

255.09121921.1	<p>From: Esselstyn To: E. H. Simmons Joe Mitchell counts the ties on the Lynch Tract in Hopkins County as follows: White Oak: 9174 / Red Oak: 8453 / Hickory: 1375 / Soft Wood: 9669</p>
255.11251921.2	<p>From: Esselstyn To: Andrew Jackson / Dawson Springs, Ky. When I was at the Baker and Lynch Tracts I was unable to see either Mr. Townzel or Mr. Riggs about renting of the property for next year but talked to each of their wives but did not go into details. In order for no misunderstanding with Mr. Townzel it must be understood that whatever land he rents he must not sublet it to anyone else and since he has not been cultivating all the land don't think he wants to rent all next year. Rent will be \$40.00 the same as he has been paying if he wants to land he has been subletting to Mr. Riggs the price will be \$50.00 for year and must make repairs to house and stables. If he does not want on these terms, you may rent to Mr. Riggs for \$50.00 under same conditions. Rent payable on December 1st.</p>
255.12171921.3	<p>10x8 lined paper, written in pencil From: Andrew Jackson To: Esselstyn I have collected the rent for all the places. Mr. Townzel has decided to stay on his place and ? the house. Let me know if you want me to mail you a check or do you want to meet me at Dawson Spring.</p>
255.12201921.4	<p>From: Esselstyn To: Andrew Jackson Replying to your letter of the 17th will say that you may send me a check for the amount of the rents collected. Please make the check payable to Hillman Land Company and give me list of persons from whom it is collected.</p>
255.12221921.5	<p>10x8 lined paper, written in pencil From: Andrew Jackson To: Esselstyn Please find enclosed here a check for the rent of the following places: \$40.00 Bob Townzel, Martin Young \$35.00 Jack Dockrey, Tempy Franklin \$80.00 for Eddie Jennings, the Ethridge and Eison places. \$155.00</p>
255.12221921.6	<p>From: Esselstyn To: Andrew Jackson Acknowledgement receipt of your letter of the 22nd enclosing check for \$155.00 for rents collected.</p>
255.08121922.7	<p>9.5x6 Nortonville Hotel and Lunch Room stationary; written in ink From: Bailey J. Franklin To: Hillman Land & Iron Co. You have a tract of land known as the Lynch Tract of about 1000 acres. This was my Grandmother's farm, or at least a part of it. I would to buy about 200 acres of the North End. Would buy the entire tract iif you will price it right if you will make me a price. I will run down to talk the matter over with you. I can pay cash if we can agree on the price. Please let me hear from you by return mail. (2 pages)</p>

255.08131922.8	<p>From: Esselstyn To: Mr. Bailey J. Franklin Acknowledge receipt of your letter of the 12th regarding purchase of a part or whole of the Lynch Tract in Hopkins county. The Company will not place a price on this tract as a whole or any portion however if you desire to purchase it or any portion of it and care to make an offer for the same I will submit your offer to our President for his consideration.</p>
255.08141922.9	<p>10x8 lined paper, written in pencil From: Andrew Jackson To: Esselstyn Please find enclosed here some rent money \$10.00 for Coal Bank field by Jake Morris; \$35.00 for rent of the Temply Franklin place by Jack Dockrey this is for rent for 1922.</p>
255.08141922.10	<p>9.5x6 Bailey J. Franklin stationary From: Baily J. Franklin To: Hillman Land Co. I have yours of the 13th in regard to Lynch land. If you find that you could give me some ideas what they want for this property I would be pleased to come down & talk the matter over with you & will come showing my good faith to purchase.</p>
255.08161922.11	<p>From: Esselstyn To: Mr. Bailey J. Franklin Acknowledge receipt of your letter of the 14th regarding Lynch Tract. I have no idea as to what the Company would consider a fair price for this tract of land but it seems that your familiarity from your boyhood and being in real estate business you ought to have fair idea of its value. As a result, with your personal experiences your offer to make on this tract would be considered as coming from one who is qualified to offer a fair price based on actual value of the tract therefore such an offer would receive the proper consideration. (2 copies)</p>
255.8301922.12	<p>The Kentucky Bank and Trust Company letterhead From: Bailey J. Franklin To: Hillman Land Company Replying to your favor of the 16th, I am prepared to pay you \$10,000.00 cash for your Lynch Tract of land and will thank you to submit this offer to your officials and advise me at an early date whether or not this is satisfactory.</p>
255.08311922.13	<p>From: Esselstyn To: Bailey J. Franklin Acknowledge receipt of your letter of the 30th offering \$10,000.00 for the Lynch Tract. You offer has been submitted to our President in St. Louis who at present is absent from his office so it may be some time before we receive a reply.</p>
255.08311922.14	<p>From: Esselstyn To: E. H. Simmons Enclosed find copy of a letter received from Mr. Bailey J. Franklin of Nortonville making an offer of \$10,000.00 for the Lynch Tract; also enclosed find copy of my reply to Mr. Franklin. Waited to hear from Mr. Franklin before listing the Hopkins County properties for taxation for 1923. Found Board of Supervisors raised valuation \$15,000.00 while they had given us notice they were going to</p>

	<p>raise it \$35,000.00 but it appears that our going before the Board had a good result. As Mr. Franklin was a member of the Board of Supervisors who placed the valuation on the property therefore his offer is not worthy of much consideration but will use the offer in listing the property for taxation and will use letter if the Board raises value much above his offer.</p>
255.09051922.15	<p>Hillman Land Company letterhead From: E. H. Simmons To: Bailey J. Franklin This is to answer your letter of August 30th. Just at present the Lynch Tract is not for sale. Thank you for your offer. With: 3.5x6.5 addressed envelope to Bailey J. Franklin / c/o Kentucky Bank & Trust Co. / Madisonville, Ky.</p>
255.09051922.16	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn If the attached letter to Mr. Franklin is all right [255.09051922.15] you can forward it. If not you can make your suggestions and return it to me. I thought best to indicate was not for sale at present so that he would not be able to show we either accepted or rejected his proposition. I cannot quite see what Mr. Franklin is driving at but you may possible "smoke out" the facts a little later.</p>
255.09091922.17	<p>From: Esselstyn To: Bailey J. Franklin I have received a letter from the President of the Hillman Land Company advising that the Lynch Tract is not for sale at the present time.</p>
255.12061922.18	<p>8x5 lined paper written in pencil From: Andrew Jackson To: Esselstyn Please find enclosed the rent money Mr. Bab Townzen the Martin Young Place \$40.00. (Farm #605); Mr. Eddie Jennings, the Eison Tract \$80.00 (601 & 602).</p>
255.12061922.19	<p>From: Esselstyn To: Andrew Jackson This is to acknowledge receipt of your letter enclosing check for \$120.00 for rent collected. In August you reported the collection of rents collected from Mr. Morris and Mr. Dockery. This makes all the rent collected for the year 1922 excepting that our records show that 1921 Mr. Chappel had a small piece of land rented for which he paid \$3.00. Also Mr. Riggs was to pay \$1.00 per year for the land he fenced on the Lynch Tract adjoining his place. I assume you understand that we have nothing more to do with the renting of the Eison and Ethridge places to Mr. Jennings as they now belong to the Government although it was understood that we were to collect the rent for 1922 which we have done.</p>
255.01021923.20	<p>8x5 lined paper written in pencil From: Andrew Jackson To: Esselstyn Find enclosed here the new notes for this year 1923.</p>
255.01031923.21	<p>From: Esselstyn</p>

	<p>To: Andrew Jackson</p> <p>This is to acknowledge receipt of your letter of the 2nd enclosing two notes for the rent of farms on the Lynch Tract for the year 1923 for which please accept our thanks. We are not having good weather for your moving but I hope you will not have any great difficulty in moving and hope you and Mrs. Jackson will enjoy your new home.</p>
255.03221923.22	<p>From: Esselstyn</p> <p>To: Mr. J. S. Beshear</p> <p>In making up a list of Company tenants for 1923, I am unable to make out the names of the tenant on the Temple Franklin Place on the Lynch Tract. The place has been rented to Jack Dockery for several years but when Mr. Jackson sent me the rent notes for 1923 he did not state there were any changes in the tenants but in looking over the notes I find the note is signed by --- it looks like Dave Rebarbs. I want to make sure I get the name correct. Undoubtably you know who has rented this place and can give me correct name.</p>
255.05041923.23	<p>Martin Construction Co., Incorporation letterhead</p> <p>From: Ivey Martin, President</p> <p>To: Esselstyn</p> <p>We would be glad to have the privilege of setting up our camp on the land under your charge, known as the Hillman Land Co. We would like to set our tents in the edge of the old field near the old barn close to the new I.C.R.R. line as we have the contract of that section. Would like to sink a small bored well for drinking water and in doing so will keep a close inspection of the formation that we drill through and advise you of the results.</p>
255.05051923.24	<p>From: Esselstyn</p> <p>To: Martin Construction Company</p> <p>Reply to your letter of the 4th. It is impossible for me to grant you privilege of erecting your construction camp on our Lynch Tract without going on the property to look over the situation and have a thorough understanding. I will be in Dawson Springs as soon as the weather and roads will permit and as soon as I am advised that the Charleston road is passable where it crosses the new right of way.</p>
255.05101923.25	<p>Martin Construction Co., Incorporation letterhead</p> <p>From: Ivey Martin, President</p> <p>To: Esselstyn</p> <p>The detour around the overhead bridge at Mr. Duns is dry but rough (corduroy) and any time you can come to Dawson Springs I will go out with you to the location where we would like to set up our camp. Hoping to get a satisfactory report from you.</p>
255.12091923.26	<p>From: Esselstyn</p> <p>To: Mr. R. R. Riggs / Route No. 4 / Dawson Springs, Ky.</p> <p>Acknowledge receipt of your letter of the 8th enclosing check for \$75.00 which is the collection of the 1923 rent from J. M. Townzen and Dave Robards also notes from the same parties for their 1924 rent. Mailed their notes. Regarding Frank Chapple our records show he has been paying \$3.00 per year although Mr. Jackson did not send me his note for 1923. I have written Mr. Chapple as per the enclosed copy of letter to him which means he must pay the \$3.00 for</p>

	<p>1923 and sign the note for 1924 rent. If he does not pay 1923 rent of \$3.00 and sign note before end of year, he cannot occupy the land. I am enclosing you a Tobacco Association contract for you or your tenants to sign, as you understand the Hillman Land Company is a member of the Association and any tobacco produced on Company land must be delivered to the Association.</p>
255.12011923.27	<p>8x5 written in pencil From: R. R. Riggs To: Esselstyn I went yesterday to see Mr. Touzen and Mr. Robards they said was both ready pay rent said they pay it to me, you send the notes if they pay it me I will leave it in commercial bank or send it back in check Send new notes filled out I will send them back to you.</p>
255.12011923.28	<p>From: Esselstyn To: R. R. Riggs Your letter received. The rents collected. Enclosing receipt for rent which you can sign and give them when they pay you. You can send your check for total amount or you can go to a bank and get Cashiers check for amount and send to me when I have received the money I will cancel the notes and return them to the parties. Also enclosing you three notes for the rent for 1924 as I assume the same parties want farm next year please have these parties sign the notes with one other person as secretary and return them to me.</p>
255.12081923.29	<p>6.5x5 written in pencil From: R. R. Riggs To: Esselstyn I am sending you the notes for Townzen and Robarts. Frank Chappel did not pay me he said the rent was \$1.50. I am sending you check for amount collected.</p>
255.12091923.30	<p>From: Esselstyn To: Mr. Frank Chapple Mr. Riggs has informed me that you claim that the rent of the small piece of land you have been using is only \$1.50 per year. Our records show that you have been paying \$3.00 per year and it was amount agreed with Mr. Jackson for this year. Mr. Riggs has a note for you to sign for 1924 for the amount of \$3.00 payable December 1st, 1924 if you want the land for next year it will be necessary for you to sign this note and pay the rent for 1923 before end of present year.</p>
255.12261923.31	<p>6.5x5 written in pen From R. R. Riggs To: Esselstyn In regard to your letter concerning Mr. Chapples rent he tells me that he will not pay. Will move his fence in the fence belongs to the Co. and I forbid him of moving the fence I am most sure Mr. Roberds will rent the land and pay the rent if at any time you were coming to Dawson and the weather would permit be glad to meet you there and talke personally with you. PS: please tell me where you stop at when you are at Dawson should I meet you I would know where to find you.</p>
255.12271923.32	<p>From: Esselstyn To: R. R. Riggs</p>

	<p>Acknowledge receipt of your letter of the 26th. If Mr. Chapple will not pay the \$3.00 rent, you may rent it to Mr. Robards or any one else for the same amount. You have a blank note for the amount which can be signed by whoever rents it. In regard to the fence, Mr. Capple must not remove the fence. I don't know whether he built it or whether the Company built it but in either case, the fence belongs to the property as it was one of the provisions of his lease. I am very busy at this time of the year, with annual reports and records for the year so don't know if get to Dawson Springs. I could come over on the morning train and back on the noon train if you let me know a day or so in advance. You would find me around the New Century Hotel or at Fred Beshear's</p>
255.02081924.33	<p>From: Esselstyn To: R. R. Riggs For all that I know at the present time I will be in Dawson Springs on next Thursday, the 12th, coming over on the noon train and will be there during the afternoon. If roads not bad, be glad to see you at that time.</p>
255.11301924.34	<p>From: Esselstyn To: R. R. Riggs It has been impossible for me to come over to see you and I do not know when I will be able to come therefore I am enclosing two notes to be signed by Mr. Townzen and Mr. Robards for their places for the year 1925. Also enclosing two receipts for their 1924 rent which you may sign when they pay you for the rent. When you have collected the above rents you may send us your personal check for the amount or Money order. About 10 days ago Dr. Setzer was over to see me and to pay his rent, at that time he was not certain if he wanted to rent the Baker place for year 1925 but he was to let us know by end of month</p>
255.12041924.35	<p>6.5x5 written in pen From R. R. Riggs To: Esselstyn I am enclosing your notes for 1924 also the rent for 1924 I haven't seen Dr. Setzer to know what he means to do about the Baker tract. Will see him soon Mr. Robbert wants to clean up some land on the Townzen place between the Rail Road and where he lives the stock law is now in affect and can cultivate the outside I told Mr. Robberts that I would not have anything to do the that part.</p>
255.12061924.36	<p>From: Esselstyn To: R. R. Riggs Acknowledge receipt of your letter of the 4th enclosing draft for \$76.00 in payment of rents collected; also enclosing notes from 1925 rents of Mess. Townzen and Robards. Enclosed find the 1924 cancelled notes for the same farms which you may give to them when you have opportunity. In regard to Mr. Roberts clearing up land between his house and the railroad I don't know what to say about it and I have no time to come look over the situation. If land he wants to cultivate had been cleared before it is ok to cultivate but if land covered with good growth of timber, we would not want it cleared</p>
255.05071925.37	<p>11x8.5 lined paper written in pen From: A. R. Setzer To: Esselstyn</p>

	<p>I bought a piece of land joining the Hillman Land Co. land on North side of R. R. and I have rented a part of it to a Wm. Austoir and he cant get to his land by a near route by going over a little of that O'land. There has been a pass way over the land but are end of it is stopped up. Yet if it will suit your approval we can open up a way without damanging to any large timber. The gate is near the ? on Northside R.R.</p>
255.05091925.38	<p>From: Esselstyn To: Dr. A. R. Setzer It will be impossible to grant you a right of way across our Lynch Tract to your property as outlined in your letter of the 7th.</p>
255.07031925.39	<p>6.5x5 written in pencil From: R. R. Riggs To: Esselstyn David Roberds has paid me his rent for 1925 I am sending you a check for the amount \$35.00. I hope this is all right to give him a receipt for same amount come up when you can.</p>
255.07061925.40	<p>From: Esselstyn To: R. R. Riggs This is to acknowledge receipt of your letter of the 3rd enclosing check for \$35.00 from Mr. Robards in payment of his rent for 1925. Enclosed find Mr. Robard's note for the amount which is marked paid. You may deliver it to him when it is convenient. I had expected to be over to see you long before this but up to the present time I have not had the time to come over</p>
255.09261925.41	<p>From: Esselstyn To: R. R. Riggs This is to advise you that the Baker Tract has been sold to the Mason Mining Company. I have written Dr. Setzer that his rent which will be due December 1st will be payable to Hillman Land Company. If he should offer to pay his rent to you it will be alright for you to received it and send it to me in the same manner you send in the other rents. I hope to come see you before long.</p>
255.11111925.42	<p>6.5x5 written in pencil From: R. R. Riggs To: Esselstyn There is a coal ? on a deal for some coal lands joining your property here and they ask me to write you in regard to your selling your property if interested please write me at once and if I can serve you in any way let me know.</p>
255.12061925.43	<p>8x5 written in pencil From: R. R. Riggs To: Esselstyn I am sending you the rent for Bob Tonzen - \$40.00 and \$1.00 for myself. Has Dr. Setzer sent his rent; if not, I will see about it if you want me to. Dave Robards cleaned up 10 to 12 acres of old field but did not make much on it and he had a well bored in the year. Cost him \$33.00 he paid for the well himself.</p>
255.12091925.44	<p>From: Esselstyn To: R. R. Riggs This is to acknowledge receipt of your letter of the 6th enclosing check for \$41.00 from rent of 1925. Herewith we are enclosing Mr. Townzens cancelled</p>

	<p>note for 1925 and new notes for 1926 for both Bob Townzen and Dave Robards. If they want their properties for 1926 please have them sign the notes with one other party who you think will be good security and return note to me</p>
255.11131925.45	<p>From: Esselstyn To: R. R. Riggs Your letter of the 11th received. We have had several inquiries regarding the sale of the Lynch Tract but up to date there has nothing developed and in order that we may not "get our wires crossed" it will be best for you to refer any one to me who wants to know anything regarding the possibility of the sale of the property.</p>
255.12171925.46	<p>6.5x8 lined paper written in pencil From: R. R. Riggs To: Esselstyn I am sending you your notes. I would love for you to come up and look around. Come when you can.</p>
255.12261925.47	<p>From: Esselstyn To: R. R. Riggs Your letter of the 17th containing notes of Dave Robards and J. M. Townzen for 1926 rent was duly received. I don't know when I will be able to come over to see you but will come as soon as I can find the time, if at any time there is anything that you want to bring to my attention, you can write me.</p>
255.02121926.48	<p>C. F. Cato / Staple and Fancy Groceries letterhead From: W. W. Cato To: Esselstyn Is the timber on the Mart going ar the Hillman Land Co. North East of Charleston for sale? We are in the Real Estate and Timber business and have a chance to sell the timber for \$3000. I haven't seen timber you will please advise at to price if for sale it will be cash please answer and will cooperate with you in the deal.</p>
255.02161926.49	<p>From: Esselstyn To: Mr. W. W. Cato This is to acknowledge receipt of your letter of the 12th regarding the sale of timber on the Lynch Tract. The timber on the Lynch Tract is not for sale.</p>
255.06191926.50	<p>Hopkins County Bank / Madisonville, Ky. From: W. S. Thomson To: E. H. Simmons / D. W. Layton / and J. N. Esselstyn I desire to purchase either the mining rights or the fee simple title to five hundred or seven hundred acres of your land in Hopkins County lying Northwest of the Illinois Central Railroad about a mile and a half North of Charleston, adjoining the lands of Clark and Franklin. I think this is known to you as your Lynch Tract. I would be grateful if you confer and if you care to sell this land or minerals quote me a price on same.</p>
255.06201926.51	<p>From: Esselstyn To: Mr. W. S. Thompson Acknowledge receipt of your letter of the 19th regarding purchase of a tract of land in Hopkins County (Lynch Tract). Unfortunately we are moving our office from Kuttawa to Hematite and all our records are at Hematite so I am unable to</p>

	<p>give you the exact acreage of this tract although I am under impression it contains approximately 1000 acres. I do not think the Company would care to consider the sale of coal rights on any portion of this tract. However might consider sale of the entire tract in fee simple, if you care to consider its purchase. It has been policy of this company not to put price on any piece of property to prospective purchaser but they require the prospective purchaser to make an offer for whatever he may desire to purchase and such offers receive the prompt attention of our Board of Directors. If you care to make an offer for the entire tract, I feel reasonably sure the matter will receive prompt attention. Be glad to come to Madisonville to confer with you after first of July.</p>
<p>255.06221926.52</p>	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Noting the attached copy of my letter to Mr. Thomson of the Hopkins County Bank, I would like to have you confer with these people when convenient and keep me posted. I think there was one word you used in your letter – the word “Required,” which they may have taken exception to or may irritate them a little. Stapled to: From: E. H. Simmons To: Mr. W. S. Thomson Acknowledge receipt of copy of your letter of 6-19 original of which went to our secretary Mr. J. N. Esselstyn at Kuttawa, Ky. Yesterday Mr. Esselstyn showed me copy of his letter to you which gives the situation in general. This is to indicate however that we appreciate your inquiry want to do everything we can to meet your views and to effect a sale provided it can be made mutually profitable. While Mr. Esselstyn is busy at present moving from Kuttawa up on to the Hillman Property, yet most any time, with a little notice, he will be glad to go to Madisonville to see you on this if there is any difficulty as to just what you want. Our preference is to sell the whole tract but we will give careful consideration to anything you may have to suggest other than this. Just at present, we do not feel that it would be in our interest to sell the mineral rights alone.</p>
<p>255.07111926.53</p>	<p>From: Esselstyn To: E. H. Simmons This is to reply to that portion of your letter of the 2nd regarding the Lynch Tract and the possibility of starting a timber job on the Lynch Tract this coming winter. Up to the present time I have received no reply from Mr. Williams regarding the Lynch Tract. He probably was a promoter and not prospective purchaser. Maybe trying to set price on property for taxation purpose. I will try to go to Madisonville and find out who Mr. Williams is. In regard to a timber job on the Lynch Tract. This is some good timber on tract but will be an expensive undertaking we would have to pay coal mining wages which are three to four times the wages here. Doubt make any money out of timber but think would be better to use the timber as an asset to increase the sale value of the property when we have a prospective purchaser.</p>
<p>255.07191926.54</p>	<p>From: E. H. Simmons To: Esselstyn</p>

	<p>Answer yours of the 11th. Some time during the next 30 days I would like to have you call on Mr. Williams at Madisonville. I trust you will do everything you can do to encourage him to buy and do nothing to discourage him. We have definitely decided that we want to sell all outlying properties; in fact the entire property is for sale and we know we can count on you not to stand in the way of a sale. I think it would have been very much better if you had referred that letter to me before definitely answering it. In regard to the Lynch Tract, I believe there is a very good lumber proposition and in next three months want a definite report from you as to just how you would go about it if we definitely decide to have it done under your direction. We are glad and ready to use the timber as an asset to increase possibility of a sale of the property. If we cannot get a favorable purchaser or even a favorable "Nibble" then it is my idea to try and convert timber into money and let land take care of itself at whatever price we can get.</p>
255.07211926.55	<p>Copy From: W. S. Thomson To: E. H. Simmons Your letter of 22 of last month received, you don't put any price on the property, and as I am handling property on commission of ten percent I will have to know your price before I could make a sale of it. I sold a small tract yesterday that adjoins your tract, for \$30.00 per acre, the property owner allowing me ten percent. On a tract of 700 to 1000 acres my commission is five percent. I have a party that wants to buy on the ICCR. Of course he will have to do some prospecting to know that he is getting the Coal #6 Coal which you have. If your price and terms are right I am satisfied that I can sell this 1000 acres for you.</p>
255.07221926.56	<p>From: A. S. Hartt, Secretary to E. H. Simmons To: Mr. W. S. Thomson This is to acknowledge receipt of your letter of July 21st, addressed to Mr. E. H. Simmons who is at present out of the city. Your letter will be held for his return</p>
255.07221926.57	<p>Hillman Land Company letterhead From: A. S. Hartt To: Esselstyn Noting the attached copy of letter from Mr. W. S. Thomson of Madisonville, Ky., and copy of my acknowledgement. If there is anything further you can do on this in Mr. Simmons' absence won't you please take care of it?</p>
255.07271926.58	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Following up Miss Hartt's letter to you of 7-22, in regard to W. S. Thomson of Madisonville, please go and see this man within the next ten days and see what he wants. Try to get an offer from him on this property, we to pay him 10% if he sells it. Listen to all he has to say, then write me direct to Estes Park, Box 276 telling me all you know and have been able to find out. If he will not make you an offer, you can offer the property to him at \$35.00 per acre.</p>
255.08011926.59	<p>From: Esselstyn To: E. H. Simmons</p>

	<p>Original to Mr. Simmons, Estes Park, Colorado / Copy to St. Louis office This is to reply to your several etters requesting me to go to Madisonville to see Mr. W. S. Thomson regarding sale of the Lynch Tract. Went to Madisonville, made inquiry and could not identify Mr. Thomson. Met President of Farmer's National Bank and he told me Mr. Thomson's business was selling coal lands wherever he could find a prospective purchaser; Mr. Thomson did his business on a commission basis. Contacted Mr. Thomson's wife. In conversation with President of Farmer's Bank, mentioned Judge Gordon and found Judge in town. Talked with Judge and Mr. Thomson showed up and he had party who wanted 500 to 1000 acres of No. 6 coal. Talked with him and finally got him to name his party as Mr. Packard, President and General Manager of the Belton Coal Company of Owensboro, Ky. If approve plan, write Mr. Thomson stating he would pay him 5% of sale price as commission (3 pages)</p>
<p>255.08061926.60</p>	<p>COPY Rochester Fuel Company, Incorporated / Operating in Kentucky Coal From: Mark Packard To: Hillman Land Company Mr. Thomson of Madisonville called on me yesterday concering 1000 acres of land your company owns on the I.C.R.R. Kindly furnish me with what information you can, a blue print of the survey, if you have one, the thickness of the coal and analysis if you have it. How much below the surface is it? Price and terms. After I get this data would it be convenient for you to run up here so we could discuss it for an hour or two?</p>
<p>255.08071926.61</p>	<p>From: Esselstyn To: Mark Packard Acknowledge receipt of letter of the 6th regarding 1000 acres of land on the I.C.R.R. You letter has been referred to Mr. E. H. Simmons, President of Hillman Land Company at St. Louis. The writer will be glad to come to Owensboro to talk over this tract of land with you, however I am very busy and would like it at least two days in advance of the time it would be convenient for you to be there. If you do want me to come to Owensboro, will you please advise me of the best road route to take?</p>
<p>255.08081926.62</p>	<p>From: Esselstyn To: E. H. Simmons Enclosed find letter received from Mr. Mark Packard regarding the Lynch Tract, also copy of my reply to the letter. I am sending the originals of this correspondence to your St. Louis office with copies to your at Estes Park. We have no blue print of this tract but I can make a paper tracing within a few hours if I am able to locate the map as none of the maps have been unpacked.</p>
<p>255.08111926.63</p>	<p>From: Esselstyn To: E. H. Simmons Today I have received a telephone call from Mr. Mark Packard asking me to come to Owensboro on Friday to talk over the Lynch Tract. I have not received reply from you to my letters on this subject I am at a loss to know how to handle it; I will wait until Thursday in hopes I get reply. In absence of instruction I will handle along lines of your previous instructions advising you as soon as I return.</p>

255.08141926.64	<p>From: Esselstyn To: Mr. R. S. Mason For some time I have been trying to find time to come to see you but on account of moving and work that requires my attention, I have been unable to find time to see you. This Company has decided to dispose of all of its side tracts of land which are not a part of the main body of land between the Rivers. We have talked before and I believe there are only two tracts that you might be interested in therefore I am advising you of the situation and if you are interested in either I would like to hear from you especially the Lynch Tract. Others have expressed interest in it so I wanted to let you know it for sale.</p>
255.08141926.65	<p>From: Esselstyn To: E. H. Simmons As I wrote you on the 11th, Mr. Packard telephoned me and wanted to meet in Owensboro on Friday. Before leaving I received letter from Mr. Packard. I had about 2 hours Thursday night and 1 hour Friday morning. Mr. Packard has never been on the property so his main object was to satisfy himself property was for sale and title was good. Gave him pertinent information on sale and title. I did not state a price but talked Cash sale; I concluded his remarks it was not intention to pay cash and he made proposition – if it suits him he will purchase on a basis of \$22.50 per acre to be paid \$5000 cash on delivery of deed, \$5000 during 1927, \$5000 in 1928, \$5000 in 1929 and \$2500 in 1930. Deferred payment would be secured by notes which stand as a mortgage, he would erect a \$50,000 tipple on the property but mortgage would not cover his machinery and improvements. He would reserve right to discount the deferred payment 5% if paid before maturity and feels reasonably sure that they will all be paid within two years.</p>
255.08141926.66	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn I sent you yesterday, to Owensboro c/o Mack Packard, following telegram: “Alright to give option for investigation purposes to Packard on Lynch tract for three months and agreeable to pay him five percent commission if sold. Am sending copy of this direct to Packard. Writing you today to Empire” Western Union reported back you had left Owensboro.</p>
255.08161926.67	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 14th regarding telegram which I did not receive. Mr. Packard is the prospective buyer and Mr. Thomson is prospective land promoter and it is he and not Mr. Packard that a 5% commission would go to. It appears Mr. Thomson and Mr. Packard are not showing their hands to each other as Mr. Thomson wanted a 5% commission and Mr. Packard thought that Mr. Thomson would get a 2 ½% commission and that Mr. Thomson must look to Hillman Land Company to get commission. Additionally, Mr. Packard does not want Mr. Thomson to know anything about price and terms which he has made on the property. I have talked with Mr. Mason regarding these tracts also and have written him if he is still interested.</p>
255.08171926.68	<p>From: Esselstyn To: E. H. Simmons</p>

	Enclosed find letter received from Mr. Mark Packard which will explain itself. [not included]
255.08171926.69	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn</p> <p>Attached copy of my letter to Mark Packard explains itself. I sent telegram in a hurry without looking up the correspondence in order to get it off that day. I thought Mr. Packard was real estate agent. On 7-24, I wrote Miss Hartt from Estes Park asking her to write you about seeing W. S. Thomson at Madisonville and if absolutely necessary you could put price of \$35.00 per acre on the property. Also part of note read "We to pay him (Thomson) 10% if he sells it" It was my error in putting down 10%, the amount should be 5%. As Mr. Thomson brought us together, this commission of 5% still stands should we make the sale to Mr. Packard either through Mr. Thomson or direct, any time within this year. Stapled to</p> <p>From: E. H. Simmons To: Mark Packard</p> <p>On 8-13 I telegraphed Mr. Esselstyn in regard to possible sale of our Lynch Tract and telegraphed you. I had just arrived in the city from vacation and was under impression you were the man Mr. Esselstyn had worked with to sell property on commission so please forget about that telegram as it was intended for someone else.</p>
255.08171926.70	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn</p> <p>Since dictating the attached letter, I received yours of 8-14 in regard to your visit with Mr. Packard who offers (if Lynch Tract suites him) \$22.50 per acre -- \$5000 cash and balance on time. All this satisfactory but the price is not satisfactory. We will not sell at this time at \$22.50 per acre. As far as price is concerned we don't want Mr. Packard to spend his time on the property if he expects to buy it at that price. I think it not far to put price on property until Mr. Packard makes his investigation. We have received a definite inquiry today through a real estate agent in St. Louis for the entire property so I will want to investigate this before giving an option on the Lynch Tract for any length of time. I believe there is excellent lumber on Lynch Tract and if we cannot get fair price prefer to start a timber job there.</p>
255.08181926.71	<p>Written in pen, Kentucky Whip & Collar Company / Eddyville, Kentucky letterhead From: R. S. Mason To: Esselstyn</p> <p>In receipt of your letter of the 14th. In regard to the properties you have to offer am interested but conditions at this time will not permit me to consider from the standpoint of purchasing. Come down and see us and bring Mrs. Esselstyn and act like Country folk – stay all night. (2 pages)</p>
255.08191926.72	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn</p>

	<p>Acknowledge receipt of your letter of the 16th in regard to sale of Lynch Tract. It was a mistake on my part to telegraph Mr. Packard in regard to commission. As I see it no harm done and am quite sure Mr. Packard won't kick on our paying a commission to the proper party. I have written Mr. Packard withdrawing my telegram and that settles it. It may be Mr. Thomson expects to give Mr. Packard half his commission if so that is alright with me. Glad you have written Mr. Mason but we don't want this to stand in the way of a sale to anyone else.</p>
255.08201926.73	<p>From: Esselstyn To: Mr. Mark Packard After our conference in Owensboro on the 13th regarding the Lynch Tract, I advised Mr. Simmons of your offer and he now advises me that your offer is not satisfactory to the company. This letter also acknowledges receipt of your letter from Detroit advising that Mr. Simmons has granted you 90 days in which to investigate the property. After looking over the tract, we will be glad to renew negotiation with you and I will be glad to come to Owensboro again to confer</p>
255.08201926.74	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of 17th regarding Lynch Tract and Mr. Mark Packard. According to your instructions I have written Mr. Packard and am enclosing the letter with copy for your files. If letter acceptable, please mail it, if not let me know how to fix it. Hope you will be able to come to Kentucky in near future that way we may talk this matter over before it goes much further.</p>
255.08281926.75	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Your letter of 8-20 regarding Mr. Packard received and the letter you have addressed to him I have mailed. Mr. Packard can do his investigating but I assume he will understand after he reads your letter it would be useless for him to investigate unless he expects to pay more than \$22.00 per acre.</p>
255.09161926.76	<p>COPY From: Mark Packard To: Hillman Land Company Have you decided just what you want for the 1000 acres of land on I.C.R.R. that we were negotiating for? If we are to do anything with it, we would like to take advantage of this good weather.</p>
255.09231926.77	<p>From: A. S. Hartt, Secretary to E. H. Simmons To: Mr. Mark Packard That you for your letter of 9-16. Mr. Simmons is still out of the city but expected back next week. I am sure it was his understanding you would go ahead investigating this property to see whether it was the kind that you wanted. The only point was he did not want you to go ahead on the basis that you could buy this acreage for \$22.00 per acre. I know the Company is desirous of disposing of this piece and feel sure if you want property that a price which is mutually satisfactory can be agreed upon.</p>
255.09231926.78	<p>Hillman Land Company letterhead From: A. S. Hartt To: Esselstyn</p>

	<p>Noting the attached copy of letter from Mr. Mark Packard; also copy of my reply to Mr. Packard which Mr. Simmons dictated to me, asking me to sign it. Mr. Simmons asked me to send these to you and ask that you write him so that the letter will be here for him when gets back next week indicating what you have done on this proposition since your last letter to him in August.</p>
255.09261926.79	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 23rd enclosing correspondence with Mr. Packard regarding the Lynch Tract. I have heard nothing from Mr. Packard since writing him date of August 20th which letter was sent to you and mailed from St. Louis. I took the Lynch Tract up with Mr. Mason but he was not in a position to consider it.</p>
255.10041926.80	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn In case you did not make a copy of letter from Mr. Cato dated 10-21. I am attaching a copy which he asks you about buying the timber for us or selling the timber for us on the Marte Younge tract near Charleston. I do not quite understand this because I do not recognize the Marte Younge tract. Is this same as Lynch Tract? If we own a tract of timber and he can sell it for us for cash or mostly cash to be taken off in a reasonable length of time we would be glad to have hi do so and will be willing to pay him a reasonable commission the amount of which we can agree on ahead of time. Please correspond with Mr. Cato further or see him in person</p>
255.10091926.81	<p>COPY: Original of this letter sent to Mr. Simmons From: Gordon & Gordon & Moore To: Hillman Land Company Mr. Tom Logon who owns a tract of coal land just north of your property in this county was in our office this morning. He is preparing to open a coal mine upon his property and desires to secure a right-of-way for railroad across your property a distance of about 2000 feet to the property line Mr. Logan. Proposed railroad switch would turn off from the main line about one half mile east of the present Charleston station. Please advise us or Mr. Logan you attitude in selling this right-of-way and what price you fix for same.</p>
255.10111926.82	<p>COPY: Original of this letter sent to Mr. Simmons From: K. U. Meguire / Dawson Daylight Coal company To: Esselstyn Have not seen or heard from you in a long time and wonder if you know anything new or interesting. Understand you sold the Baker Tract south of my property some month ago and hope made a good sale. Our company does not plan to strip No. 11 or No. 12 seams but it might someday like to open up on No. 9 coal underground. I wonder if you have any coal on the Hillman Land's Co. 1000 acre tract north of our property which would ever be valuable to us. If you can give me information and if this property is for sale or lease?</p>
255.10131926.83	<p>From: Esselstyn To: K. U. Meguire</p>

	Acknowledge receipt of your letter of the 11 th regarding the Lynch Tract, the same has been forwarded to Mr. E. H. Simmons and who will undoubtedly hear from him in the near future.
255.10131926.84	From: Esselstyn To: Gordon & Gordon & Moore Your letter of the 11 th regarding Mr. Tom Logan's desire to purchase a railroad right-of-way across the Lynch Tract has been received and forwarded to Mr. E. H. Simmons from whom you will receive answer in the near future.
255.10131926.85	From: Esselstyn To: E. H. Simmons Enclosed find two letters, one from Gordon & Gordon & Moore of Madisonville regarding a R. R. Right-of-way across the Lynch Tract for Mr. Tom Logan and another letter from Mr. K. U. Meguire regarding the purchase of the Lynch Tract, to these letters I have replied as per enclosed copies.
255.10191926.86	Hillman Land Company letterhead From: A. S. Hartt To: Esselstyn Acknowledge receipt of your two letters for the 13 th addressed to Mr. E. H. Simmons on regarding Mr. Layton's house, the other in regard to Right-of-way across the Lynch Tract and letter from Mr. Meguire regarding the purchase of the Lynch Tract. I will hold these for Mr. Simmons' return from Mexico.
255.undated.87	5.5x8.5 From: Esselstyn To: E. H. Simmons Your telegram just received by mail. Company has two coal tracts, one the Lynch Tract in Hopkins County containing about one thousand acres. Have no personal knowledge of coal area but probably from five hundred to seven hundred acres of coal. Other tract is the Markham Land of about two hundred acres of coal rights only in Crittenden County. Both tracts are supposed to contain number six vein of coal about four feet wide. Neither property has ever been worked.
255.10221926.88	7x8.5 Postal Telegraph Telegram From: A. S. Hartt To: Esselstyn Please wire me today for George Simmonds your best estimate of acreage of our coal properties indicating how much in coal county or tract also possible capacity of each mine and which mines have been operated and which not. Also any other data you can either by telegram or letter to reach me not later than tomorrow Thursday morning. Plus: Envelope stamped with Oct. 21, 1926
255.10211926.89	COPY From: W. W. Cato To: Esselstyn Have you decided to sell timber on the Marte Younge land now the Hillman Land and Iron Co., northeast of Charleston. I can sell it for the money and will look it over at once. If you would like to see me privately, write or come to see me. Hoping to hear from you at once as my people is here

255.10221926.90	<p>From: Esselstyn To: E. H. Simmons Your telegram regarding coal lands of the 20th received by mail this noon. This telegram was received at Eddyville at 1:15PM but why it was not telephoned the same day or mailed out so as to reach me yesterday I do not know. I have just wired you as per enclosed copy giving such information as I have regarding the coal lands. No. 6 vein of coal has an average width of 3 ft. 8 inches and is considered the best vein of coal in Western Kentucky.</p>
255.10221926.91	<p>From: Esselstyn To: Mr. W. W. Cato Your letter of the 21st regarding the sale of timber has been referred to Mr. E. H. Simmons of St. Louis from whom you will receive a prompt reply.</p>
255.10221926.92	<p>From: Esselstyn To: E. H. Simmons Enclosed find letter from Mr. Cato and my reply to same, which will explain themselves.</p>
255.10301926.93	<p>From: E. H. Simmons To: K. U. Maguire, President, Dawson Daylight Coal Company Acknowledge receipt of letter of 10-11 forwarded to me by J. N. Esselstyn which he acknowledged on 10-13. I am not acquainted with the geology of the different veins known as #6, #9 and #12, etc., in Kentucky and could not tell you definitely whether the Lynch Tract in Hopkins County near Dawson Springs has any coal on it. Yes the Lynch Tract is for sale but not lease. Trust interested enough to examine the property and would be glad for you to contact our Engineer Mr. Esselstyn to arrange it. If you are interested and in market we can make a deal.</p>
255.10301926.94	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Noting attached copy of my letter to K. U. Maguire and as I remember it this man is the one whom we had dealings with on the Baker Tract but impression was he was just a go-between and we never got anywhere with him. Is Maguire an officer or connected in any way with Dawson Daylight Coal Co.? Please write Mr. Maguire that if property interests him or his client sufficiently to want to investigate.</p>
255.10301926.95	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn At your convenience please give me a very rough pencil sketch of the Lynch Tract – mail railroad line running through it and about where you think Mr. Tom Logan want to run a right-of-way. If you don't have enough information correspond with Judge Gordon or Mr. Logan and find out. Also be glad to have your personal ideas as to whether we should give such right-of-way at this time and if so, price it would be worth and what effect on sale of property.</p>
255.10301926.96	<p>From: E. H. Simmons To: Messrs. Gordon, Gordon, and Moore</p>

	<p>Acknowledge receipt of your letter of 10-9 which went to our Mr. Esselstyn in regard to right-of-way across our property in Hopkins County known as Lynch Tract. Just at present we have 4 parties "on the string" with voluntary inquiries for the purchase of the tract and believe we do not want to give anyone a right-of-way across the property as it might interfere with sale. Should anything of these inquires result in sale we shall be glad to take matter up with you or Mr. Logan.</p>
255.10301926.97	<p>From: E. H. Simmons To: O. M. Foster, Cashier / Citizen's Bank & Trust Co. / Madisonville, Ky. Acknowledge receipt of letter of 10-26. Hillman Land Company owns about 1000 acres of land under laid with coal in Hopkins County. Through this property now runs the branch road of the I.C.R.R. from Dawson Springs to Providence. We own not only the coal rights but have clear title to the surface land as well. This land for sale largely because it is an inactive coal company established originally as an iron ore proposition. Tract known as Lynch Tract. If interested, we can have someone go over property personally.</p>
255.10301926.98	<p>From: E. H. Simmons To: Mr. T. G. Rice / Wynn Coal Company / Providence, Ky Acknowledge receipt of letter of 10-26. Hillman Land Company owns about 1000 acres of land under laid with coal in Hopkins County. Through this property now runs the branch road of the I.C.R.R. from Dawson Springs to Providence. We own not only the coal rights but have clear title to the surface land as well. This land for sale largely because it is an inactive coal company established originally as an iron ore proposition. Tract known as Lynch Tract. If interested, we can have someone go over property personally.</p>
255.10301926.99	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Noting the attached copy of letter written the Wynn Coal Company of Providence, Ky., also the Citizen's Bank & Trust Co., of Madisonville, Ky. Please write each one indicating you will be very glad to go over the property with them at most any time they suggest if they will advise you two or three days ahead of time. As you know we are particularly desirous of making a sale of this property. There is another point which has been brought up as you know that out of town stockholders understand you are standing in way of the sale of any portion of this property. I have denied this myself as being contrary to fact nevertheless, prompt and politic action on your part will assist materially.</p>
255.10301926.100	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Your letter of 9-26 referring to the correspondence we had with Mr. Packard regarding the sale of the Lynch Tract is received. Find out if Mr. Packard is still interested in the property and if so, sufficiently interested to investigate and whether it is the kind of property he wants to buy. Would like to have you conduct correspondence; what is his frame of mind to investigate and we will give him every consideration</p>
255.11031926.101	<p>COPY: Original of this letter sent to Mr. E. H. Simmons</p>

	<p>From: H. H. Coil, President; Coil Coal & Mining Company To: Esselstyn</p> <p>We desire to purchase from you sufficient amount of land to make a mine side track about 800 to 900 feet long near Charleston, Kentucky. This would parallel the main line of the Illinois Central Railroad and would come off the main line just at the beginning of the first cut, or after you go over trestle just east of the Charleston Station. If agreeable we would like to purchase this land and pay a reasonable amount per acre.</p>
255.11041926.102	<p>From: E. H. Simmons To: K. U. Meguire, President / Dawson Daylight Coal Co.</p> <p>Acknowledge receipt of your letter of 11-1. As we have had several other inquiries at this time, we do not feel it would be of interest to give an option on the property which would tie it up so we could not do anything elsewhere. Do I understand that you would pay \$0.50 an acre or approximately \$500.00 for this option? This amount to be forfeited in case you did not exercise your option? I am quite sure you can see our side of it; do not want to lose a sale by reason of an option. If we can get together without a six month option I would be glad to take matter up again.</p>
255.11041926.103	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn</p> <p>Noting attached copy of my letter to Mr. K. U. Meguire, there is nothing further to be done on this at this time.</p>
255.11051926.104	<p>From: Esselstyn To: Mr. Tom Logan</p> <p>A few weeks ago Mess. Gordon & Gordon & Moore wrote us regarding a right-of-way you desire across our Lynch Tract near Charleston. Your letter was forwarded to Mr. E. H. Simmons, President of Hillman Land Company who wrote Mess. Gordon, et al. advising there at present there are four different parties considering purchase of this tract and selling right-of-way might interfere with the sale of tract as a whole. In order that we may have this matter before us and know just what you want, we are herewith enclosing a sketch of the Lynch Tract and would like you to mark on this sketch approximate location of proposed right-of-way. Will you also mark on this map names of adjoining property owners as these have changed in last few years and we would like to keep our records up to date?</p>
255.11051926.105	<p>From: Esselstyn To: E. H. Simmons</p> <p>Acknowledge receipt of your letter of October 30th regarding right-of-way across the Lynch Tract desires by Tom Logan. As per your request I have written him sending sketch of tract and asked him to mark on sketch the approximately location of his proposed right-of-way; copy of letter enclosed. As soon as sketch returned and one sent to Mr. Coil will send you sketch showing what these parties want.</p>
255.11091926.106	<p>14x17 Sketch of Lynch Tract Pencil markings showing "We only want about ¾ of an acre" Stamped "Received Nov 9 1926"</p>

255.11051926.107	<p>From: Esselstyn To: E. H. Simmons</p> <p>This is to reply to the second or last paragraph of your letter of October 30th regarding right-of-way across the Lynch tract desires by Mr. Logan and also applies to the right-of-way want by Mr. Coil. Until the maps have been returned by Mr. Logan and Mr. Coil showing where they want to locate their right-of-way it would be impossible to express an opinion. The Company sold the right-of-way to the I.C.R.R. at \$15.00, not that that price was based on value but to open benefit for construction of railroad. If parties desiring right-of-ways were willing to purchase surface right only it might be a small point in favor of right-of-way. If parties desire right-of-way were willing to grant the Hillman Land Company and their heirs free use of right-of-way and trackage the company might give right-of-way for consideration of \$1.00. With limited information it might not be worth selling and loose a larger sale (2 pages)</p>
255.11051926.108	<p>From: Esselstyn To: Mr. H. H. Coil, President / Coil Coal & Mining</p> <p>Acknowledge receipt of your letter of the 3rd regarding the purchase of sufficient land for a side track from the main line of the I.C.R.R. near Charleston. This tract of land is for sale and just at present we have four voluntary inquires for the purchase and I do not believe the Company would care to consider the sale of any small portion of the tract as it might interfere with the sale of tract as a whole. In order that we may have a better idea of your requirements we are enclosing a sketch of the Lynch Tract and ask you mark on the approximate location of your operations and approximate location of proposed side tract and return sketch to us. We are forwarding your letter to Mr. E. H. Simmons that he might have this matter before him in event of the sale of the property.</p>
255.11051926.109	<p>From: Esselstyn To: E. H. Simmons</p> <p>Enclosed find letter received from Mr. H. H. Coil of the Coil Coal & Mining Co. which will explain itself. As Mr. Coil is after right-of-way on the Lynch Tract which is the same thing desired by Mr. Logan I have taken liberty to write Mr. Coil as per enclosed copy, as it might be that both parties are after the same right-of-way although I think they are separate propositions.</p>
255.11031926.110	<p>6x5 written in pencil From: R. R. Riggs To: Esselstyn</p> <p>Bob Townzen is going to move off of the Young Place and he said he was ready to pay his rent. Dave Roberts has a son that wants to rent the young place. Tell me what to do about it. If you will send me a receipt I guess he will pay off. Come up if you can. I would like to talk with you.</p>
255.11081926.111	<p>From: Esselstyn To: Mr. R. R. Riggs</p> <p>Your letter of the 3rd received. Enclosed find receipt for Mr. Townzel's 1926 rent which you can date and sign when he pays you the rent which amounts for \$40.00. I will send you Mr. Townzel's note as soon as he pays the rent. Just at present we have several inquires for the purchase of the Lynch Tract and it may be sold in near future. If does not sell, we will be glad to have Mr. Robards son take the Martin Young place. We would not want to lease any of the places on</p>

	<p>the Lynch Tract until very near the close of the year. If we should sell the tract, we would bring the matter to the attention of the new owners.</p>
255.11081926.112	<p>COPY: original of this letter sent to Mr. Simmons From: H. H. Coil To: Esselstyn Your letter November 5th. We are not in position to entertain the purchase of your entire acreage in Charleston section of Hopkins County. We cannot see any reason why you would hesitate to sell us the required amounts of land for our mine spur extending about 650 feet into your property. On the sketch you have enclosed, we have made notation showing the approximate location of our mine operations [255.11091926.106]. If you will not sell us the sufficient acreage for right-of-way then we will have to institute suit and secure the right-of-way in this manner. In connection to this, our attorneys advise us we have right to do this however we are sure you would not require us to take legal action.</p>
255.11081926.113	<p>Coil Coal & Mining Co. letterhead From: H. H. Coil To: Esselstyn Original of [255.11081926.112] (2 pages)</p>
255.11091926.114	<p>Hillman Land Company letterhead From: Esselstyn To: Mr. H. H. Coil, President / Coil Coal & Mining Co. Acknowledge receipt of your letter of the 8th regarding the right-of-way which you desire and to correct a wrong impression that you seem to have gotten. In my letter of the 5th, I advised you that your letter had been forwarded to Mr. Simmons at St. Louis. It may be that you do not see why this Company should hesitate to sell you this right-of-way but that is a matter for this Company to decide and when the decision is made you will be advised. Your first letter did not convey sufficient information to give any idea what you wanted. Your letter of the 8th with sketch is being forward to Mr. Simmons and you probably will be advised in near future. It is personal opinion of the writer that your threat to institute condemnation proceedings is premature and unwarranted at this time. (original and 2 copy)</p>
255.11091926.115	<p>Hillman Land Company letterhead From: Esselstyn To: E. H. Simmons Enclosed find letter from Mr. Coil regarding the right-of-way across the Lynch Tract and the sketch which he returned showing where the proposed right-of-way is located. I am enclosing my reply to this letter, if you have no objections to this reply, it can be mailed from St. Louis. I can see no serious objection to granting of this right-of-way as it would not cut into the main body of the tract but would take off less than an acre against the westerly boundary lines. I do not like the tone of Mr. Coil's letter but if he is willing to try to condemn the right-of-way it must be that he needs it. I believe Gordon & Gordon & Moore are attorneys for Mr. Coil as well as for Mr. Logan who wants a right of way but up to the present time Mr. Logan has not returned the sketch. Before making a proposition, would want legal advice as to whether private interest can</p>

	condemn property or whether according to the law of Kentucky is a coal mine considered a public utility. (Original and copy)
255.11131926.116	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Acknowledge receipt of your letters dated 11-9. I will probably go to El Paso early next week: if so cannot come to Ky., but believe the other people will come. I may wire Mr. Layton to go over there as I think he is very good to talk to people and he can in a sense take my place and help them on their ore investigation trips. I am returning you the correspondence with Mr. Coil. You write him and say that at present we are not in a position to do anything for him on right-of-way across the Lynch Tract as the property is now under option to another party.</p>
255.11151926.117	<p>From: Esselstyn</p> <p>To: Mr. H. H. Coil</p> <p>Your letter of the 8th, duly received and forwarded to Mr. E. H. Simmons, St. Louis who advises me to inform you that at present we are not in a position to do anything for you on the right-of-way across the Lynch Tract as the property is under option to another party.</p>
255.11161926.118	<p>From: Esselstyn</p> <p>To: Mark Packard</p> <p>Since I met you in Owensboro so many other things have required my attention that I have not had time to give the Lynch Tract much attention. As I understand, Mr. Simmons gave you 90 days in which to investigate the property but he advised you that the Company could not consider the price you offered for the property. While I do not know why the Company did not care to consider your offer, I assume it was because the price offered was so far below what the Company considered the commercial value of the property. It was Mr. Simmons idea that by granting you 90 days to personally investigate and then make offer which could be considered by the Company. We have had several inquiries regarding this property which have not been acted upon as we were waiting for some expression of your intention of the matter.</p>
255.11161926.119	<p>From: Esselstyn</p> <p>To: Mr. T. G. Rice / Care Wynn Coal Co.</p> <p>Mr. E. H. Simmons, President of Hillman Land Company advises me that you have written him regarding the purchase of the Lynch Tract near Charleston, Hopkins County and has asked you to make an investigation of the tract to determine whether or not it was such a tract as you cared consider purchasing Mr. Simmons advised you that the writer would assist you in investigating the tract if you desired. If you should go to the property, you can call on Mr. R. R. Riggs who lives adjoining the property and looks after the property for us.</p>
255.11161926.120	<p>From: Esselstyn</p> <p>To: Mr. O. M. Foster, Cashier / Citizens Bank & Trust Co.</p> <p>Mr. E. H. Simmons, President of Hillman Land Company advises me that you have written him regarding the purchase of the Lynch Tract near Charleston, Hopkins County and has asked you to make an investigation of the tract to determine whether or not it was such a tract as you cared consider purchasing</p>

	<p>Mr. Simmons advised you that the writer would assist you in investigating the tract if you desired. If you should go to the property, you can call on Mr. R. R. Riggs who lives adjoining the property and looks after the property for us.</p>
255.11161926.121	<p>From: Esselstyn To: E. H. Simmons This is to reply you your letter of 6th regarding Mr. Cato's desire to sell the timber on the Lynch Tract. Mr. Cato refers to the Lynch Tract as the Martin Young tract and is known by some people in that section as the Martin Young tract. There is nothing in Mr. Cato's proposition and as the tract is for sale it would not be wise to consider the sale of the timber at this time.</p>
255.11171926.122	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge receipt of yours of the 5th in regard to H. H. Coil of the Coil Coal & Mining Co., wanting a right of way through the Lynch Tract. Should he write you again, tell him we are not in a position to consider it at present, but should he want any further information it will be all right for you to tell him the property is under option, therefore, we are not in a position to do anything.</p>
255.11171926.123	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge receipt of yours of the 5th in regard to right of way across the Lynch Tract desired by Mr. Logan, who writes from Madisonville, Ky. The entire Hillman Lands are under option for three months to the Hitzman Realty Co., of St. Louis, so we are not in a position to do anything. For your personal information I am also in negotiation with the Harrisburg Coal Co., of Harrisburg, Ill. (with permission of the Hitzman Realty Co.) for the sale of the Lynch Tract. If these people are satisfied with the tentative price I have given them we will probably give them an option on the Lynch Tract for two months. The prices mentioned by some of the other people who want an option on it, are too low to consider.</p>
255.11171926.124	<p>From: E. H. Simmons To: Mr. O. M. Foster / Citizens Bank & Trust Co. Acknowledge receipt of yours of recent date, written on the bottom of my letter to you of 10-30. We are not in a position c at present to give you a price on this property, as we are in negotiations with another party.</p>
255.11191926.125	<p>6.5x5 written in pencil From: R. R. Riggs To: Esselstyn Bob Townzen has paid to me his rent of \$40.00 which squares him for '26 and I am sending you same amount. Mr. Townzen has also moved and his nephew has took possession but without my consent. Mr. Robards says he will pay his rent about the 30th of the month and I will also pay my \$1.00 than. I also have moved off my place. I live now on Princeton Pike 1 ½ miles west up Madisonville RR 1 but my son is look after the place in my absence and there is a coal company opening mines on property adjoining your land in 30 yds. up</p>

	<p>your southwest corner. When you come to Madisonville I would be glad you would come out to see me as I would like to talk with you for a while.</p>
255.11221926.126	<p>From: Esselstyn To: Mr. R. R. Riggs Your letter of the 19th received enclosing check for \$40.00 from Bob Townzel for his 1926 rent. Enclosed find Mr. Townzels note which you can mail to him if you know his address. If Mr. Townzel's nephew has taken possession of the property it may be that he is there with idea that Mr. Townzel has paid the rent for the year and he can occupy the place for the remainder of the year but Mr. Townzel's lease is not transferable therefore his nephew has no right to move onto the property without consent of the Company. I think under the circumstances we will not lease the property to him but will charge him at the rate of \$4.00 per month and you may collect such an amount until the property is sold, if he does not like this arrangement he can move off.</p>
255.11221926.127	<p>From: Esselstyn To: E. H. Simmons I have just received letter from Gordon & Gordon & Moore to the effect that Mr. Coil has been to them for the purpose of having them institute condemnation proceedings for the right-of-way across the Lynch Tract; they have been delayed in taking the case as they always represented the Company and did not know if we expected them to represent the Company in this case. The letter I have received is a carbon copy which is addressed to you at St. Louis and to me in Eddyville. I have acknowledge receipt of this letter as per enclosed copy. PS: A letter today from Mr. Riggs who looks after the Lynch Tract for us states that there is a Company opening up a coal mine within 30 yards of the southwest boundary line of the Lynch Tract. This must be Mr. Coil's property</p>
255.11201926.128	<p>Law Offices of Gordon & Gordon & Moore letterhead From: Gordon & Gordon & Moore To: E. H. Simmons and J. N. Esselstyn We have been approached by the officers of the Sixth Vein Coal Company of which Mr. H. H. Coil is President with reference to right-of-way for railroad switch across your Lynch Tract in Hopkins County and offered employment by them in proceedings to condemn this right-of-way. They showed us letter that Hillman Land Company is not in position to do anything for him which he takes as a refusal to grant this right-of-way. Although we have not retainer from you, our past work with you makes us consider giving you first claim upon our services. Please let us hear from you.</p>
255.11221926.129	<p>From: Esselstyn To: Mess. Gordon & Gordon & Moore Acknowledge receipt of your letter of the 20th regarding the right-of-way desired by Mr. Coil across our Lynch Tract. The writer assumes that you send the original of this letter to Mr. Simmons however I am advising Mr. Simmons of this letter and he will either write you direct or give me instructions in the case. We thank you for your attention and feel sure Mr. Simmons will advise you without delay.</p>
255.11241926.130	<p>Hillman Land Company letterhead</p>

	<p>From: E. H. Simmons To: Esselstyn I have the copies of your letters to the Wynn Coal Co., Providence, Ky., O. M. Foster, Madisonville, Ky., Coil Coal & Mining Co., Madisonville, Ky., Mark Packard, Owensboro, Ky., in regard to Lynch Tract all of which are just what I wanted. I do not think any of them are sufficiently interested to go over the property and as a matter of information I am going to stick to the Harrisburg Coal Co., Harrisburg, Ill., matter and try to sell them the Lynch Tract as they can pay for it and they are earnest in their desire to buy this tract. Thirdly, they are in a union field in Ill., and must get property in a non-union field or go out of business. In regard to Mr. Packard, I understand he has left that part of the county and is not liable to return.</p>
255.11241926.131	<p>COPY Law Offices of Gordon & Gordon & Moore letterhead From: Gordon & Gordon & Moore To: E. H. Simmons RE: Sixth Vein Coal Company In writing you on the 20th we sought to ascertain whether we should accept employment for the Sixth Vein Coal Company or from your company. We have yours of the 23rd that you desire to retain us for purpose of giving you an opinion. This matter will be governed by section 815, Kentucky Statutes, 1922 – a private owner of coal mines in operations has the same power for condemning right of way as is given to railroad companies. Our advice is to avoid litigation by making a satisfactory trade. (4 pages)</p>
255.11181926.132	<p>Citizens Bank & Trust Co. / Madisonville, Ky. From: O. M. Foster, Cashier To: Esselstyn Your letter of the 17th received and contents carefully noted. Beg to advise that I have looked over most of this tract and I think it is what I want but I would like to know what you want for it. I asked Mr. Simmons to price this tract to me and he advised that at this time he could not do so as he thought he had a deal with another party. I will thank you to give me a price on this property fee simple if you are in position to do so.</p>
255.11261926.133	<p>COPY From: E. H. Simmons To: Mess. Gordon & Gordon & Moore Acknowledge receipt of yours of 11-24. This is just the information we wanted. As I understand it, they can force us to give them right-of-way. If that is the case, then we want to give it to thme and this is to ask you to take charge of the matter and make a settlement with them. Noting section 815 “Mine or Quarry” within three miles of any navigable stream or railroad. If they are beyond three miles I assume that this doesn’t apply.</p>
255.11301926.134	<p>Gordon & Gordon & Moore letterhead To: E. H. Simmons; copy to J. N. Esselstyn RE: Sixth Vein Coal Company Your letter on the subject of right-of-way for this Corporation has been received. We understand that they want to take a triangular strip of land out of the Southeast corner of your Lynch Tract with adjoins their land on the North. It</p>

	<p>is proposed to construct a standard gauge railway track on this land and to allow you to connect any railway track of yourself or lessees with this track subject to approval of the Railroad company. They propose to pay \$100.00 per acre for this land, allowing you to retain the mineral estate therein (2 page) (original and copy)</p>
255.11301926.135	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge yours of 22nd. I have put the matter of this right-of-way for Mr. Coil in the hands of Judge Gordon to handle as he thinks best and to report back. I have not yet heard from the people who have an option on the property but they are expecting people from Canada and Chicago to go over this property most any time. In regard to Lynch Tract, I had a talk with the man representing the Harrisburg Coal. Co. who told me they were having a meeting on the 25th of November and he would advise me but so far have heard nothing from him.</p>
255.12011926.136	<p>Clark, Beshear & Clark / Furniture, Undertaking and Licensed Embalmers. Letterhead From: Fred Beshear To: Esselstyn I am just about to get in the coal business again. Have some people wanting some #6. Don't know yet how much they want or how bad they want it. I am wondering what you would do on your Charleston tract. Please tell me how many acres there is in this tract and what is least figure you would take per acre for it. No one will know the price you make me so if I should not sell it, there would be no damage done. One other matter, I am quite a bird hunter and they are awfully scare up here this season and I have been wondering if you don't have plenty on the reserve and if you would permit a friend to hunt a day or two I would sure like to have one more good day shooting.</p>
255.12021926.137	<p>From: E. H. Simmons To: Messrs. Gordon & Gordon & Moore Thank you for your letter of 11-30 which I think covers the matter fully, and we will be guided by your advice. I am sending these papers to our Secretary Mr. J. N. Esselstyn asking him to confer with you and make this sale.</p>
255.12041926.138	<p>6.5x5 written in pencil From: R. R. Riggs To: Esselstyn I am sending you Dall Roberts rent \$35 and his son that moved on the Young place paid 6 dollars. He moved there the 17 of Nov. He wants to stay if you will rent him the place. I am also sending you \$1 for myself. Forty two in all. I have moved up close to Madisonville for this winter. Can get a Dr. Have been sick for some time I will see after your places the best I can. (2 pages)</p>
255.12021926.139	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Noting attached correspondence in conference with Judge Gordon please get in touch with these people or have him do so. Make the sale and send the deed to</p>

	me to sign. As long as we can use this track ourselves or anyone to whom we sell the Lynch Tract can us it, it will no doubt be alright.
255.12021926.140	From: Esselstyn To: Fred Beshear Acknowledgement of your letter of the 1 st regarding Lynch Tract. Your letter is being forwarded to Mr. E. H. Simmons, St. Louis and you will probably hear from him. However this tract of land is under option to other parties at the present time.
255.12021926.141	From: Esselstyn To: Fred Beshear Duplicate of [255.12021926.140] with additions Regarding hunting in this section, during Summer there have been abundance of birds but I have seen very few during the last two months and have no idea where they have gone to. There were a couple of men over from Cadiz last week and they saw but one covey during the day. Some of our tenants were out Thanksgiving and reported "just fair" luck. If you care to come over and take a chance will be glad to have you come. Telephone a day in advance by way of the Cadiz exchange.
255.12051926.142	From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 2 nd enclosing papers in connection with the proposed right-of-way across the Lynch Tract desired by the Sixth Vein Coal company. I have written Gordon & Gordon & Moore as per enclosed copy. I have to attend sale of ties on the Cumberland River. Expect to be in Madisonville Thursday or Friday.
255.12051926.143	From: Esselstyn To: Mess. Gordon & Gordon & Moore Mr. E. H. Simmons has forwarded to me the papers in connection with the proposed right-of-way across corner of the Lynch Tract. As I have other matters that require my attention, I will be over as soon as possible. I note that apparently the Railroad Company's engineers have made a survey of the proposed tract and if you can get copy suitable for the deed that will hasten the delivery of deed.
255.12071926.144	Gordon & Gordon & Moore letterhead To: Esselstyn Your letter of the 5 th with reference to Sixth Vein Coal Company right-of-way over the Lynch Tract has been received. The railroad engineers have never surveyed the exact piece of ground want by the Sixth Vein Coal Company. It is indicated upon the railroad engineers blue print by the green pencil mark and you can plat and calculate this more exactly yourself. The Sixth Vein Coal Company would be satisfied with the description given in the letter written by us.
255.12081926.145	From: Esselstyn To: Mr. R. R. Riggs Your letter of the 4 th enclosing check for \$42.00 received. Enclosed find cancelled note for Dave Robards. Will you please advise me just what the \$6.00

	from Mr. Robard's son for rent of the Martin Young place up to end of year at rate of \$4.00 per month but want to be sure about it.
255.12081926.146	From: Esselstyne To: Mess. Gordon & Gordon & Moore Your letter of 7 th received. I find it impossible to come to Madisonville this week but will be there Monday or Tuesday. We would prefer to have an accurate survey of this parcel of land but if we cannot get it at this time, it will not interfere with the transaction.
255.12081926.147	From: E. H. Simmons To: Messrs. Clark-Beshear & Clark Answering yours of 12-1-1926, just at present we are not in a position to make you any price on our Lynch Tract in Hopkins County. Should anything come up later on to change this we will write you
255.12081926.148	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Noting attached, I am quite sure there is nothing in this, and we don't want to issue any permits to hunt.
255.12081926.149	From: E. H. Simmons To: Mr. Chas. Givens / Cooper County / Overton, Mo. We have a piece of coal land which has timber on it in Hopkins County Kentucky near Dawson Springs which we want someone to go over and give me an opinion on the timber. Your name was given me by Mr. E. E. Hunter, of Zebra, Mo., as a man who could do the work. If so, would like to have you write me as to whether you have had experience in hard wood timber and whether if proper arrangements are made, you could go next week or sometime before Christmas. Also state how much per day you ask for your services in addition to expenses such as railroad fare, etc.
255.12081926.150	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Noting the attached [255.12081926.149] we will probably arrange with this party to come down and cruise the Lynch Tract in Hopkins County so we will have some idea of the timber which is on it from some disinterested party. It would be well for you to go along with him especially if you can go at the same time you see Judge Gordon.
255.12081926.151	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge your letter of the 5 th the point you bring up as the use of this tract by the Hillman Land Company or its grantors is a very good one and I feel very sure that if the law requires us to permit them to run their line across there it will permit us to use it or "connect" with it. It of course would do us no good unless we could use it. As I have not heard from the Hitzman Realty Company, in regard to the people to look over the property, do not know just when they expect to come down but expect information shortly.
255.12111926.152	6.5x5 written in pen

	<p>From: R. R. Riggs To: Esselstyn Received your letter. The six dollars I sent you was 1 ½ months' rent of 1926 which was the remaining time of Mr. Townzes. Its his nephew co-occupying the place now. I hope you come and I would love to talk with you personally. I live on Princeton Pike 1 ½ mile from Madisonville near the Munars school house.</p>
255.12121926.153	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of letter of the 8th with copy of letter to Mr. Charles Givens, regarding the cruising of the timber on Lynch Tract. Some time ago you asked me for estimate of this timber but I have had no time to do this and only information is an estimate made by Joe Mitchell which is as follows: <statistics>. The Railroad right-of-way through the tract was mostly through timber but it was not enough to materially affect the above figures. I do not think there are over 500 acres of timber on the tract.</p>
255.12161926.154	<p>From: Esselstyn To: E. H. Simmons On Tuesday I went to Madisonville via Dawson Springs over the new branch across the Lynch Tract. In passing the Lynch Tract I noticed the Sixth Vein Coal Company had their side tract nearly completed up to the right-of-way of the main line and were working on the cut on the Lynch tract. Had three hours with Major M. K. Gordon of Gordon & Gordon & Moore. As soon as we draw the deed will be completed. Description given by Major Gordon in one of his letters does not describe the parcel of land. Deed will give the Hillman Land Company or its grantors the right to use the side tract and to construct a line.</p>
255.12161926.155	<p>From: Esselstyn To: R. R. Riggs Again I have not been able to keep my word about coming to see you but you know what the weather has been like. The matter of the right-of-way across a corner of the Lynch Tract has been settled and we will sell them about 1 ¾ acres.</p>
255.12211926.156	<p>Gordon & Gordon & Moore letterhead To: Esselstyn We hand you herein plat [255.12201926.157] prepared by N. E. Stone & Company showing the lot desired by the Sixth Vein Coal Company, the description needed to complete the deed to be executed by Hillman Land Company to Sixth Vein Coal Company. This plat was drawn to show location of this lot with reference to your South West corner stone.</p>
255.12201926.157	<p>13.5x21 plat Property of Sixth Vein Coal Co. / Charleston, Ky. Scale 1"=100' / December 20th 1926. N.E. Stone & Co. Engrs.</p>
255.12201926.158	<p>14x17 Sketch of Lynch Tract Pencil markings showing various measurements of what Sixth Vein Coal Company wants for their right-of-way. Similar to [255.11091926.106]</p>
255.12221926.159	<p>Hillman Land Company letterhead From: E. H. Simmons</p>

	<p>To: Esselstyn</p> <p>To answer yours of 12-16 in regard to right-of-way over the Lynch Tract for Sixth Vein Coal Company. Indicating that we or our assigns will be able to use their side track with is OK.</p>
255.12231926.160	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Enclosed find deed in duplicate from Hillman Land Company to Sixth Vein Coal Company for your signature and corporate seal. This deed is for a R. R. right-of-way across a corner of the Lynch Tract in Hopkins County. You will note that the consideration in the deed is \$1.00, the amount that will be paid upon the delivery of the deed, will be \$175.00</p>
255.12231926.161	<p>COPY</p> <p>13x8 Deed of Conveyance entered into on this the 15th day of December, 1926 between Hillman Land Company and the Sixth Vein Coal Company. (3 pages)</p>
255.12241926.162	<p>From: Esselstyn</p> <p>To: Gordon & Gordon & Moore</p> <p>Your letter of the 21st enclosing plat of the parcel of land desired by the Sixth Vein Coal Company received. We have referred the bearings given in this survey to our latest survey of the tract and written into the deed prepared in your office the description of the parcel of land and by this mail, forwarding the deeds to Mr. E. H. Simmons for his signature and corporate seal.</p>
255.12301926.163	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Enclosed, find Deed of Conveyance to the Sixth Vein Coal Company property signed.</p>
255.01031927.164	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Your letter of December 30th, enclosing deed to Sixth Vein Coal Company received. Herewith I am returning the deed for the corporate seal to be affixed. PS: for the 24 hours ending this morning, the river only raised 7 inches. We can take a skiff through the small stable in front of the office. It looks very much like rain tonight.</p>
255.01031927.165	<p>From: Esselstyn</p> <p>To: Gordon & Gordon & Moore</p> <p>Today I am in receipt of the deed from Hillman Land Company to Sixth Vein Coal Company but as the corporate seal had not been placed on the deed I am returning the deed to St. Louis for the seal to be affixed. Will forward the deed to you as soon as it is received</p>
255.01071927.166	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Enclosed find deed to the Sixth Vein Coal Company with the corporate seal affixed.</p>
255.01101927.167	<p>From: Esselstyn</p> <p>To: Gordon & Gordon & Moore</p>

	Enclosed find deed from Hillman Land Company to Sixth Vein Coal Company for a parcel of land of the Lynch Tract in Hopkins County. After the deed has been signed and sealed by the Sixth Vein Coal Company will you please send the check for \$175.00 to this office.
255.01121927.168	3x5 Return Receipt postcard Return to Hillman Land Company Received from Gordon & Gordon & Moore
255.01151927.169	From: Esselstyn To: Gordon & Gordon & Moore This is to acknowledge receipt of your letter of the 13 th enclosing check for \$175.00 in payment of a small parcel of land sold to Sixth Vein Coal Company for which please accept our thanks. Your letter of the same date regarding the possible sale of the Lynch Tract is being forwarded to Mr. E. H. Simmons, St. Louis who will probably take this matter up directly with you.
255.01131927.170	Gordon & Gordon & Moore letterhead To: Esselstyn We acknowledge receipt of yours of 10 th enclosing deed to Sixth Vein Coal Company. This deed has been signed and acknowledged by the President of Sixth Vein Coal Company and lodged for record in Hopkins County Court Clerk's office. We hand you herein check of Sixth Vein Coal Company for \$175 in payment.
255.01161927.171	From: Esselstyn To: E. H. Simmons Enclosed find check for \$175.00 from Sixth Vein Coal Company in payment of right-of-way across Lynch Tract. Also enclosed find letter from Gordon & Gordon & Moore regarding the Lynch Tract which will explain itself.