

## **Cyrus Kurtz Holliday to Alfred and Edgar Huidekoper**

Cyrus K. Holliday, founder and prominent citizen of Topeka, Kansas Territory, wrote to Alfred Huidekoper and Edgar Huidekoper, old associates from Meadville, Pennsylvania, to tell them of investment opportunities. He described rural claims, Town Act investments, and loans. He gave examples of large returns, including those gained by former governor Andrew H. Reeder. The time was ripe since Kansas' free statehood seemed certain, the land was titled, securities were assured, and financial difficulties had left some land and property owners with no option but to sell sacrificially. Holliday also confirmed the discovery of gold in western Kansas Territory (now Colorado).

Creator: Holliday, Cyrus Kurtz, 1826-1900

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## Cyrus Kurtz Holliday to Alfred and Edgar Huidekoper

Topeka Kansas Territory  
Sept. 30. 1858

Hopes Alfred Huidekoper  
And Edgar Huidekoper  
Meadville Penn.

Dear Sirs

I have long had it in mind to address you upon the extraordinary inducements for investments in Kansas with a view of endeavoring to get you interested therein, but up to the present have never attempted to carry my intention into practice.

C. K. Holliday  
Sept. 30. 1858

The vote upon "Lecompton" on the 2nd of August has settled finally and forever the Slavery question in Kansas. Hence no ~~case~~ <sup>fear</sup> need now be entertained among monied men that their investments in Kansas may, by any contingency, fall within the bounds of a Slave State.

The destiny of Kansas, therefore, being firmly fixed for Freedom the result will be greatly enhanced the value of investments here; and to give complete permanence and security to such investments.

The preceding pressure in money matters for the past year has greatly reduced the price of property in Kansas; and if there ever was a time in which a man could make favorable investments, that time is now.

I know of claims (\$60 Acres) in this neighborhood - well timbered and well watered - for which \$3000 - were refused in the Spring of 1857, which

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can now be purchased for from \$1000. to \$1500. These have government title, having been sold at the Osawatomie Land Sales of last year, and "Duplicated" therefor by the Government officers.

I am as sure as I can be of any great which must happen that these same claims will in a year or two sell for from \$300. to \$600. This is of the better class of claims.

Plenty of the common prairie claims can be procured at from \$1.50 to \$3. per acre that are worth, any of them, fully \$5. per acre the very instant you have them in your possession.

Now doubtless ask. Why don't the owners of these valuable claims risk them? My answer is that owing to embarrassment from debts occurred in pre-empting; and from the necessity of having bread to live upon they are obliged to sell at whatever sacrifice.

Besides. Hundreds, perhaps. Thousands have come to Kansas and taken claims with a view of becoming farmers. They soon find themselves wholly unadvised to the business, and wish to sell out with a view of going to the towns and starting some kind of business or following their mechanical or other professions.

From lot investments are somewhat more unsafe, but much more speedy in return. I have known extensive fortunes made with limited <sup>means</sup> in this branch of business.

There is still another plan for persons of extensive means, like yourself. I mean the matter of loans.



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Money has been worth for the past year from  
\$ 250 & a half to five per cent per month.  
But you answer "your securities are not  
good" You will hardly believe me when  
I say just as good as in "Plan"; and  
yet I think I can loan money as safely  
here as there. There is but one policy  
pursued in <sup>making</sup> loans, and that is to take  
what we call a "Cut-throat" Mortgage upon  
property five or ten times the value of the  
loan: so that the Lender can rest very  
easy, knowing that he will either get  
the money when due or five or ten times  
the worth of the money in property.

I would like to give you a little  
instance of Town investment. Mr. Ruder  
purchased (I believe) three shares in Lawrence  
City when he first came to Kansas.  
They cost him about \$100- each. He  
ran the risk of title; for then the title  
to Lawrence (being on the Delaware Land)  
was very questionable. I see by the last  
tax roll of Lawrence that Mr. Ruder  
is assessed upon upwards of \$30,000.

When I came to Kansas I was offered  
shares in Lawrence for \$100. to \$150- but  
fearing the title I foolishly refrained from  
investing: Since then single lots out of  
those very shares have sold for \$8,000.  
in cash down. But you say Lawrence  
is an exception. I answer not in kind,  
only in degree - Hundreds of other places  
in Kansas will furnish similar but  
not such astounding results.

In addition to all the foregoing

## Cyrus Kurtz Holliday to Alfred and Edgar Huidekoper

Frederick F. Seely, donor  
Jan. 19, 1950

I will add but one other (I might add many) reason why investments in Kansas must result in speedy and large returns. You of course anticipate that I allude to the recent Gold discoveries - At your great distance from Kansas you may regard them as not entitled to much credit. But I can assure you ~~that~~ of their future reliability, and that soon the rush of migration to Kansas <sup>in consequence of</sup> the Gold developments that are now daily being made will exceed that to California or Australia -

My acquaintance throughout the Territory! My knowledge of the relative value of property; My position (if I may be allowed to speak of it) both in a social and political point of view - all would enable me to make judicious, safe, and rapidly increasing investments; or sound and reliable loans; and <sup>and</sup> ~~and~~ <sup>as to</sup> ~~as to~~ <sup>such</sup> terms as would be entirely satisfactory to you; and make you continued and constant reports of my doings - Or if you would prefer I would invest on my own account, obtaining money from you and giving ~~such~~ <sup>undoubted</sup> security upon real estate, and a much more liberal interest than you can possibly obtain in the East. Please think of all these things, and let me hear from you at your earliest convenience.

My family are all well, and join in regards to you and yours -  
Very truly your friend, C. K. Holliday