

150.04171917.1	<p>Hillman Land &amp; Iron Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Think it is necessary for you to go to Grand Rivers as soon as can and survey the furnace tract of 52 acres which we are selling to Mr. J. M. Overton and also survey rest of tract of about 180 acres which we are going to lease to him. Have information from which to make deed for 52 acres that the furnace is on and the two blocks of land containing 2 ½ acres which furnace row of houses is on across Railroad but question whether we have sufficient description of 180 acres for definite leases.</p>
150.04181917.2	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>I can go to Grand Rivers any time you desire. From your tone I assume you want this work done at once. Please mail me at Grand River, care of Joe Wells the descriptions of the properties you want staked out and any instructions regarding the work</p>
150.04201917.3	<p>6.5x8 Western Union Telegram</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Letter of 18<sup>th</sup> received; I leave tonight for Grand Rivers. Like to see you and Layton there tomorrow; If I cannot get there telephone Joe Wells.</p>
150.04251917.4	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Returned from Grand Rivers. I can show Mr. Overton all the corners of the various properties except those on the River due to high water and mud to get to them. Am ordering Corner pipes to be sent to Grand Rivers so those corners can get marked. Of the descriptions given, I did find several conflicts. I can make sketches for the descriptions but if possible can wait until I set the corners and get corrected descriptions, I would advise to do that.</p>
150.04271917.5	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Enclosed find plat of various Grand Rivers tracts as they are described in the descriptions you left with me. Descriptions of the Grassham and Harris tracts do not close by about 20 poles or 330 feet. I find this trouble with all compass surveys so it is necessary to depend on facts located on the ground irrespective of deed descriptions. Also there is supposed to be a Brick and Tile Co 30 acre tract on the river, if this so, it appears to be a part of Harris &amp; Grassham tracts and this tract has been deeded twice – once to H.L &amp; I. Co and once from deeds from the Grand Rivers Co to the Brick &amp; Tile Company. There appears to be a piece of land on the south-east and south-west of the Brick &amp; Tile Co 20 acres where Joe Wells lives that is not included in any descriptions. I think when we get to the River corners we might find that deed descriptions of Harris Tract include the Moore tract near Furnace Office then all the land is covered by descriptions. Have to look into records at Smithland to find mistakes. (2 pages)</p>
150.04281917.6	<p>From: Esselstyn</p>

	<p>To; E. H. Simmons</p> <p>In working Grand Rivers problem I found the Lawrence to Harrison deed is 15 acres which will fill in the space between the 20 acre Brick &amp; Tile tract and the Harris tract</p>
150.05011917.7	<p>Hillman Land &amp; Iron Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Thank you for yours of 28<sup>th</sup> in regard to deed to the additional 15 acres of the Brick &amp; Tile tract near Joe Well's house</p>
150.05011917.8	<p>Hillman Land &amp; Iron Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Acknowledge yours of 27<sup>th</sup> enclosing sketch of the different tracts at Grand Rivers. Am giving this general information to Mr. Overton. Mr. Overton wrote me saying he thought brick yard tract was included so this supports that. I wrote him saying if he wanted that tract it was his; if he does not want it will save me trouble in moving Joe Wells.</p>
150.05011917.9	<p>13x8.5</p> <p>Lease unto J. M. Overton certain tracts or parcels of land near Grand Rivers, Kentucky known as "Ellis Tracts. For the consideration of one dollar and hereby lease for a period of 5 years at annual rent of ten dollars payable in advance also an annual rental of \$125 dollars payable in advance for use of dwellings, stables and out buildings. Description of location given. Annotation at top of document "This Lease Not Used"; various pencil annotations throughout document. There are three copies of this document attached with staple in upper left corner. Each copy is 2 pages long.</p>
150.05011917.10	<p>13x8.5</p> <p>Lease unto J. M. Overton certain tracts or parcels of land near Grand Rivers, Kentucky known as "Ellis Tracts. For the consideration of one dollar and hereby lease for a period of 5 years at annual rent of ten dollars payable in advance also an annual rental of \$125 dollars payable in advance for use of dwellings, stables and out buildings. Description of location given. (2 pages)</p>
150.05011917.11	<p>13x8.5</p> <p>Lease unto J. M. Overton certain tracts or parcels of land near Grand Rivers, Kentucky known as "Ellis Tracts. For the consideration of one dollar and hereby lease for a period of 5 years at annual rent of ten dollars payable in advance also an annual rental of \$125 dollars payable in advance for use of dwellings, stables and out buildings. Description of location given. Unlike other copies, the second page is stapled on top of the first page (2 pages)</p>
150.05031917.12	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Acknowledge receipt of blue print of Grand Rivers tracts. Blue print gives wrong impression to Mr. Overton as it shows open space that should be filled in with the 15 acres of Brick &amp; Tile Co land. These descriptions are as bad as I find not descriptions; think best to wait till set the missing corners and make a corrected survey. Hope to be able to move to Kuttawa next</p>

	<p>week. Trigg County Circuit Court opens Monday the 21<sup>st</sup> and we have several cases coming up</p>
150.05131917.13	<p>From: Esselstyn To: E. H. Simmons</p> <p>In your letter of May 1<sup>st</sup> you stated you thought there was nothing to be done in Grand Rivers until you and Mr. Overton were there. If the land to be leased on acreage basis I think it would be best to finish the survey and get corrected acreage before the lease is made. I can go the Grand Rivers any day this week but prefer to put off until I finish the Trigg County maps. I have to be in Cadiz for opening of Court where we have 7 cases 3 of which I think will be settled and not more than 2 of the remaining cases will come up for trial.</p>
150.05171917.14	<p>Hillman Land &amp; Iron Company letterhead From: E. H. Simmons To: Esselstyn</p> <p>Answering yours of the 13<sup>th</sup>, not possible to survey before lease is made because it has already been made and in Mr. Overton's hands. It does not matter since lease is lump sum. If Mr. Overton wants to buy then necessary to get exact acreage. Go to Grand Rivers and survey property and set marks whenever agreeable. Be sure to get Mr. Overton to verbally agree marks are satisfactory</p>
150.05181917.15	<p>From: Esselstyn To: E. H. Simmons</p> <p>As soon as the new transit arrives I will do the work on Grand Rivers. I want new instrument to establish correct bearings then the survey will be ready to tie in the other surveys when we finish. Arrange with Mr. Overton to advise when he will have time to go over and be shown the corners.</p>
150.05251917.16	<p>Hillman Land &amp; Iron Company letterhead From: E. H. Simmons To: Esselstyn</p> <p>In regard to surveying at Grand Rivers I would like to have corner pipes put down on all the property we have leased to Mr. J. M. Overton. Drop a line to Mr. Overton and let him know you are in Kuttawa and come over most any time when he is in Grand Rivers.</p>
150.05261917.17	<p>From: Esselstyn To: E. H. Simmons</p> <p>Regarding property lines and corners. I have just spent week attending Court and may have to go back to Cadiz next week; I want to finish the Agreement Tracings of Trigg County and get the Agreements written so that maps can be printed. I will have boundary lines of all the tracts leased to Mr. Overton marked on the ground within two weeks.</p>
150.05291917.18	<p>Hillman Land &amp; Iron Company letterhead From: E. H. Simmons To: Esselstyn</p> <p>No hurry about Grand Rivers and next week will no doubt be plenty of time. For your personal information will say that I understand now Mr. Overton did not buy the Grand Rivers furnaces for himself but for a well-known</p>

	<p>plumbing supply house in Chicago named Clow [Clow Water Supply] who manufacture soil pipe and other things of that kind. Mr. Yule, the gentleman who sold the furnaces for us will be in Kuttawa tomorrow and he will have a gentleman who wants to buy some of the junk at Center Furnaces.</p>
150.06171917.19	<p>From: Esselstyn  To: E. H. Simmons  Thursday at Smithland came across Articles of Incorporation of the SUWANEE IRON COMPANY which was incorporated May 5, 1917 with Capital Stock of \$100,000.00. List of stockholders provided. J. M. Overton has \$25,000; W. E. Clow has \$10,900.</p>
150.10161917.20	<p>From: Esselstyn  To: E. H. Simmons  Under separate cover sending two copies each of the Grand River's maps. Mr. Miller said he would like a print of the map so am sending two copies if you care to send him one set.</p>
150.10191917.21	<p>From: Esselstyn  To: E. H. Simmons  After I sent you maps of the Grand Rivers properties sold and leased to the Suwanee Iron Company, I intended to send you descriptions so you would have proper records incase you wanted to deed to Suwanee but I found did not have necessary records. Been to Smithland looking up records cannot find any record that J. W. Harrison, Trustee ever conveyed the Grassham and Harris tracts to Hillman Land &amp; Iron Company. Grassham and Harris tracts were conveyed to J. W. Harrison, Trustee July 20, 1901 and duly recorded. J. W. Harrison, Trustee, et al on October 12, 1901 conveyed to the HL&amp;I lands previously conveyed to him as trustee from J. P. Lawrence and SMN Leonard – deed property recorded but does not describe properties conveyed but refers to the deeds to Harrison, Trustee for descriptions and in this deed no mention of Grassham or Harris Tracts. If Grassham and Harris Tracts conveyed to HL&amp;I they must have been conveyed in a separate deed never recorded. . Looks as if these two tracts have been overlooked and title still vested in J. W. Harrison, Trustee. If I am correct, necessary for J.W. Harrison, Trustee; J. W. Harrison &amp; Wife; E. C. Simmons &amp; Wife and heirs to the Morton Estate to convey these two tracts to HL&amp;I before HL&amp;I convey to Suwanee Iron.</p>
150.10241917.22	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  Much obliged for yours of October 19<sup>th</sup>. I will get hold of Mr. Williams, the lawyer, who took care of these things and see what I can find out.</p>
150.11051917.23	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  Have letter from Mr. R. P. Williams of St. Louis who was lawyer for Hillman Land &amp; Iron Company at the time the property was bought and he tells me he is satisfied the papers in regard to purchase of the Grassham and Harris</p>

	<p>tracts that were conveyed to J. W. Harrison, Trustee on July 20, 1901 were never referred to him to pass on and therefore feels Mr. Harrison bought the land intending to convey it to the HL&amp;I Co. Therefore it would be in order to draw up a deed for Mr. Harrison to sign, providing this in accordance with Judge Gordon's ideas. Please see the Judge or write him promptly and have him draw up an agreement if he thinks necessary and I will have Mr. Harrison sign it.</p>
150.11171917.24	<p>From: Esselstyn  To: E. H. Simmons  Replying to yours of the 5<sup>th</sup> regarding Grassham and Harris tracts. This week I took matter up with Judge Gordon and he will prepare the deed conveying these tracts from J. W. Harrison, Trustee to HL&amp;I Co.</p>
150.12191917.25	<p>From: Esselstyn  To: E. H. Simmons  Under date of October 16<sup>th</sup>, 1917 I sent you two copies each of two maps of the Furnace Tract and leased land in Grand Rivers. Having received no reply, I wonder if perhaps you had not received them.</p>
150.12221917.26	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  Yes we did receive the two maps of the Furnace Tract and leased land at Grand Rivers. Must have overlooked acknowledgement.</p>
150.03111918.27	<p>COPY  Suwanee Iron Company / 901 Stahlman Bldg, / Nashville Tenn  From: I. M. Overton  To: E. H. Simmons  We had up with Government negotiations covering the construction of a hard wood by-product plant at Grand Rivers. They require us to show an assurance of a supply of hardwood for at least two years operation. Shown Government hard wood is available but before entering contract with Gov. need to show a contract covering purchase of at least 30,000 cords a year of hardwood. You will recall when we purchased property from HL&amp;I, I talked about buying hardwood from you. We have not gotten far enough in matter to make definite proposition. Let us know if you are willing to contract cutting of 30,000 cords per year. If our contract with Government is closed we will wish you to deed us the land under lease including two Ellis Tracts. Expect No. 2 Furnace relined and ready for operation in mid-April; it has been steel jacketed and adapted to modern practice so hope to get fair output.</p>
150.03151918.28	<p>COPY  From: E. H. Simmons (Vice President &amp; Treasurer)  To: Mr. J. M. Overton / c/o Suwanee Iron Company  We will be very glad to do anything we can consistent with the best interests of the Company to help you with the Hard Wood By-product plant at Grand Rivers. In third paragraph of your letter you had a misunderstanding because we never made any promises of sell you standing timber or give you timber on the cut off land for clearing it up.</p>

	<p>May have been discussions but if you check with Mr. Granberry, your Attorney he will clear it up. There are reasons why it would not be in our interest to sell any timber just at this time but that would not prevent giving careful consideration of any propositions you may suggest. As for property around Furnaces, it was my understanding you would exercise your option if you decided to stay and reason you would not buy land was you were going to move the Furnaces away.</p>
150.03201918.29	<p>COPY  From: Henry E. Colton  To: E. H. Simmons  Mr. Overton who wrote you on March 11<sup>th</sup> has had a bad attack of the gripe but we expect him back in Nashville early part of next week. He will reply to your letter at that time. Glad to know you would give careful consideration to any proposition with respect to purchase of timber. A Hardwood By-product plant consumes all the hardwood not suitable for other purposes you, as an owner of timber, are doubtless aware of great advantage of having plant in Grand Rivers.</p>
150.03231918.30	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  I handed to Mr. Layton when he was in my office the deed between John W. Harrison, Trustee, and Edward C. Simmons, Isaac Morton and John W. Harrison individually conveyed to Mr. Harrison by Corrie Grassham [Corrie Bush Grassham] and her husband C. C. [Charles Cairo] Grassham by their joint deed dated July 5<sup>th</sup>, 1901. This has been properly signed by Mr. and Mrs. Harrison. I think your surveying notes will show that this tract of 230 acres more or less is in Lyon and Livingston Counties. If so, please have registered in both counties. Please return deed to me in St. Louis when done.</p>
150.03251918.31	<p>From: Esselstyn  To: Clerk of the Livingston Co. Court / Smithland, Kentucky  Enclosed find check for \$2.50 for recording the enclosed deed from John W. Harrison, Trustee to Hillman Land &amp; Iron Company.</p>
150.03271918.32	<p>From: [J. M. Overton]  To: E. H. Simmons  Copy of your letter of March 15<sup>th</sup> forwarded to me while I was lying sick with pneumonia. I did not intend to intimate in my letter you were under any binding agreement or obligation to sell us any hardwood timber. There is an abundance of timber which would be suitable for reduction both on Cumberland and Tennessee Rivers. Our disposition is to consume your timber upon a satisfactory basis. We could not bind ourselves to take any stated amount in any one year as question of labor might seriously interfere. In order to satisfy the Government request for steady amount of timber, we thought we could make a contract to give us a right to cut and remove 60,000 cords as fast as we may need it all of which to be removed within five years. If you are willing to enter into contract we shall be glad to proceed. (2 copies)</p>

150.03301918.33	<p>From: Esselstyn  To: E. H. Simmons  Enclosed find deed from J. W. Harrison, Trustee to HL&amp;I co of the Grassham &amp; Harris tract at Grand Rivers, Livingston County. This deed recorded in Livingston County. Replying to your letter of 23<sup>rd</sup>, the two tracts are located only in Livingston County so did not need to be registered in Lyon County.</p>
150.04161918.34	<p>COPY  From: J. M. Overton  To: E. H. Simmons  If you think that the building of the hardwood by-product plant which would consume hardwood, which would in the main not be suitable for other purposes would be an advantage to your Company I will be glad if you will let me know whether you want to make a contract upon a royalty basis. We are encouraged to believe we have a good opportunity but before pressing the Government, we would like to say we can contract with reliable owners for 30,000 cords of wood for two years.</p>
150.04251918.35	<p>COPY  From: W. Y. [William Yule] / Pioneer Coal &amp; Coke Company / St. Louis, MO  To: Mr. Simmons  I have not said anything to Mr. Overton about cord-wood. The government needs acetone as a solvent for the varnish for airplane wings and is helping people establish by-product charcoal plants. Acetone is derived from acetate of lime which comes by neutralizing the crude acetic and with carbonate of calcium. Such plants are being given imperative orders to operate 24 hours a day and 365 days.</p>
150.04261918.36	<p>COPY  From: E. H. Simmons  To: J. M. Overton  To answer your letters of March 27 and April 16 in regard to timber operations. My memory is at the time we discussed but there was no obligation on either side. Main point to bring out is no promises were made and no way either directly or indirectly did we ever indicate that you could cut timber off the land for clearing it up. Discussion of various points from Overton's letters and reply given. Overton mentions making a proposition but Overton has not made the proposition in his two letters. Only point is the purchase or not of the leased land of 230 acres. (4 pages)</p>
150.04271918.37	<p>COPY  From: E. H. Simmons  To: Mr. Wm. Yule / c/o Pioneer Coal &amp; Coke Company  Attached is copy of letter written to Mr. Overton which I am sending you simply to keep you posted.</p>
150.04301918.38	<p>COPY  From: J. M. Overton  To: E. H. Simmons  Inasmuch as our negotiations with the Government are still tentative, we are not in position to make you a definite proposition for the purchase of hardwood cord wood. It was not my idea to try to make any trade with you</p>

	<p>for your timber that was not entirely fair to both of us. I got impression from you and Mr. Layton that you would be glad to get rid of the laps and tops of trees. You are quite right in not being willing to bind yourself to any course without a definite proposition. As soon as we are in position to make one, we will make one. Your understanding in regard to the option to purchase the 230 acres adjoining the furnace was natural and although there is no legal obligation on our part, understand the moral obligation. Mr. Yale has been writing to me about opening up some ore mines on your property and have written him that we would be glad to inspect any minds within reasonable hauling distance to railroad. (2 pages)</p>
<p>150.05201918.39</p>	<p>COPY  From: E. H. Simmons  To: J. M. Overton  Your letter of April 25 in regard to acreage around the Furnace tract crossed my letter of April 26 on same subject. In regard to the two Ellis tracts that we bought to make other tracts complete this is to indicate that if you will send us a check for \$5.00 we will send you receipt in full for rent of these two tracts in addition to what you are already renting in 1918. If you will write that you will exercise your option on this land including Ellis tracts within this year that will satisfy us. I don't want to push you for the money now; if you tell us in a letter you will take this up.</p>
<p>150.05201918.40</p>	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  Somewhat mixed on the lands around the Grand Rivers Furnace. How many acres of land your survey shows including the 52 acres which is known as Furnace Tract. What I want is how many acres outside the 52 acres which was bought by Mr. Overton and the part he is now leasing, also how much extra acreage there is in the two Ellis tracts. I ask because we are about to close a deal whereby Mr. Overton will agree to buy these lands sometime in the future. (2 copies)</p>
<p>150.05201918.41</p>	<p>COPY  From: E. H. Simmons  To: Mr. J. M. Norton [J. M. Overton] / c/o Suwanee Iron Co.  Answering yours of the 30<sup>th</sup>; in regard to your Hardwood By-product plant. As you say it is tentative, I assume there is no particular hurry. I enclose a statement on this on a separate sheet which I believe is what you want. There are advantages and disadvantage.</p>
<p>150.05201918.42</p>	<p>COPY  From: E. H. Simmons  To: J. M. Overton  The company owns about 60,000 acres of land in your neighborhood most of which is covered by timber. If a satisfactory agreement can be reached and the labor situation permitted it, we think we could supply you or make arrangements to have you supplied with cord wood from which to make charcoal. The Forestry Department of the United States has made a survey of practically all our property so we have a much better idea on what there is that the average person would.</p>



150.05211918.43	<p>From: Esselstyn  To: E. H. Simmons  Replying to yours of 20<sup>th</sup> regarding acreage of Company land adjoining Grand Rivers. Combined acreage of Harris Tract, Grassham Tract, Brick &amp; Tile Co.'s 2 tracts and Ellis' 2 tracts is 215.66 acres. In addition there are 7 acres at extension of Tennessee Ave making total of 222.66 acres. The Tennessee Ave acres were not included in original recorded plats of Grand Rivers so the land property of Grand Rivers Co. and was not deed to Grand Rivers and HL&amp;I Co had it fenced for over 15 years it is ours by prescriptive title. The Grassham &amp; Harris Tracts were conveyed by Quit Claim Deeds and the Ellis Tract by Special Warrantee Deed those are the only methods once can safely give to Mr. Overton (2 copies)</p>
150.05291918.44	<p>COPY  From: E. H. Simmons  To: J. M. Overton  Acknowledge receipt of check for \$5.00 to cover rental for 1918 to the two Ellis tracts. Sorry that my letter of 20<sup>th</sup> was worded badly but the idea I wanted to get across was it would be better to have a new lease written up to take the place of old one. I asked Esselstyn to make new lease with an option to buy and including the Ellis Tracts. In regard to you exercising your option that is something you must decide yourself but we expected you to exercise it this year. Staying or moving the furnace. Hard wood purchasing. My older brother Wallace is located in Washington working for the Government so if you keep us apprised on hardwood by product plan we might be able to help your proposition. (2 pages)</p>
150.05291918.45	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  Noting attached copy of letter written to J. M. Overton [150.05291918.44]; Mr. Overton wants us to supply a new lease to cover all these different tracts. I will send you pertinent information. Then can you with Judge Gordan's or any other attorney nearer draw up this lease. Then submit it to Mr. Overton to see if alright. This has nothing to do with the sale of property or his exercising his options (2 copies + copy of 150.05291918.44)</p>
150.06041918.46	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  Following up my letter of May 29 in regard to J. M. Overton, attached find copy of lease we gave him for the Grand River property; all for your information to assist you drawing up new lease to the Ellis lands. (4 pages, 3 at 13x8.5)</p>
150.06061918.47	<p>From: Esselstyn  To: J. M. Overton  Enclosed find copy of new lease on the property of the Hillman Land &amp; Iron Co near Grand Rivers which gives a full description of the property. I tried to use the same language as old lease. Most important change is the definite description and correct acreage. Note the annual rental is changed to \$10.00 since old rent was \$5.00 and the Ellis tract was \$5.00. If desire to</p>

	exercise right to purchase leased property, note the 215.66 acres at \$25.00 per acre and the Ellis tract would be \$300. Price for buildings etc remains at same price for total of \$6691.50. Note that in event of purchase HL&I Co will deliver title by Quit Claim or Special Warrant deed. (2 pages)
150.06061918.48	From: Esselstyn To: E. H. Simmons Acknowledge receipt of yours letter of May 20 <sup>th</sup> and June 4 <sup>th</sup> . I have rewritten the lease and forwarded the same to Mr. Overton.
150.06171918.49	Suwanee Iron Company letterhead From: J. M. Overton To: Esselstyn Received new lease on the lands near Grand Rivers. I would have replied sooner but I have been absent from office a great deal. Form of lease is satisfactory except I would like it to specify land is to be conveyed under special warranty deed omitting reference to quit claim. Also would like a clause permitting me to assign the lease and option to purchase. Returning lease for corrections.
150.06181918.50	From: Esselstyn To: J. M. Overton Acknowledge receipt of your letter of 17 <sup>th</sup> . Enclosed find lease corrected in accordance with your suggestions. If same is satisfactory, please sign same on line "accepted" and return to me to be forwarded to Mr. Simmons to be signed and copy for his files.
150.06201918.51	Suwanee Iron Company letterhead From: J. M. Overton To: Esselstyn Returning correct lease contract between HL&I Co and myself covering the 222.66 acres adjoining the furnace tract at Grand Rivers which I have accepted.
150.06211918.52	From: Esselstyn To: J. M. Overton Acknowledge receipt of your letter of 20 <sup>th</sup> . By this mail I am forwarding the lease to Mr. Simmons for his signature asking him to forward same directly to you.
150.06211918.53	From: Esselstyn To: E. H. Simmons Find new lease on the Grand Rivers property to Mr. Overton. Please acknowledge receipt of same. Note that Mr. Overton has approved the lease; please sign and forward it to Mr. Overton
150.06251918.54	Hillman Land & Iron Company letterhead From: A. S. Hartt, for E. H. Simmons To: Esselstyn Replying to yours of 6-21, I have signed the lease and forwarding to Mr. Overton to-day
150.12051918.55	Hillman Land & Iron Company letterhead From: E. H. Simmons To: Esselstyn

	<p>Please see if when I was last in Kentucky, if I left with you or mailed to you some correspondence from Mr. J. M. Overton regarding the Grand Rivers property. Specifically a letter in which he stated he would exercise his option and buy the balance of the land around Grand Rivers during this year (1918). I am unable to locate it. If you have these papers or any other I left, please mail them to me promptly.</p>
150.12061918.56	<p>From: Esselstyn  To: E. H. Simmons  Regarding letters from Mr. Overton, last May when you instructed me to draw up a new lease you sent me correspondence and I hereby enclose you the only two copies which refer to his purchase: one dated April 25, 1918 and the other May 22, 1918. Other copies of correspondence which you sent me most related to proposed hard-wood by-products plant which I can return if you desire.</p>
150.01101919.57	<p>COPY  From: E. H. Simmons  To: Mr. J. G. Dixon / Grand Rivers, Ky  Your letter of January 8 addressed to Mr. E. C. Simmons was evidently intended for me as Mr. E. C. Simmons does not own any real estate in Kentucky. If you refer to lands owned by HL&amp;I Co, I would ask whether the lots you refer to are those that are along side the railroad track on Dover road. Just at present we have no prices on these lots.  Reply at bottom  January 14, 1919  From J. G. Dixon  To: E. H. Simmons  Letter was intended for you. The lots are just four lots where you sold the building off to the colored people for Church. Please get together and submit me price on these lots. I don't think they will ever be any use to you all.</p>
150.01171919.58	<p>From: E. H. Simmons  To: J. G. Dixon  Answering yours of 14 Jan. If lot you speak of is the corner lot on the east side of the Dover Road and south side of the Illinois Central tracks, we have no price but will be glad to submit to our board any cash offer that is made.</p>
150.01171919.59	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  Noting attached [150.01101919.57 &amp; 150.01171919.58]. Is this the old store building which we moved at the request of the Illinois Central R.R? Also, which Mr. Dixon is this – is it the old man who ran the furnaces or the young one?</p>
150.01191919.60	<p>From: Esselstyn  To: E. H. Simmons  Upon inquiry, Mr. J. G. Dixon of Grand Rivers is Garfield Dixon, son of George Dixon. If I remember correctly, the old store building was removed to make the new I.C. [Illinois Central] Right of way and was used to build a</p>

	<p>Church for the colored people and this location is undoubtedly the one referred to by Mr. Dixon. Looking over deed, find the lots conveyed were 81 ½ feet fronting the I.C.R.R. by 155 feet deep. If Mr. Dixon makes an offer I think it would be well to go to Grand Rivers to make sure property is what he desires and also get idea of their value.</p>
150.04301919.61	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  Have in my records the Furnace lands at Grand Rivers as 230 acres. Don't remember if this includes or excludes the so-called Furnace Tract of 52 acres. What I want to know is whether acreage of land that we have left at Grand Rivers which is under option by Mr. J. M. Overton is entirely out of the original Furnace Tract of 52 acres. These lands I think are the ones we bought from Grassham, Bush, Dixon, etc.</p>
150.05021919.62	<p>From: Esselstyn  To: E. H. Simmons  The lands or tracts included in the option are the Ellis Tracts, Harris Tract, Brick &amp; Tile Co. tracts, Grassham Tract and Tennessee Ave prolonged making at total of 222.66 acres.</p>
150.05071919.63	<p>Hillman Land &amp; Iron Company letterhead  From: E. H. Simmons  To: Esselstyn  As I understand it, the portion of the lands at Grand Rivers that we still own is 222.66 acres and the land we actually sold to Mr. Overton with the furnace is 52 acres more, making our original holdings at Grand Rivers 274.66 acres.</p>
150.12081919.64	<p>COPY  From: Fred Nelson / Metropolis, Illinois  To: E. H. Simmons  I want to buy 20 acres of your land at Grand Rivers, Ky, off the E. H. Heron land that you bought from C. C. Grassham cornering with the rock quarry and running to the river joining my land. You bought 200 acres from him and gave him \$20.00 per acre and I will give you \$40 per acre if it will be advantage to you and myself as the Swanee Iron Company are holding the water up on my land with that dam that you put across the slue and made a pond and they dam it up too high. And I want this land and cut a ditch to the river at the lower side of the 20 acres and put a small dam and then I can drain my land and you can fill your pond as full as you want</p>
150.12151919.65	<p>From: E. H. Simmons  To: Fred Nelson  Answering your letter of December 8<sup>th</sup>, just at present we cannot sell you land as it is under a multiyear rental to Suwanee Iron Company. You could use this as a reason to write the Suwanee Iron Company to see if they might want to cancel their lease if so, then we would be glad to take matter up with you. If there is a question of cutting the dam that Suwanee Iron Company made temporarily until we can cut a ditch at the lower or north</p>

	end of your property I am quite sure we can get you permission or at least try.
150.12151919.66	Hillman Land & Iron Company letterhead From: E. H. Simmons To: Esselstyn Please send me a sketch showing just what property this man wants, also location of the Suwanee dam. You might find out from Joe Wells whether this dam was really put higher than previously by Suwanee Iron Company and if it affects the Nelson property. (2 copies)
150.12211919.67	From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 15 <sup>th</sup> ; the Tennessee River is out of its banks but I will investigate as soon as conditions permit. (2 copies)
150.06011920.68	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Have you anything further to report on this at the present time? [See 150.12081919.64 and 150.12151919.66]
150.06051920.69	From: Esselstyn To: E. H. Simmons Acknowledge your letter of 1 <sup>st</sup> regarding Fred Nelson purchasing 20 acres, on account of continual high water I have not been on the ground to investigate but intend to do so when conditions allow. In a conversation with Mr. Miller of Suwanee Iron Co, I learned when the Furnaces were first put in, a pumping station was built on the river bank to furnish water to furnace. A ditch was cut through the high ridge between river and the furnaces to drain the slough across which the pipe line from pumping station was built. Prior to this time, the slough extended across the Grassham tract onto Mr. Nelson's property. When slough was drained, Mr. Nelson was able to cultivate. When pumping station abandoned and ditch dammed up to retain water the dam was not built as high as original ridge and did not back water up on Mr. Nelson's land. During the years furnace not used, dam went to pieces and was rebuilt by Suwanee not as high as it was originally. If Mr. Nelson wanted to drain his own land, he could do so with ditch 700 fee long all on his property and would not drain Company land as Mr. Nelson's property is higher than Company land.
150.12211920.70	Memorandum of Town lots in Grand Rivers Ky supposed to be owned by Hillman Land Company as shown by map of the town of Grand Rivers in St. Louis.
150.10041921.71	From: C. M. Holloway To: D. W. Layton Lease on the farm leased from Hillman Land Company by Suwanee Iron Company will expire next May and I understand they do not intend to renew or exercise their option to buy it. I am out of their employment and if I can get the lease on this farm for three years at the same term I would be glad to take it and farm it. Farm has been planted with corn so it is exhausted and I will plant rotating crops to build it back up. If I cannot lease

	<p>before old lease expires it will be a year without crop. Suwanee will let me plant it before their lease expires if I have assurances from you that lease will be given me.</p> <p>Notated in ink on bottom: Mr. Esselstyn</p> <p>Have advised Mr. Holloway that the foregoing had been referenced to you and that you would take it up with him - DWL Oct 6<sup>th</sup> '21</p>
150.10081921.72	<p>From: Esselstyn To: Mr. C. M. Hollowell</p> <p>Acknowledge receipt of your letter of 4<sup>th</sup> addressed to Mr. Layton regarding lease of land under lease to Suwanee Iron Co. Mr. Simmons is not at home at present and will look over matter in near future.</p>
150.10081921.73	<p>From: Esselstyn To: E. H. Simmons</p> <p>Enclosed find copy of a letter from Mr. Hollowell of Grand Rivers regarding the leasing of the Chutes Tract also copy of my reply [150.10041921.71 &amp; 150.10081921.72]. This letter might be indication that Mr. Hollowell and the Suwanee Iron Co. were going to assume a "dog in the manger" attitude and force the lease to Mr. Hollowell. Joe Wells also wants to take over this same land at better price but nothing can be done until I know what condition the Suwanee Iron Co's lease is in.</p>
150.10101921.74	<p>Hillman Land Company letterhead From: A. S. Hartt, Secretary to Mr. E. H. Simmons To: Esselstyn</p> <p>Letter of October 8<sup>th</sup> addressed to Mr. E. H. Simmons received and will be held for his return.</p>
150.10231921.75	<p>From: Esselstyn To: E. H. Simmons</p> <p>Letter sent on October 8<sup>th</sup> regarding lease of Chutes Tract under option to Suwanee Iron company. This past week Mr. Miller of Suwanee Iron called about it and mentioned he had bought the farm located between the Chutes Tract and the Cothran Tract from Suwanee Iron which was sold in public auction. Mr. Miller has idea he would like to buy a part of the Cothran Tract if sold at reasonable price. Further information on machinations with Suwanee Iron, Mr. Holloway, Mr. Miller and Mr. Overton given.</p>
150.10241921.76	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn</p> <p>Answering your letter of October 23<sup>rd</sup>. Should request come from Suwanee Iron Company for extension of this lease it will not be granted unless new circumstances occur. General understanding was that Mr. Overton needed land for operation of furnaces and if they continued to operate furnace would buy it. Else they would give up leases. One evidence for this agreement between us was the nominal rental fee. Purchase price was also low on basis of needing a holding pond for supply water. Only way this property can be gotten hold of beyond May 1<sup>st</sup>, 1922 is by purchasing.</p>

	Nothing can be done toward leasing or selling this land until Suwanee's option is up. If Mr. Holloway or Mr. Miller want to purchase land, tell them to get Suwanee to buy it and then Suwanee can sell it to them before the option ends May 1 <sup>st</sup> . (2 pages)(2 copies)
150.11051921.77	From: D. I. Miller To: Esselstyn Mr. Holloway has requested me to write you again about the lease on the river that is now under lease to Suwanee Iron Co. While I do not know definitely, I believe Suwanee Iron will not renew lease, and at same time wants this land in friendly hands whenever the furnace runs again. Land has been "corned" to death. Mr. Holloway will farm in such a way to enrich land and make profitable again. Mr. Holloway is willing to lease for five years if that assists in making this deal.
150.11061921.78	From: Esselstyn To: Mr. D. I. Miller Acknowledge receipt of letter of the 5 <sup>th</sup> . I have written Mr. Simmons several times but due to his absence from St. Louis he has not replied. I will write him again.
150.11061921.79	From: Esselstyn To: E. H. Simmons Enclosed find copy of letter from Mr. Miller [150.11051921.77] regarding lease for Mr. Holloway of the Chutes tract. Until I hear from you it is impossible to give Mr. Holloway an answer or consider other tenants at a large rental price.
150.11081921.80	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Answering your letters in regard to Mr. Holloway and Chute's Tract and Suwanee Iron. As I see it, it is simply a claim on the part of Suwanee Iron to get a further lease on property without necessity of buying it. Perhaps extend their lease to December 31 <sup>st</sup> so that their Farming excuse is dealt with. We want to sell it because we need money. I see no reason to hold off for them when in a sense they did not hold off for us – held on to the property for farm purposes contrary to spirit of the agreement (2 pages)
150.11091921.81	From: Esselstyn To: Mr. D. I. Miller Today I received from Mr. Simmons stating that he does not think the Hillman Land Company will care to lease the "Chutes Tract" to Mr. Holloway for three or five years. You wrote in your letter of 5 <sup>th</sup> that you did not believe Suwanee Iron would renew their lease next year. Well there is no provision for renewal in the lease but the lease does permit purchase.
150.11091921.82	From: Esselstyn To: E. H. Simmons I agree that the proposed lease by Mr. Holloway is a play of Suwanee Iron Company to tie up the tract of land for three or five years without a dollar invested in it. I have written Mr. Miller again and think this ought to give him impression Suwanee Iron Co must either live up to its agreement or

	<p>give up the property. Think it is too late to get tenant to take property on or after May 1<sup>st</sup> so it would be well to offer to let Mr. Holloway have a lease expire Dec 31<sup>st</sup> for \$150 or \$200. A sketch of Mr. Miller's property listed as postscript but no sketch in file</p>
150.11101921.83	<p>Hillman Land Company letterhead  From: E. H. Simmons  To: Esselstyn  Yes, you may lease the property to Mr. Holloway or others to expire December 31<sup>st</sup>, 1922 provided it does not interfere with the sale of the property to the Suwanee people between now and May 1<sup>st</sup>, 1922</p>
150.11121921.84	<p>[dated November 12, 1931]  From: D. I. Miller  To: Esselstyn  Referred your letter to Mr. Holloway and as your company does not want to lease farm for a longer term, he is willing to lease for one year. Of course he understands any arrangement is subject to action by Suwanee Iron company.</p>
150.11141921.85	<p>From: Esselstyn  To: D. I. Miller  Acknowledge your letter of 17<sup>th</sup>. Enclosed find lease in duplicate for Mr. Holloway to sign and be witnessed. You will note that in consideration of the lease is \$150.00 as this is amount another party has offered to take the property on exactly the same conditions but the company is willing to let Mr. Holloway have the property. If this is not acceptable, please return lease to me.</p>
150.11141921.86	<p>From: Esselstyn  To: E. H. Simmons  Enclosed find copy of letter from Mr. Miller and my reply to Mr. Miller and copy of proposed lease [150.11121921.84 &amp; 150.11141921.85]. This matter has worked out just as I thought and I shall not be surprised to see Suwanee Iron Company exercise their right to purchase the tract, that is if they have the money.</p>
150.11161921.87	<p>From: D. I. Miller  To: Esselstyn  There is some uncertainty in our minds as to the rental of this property which was formerly \$135 per year. You have raised this to \$150 which we understand to be for the year but Suwanee Iron lease expires May 1<sup>st</sup> leaving Mr. Holloway only 8 months. Will the rate be pro-rated? In order to save time since he has had a good cropper, he has signed this lease as written. If rent will be pro-rated, please make proper change in lease. If however your renter has offered \$150 for eight months lease, Mr. Holloway will try it out this year on the basis as given in lease.</p>
150.11191921.88	<p>From: Esselstyn  To: D. I. Miller  Acknowledge receipt of letter of 16<sup>th</sup>. Enclosed find one copy of signed lease. In regard to time and price, the rental price was \$150 for eight months as the other party offered. Since you assured us Mr. Holloway could</p>



	make satisfactory arrangement with Suwanee Iron Company to begin his farming operations before May 1 <sup>st</sup> , we considered Mr. Holloway to have a decided advantage over other tenants.
150.11191921.89	From: Esselstyn To: E. H. Simmons Copies of correspondence with Mr. Miller regarding lease of the Chutes Tract at Grand Rivers. Returned copy of lease to Mr. Miller and have my copy. You should have your copy for your files. Matter is now closed until May 1 <sup>st</sup> . 1922 if Suwanee Iron Company does not exercise their right to purchase.
150.11231921.90	6.5x8.5 From: D. I. Miller To: Esselstyn Have contract lease on the "Chutes Tract" and given to Mr. Holloway. It is satisfactory to him. If you can get time to come over for a day it would be good to go over and talk about some clearing this winter to the advantage of the farm in tillable fields if it should meet your approval.
150.11231921.91	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge letter of Nov 19 <sup>th</sup> regarding lease of Chutes tract. I am sure this was a good solution and this has been well handled.
150.11241921.92	From: Esselstyn To: D. I. Miller Regarding clearing of land on the Chute's tract, the company will have no objections to Mr. Holloway clearing up any fields which have been permitted to grow up with brush as a whole or along the edges but we will not consider clearing any new land.
150.02081922.93	COPY Suwanee Iron Company From: J. M. Overton To: E. H. Simmons Under terms of the lease covering the farm at Grand Rives you company agreed to deliver to me a "special warranty" deed to said land, buildings, etc. It is possible that I may be able to dispose of this land if your company will give a deed with general warranty.
150.02101922.94	From: E. H. Simmons To: J. M. Overton Acknowledge your letter of February 8 <sup>th</sup> . I will take matter up with our Secretary but it would seem to me that the way that option reads should be satisfactory and (it is largely a question of whether you want to continue your option as it stands).
150.02101922.95	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn I don't quite understand what Mr. Overton is driving at but I would not see no reason for changing our option agreement. You can look into it and let

	me know if would could make a general warranty deed and what your personal ideas are as to what is best to do. .
150.02121922.96	From: Esselstyn To: E. H. Simmons Receipt of your letter of 10 <sup>th</sup> . Long story short, I can see no objection to giving a warranty deed to this tract. The two points it settles down to are: does the Company need the money? If so, make the warranty deed; if the company does not need the money, hold to the terms of the lease for a special warranty and probably he will take it just the same. (2 pages)
150.02151922.97	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Answering yours of February 12 <sup>th</sup> . Please handle this direct with Mr. Overton. I see no objection to agreeing to give him any kind of deed that our rights in the property will enable us to make. I am going East for two weeks so I will ask you to handle and settle as you think best.
150.02171922.98	COPY to Mr. Simmons 2/21/22 From: Esselstyn To: J. M. Overton I see no objection to giving a General Warranty instead of the Special Warranty deed as provided in the option. If it your intention to exercise your right to purchase this tract in accordance with the terms of the option, I would suggest you advise me as soon as possible as Mr. Simmons is away from office a great deal and there might be delay in signing the deed if matter was delayed until nearly May 1 <sup>st</sup> .
150.02211922.99	COPY From: J. M. Overton To: E. H. Simmons Your suggestion that it might be best to continue the option will be satisfactory in light of the Suwanee Iron Company may or not continue operations on account of high freight rates and cost of assembling raw materials. Owners are investigating local ore and ore up the Tennessee River. Wanted General warranty in idea of getting some of the parties interested in furnace property to purchase farm so Company could take it back over later on if desired. If satisfactory to you, therefore, I should be glad to extend the option as it now stands for two years subject, of course to the terms of any lease which you might make in the meantime.
150.02201922.100	From: A. S. Hartt, Secretary to Mr. E. H. Simmons To: J. M. Overton Receipt of your letter of February 15; Mr. Simmons is out of city and will turn this matter over to our secretary Mr. J. N. Esselstyn
150.02201922.101	Hillman Land Company letterhead From: A. S. Hartt To: Esselstyn Find attached letter from J. M. Overton. [150.02211922.99]. Won't you kindly handle this matter?
150.02211922.102	COPY to Mr. Simmons

	<p>From: Esselstyn  To: Mr. J. M. Overton  I do not think that when Mr. Simmons wrote you on the 10<sup>th</sup> using expression "... it is largely a question of whether you want to continue your option as it stands" that he intended in any way to convey the idea of granting any extension of the present lease and option beyond the time of May 1<sup>st</sup>, 1922 but he intended to convey the idea that a General Warranty deed could be issued if you exercised your option to purchase the land.</p>
150.02211922.103	<p>From: Esselstyn  To: E.H. Simmons  Enclosing copy of Mr. Overton's letter in which he asks for extension of time of 2 years on the lease and option of Chute's Tract.</p>
150.03071922.104	<p>From: E. H. Simmons  To: J. M. Overton  It is not agreeable to us to extend the option and unless you exercise the option in the meantime we will understand that the option will expire on the date agreed upon.</p>
150.03071922.105	<p>Hillman Land Company letterhead  From: E. H. Simmons  To: Esselstyn  If this reads all right, please stamp and mail to Mr. Overton. If not, please send back with suggestions.</p>
150.03091922.106	<p>From: Esselstyn  To: E. H. Simmons  Acknowledge receipt of your letter of the 7<sup>th</sup>. Your letter is very clear and I have forwarded the same to Mr. Overton</p>
150.04211922.107	<p>From: Esselstyn  To: E. H. Simmons  May 1<sup>st</sup> will be here soon and at that time the Suwanee Iron Co. must either purchase the tract or give up possession. I have not heard from Mr. Overton since early March and I wonder if you have received an answer to your letter of March 7<sup>th</sup> and if he does not exercise his right to purchase the lease to Mr. Holloway becomes effective and I want to get his note for \$150 to secure payment of the rent.</p>
150.04221922.108	<p>Hillman Land Company letterhead  From: E. H. Simmons  To: Esselstyn  I have not heard from Mr. Overton and it looks to me as if he is going to pass up the option. Go ahead with Mr. Holloway immediately after May 1st</p>
150.05021922.109	<p>From: Esselstyn  To: Mr. C. M. Holloway  In accordance with the terms of your lease of the Chute's Tract, enclosed find note for \$150.00 payable on or before December 1<sup>st</sup> 1922 for your signature and the signature of your security.</p>
150.05161922.110	<p>Hillman Land Company letterhead  From: E. H. Simmons  To: Esselstyn</p>

	<p>Following up my letter of April 22<sup>nd</sup> I expected to hear from you as of May 1<sup>st</sup> or immediately afterwards as to whether you had heard from Mr. Overton. If you have not of course his option has expired and the property is ours. If the above is correct then the lease is on to Mr. Holloway. Please send me a copy of this lease to me with your reply.</p>
150.05171922.111	<p>From: Esselstyn To: E. H. Simmons I advised Mr. Holloway that his lease of the tract has become effective and he sent me his note for \$150.00 to secure the rent signed by himself and Mr. D. I. Miller. I have this note which is due December 1<sup>st</sup>. I sent you copy of Mr. Holloway's lease under date of November 14, 1921. If you did not receive it I will send another copy.</p>
150.05181922.112	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Should you run into Mr. Miller you might question him a little as to what Mr. Overton is going to do with the furnaces.</p>
150.06301922.113	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Have you heard anything further from Mr. Miller in regard to the transaction? Has there been any change in the situation on the Chutes Tract on which Mr. Overton's option expired? Any offers to buy it?</p>
150.07011922.114	<p>From: Esselstyn To: E. H. Simmons I have heard nothing regarding the tract. Last time I saw Mr. Miller he stated that he thought they might restart the furnaces as soon as freight rates were reduced so they could ship ore and coke.</p>
150.08011922.115	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn What have you to report at this time in regard to the Chute's tract?</p>
150.08031922.116	<p>From: Esselstyn To: E. H. Simmons Replying to yours of the 1<sup>st</sup>. there is nothing new to report.</p>
150.11211922.117	<p>Torn at top, 7.5x5, written in pencil From: C. M. Holloway To: Esselstyn In closed find check to pay of our note let me know if we can get the place next year &amp; terms.</p>
150.11271922.118	<p>From: Esselstyn To: C. M. Holloway Acknowledge receipt of your check for \$150.00 in payment of rent of the Chutes tract. Enclosed find cancelled note for same. At this time I cannot give you an answer regarding the renting of this place for the year 1923 but will let you know within the 10 days or two weeks.</p>
150.11271922.119	<p>From: Esselstyn</p>

	<p>To: Mr. J. J. Wells</p> <p>Mr. Holloway wants to rent the Chutes Tract for next year but before giving him a definite answer I would like to know something about what he has done there this year. If you have time and its not too much trouble, would you go down there and see how much land under cultivation and what he raised; acres of corn, hay, tobacco, or anything else and what general condition of place and its prospects for next year. I don't care to have Mr. Holloway know you are getting this information nor do I care to have him know that others are wanting the place for next year but I will decide who will get it and the price before the end of the year.</p>
<p>150.11271922.120</p>	<p>From: Esselstyn To: Mr. C. B. Vick</p> <p>Next time you go to Grand Rivers, please go to Chutes Tract and make an estimate of about the amount of land Mr. Holloway has had under cultivation. I want to get line on what he produced this year and what it may be capable of producing next year in order to determine the amount of rent for next year. Also, while you are there, if you hear of any one who would like to rent it find out what they will give. I have written Mr. Wells about it as he wanted to rent it last year.</p>
<p>150.11271922.121</p>	<p>Torn in right corner From: Esselstyn To: E. H. Simmons</p> <p>Mr. Holloway has paid the rent of \$150.00 for the Chutes Tract and wants to know if he can rent it next year, if so, at what price. You will remember this was tract that was leased to Mr. Overton for five years and we have every reason to believe Mr. Holloway leased it so that Suwanee Iron Co would have the use of water in the reservoir. Do you know of any reason why this place should not be rented to person who will pay the largest cash rental and to rent it for one year only? We have no other prospective tenants at the present time but I think we will have by the time I hear from you. I think rent next year should be from \$175 to \$200</p>
<p>150.11181921.122</p>	<p>13x8.5 Land Lease between Hillman Land Company and C. M. Holloway of Grand Rivers, Kentucky (2 pages)</p>