

# Kansas Memory



## Fred Iles correspondence

### Section 4, Pages 91 - 120

Fred Iles was assistant right of way and tax agent for the Kansas Town and Land Company which bought and sold lands on the right of way of the Chicago, Rock Island and Pacific Railway Company. In 1917, he assumed Ernest Warren Cline's position as right of way agent, responsible for representing the railroad's interest in all matters concerning the acquisition and disposition of land on the right of way. This correspondence includes Iles' activities and expenses accounts at the behest of E. W. Cline and the CRI&P Railway.

Date: 1906-1930

Callnumber: Kansas Town & Land Company Coll. #130, Box 49 - 51

KSHS Identifier: DaRT ID: 307397

Item Identifier: 307397

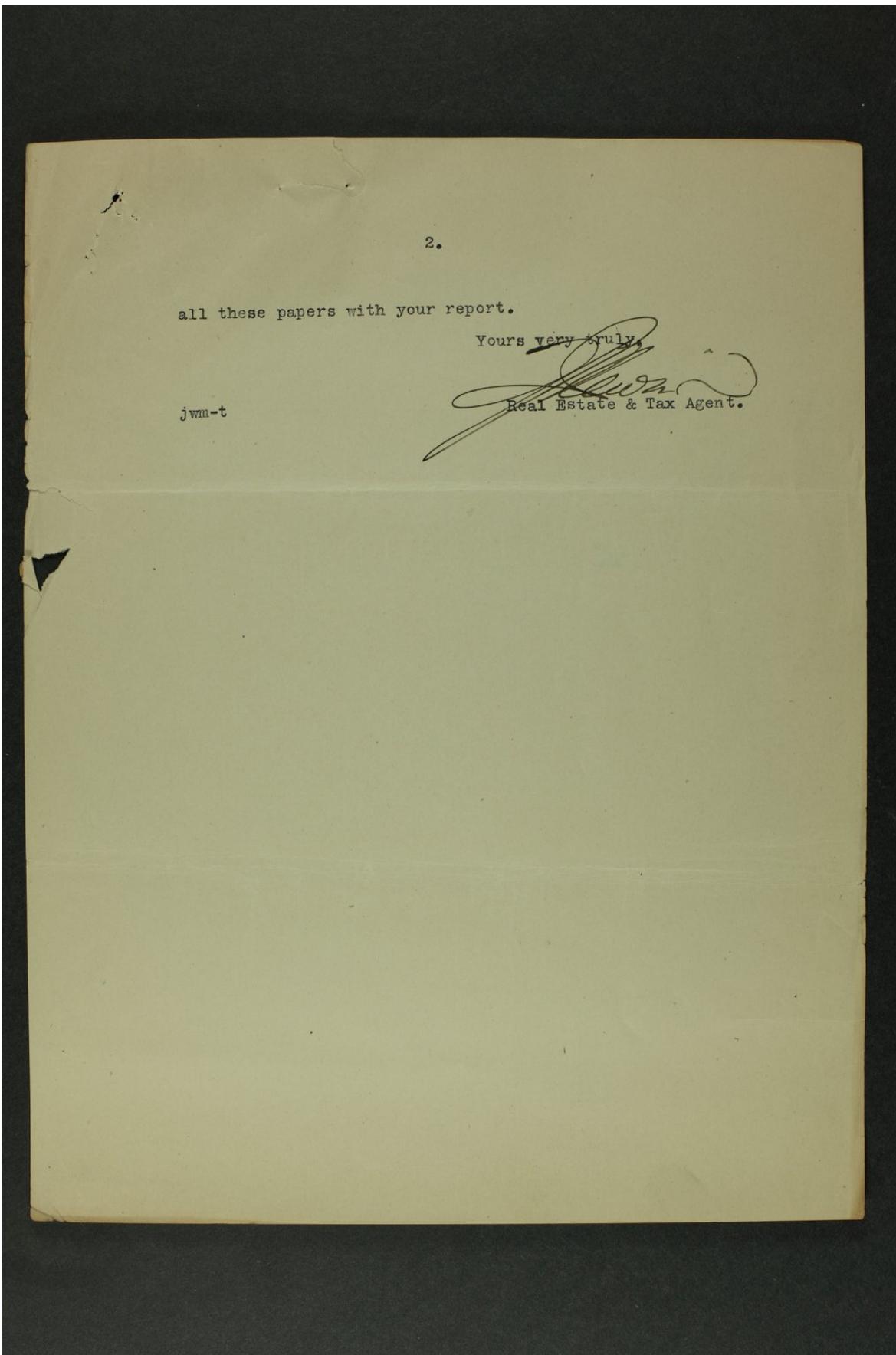
[www.kansasmemory.org/item/307397](http://www.kansasmemory.org/item/307397)

# Kansas Memory



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## Fred Iles correspondence



# Kansas Memory



## Fred Iles correspondence

Elk City, Okl. Petition of W. F & N. W Ry Co.  
to condemn part of Block 79.

Elk City, O. I.

Feb. 9th 1910

Mr T. J. Newkirk,

Real Estate & Tax Agent, Chicago, Ill.

Dear Sir:-

Was at Elk City on the 8th inst and met J. N. Cook, one of the active members of the Right of Way Committee of the #Wichita Falls and North-Western Railway Company, in reference to obtaining a price to be paid our company for Block 79 Elk City. The best price is, \$700.00 for a Quit Claim Deed, subject to the termination of Stowell & Mc. Carthy's lease in thirty days. The price for the land I think, is about right, but the committee absolutely refuse to allow our lessees any compensation for what expense they would be put to in moving off, claiming that all the interest they have is subject to the 30 days notice, and which notice would be served when they came into possession. Mr Cook requested, that in the event of your accepting their offer that it be done at once, as their graders are now within a few miles of Elk City and they will have to condemn, I suggested this condemnation be deferred until you had received my report, which was agreed upon. He also requested that a copy of Stoval & Mc. Carthy's lease be sent to W. B. Merrill, Attorney at Elk City.

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I also, met C. R. Stovall of Stovall & Mc. Carthy and tried to locate them on Block 78, but was unable to do so for the reason that this ground is in a draw and not at all a suitable location for the purpose required and being across the track, would be inconvenient for their business, but he made the following proposition - That for his firm to be in a position to protect their property in this block, they would pay to our Company the same price offered by the W. F & N.W Ry, for a# a Quit Claim Deed to Block 79, and it is his opinion that after they become the owner of the block, that the right of way committee will then also pay them for the removal of their buildings. They would much prefer this way of handling the matter if it is satisfactory to you, and take chances of getting compensated, than to our selling to the committee and being put off in 30 days. This firm donated \$500.00 for the purchase of right of way required through this Town..

My opinion is, that we should sell this property to Stovall & Mc? McCarthy, they have considerable of a lay out in pens and sheds on the block, which to remove and re-locate would cost in the neighborhood of \$350.00 to \$400.00, they have been good shippers and I think they should be given the privilege they ask, if it can be so arranged.

P.S.

Yours truly,

Mr. Blake suggests, if Stovall and McCarthy's proposition is accepted that you immediately send them a written memorandum sufficient in law to invest them with a contract interest so that their estate will be prior in time to the condemnation proceedings. He thinks that if

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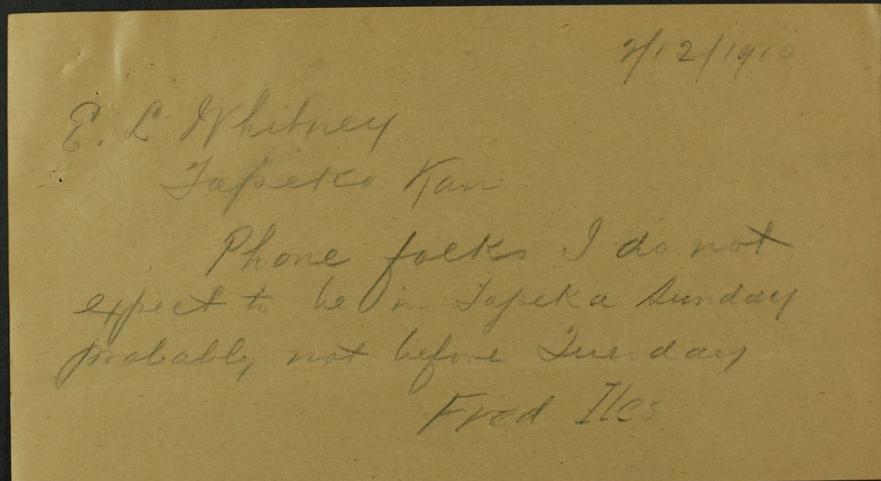
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condemnation proceedings are started before a valid contract or conveyance, Stovall and McCarthy cannot collect for more than the value of their 30 day leasehold and wants to protect them.

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## Fred Iles correspondence

Elk City, Oklahoma  
Petition of Wichita Falls & Northwestern  
Railway Company to condemn part of Block  
79.

Chicago, February 12, 1910.

Mr. Fred Iles,  
Right of Way Agent,  
c/o C.O. Blake,  
El Reno, Oklahoma.

Dear Sir:-

Following my wire to you this morning I have secured the execution of by Mr. Melcher, and enclose two deeds to Stoval and McCarty for the lots in block 79 at Elk City, one deed conveying to them lots 2 to 20, in block 79; the other deed conveying lot 1 in block 79. I have fixed the consideration at \$700.00 in accordance with your report. Just as soon as you get the papers I wish you would take a train for Elk City and arrange for delivery of the deeds to Stovall and McCarty, and secure from them the consideration of \$700.00 and send it to me for delivery to Mr. Crosby. If our station plat of Elk City, which I enclose with these papers, is correct, then I don't believe it will be necessary to give Stovall and McCarty the deed for lot 1. If the plat is not correct and they insist on having lot 1 conveyed to them as well as the other lots, then we will have to give them both deeds. If lot 1 lies on the ground, as it shows up on the print, then we, ourselves, ought to hand onto it, and there is no need of conveying it to Stovall and McCarty that I can see. You

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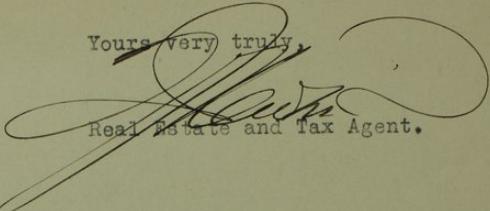


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## Fred Iles correspondence

can demonstrate this point on the ground, as I have suggested in my  
letter to Mr. Tinsman.

Yours very truly,

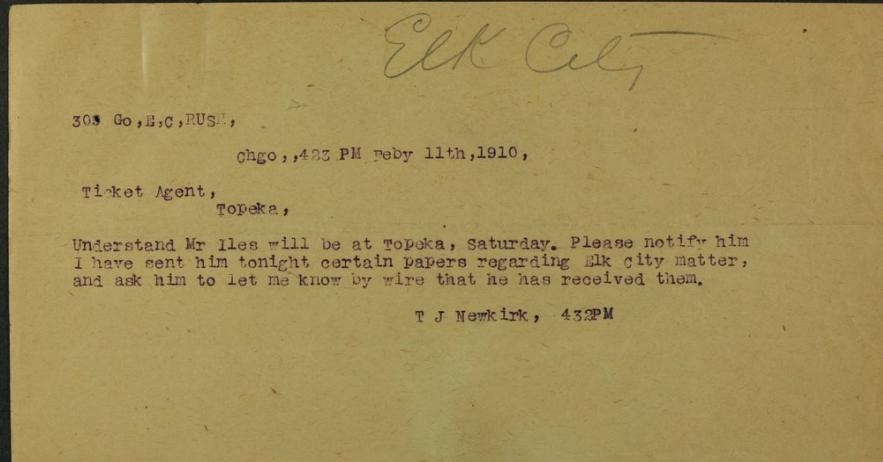
  
Real Estate and Tax Agent.

jwm-b

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## Fred Iles correspondence



303 Go, E.C., RUSH,

chgo., 4:23 PM Feby 11th, 1910,

Ticket Agent,  
Topeka,

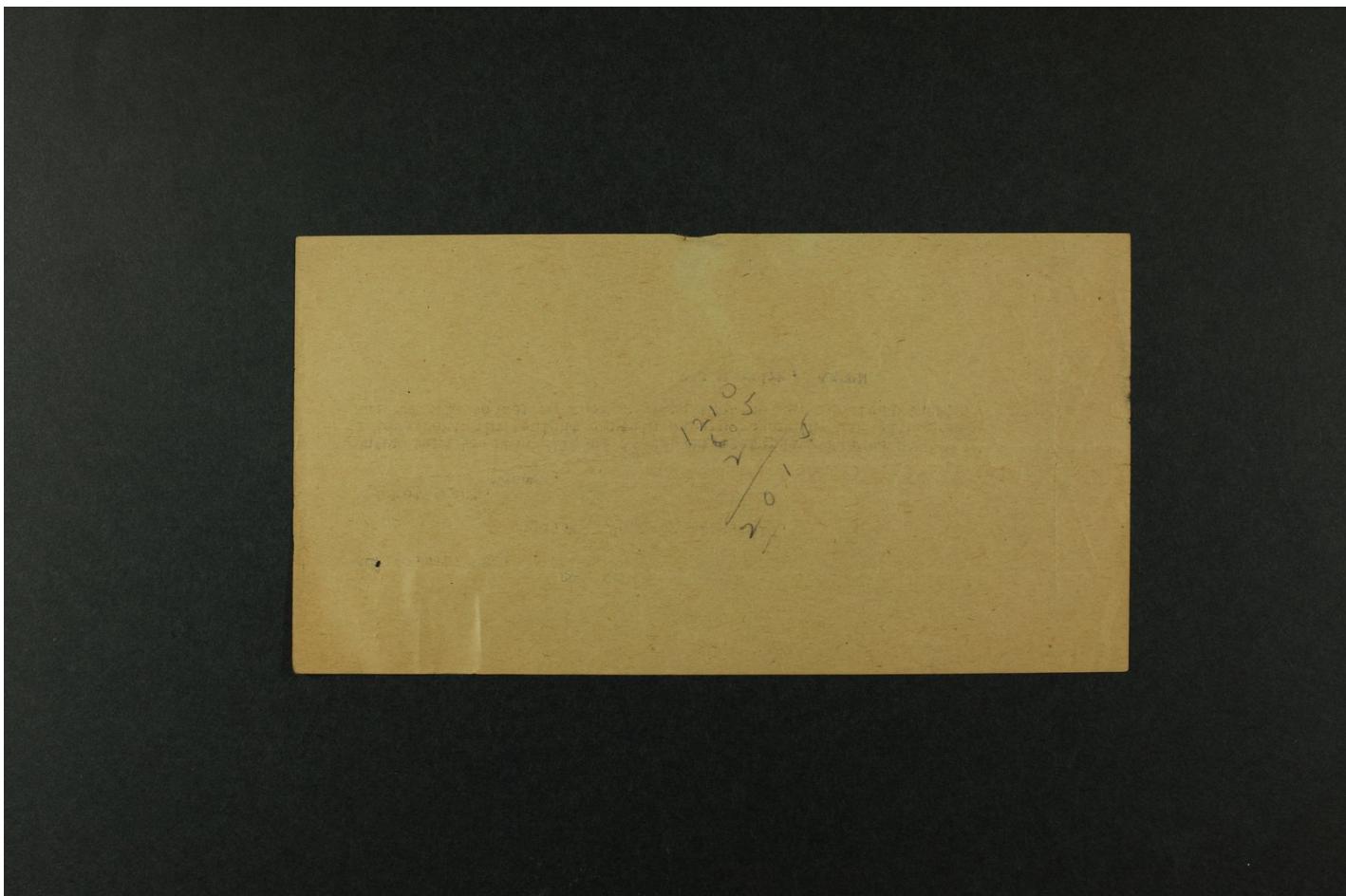
Understand Mr. Iles will be at Topeka, Saturday. Please notify him  
I have sent him tonight certain papers regarding Elk City matter,  
and ask him to let me know by wire that he has received them.

T J Newkirk, 4:32PM

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## Fred Iles correspondence



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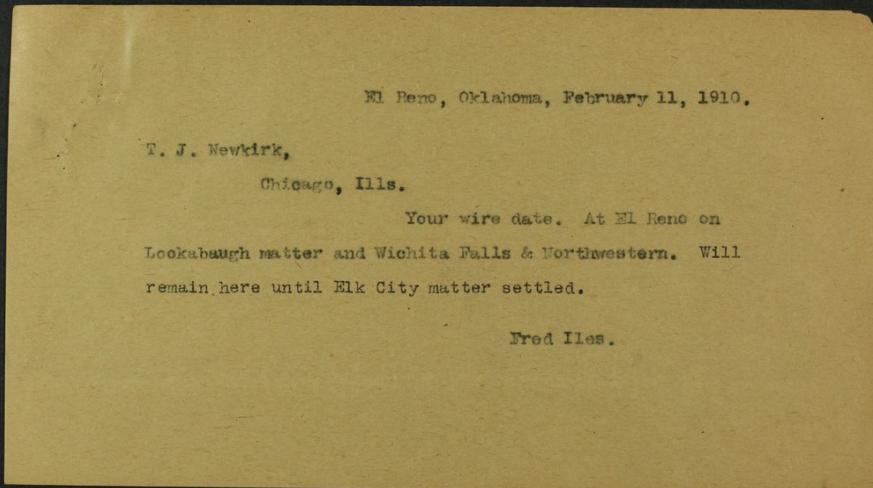
## Fred Iles correspondence

38. MI. BN. NS.  
Chicago 2:10 P.M. 2/11/10.  
Fred Iles,  
El Reno.  
If you are still in El Reno, call and see Mr. Roberts  
our attorney, and give him all the information you have in Lookbaugh  
condemnation suit. Answer if received.  
T. J. Newkirk. 3:01 P.M.

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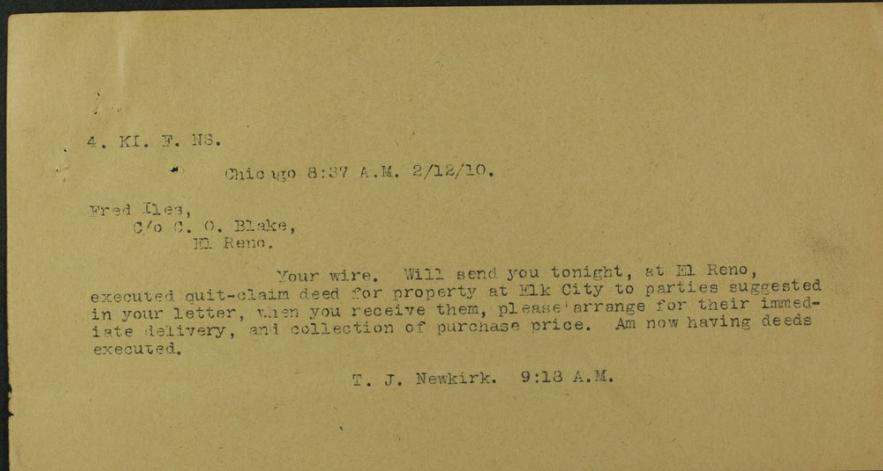
## Fred Iles correspondence



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## Fred Iles correspondence

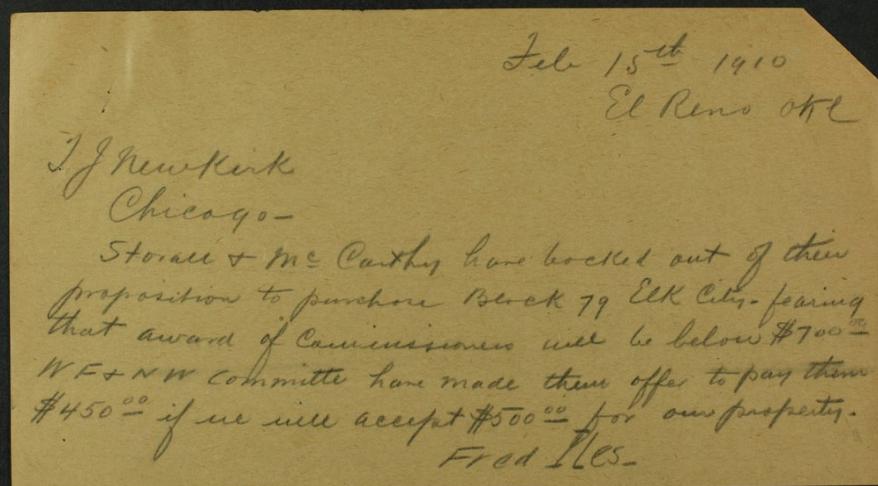


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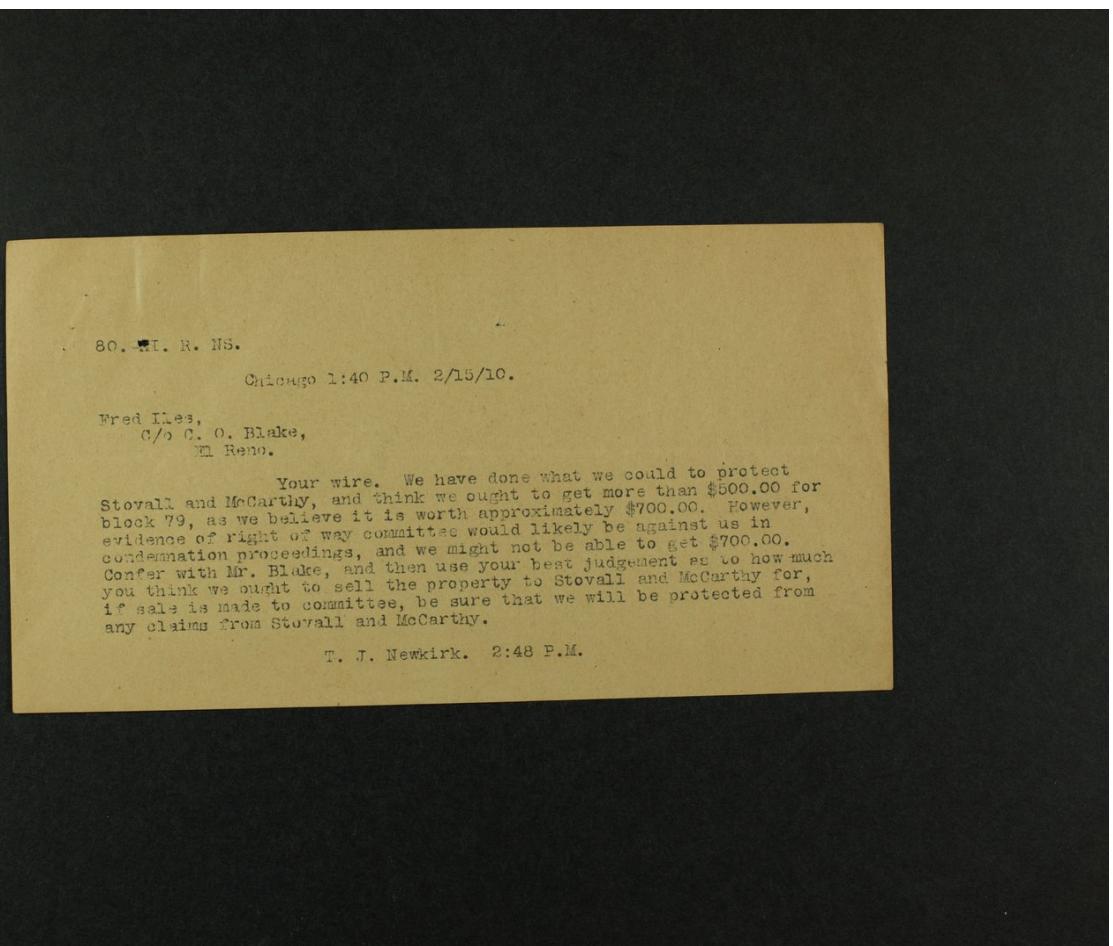
## Fred Iles correspondence



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## Fred Iles correspondence



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## Fred Iles correspondence

8 KC.X.HD.

Elk C\_ty-1205-pm 2/15/10

C.O.Blake,

ELRENO.

Referring to proposition committee made to  
Mr Iles for block 79, can you advise if this proposition will be  
accepted Committee are now Prepared to Settle With Company for  
\$500. and Stovall & McCarty for \$400.00. Rush.

J.R.Nugent- 1205-pm

# Kansas Memory



## Fred Iles correspondence

El Reno, Oklahoma, Feb. 15, 1910.

J. R. Nugent,  
Elk City, Okla.

Am authorized to settle with Committee  
for \$600.00 if they will settle with Stovall and McCarty.  
Wire tonight if acceptable.

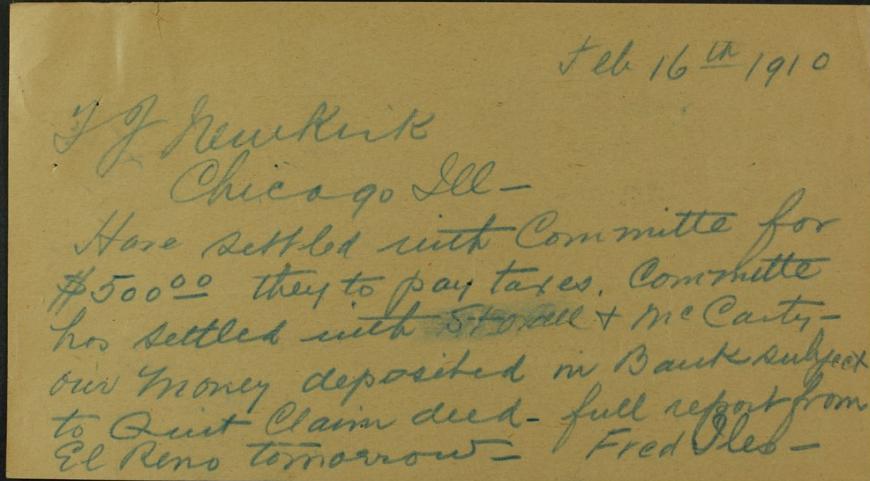
Fred Iles.

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## Fred Iles correspondence

El Reno, Okla., February 17, 1910.

Mr. T. J. Newkirk,  
Real Estate and Tax Agent,  
Chicago, Illinois.

Dear Sir:

My wire to you of 16th from Elk City. I again met the Wichita Falls and Northwestern Railway Company's right of way committee and thoroughly thrashed the matter out in view of obtaining a better price than the \$500.00, but was unable to do so for the reason that this committee of twenty-four guaranteeing a bonus and to furnish so much right of way are behind now in their collections, and they being confident that in condemnation the award will be less than their offer to us and allow Stovall and McCarthy no damage. They were willing to let the case go to court. I ascertained from our agent that this committee had wired the W. F. & N. W. Railway Company asking them that under the circumstances to help them out in this case so that they would allow us the \$700.00 we asked but they would not do so, and advised them to let the matter go for condemnation. Under these circumstances I thought the best thing to do was to take our \$500.00 and they settle with Stovall and McCarthy for \$400.00, which they did.

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## Fred Iles correspondence

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As the W. F. & N. W. being a new road and this case set at Mangum there is great doubt in my mind if we would get even the \$500.00.

Stovall and McCarthy fully appreciate the action taken by our company in protecting their interests. They gave us over 100 cars of stock each year and whilst we cannot give them a relocation, when they do relocate we will not only get their shipments but those of other stockmen as this settlement has made a very good feeling towards our road, and the loss of the additional \$200.00 we anticipated, will no doubt come to us for this reason.

Enclosed please find all your files contained in your letter of 2nd instant, together with the agreement for our company to furnish the W. F. & N. W. Ry. Co., a quit claim deed to lots one to twenty, block twenty-nine, Elk City for the sum of \$500.00. I had to include this lot (No. one) for the reason that it is included in their application for condemnation, and I was unable to get the company to allow us to reserve it. In this matter I stipulated that the W. F. & N. W. are to pay the taxes, if they are not paid, their being nothing in the file to show that they had been paid. As it will probably take a week or ten days before this deed can reach Elk City I agreed with the committee that their road could work over the ground not occupied by Stovall

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## Fred Iles correspondence

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and McCarthy, which was satisfactory to all parties.

Also enclosed is Stovall and McCarthy's lease and release from them covering their interests to this ground. I got these in duplicate presuming you would require one to attach to lease and the other for your file. At such time as you advise me I will deliver the deed and forward you the \$500.00.

On receipt of your message of the 18th to take the matter up with Mr. Blake, he was, and is yet, out of town. And as it called for quick action, I closed as above stated.

Please note that the two deeds you sent me in favor of Stovall and McCarthy have not been acknowledged before a Notary.

Yours truly,

Right of Way Agent.

T.I.P.

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## Fred Iles correspondence

Elk City Oklahoma, Petition of  
Wichita Falls & Northwestern Railway Company  
to condemn part of Block 79.

Topeka, Kansas.

March 18th 1910

Mr T. J. Newkirk.

Real Estate & Tax Agent, Chicago, Ill.

Dear Sir.-

Enclosed please find all files pertaining to sale of part  
of Block No. 79. Elk City, Oklahoma, together with St. Louis  
Draft in favor of Mr Crosby in amount \$500.00 being the purchase  
price of this block paid by the Committee of Elk City appointed  
to purchase right of way for the Wichita Falls and Northwestern  
Railway Company.

What delay there has been in this matter since your letter  
to me of the 3rd inst, was caused by the reason that this right  
of way committee had obligated itself to furnish all of Block 79  
to the Railway Company, therefore this committee had to obtain a  
release from their company to cut out this lot 1 from their agree-  
ment, to conform to the description of our deed, which excludes  
all of this lot from the transfer. This release was obtained and  
the matter closed.

Yours truly,

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ELK CITY COTTON OIL COMPANY  
MANUFACTURERS  
COTTON SEED PRODUCTS

W. E. HOCKER, MANAGER

ELK CITY, OKLA. 3/16/10

"Elko" Brand  
Meal and Cake  
"Elkoma" Mixed Feed

Mr Gee Iles,  
Assistant Right of way agent, C. R. I. & P.

Topeka Kansas

Dear Sir:-

It will be agreeable to cut out ~~block~~ one in Block 79,  
let  
you can there-fere send the deed for the entire block less ~~block~~ one.

Very truly

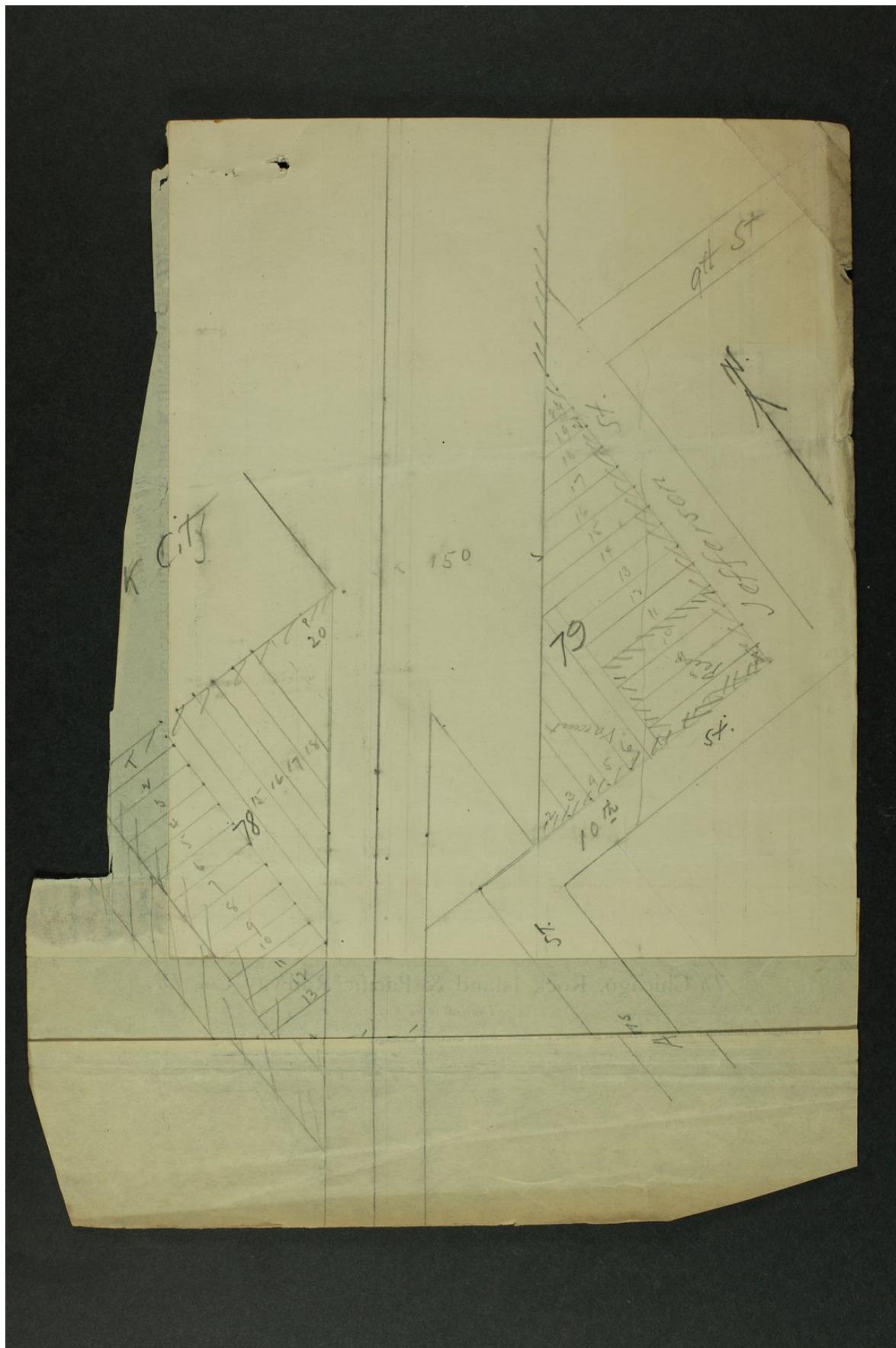
A handwritten signature in cursive script that appears to read "W. E. Hocker".

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To Chicago, Rock Island & Pacific Railway Co., Dr.		Bill No. _____	Dept. Bill No. _____	Dept. Making Bill _____	Date Made _____	Month _____	Year _____
DUPLICATE (TO BE RETAINED BY MAKER)		Original (TO BE SENT OUT FOR COLLECTION)					
C. R. I. & P. Claim No. _____		Register No. _____					
I Certify that the above account has been examined and is correct.		I Certify that the above account has been examined and is correct.		Approved:	Approved:	Month _____	Year _____
Date received Aud'r Disbursements Office _____		Date _____		I Certify that I have examined the above distribution and that same is correct.		Date _____	
I Certify that I have examined all extensions, additions and deductions in the above account and that they are correct.							

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File No. 933.  
Expense account of Fred Iles.

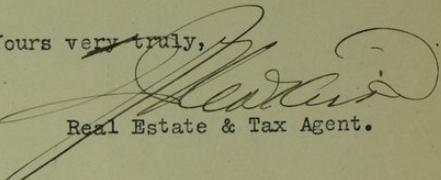
Chicago, February 3, 1910.

Mr. Fred Iles,  
c/o Ticket Agent,  
Topeka, Kansas.

Dear Sir:-

I have received your letter of February 1st,  
enclosing your general expense account, but I will not voucher  
it assuming you will draw a draft for the amount thereof in  
accordance with the circular I sent you a few days ago, and  
will thereafter prepare and send me the necessary voucher to  
relieve that draft.

Yours very truly,

  
Real Estate & Tax Agent.

jwm-t

# Kansas Memory



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## Fred Iles correspondence

February 15, 1910.

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

Dear Sir:

Herewith Mr. Newkirk's file together with warranty deed, abstract and blue prints pertaining to purchase of lot nine, Baldwin's first addition to Stecker, Oklahoma.

This is the piece of ground with contracted with Ah-do-chi, the Indian woman to deed to us as soon as she obtained her patent. This she has received and transferred the E. 1/2 of the S. W. 1/4 of Sec. 25, Twp. 6, N. R. 11, W. Caddo County, to A. E. Baldwin, who has platted and recorded same as his first addition. This transfer to Baldwin includes the triangle piece of land Ah-do-chi was to deed to us, and is referred to on enclosed blue print and deed as block nine. The reason that the parcel of land we contracted for was included in Ah-do-chi's transfer to Baldwin that it would simplify matters for her to transfer the whole quarter to Baldwin and he in turn deed to us.

I made my draft payable to A. E. Baldwin and he endorsed same over to Ah-do-chi. The whole transaction was

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Foss, Oklahoma.  
Purchase of one acre from J.N.Farris.

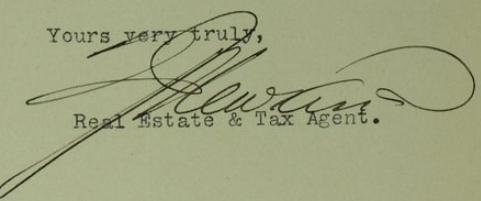
Chicago, February 23, 1910.

Mr. Fred Iles,  
c/o Ticket Agent,  
Topeka, Kansas.

Dear Sir:-

On December 23rd you sent me deed from J.N.Farris to the C.R.I. & P. Ry. Co., for one acre of land in Wichita County, Oklahoma, for which this Company was to pay \$50.00. My records do not show how, or when, this money was paid. If by draft, will you give me the number, date, and in whose favor, so that I can put through the necessary voucher to relieve it.

Yours very truly,

  
Real Estate & Tax Agent.

eh-t

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## Fred Iles correspondence

Foss, Oklahoma. Purchase of one acre  
from J. N. Farris.

Topeka, Kansas

Feb. 26th 1910

Mr T. J. Newkirk,

Real Estate & Tax Agent, Chicago, Ill.

Dear sir:-

Your letter 23rd inst, draft issued for above as follows.

No. 6828.

Favor of John. N. Farris.

Amount \$50.00

Date Dec. 21st 1909.

For part of S. E. 114 Sec. 2, T 11 n. R. 19 W. Washita County  
Oklahoma.

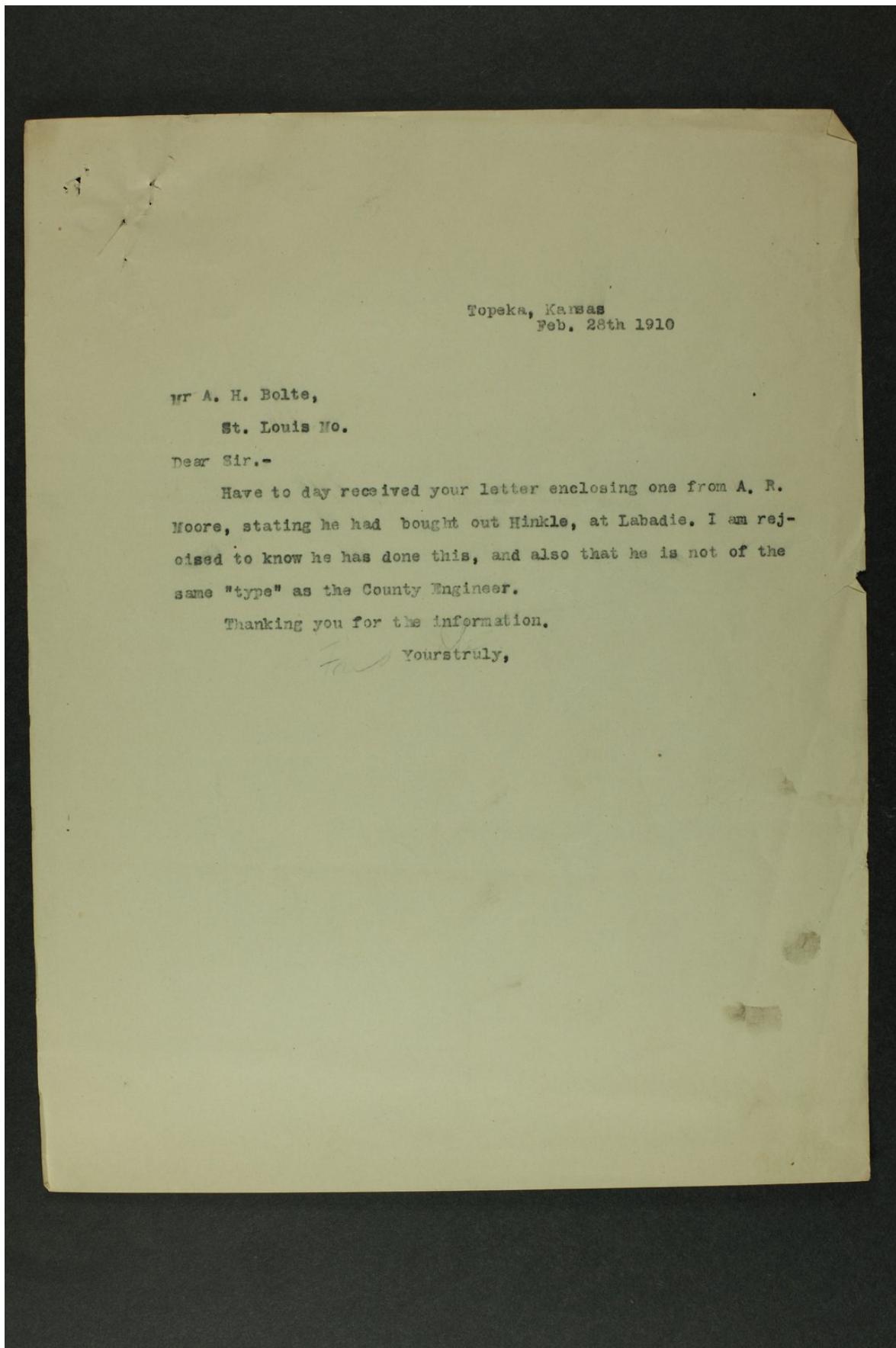
Yourstruly,

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