

## Union Stock Yards Company records

### Section 9, Pages 241 - 270

Located in North Topeka, Kansas, the Union Stock Yards Company was organized and incorporated in 1885 with the Chicago, Rock Island and Pacific Railway Company owning 131 or 310 shares of stock. The company operated until 1898, at which time C. F. Jilson (trustee for the CRI&P) acquired the deed. The CRI&P operated the business at a loss from 1898 to 1900, when it failed. In 1904, the CRI&P bought the remaining stock holders interest and transferred the land to the Kansas Town and Land Company. These records include the company charter, land contracts, livestock reports, correspondence, financial statements, and meeting minutes.

Date: 1885-1915

Callnumber: Kansas Town & Land Company Coll. #130, Box 104

KSHS Identifier: DaRT ID: 307379

Item Identifier: 307379

[www.kansasmemory.org/item/307379](http://www.kansasmemory.org/item/307379)

KANSAS  
HISTORICAL  
SOCIETY



THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY CO.

E.W.Cline,  
Right of way Agent.

Topeka, February 3, 1905.

Mr. Dudley Pratt,  
North Topeka, Kansas.

Dear Sir:-

Replying to your favor of January 30th.

I have arranged with our people to take your interest in the  
Union Stock Yards Company at the price of \$289.80.

I will have the necessary papers made and close the matter up  
at an early date as possible.

Yours truly,

Right of Way Agent.





North Topeka, Kansas,  
Union Stock Yards, C.R.I. & P.Ry.  
to acquire property.

Topeka, February 3, 1905.

Mr. James T. Maher,  
Real Estate & Tax Agent,  
Chicago, Ill.

Dear Sir:-

Replying to your favor of January 28th. May I say, I have no blanks for making up "A.F.E." for this matter and do not know its requirements. I would suggest that authority is asked for expenditure of \$909.30 for purchase of the un-divided 41.3% interest owned by J. S. McIntosh, and the un-divided 16.1% interest owned by Dudley Pratt of North Topeka, in the lots and lands of the old Union Stock Yards Company of North Topeka, Kansas, to-wit: Lots 122, 124, 126 and 128 to 135 inclusive, and lots 137 and 139, Polk St., Osborn's Addition to North Topeka; lots 141 and 143, Railroad St., Strickler's Addition to North Topeka, and lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67 and 69, Railroad Street, Osborn's Addition to North Topeka.

This expenditure is recommended to protect present holdings of The Chicago, Rock Island & Pacific Railway Company in the property and to control the North bank above bridge 53 for protection work in prospect, and to acquire full control of all this property.

You should have a print of this property, sent you in my letter of December 29, 1904.

I would just call to your notice: In my letter to you of December 29th, it was apparent to close up and get out with the Union





J.T.M.2.

Stock Yards Company and the C. R. I. & P. Ry., Co., acquiring all interest, was at that time estimated at a cost to us of \$773.20 and taxes of the year 1904.

My letter hereto attached of January 15th, in which I inform you that the barn had burned down, from which I expected to dispose of for \$300.00 and thereby derive a benefit to lessen the cost to this company of out-side interests. I am unable to close for the Pratt interest for less than originally agreed upon, \$289.80. However, Mr. McIntosh of Kansas City informed me to day by phone that he would stand the loss of the barn as his interest may appear of \$123.90, making amount for this company to pay to acquire McIntosh's interest, of \$619.50, or a total cost to acquire out-side interests, \$909.30.

I am ready to voucher and take title upon receipt of nes form of vouchers.

All files hereto attached. Please return.

Yours truly,

Right of Way Agent.



North Topeka, Kansas,  
Union Stock Yards.

Chicago, February, 9, 1905.

Mr. E. W. Cline,  
Right of Way Agent,  
Topeka, Kansas.

Dear Sir:-

Have had the necessary A. F. E. prepared and submitted  
to Mr. Stevens, covering the purchase of land in North Topeka  
for stock yard purposes.

As requested in your letter of the 3d. inst.,  
I am returning you all files herewith.

Yours very truly,

*James M. [Signature]*  
Real Estate & Tax Agent.

Enclosure.

REP/F.





1  
N. W.  
N. W.  
N. W.

North Topeka, Kansas Jan 30<sup>th</sup> 05  
Mr E. W. Cline

Dear Sir I have called  
several times at your office door not  
being able to see you I will write as  
to the stock yards deal as I understood  
it was fair & again open & above board  
You made your proposition for the R. R. Co  
to allow \$18000 for the hole thing I told  
you to figure what my interest would amount  
to you figured it to be \$28980 in order to settle  
the business up & be done with it I said for you  
to pay the taxes & give me that amount I would  
do it you said you would & would write me  
in a few days that amount included the hole thing  
no exceptions or reserves made you had everything  
It seems that you understood it that way as  
you went on took possession made sale of horse  
without consulting me or any one else showing that  
you claimed to have full possession & acting independ-  
ently for your R. R. Company

The turning of the horse was your loss as  
I had sold to you all my interest in it  
& hope you will remit me the money as soon  
as convenient Resp Yours D. Pratt





North Topeka, Kans.-  
Union Stock Yards Property.

Topeka, January 23, 1905.

Mr. Dudley Pratt,  
North Topeka, Kans.

Dear Sir:-

I have now heard from the Chicago people in regard to the North Topeka Stock Yards proposition as we talked it over. Since we have had this matter, however, we have had some loss on account of the barn burning up.

I wish you would at your earliest convenience kindly call at my office as I wish to see you in regard to this matter.

Yours truly,

#





North Topeka, Kansas.  
Union Stock Yards property.

Topeka, January 15, 1905.

Mr. James T. Maher,  
Real Estate & Tax Agent,  
Chicago, Ill.

Dear Sir:

I have your favor of the 13th inst., informing me Mr. Stevens has approved the plan in regard to the North Topeka Union Stock Yards as set forth in my letter to you of December 29th, 1904, and as suggested a formal A.F.E. In the mean time you think I can begin negotiations along lines suggested in my letter.

May I say in reply, on the morning of December 30, 1904 the barn in question was consumed by fire. As you will note in my letter of above mentioned date, I had a proposition up to dispose of this old barn for \$300.00, from which I expected to derive a benefit to lessen the cost to this Company of out side interest. The burning of this barn may chance the proposition to some extent, however, I think it advisable I go ahead and make the deal for division of the property as near on the lines as I can now do as per my letter to you of December 29.

I will make an effort that the other holders shall stand their loss on account of this fire but may have a little trouble in so doing for reason they were not aware I had the deal up to dispose of the barn.

Yours truly,

H

Right of Way Agent.





North Topeka, Kansas Union Stock yards.

Chicago, Ill., Jan. 13, 1905.

Mr. E. W. Cline,  
Right of Way Agent,  
Topeka, Kansas.

Dear Sir:-

Mr. Stevens has approved your plan with regard to the North Topeka Union Stock Yards as set forth in your letter of December 29th 1904. He has suggested that we make up the formal AFE. In the mean time, you can begin negotiations along the lines suggested in your latter.

Yours very truly,

*James S. Mahan*  
Real Estate and Tax Agent.

Dic. JTM-B.16.

## Union Stock Yards Company records

Handwritten ledger page with multiple columns of calculations and entries. The page is divided into several sections by vertical lines.

**Top Section:**

	161	413	426
	$\frac{18}{1288}$	$\frac{18}{3304}$	$\frac{18}{3408}$
	$\frac{161}{289.80}$	$\frac{413}{743.40}$	$\frac{426}{766.80}$

**Left Column:**

Prair 289.80  
Mc 743.40  
CRSB 766.80  
1500.00

**Bottom Left:**

$\frac{35}{60} \quad 3$   
2100

**Bottom Center:**

289.80  
743.40  
1033.20  
300  
733.20  
766.80  
1500.00

**Bottom Right:**

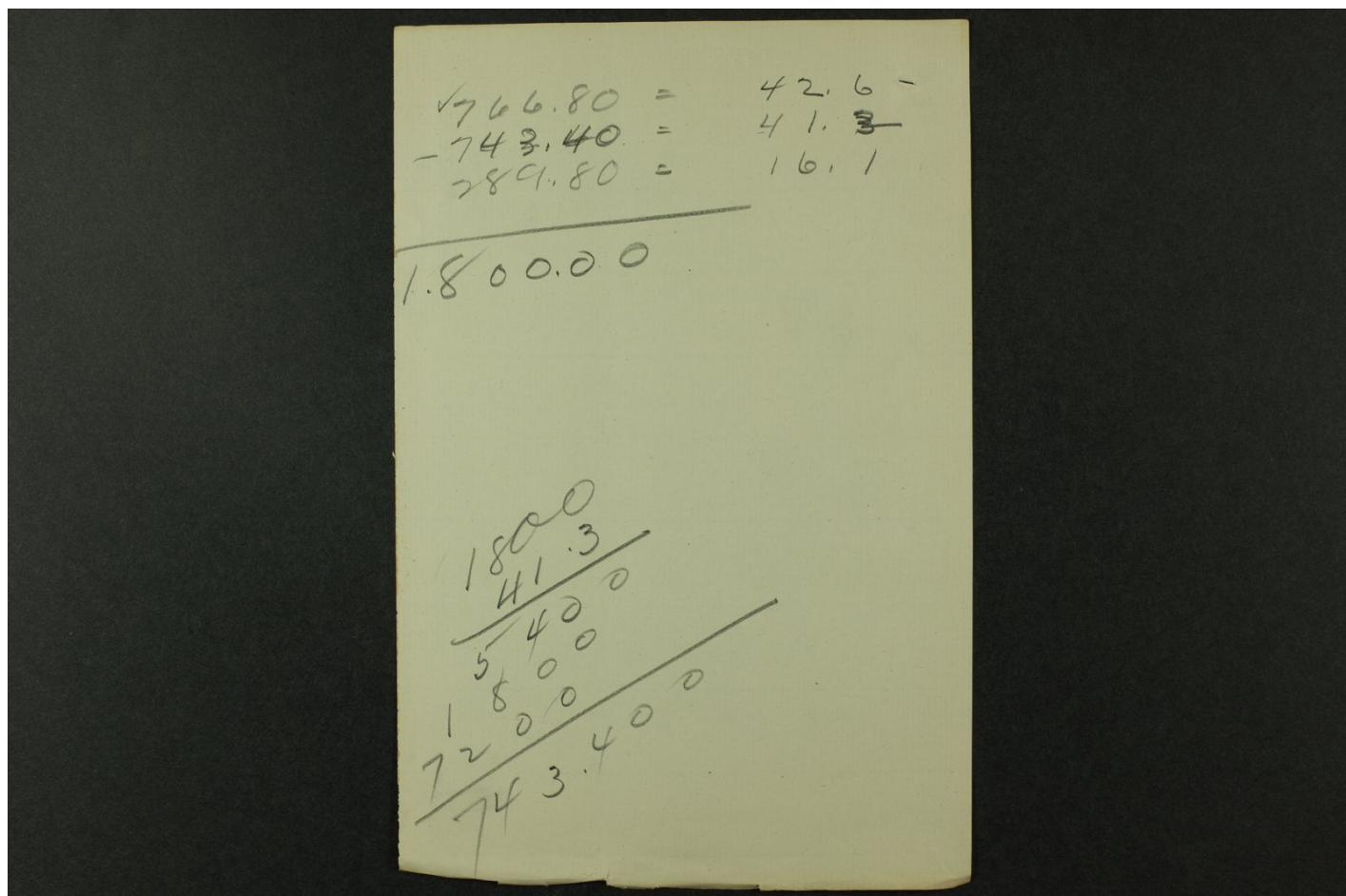
60 / 1500.00 | 25.00

**Far Right:**

~~16~~  
~~413~~  
~~3408~~  
~~766.80~~



## Union Stock Yards Company records



## Union Stock Yards Company records

Pratt.

McIntosh

Fine for Barn Burned

CRS R.

289.80

743.40

12390

619.50

909.30

766.80

1676.40

289.80

743.40

1033.20

300

33.20

733.20

909.30

\$909.30



FORM 1280-1  
THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY CO.  
LINES WEST OF THE MISSOURI RIVER

F. C. MARSHALL,  
Assistant Treasurer.

*Topeka, Kans.,* .....

Telegram.

Topeka, Dec.24, 1904.

J. T. Maher,  
Chicago, Ill.

Please procure from Mr. Darling's office and send  
me as soon as possible, print of map, North Topeka, between Gordon  
St. and Kansas Ave., tracing bearing date of Feb.1892.

E. W. Cline.





THE KANSAS TOWN & LAND COMPANY.

E. W. Cline,  
Secy. & Treas.

Topeka, Dec. 21, 1904.

Mr. Dudley Pratt,  
North Topeka, Kans.

Dear Sir:-

Kindly refer to my letter to you of October 18th, relative to the sale of the old stock yards barn. I have had no reply from you in regard to this matter and I am of the opinion some action should be taken. Taxes are now due and there is no fund on hand to pay them.

I should be pleased for some explanation from you in this matter.

Yours truly,

H





Topeka, October 18, 1904.

Mr. Dudley Pratt,  
North Topeka, Kansas.

Dear Sir:-

We have an offer of \$500.00 cash for the old stock yards barn and the lots on which it is situated and from the barn south to the river, together with the two lots immediately in front forming an entrance to said barn.

It is the pleasure of this Company and Mr. McIntosh to accept this offer. Please advise me at once your wishes in the matter.

Yours truly,

H



## Union Stock Yards Company records

### Levee Notice to Land Owners and County Surveyor.

To *E W Cline, agent*

TAKE NOTICE, That a view will be held at the time and place and by the viewers below named, of the proposed levee as herein described, at which time and place all parties interested may attend and have a hearing. Also, that you then and with said viewers file your written application for damages describing the premises on which damages are claimed, as provided by Chapter 57a, General Statutes of Kansas, 1901.

*Union Stock Yards*

WITNESS my hand, this *15th*

(Insert names of all land owners.)

(First published in the Topeka Daily Capital, Oct. 8, 1904.)

#### LEVEE NOTICE.

LEVEE NUMBER TWO.  
State of Kansas, Shawnee County, ss.  
To Whom It May Concern:

TAKE NOTICE, That a legal petition signed by O. D. Skinner and other owners of lands and lots in North Topeka and Soldier township, on which such levees or some portion of it is proposed to be constructed, or which will be benefited by the construction of such levee, in said county, has been presented to the Board of County Commissioners, praying for the location of two levees as follows, viz.:

One at such points or places on the north bank of the Kansas river, beginning at or near the mouth of Soldier creek in Soldier township, thence running westerly along said north bank to a point at or near the Updegraff farm in Soldier township, and one at such points or places along the south bank of Soldier creek from at or near the mouth of said creek in Soldier township and terminating at a point at or near the Curtis cemetery, all in Shawnee county, state of Kansas.

And that said Board has appointed F. W. Harrison, W. E. Sterne and S. H. Haynes, County Commissioners of Shawnee county, viewers, who will meet at the point of beginning of said levee at 10 o'clock, a. m., on the 31st day of October, 1904, and proceed to view said levees, as the law directs, at which time and place all persons interested may attend and have a hearing.

In case said viewers fail to meet on the day designated, they may meet on any one of the next succeeding five days without further notice.

Witness my hand and the official seal of said county this 7th day of October, 1904.

A. NEWMAN, County Clerk.  
By H. I. MONROE, Deputy.

*1904*

*C. C. Cline*

Petitioner.

## Levee Notice to L \_\_\_\_\_nty Surveyor.

To

E W Cline

*TAKE NOTICE, That a view will be posed levee as herein described, at which Also, that you then and with said viewers which damages are claimed, as provided t*

he viewers below named, of the pro-  
may attend and have a hearing.  
pages describing the premises on  
Kansas, 1901.

Union Stock Yards

*WITNESS my hand, this*

15<sup>th</sup> day of October

190

90 *Edmond*

**Petitioner**

(Insert names of all land owners.)



### Notice to Land Owner and County Surveyor.

Filed ..... 19 .....

County Clerk.

State of Kansas, ..... County, ss.

I, the undersigned, one of the petitioners on the within described levee do solemnly swear that on the ..... day of ..... 19 ..... being at least six days before the time fixed for viewing said levee, I served notice, of which the within is a true copy, on the person to whom the same is by name addressed, by delivering said notice.....

Petitioner.

Subscribed and sworn to before me, this

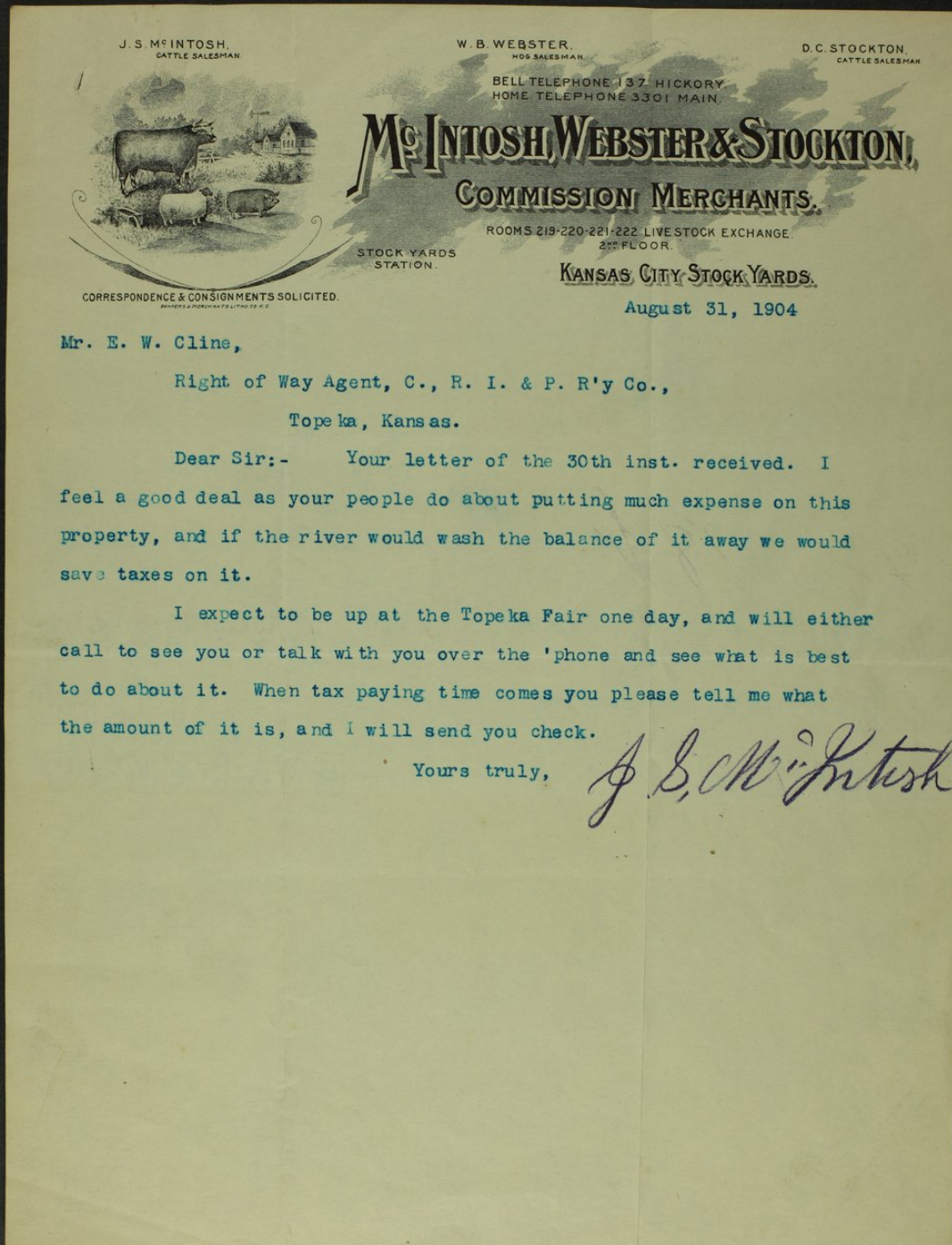
day of ..... 19 .....

County Clerk.

#### Notice. Directions to Petitioner. Read Carefully.

Each land owner, or his agent, on whose land the levee is proposed to be laid out and established, if residing in the County, or if the owner be a minor, idiot, or insane person, then the guardian of such person, if a resident of the County, must be served with the notice plainly addressed to them by name on the vacant line at top of blank. If to a guardian, addressed to him or her by name, adding the words "Guardian of (naming owner of the land)." Separate copies of each notice so served must be filed with the County Clerk, the affidavit showing the manner of service, as "To him in person," or "At his usual and known place of residence." If neither owner nor guardian lives in the County, describe land on blank line for address, and return to County Clerk without affidavit.

Work will not be done at this place until the copy of this notice is filed with the County Clerk.







Topeka, Aug. 30th, 1904.

Mr. J. S. McIntosh,  
Kansas City Stock Yards,  
Kansas City, Mo.

Dear Sir:-

Referring to your favor of June 16th, May I say, the delay in writing is, I have been trying to get the property in some kind of shape that I might be able to write you more satisfactorily. This seems to be an impossibility and I am disgusted with the whole thing. The last flood again went over this property and did a great deal of damage. The river is still taking away ground and it will take several car loads of rock to stop the washing.

Our people seem not to be inclined to spend any more money on it; taxes will now soon be due, there is no income and the property is depreciating from day to day. Mr. Kuhene declines to pay any rent for the barn in its present condition; in fact he has spent his own money trying to keep it in shape. There is no insurance and the barn is liable to burn down any time.

So far as our holdings are concerned, as I above stated we will put no more money into this property, therefore, we have no offers to submit.

I should like to be advised about the taxes that are coming due as I presume an assessment will be necessary.

J.S.M.2.

I wish you would come up and look the situation over.

Yours truly,

Right of Way Agent.





North Topeka, Kansas-  
Union Stock Yards  
C R I & P Ry. to acquire property.

*Prop. Summ'd  
down Dec 31, 04*

Topeka, December 29, 1904.

Mr. James T. Maher,  
Real Estate & Tax Agent,  
Chicago, Ill.

Dear Sir:-

On the above subject, under other cover, I enclose you blue print showing a tract of ground in Osborne's Addition to North Topeka, formerly owned by the Union Stock Yards Company and now held in the name of C. F. Jilson, which real estate in question is all the lots checked in yellow.

In order that you may have a fair status of the matter, may I say, my understanding: In 1885 there was organized and incorporated The Union Stock Yards Company and their yards located in North Topeka, Kansas, on the ground above mentioned. The C R I & P Ry., Co., acquired 131 shares of stock. In 1898 the Union Stock Yards Company failed and their property was sold under foreclosure proceedings in June of that year. Among the stock-holders who remained in and paid their proportion was Dudley Pratt, North Topeka, 50 shares, J. S. McIntosh, Kansas City, 129 shares, C R I & P Ry. Co., 131 shares, making a total of 310 shares, which as I figure it, Dudley Pratt 16.1%, J. S. McIntosh, 41.3%, and C R I & P Ry. Co., 42.6% owner of the property under said foreclosure proceedings, and title was taken to C. F. Jilson by Sheriff's Deed. This property was then handled by Mr. Jilson during his time as Assistant Treasurer



J.T.M.2.

here, and on his going to Chicago, passed to Mr. Dixey, then to Mr. Marshall. When Mr. Marshall's office was abandoned Mr. Low had the matter all turned over to myself. Since the title passed to Mr. Jilson we have been renting the barn and small bulidings for a sum of \$150.00 per annum, which amount of rental just about kept taxes and insurance paid up to 1904.

A year ago last May when the floods came, the fences and out buildings were washed away and a hole at the rear of the barn, about six feet deep was made and the barn broke in the center, dropped in the rear and settled into this cavity.

Since flood time the insurance on the barn was cancelled; we had have not been able to collect rent up to present time and I have been expecting from day to day notice of barn being condemned.

It was apparent after the flood we would have to spend some money on this property to protect it.

I took the matter up with Mr. Low who is familar with the proposition from the time of its birth and he advised we make a division of the property with Pratt and McIntosh. I have had the matter up on these lines for some time but a division can not be accomplished, mainly, because that part of the real estate that we would care for is that next to the river and also on which our present stock yards are located. We own the improvements on the present stock yards but the above mentioned holders own with us the ground on which the yards are situated.

Mr. Low is of the opinion we should control the ground next to the river. The river bank is badly washed out and cut away the land something as I have noted with yellow pencil on this blue print. Mr. Low is very much of the opinion, and so is Division Engineer Taylor, that some action will have to be taken in the future, about





J.T.M.3.

at this point, to protect the North span of our Kansas River bridge..

I secured from Pratt and McIntosh to-day a proposition to purchase their interest on a basis of \$1800.00 for the whole. On this basis the amount of Pratt's interest would represent \$289.80; McIntosh interest \$743.00, making a total of \$1033.20.

I have a proposition up where I believe I can sell the old barn for \$300.00 and have it moved off the ground. This would cut the Pratt and McIntosh interest down to \$733.20. Taking our present interest on the same basis would place the value on the whole tract, of \$1500.00, making about \$25.66<sup>00</sup> per lot, not including some ten or twelve lots washed away.

It is my judgement the whole tract in question is worth \$2500.00 and if we can acquire the Pratt and McIntosh interest at \$1033.20, dispose of the barn at \$300.00, making their interest cost us net \$733.20, it would be the proper thing for our people to do in order to get this matter straightened up.

I went over this matter with Mr. Low to-day and he recommends that we secure the Pratt and McIntosh interests at above figures, being of the opinion this is a very valuable tract of land for the Rock Island to acquire for future industries, and Mr. Taylor says it can be used in connection with our present material yard.

In addition to this we would of coures have to pay 1904 taxes which I think will amount to something like \$100.00, there being only about \$3.10 of funds on hand.

It appeals to me that this would be a very profitable adjustment to our interest and I put the proposition up to you for your early consideration and advice.

Yours truly,

CC MAL.

Right of Way Agent. H



North Topeka--Blue print showing property  
between Gordon Street and Kansas River.

Chicago, Ill., Dec. 27, 1904.

Mr. E. W. Cline,  
Right of Way Agent,  
Topeka, Kansas.

Dear Sir:-

As requested by your telegram of the 24th inst. I send you  
herewith blue print of North Topeka between Gordon Street and the  
Kansas River.

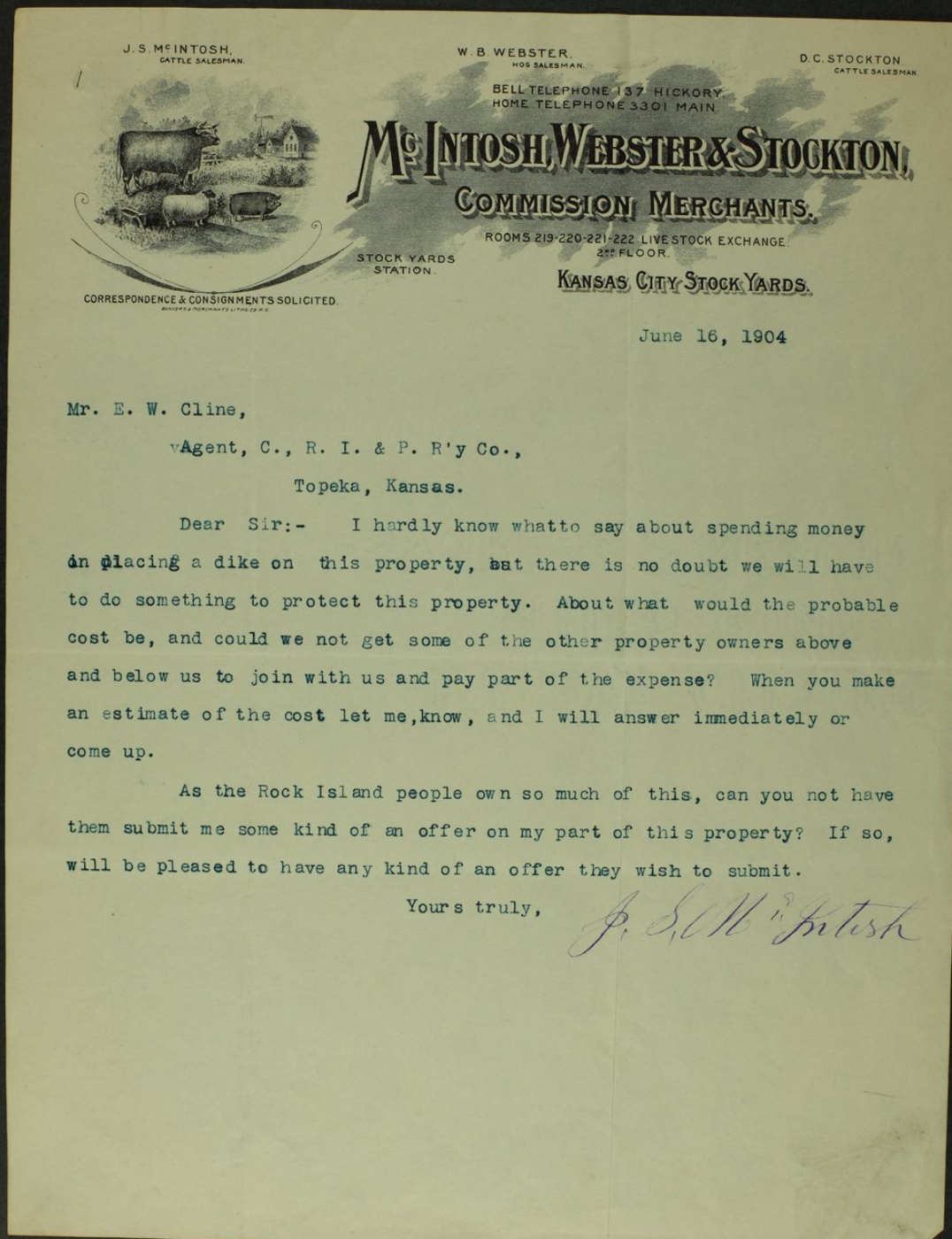
Did not receive your telegram until this morning.

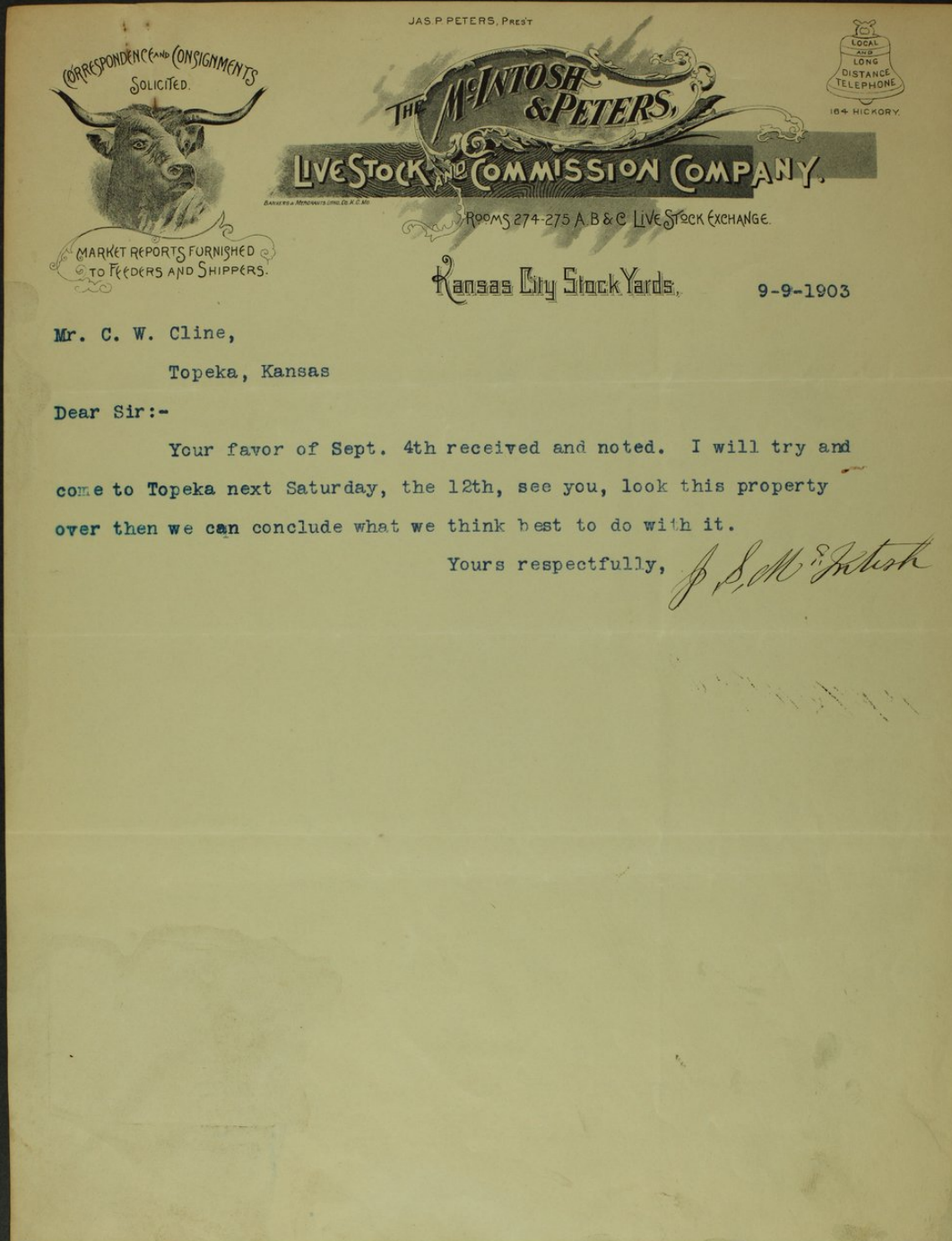
Yours very truly,

*James T. Mahan*  
Real Estate and Tax Agent.

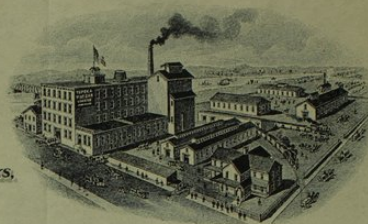
Dic. JWM-B.19.











*North Topeka, Kansas.* Sept. 3, 1903.

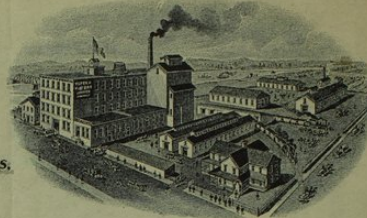
E. W. Cline,  
Topeka, Kan.

Dear Sir:--

Yours of the 27th to hand. In reply will say we hesitated to name you a price on the barn on account of not knowing what to offer you, thinking the offer we would make would be rejected. As you know, a structure of this kind after it is torn down, is not worth very much more than what it costs to tear it down, to leave it standing where it is and expend \$500 or \$600 in repairs would not be a veru advisable proposition unless there is \$1000 or \$1500 spent on the river bank in rip rapping, etc. so we thought any offer we might make the Company would be declined, therefore we thought best if the barn could be repaired and held together with \$125 or \$150, until conditions may change, either for better or worse, then final arrangements could be made. I would not want to give over \$500 for the barn, the ground on which it stands and the ground in front of it.

Yours truly,





North Topeka, Kansas. Aug. 24, 1903.

E. W. Cline Esq.,

Topeka, Kan.

Dear Sir:--

Referring to our telephone conversation of this morning I make you the following proposition: If you will let us have the Stock Yards barn for one year without rent, we will fix it up in shape so it will be inhabitable. As it is now the roof leaks and the barn is full of mud and one half of it is broken down and unless something is done the whole thing will be a total wreck.

Please let us hear from you at your earliest convenience in regard to this and oblige.

Yours truly,





THE NELLIS AGENCY.  
INSURANCE AND COLLECTIONS.  
STORMONT BUILDING.

D. W. NELLIS.  
C. W. NELLIS.

TOPEKA, KANSAS, July 9, 1903.

F. C. Marshall, Asst. Treasurer,  
C.R.I.P. R.R. Chicago, Illinois.

Dear Sir:-

We regret the necessity of advising you of the fact that owing to the great damage done your building known as the Union Stock Yards barn, scale house, etc. on the North side of the Kansas River, by the recent flood, the buildings are not now insurable and it will be necessary for us to request return of Prussian National policy No.777027, expiring Aug .19, 1903 and Milwaukee Mechanics policy No.3547, expiring Dec.16,03. We herewith enclose you our check for \$7.59, being pro rate unearned premium due you and will ask that you kindly forward us the policies for cancellation and return to the companies. Yours very truly,

*D.W. and C.W. Nellis*