Simmons To: Esselstyn It doesn't look as though I could get away from here [St. Louis] in the near future without trouble, so if agreeable suggest you come up here. Just let me know ahead of time when you will be here.</p>
148.10041936.109	<p>From: Esselstyn To: E. H. Simmons Please send me a check for my portion of the money that is to be distributed at this time also please send me a check for \$5000 payable to Hillman Land Company for deposit in Paducah</p>
148.10051936.110	<p>From: Esselstyn To: E. H. Simmons For all I know we will leave here Thursday morning and hope to reach St. Louis by noon so if it convenient for you we can have our personal talk on Thursday afternoon and if possible the directors meeting Friday or Saturday morning. We want to leave St. Louis not later than Sunday morning. Anything to contrary will telephone you.</p>
148.10XX1936.111	<p>From: Esselstyn To: E. H. Simmons Will you please send me the check for my portion of the distribution to the stockholders? Any question regarding distribution I am ready to come to St. Louis to settle any matter that may relate to my portion.</p>
148.10161936.112	<p>5x8.5 blue paper From: E. H. Simmons To: Esselstyn Finally got a meeting with Mr. Langenberg, Vice President (Mr. Wells sitting in) but got nowhere except criticisms on the way your second contract was drawn. There are two thing we practically agreed on. One is an Audit of company books so an auditors statement can go out with the liquidating dividend check. Additionally we agreed we would have a lawyer draw up a receipt to be signed by the stockholders when he gets his check to cover any further action.</p>
148.10191936.113	<p>From: Esselstyn To: E. H. Simmons Acknowledge yours of the 16th regarding meeting with Mess. Langenburg and Wells. This is interesting but it does not compensate me for the large personal expenses I have incurred in bringing the deal to a successful finish and in moving neither does it pay doctors bills. Hope matter will be settled soon otherwise I shall make my plans to come to St. Louis early in November.</p>
148.10221936.114	<p>E. H. Simmons / 214 Parkview Building / 6233 Delmar Blvd From: E. H. Simmons</p>

	<p>To: Esselstyn</p> <p>Thank you for yours of October 20th, file #419. I agree with you and must "eat crow" also. Pay the \$220.98 additional taxes even though you don't want to because it would cost you double the amount just for satisfaction of winning.</p>
148.10221936.115	<p>E. H. Simmons / 214 Parkview Building / 6233 Delmar Blvd</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>The gist of the whole difference between us (Simmons and Langenberg) was the length of time it would take an accountant and the expense. We must get a receipt and release from stockholders at the time they get their checks which release will be drawn up by a lawyer.</p>
148.10251936.116	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Last paragraph of your letter of 22nd states need a "release". A release from what? I assume each check will have a statement of the condition of the Company as of October 1st, 1936 and the "release" would refer to accuracy of such a statement. My suggestion would be to put proposed receipt and release printed on back of each check with customary line for signature.</p>
148.10261936.117	<p>5x8.5</p> <p>From: E. H. S.</p> <p>To: Esselstyn</p> <p>I used the wrong word when I said "release". It is only a question of getting a legal receipt. It is not my personal intention to send a statement as to company status of October 1st. Thanks for suggestion about proposed receipt be printed or stamped on back of each check. Think this is way to go.</p>