George W. Scott papers

Section 96, Pages 2851 - 2880

Business correspondence, arranged chronologically, of George W. Scott, one of the first residents of Edgerton, Kansas. A large portion of the collection is correspondence between Scott and Frank S. Hammond, Scott's partner in a 20,000 acre ranch in the Texas panhandle. Much of the correspondence deals with their attempts to raise cattle, lease the land, and sell or trade the property. Hammond worked as a general manager for several railroads (Kansas City, Fort Scott, and Memphis Railroad Company; Kansas City, Shreveport, and Gulf Railway Company; and the Kansas City, Watkins, and Gulf Railway Company) that were in the process of expanding their lines, and mentioned these activities in his letters. Due to their real estate investments in Texas, many letters come from banks, insurance agents, and land surveyors in the panhandle. Scott also served as secretary for the Johnson County Fair Association and owned the Gardner Lumber Company. Scott frequently corresponded with creameries, dairy farmers, wholesale dry goods retailers and seed merchants, including the Kansas Seed House owned by Frederick W. Barteldes in Lawrence. Also included are invoices, checks, contracts, and inventory lists from various businesses.

Creator: Scott, George W., 1850-1920

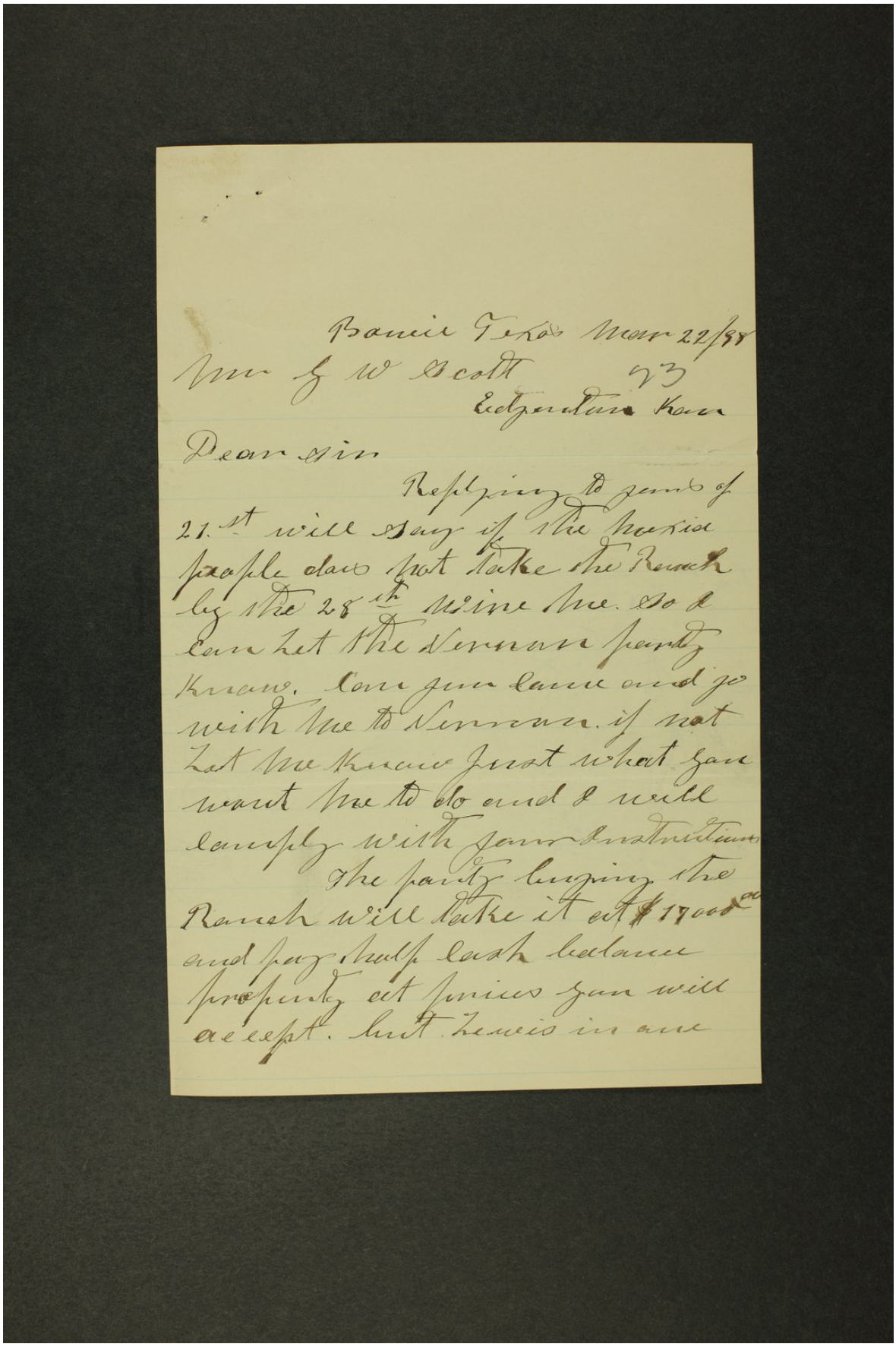
Date: 1889-1899

Callnumber: George W. Scott Coll. #119

KSHS Identifier: DaRT ID: 40119

Item Identifier: 40119

www.kansasmemory.org/item/40119



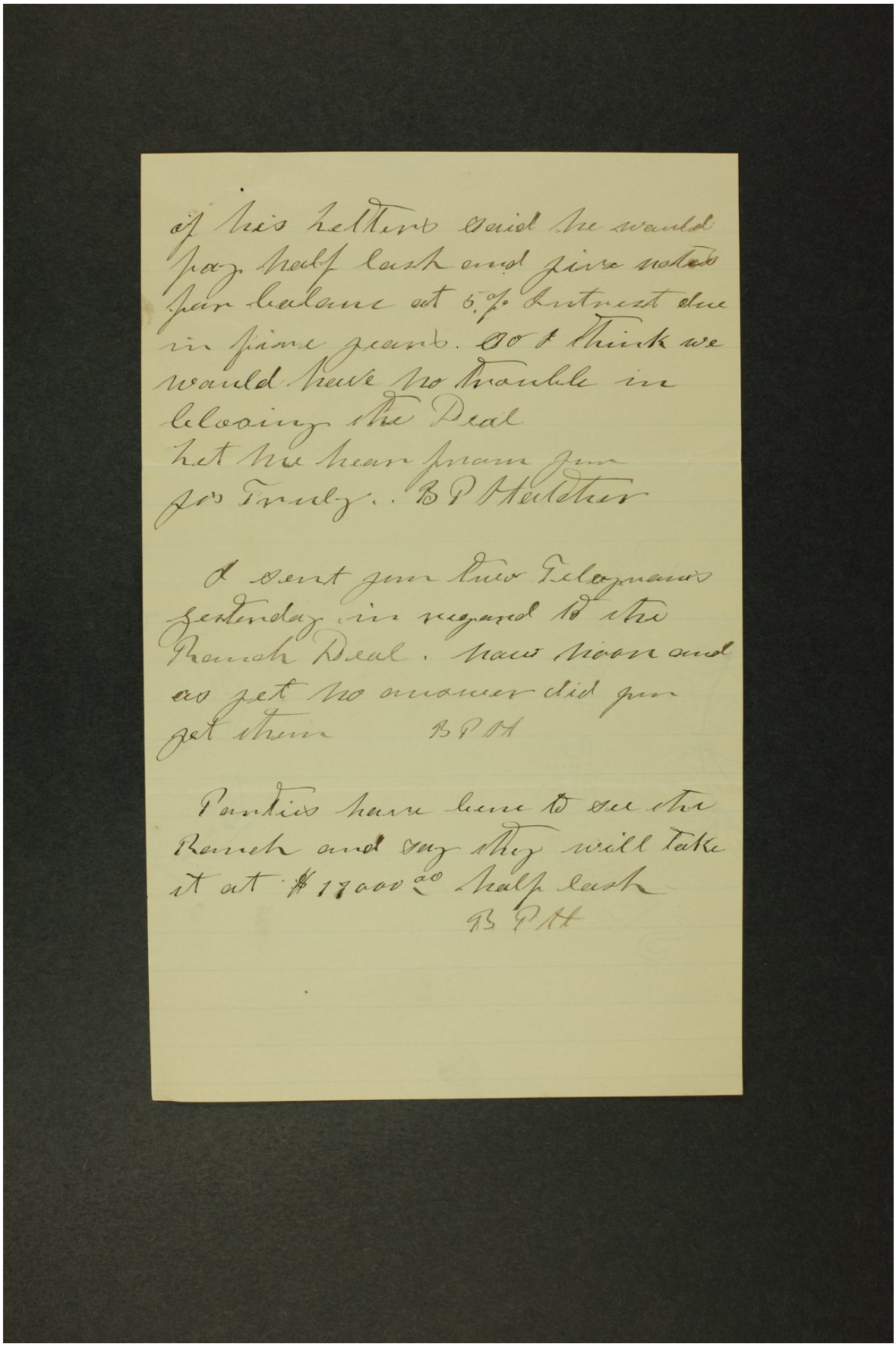
Bonnie Texas Nov 22/88

Mr G W Scott 73
Edgerton Kan

Dear Sir

Respecting to yours of 21st will say if the Kansas people dont take the Ranch by the 28th inst. We do not care but the Kansas party knows. Come you come and go with me to Kansas. if not Let me know just what you want me to do and I will comply with your instructions

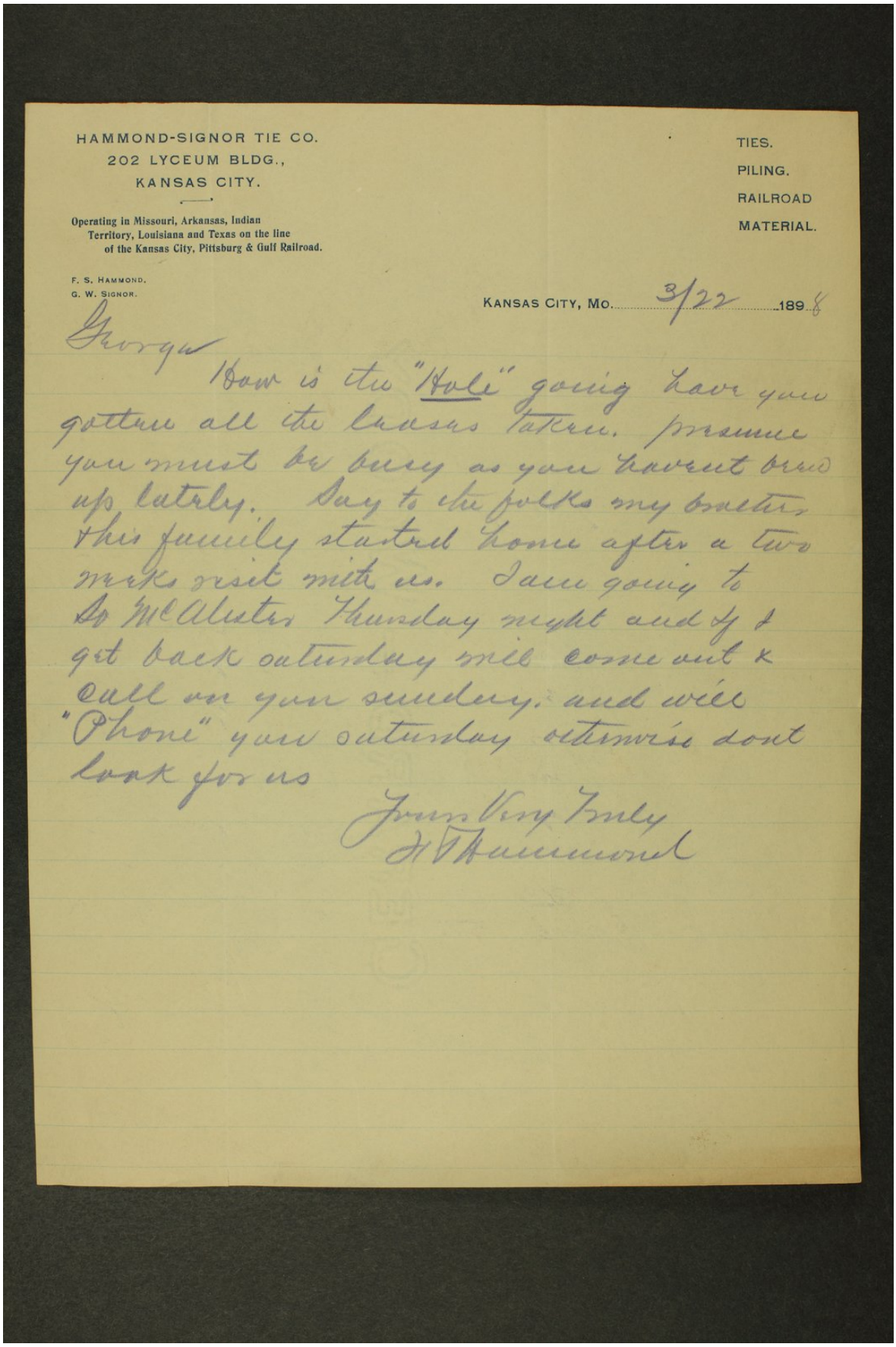
The party buying the Ranch will take it at $17000 00 and pay cash for balance property at prices you will accept. but Lewis in our



of his letter said he would
pay half cash and give notes
for balance at 6% Interest due
in five years. So I think we
would have no trouble in
closing the Deal
Let me hear from you
Yours Truly. B P Waldron

I sent you two Telegrams
yesterday in regard to the
Ranch Deal. Have never had
as yet no answer did you
get them B P W

Parties have been to see the
Ranch and say they will take
it at $17000 00 half cash
B P W



HAMMOND-SIGNOR TIE CO.
202 LYCEUM BLDG.,
KANSAS CITY.

Operating in Missouri, Arkansas, Indian Territory, Louisiana and Texas on the line of the Kansas City, Pittsburg & Gulf Railroad.

F. S. HAMMOND.
G. W. SIGNOR.

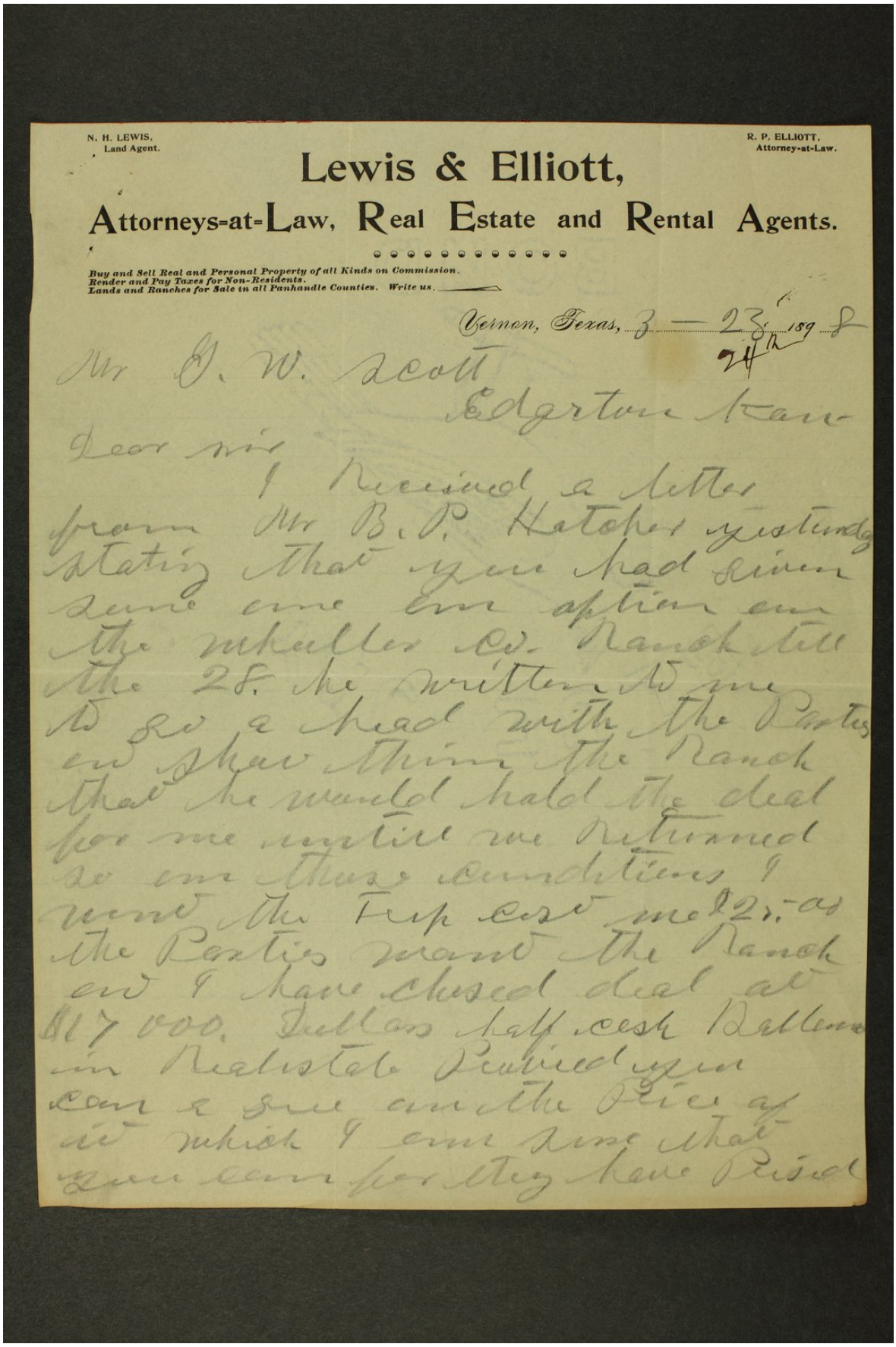
TIES.
PILING.
RAILROAD
MATERIAL.

KANSAS CITY, MO. 3/22 189 8

George

How is the "Hole" going Have you gotten all the leaves taken. presume you must be busy as you haven't been up lately. Say to the folks my sisters this family started home after a two weeks visit with us. I am going to St Wm Alister Thursday night and by I get back saturday will come out & call on you sunday. and will "Phone" you saturday otherwise dont look for us

Yours Very Truly
F S Hammond



N. H. LEWIS,
Land Agent.

R. P. ELLIOTT,
Attorney-at-Law.

Lewis & Elliott,

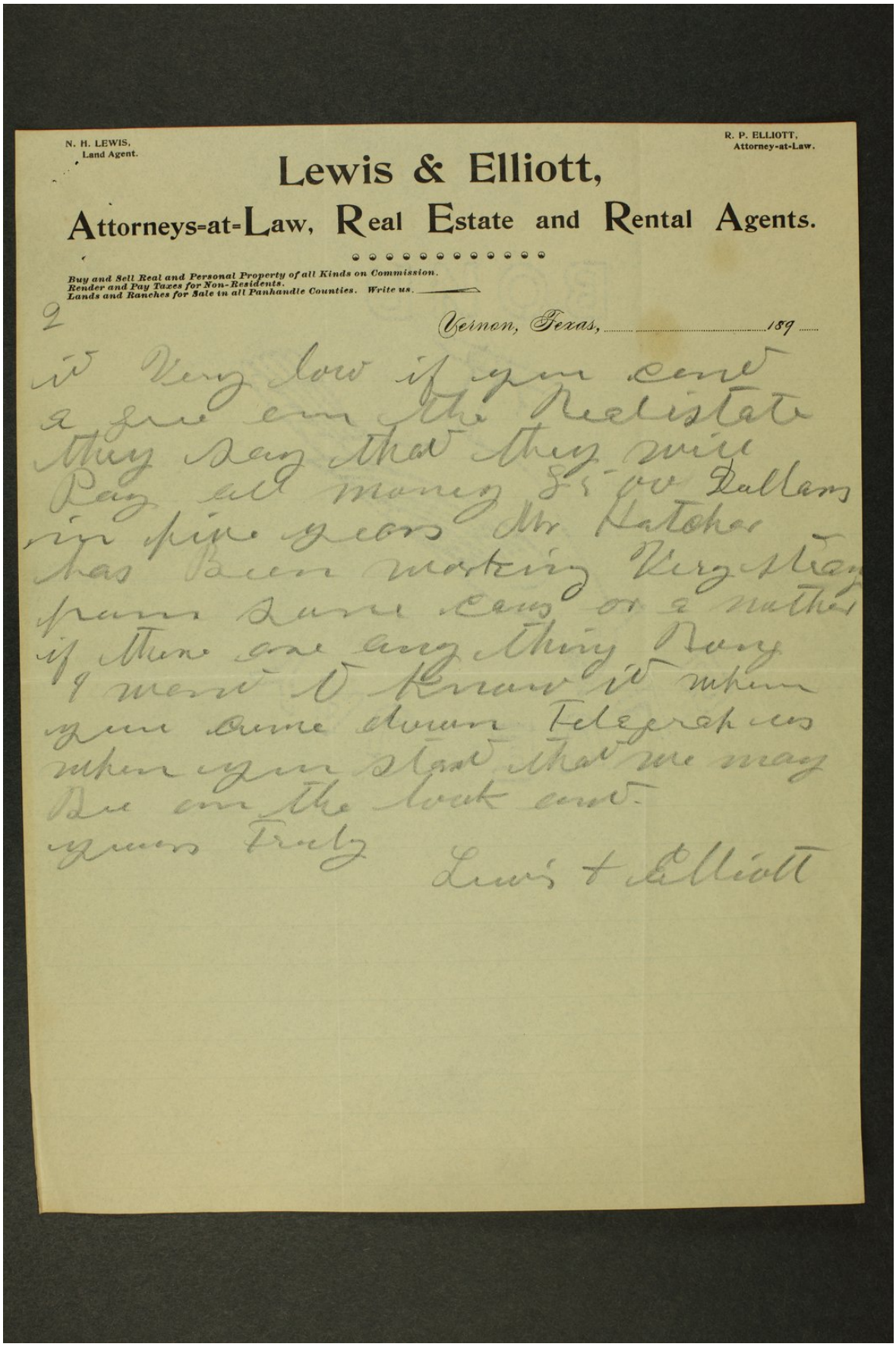
Attorneys-at-Law, Real Estate and Rental Agents.

Buy and Sell Real and Personal Property of all Kinds on Commission.
Render and Pay Taxes for Non-Residents.
Lands and Ranches for Sale in all Panhandle Counties. Write us.

Vernon, Texas, 3 — 23 — 1898

Mr G. W. Scott
Edgerton Kans

Dear sir
I Received a letter
from Mr B. P. Hatcher yesterday
stating that you had given
some one an option on
the Mueller & Ranch till
the 28. he written to me
to see a head with the Party
and show them the Ranch
that he would hold the deal
for me until we Returned
so on these conditions I
went the Trip cost me 12.- as
the Parties want the Ranch
and I have closed deal at
$17 000. Dollars half cash Balance
in Realestate Received your
Card & see and the Price at
it which I am sure that
you can for they have Raised



N. H. LEWIS,
Land Agent.

R. P. ELLIOTT,
Attorney-at-Law.

Lewis & Elliott,

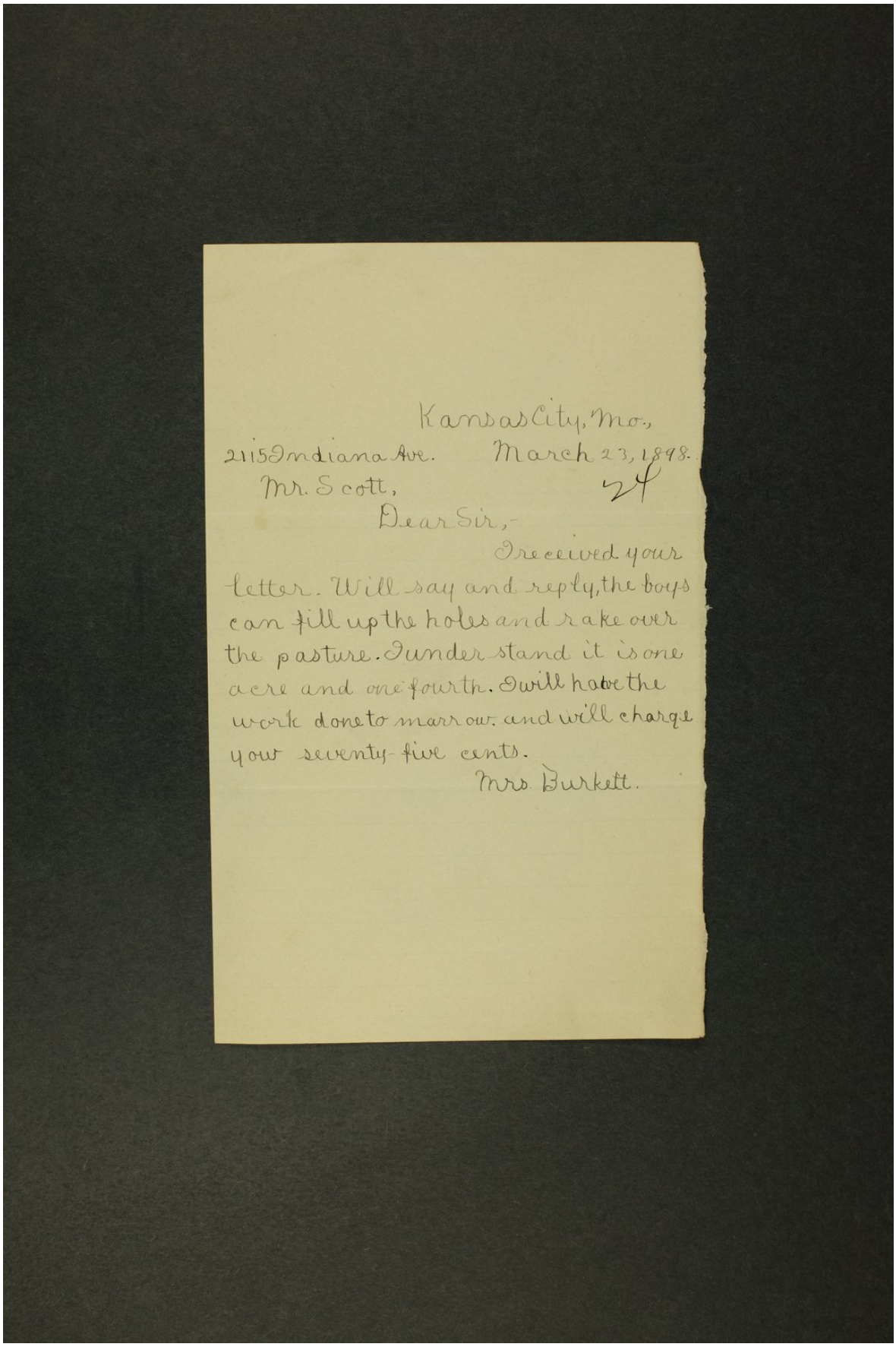
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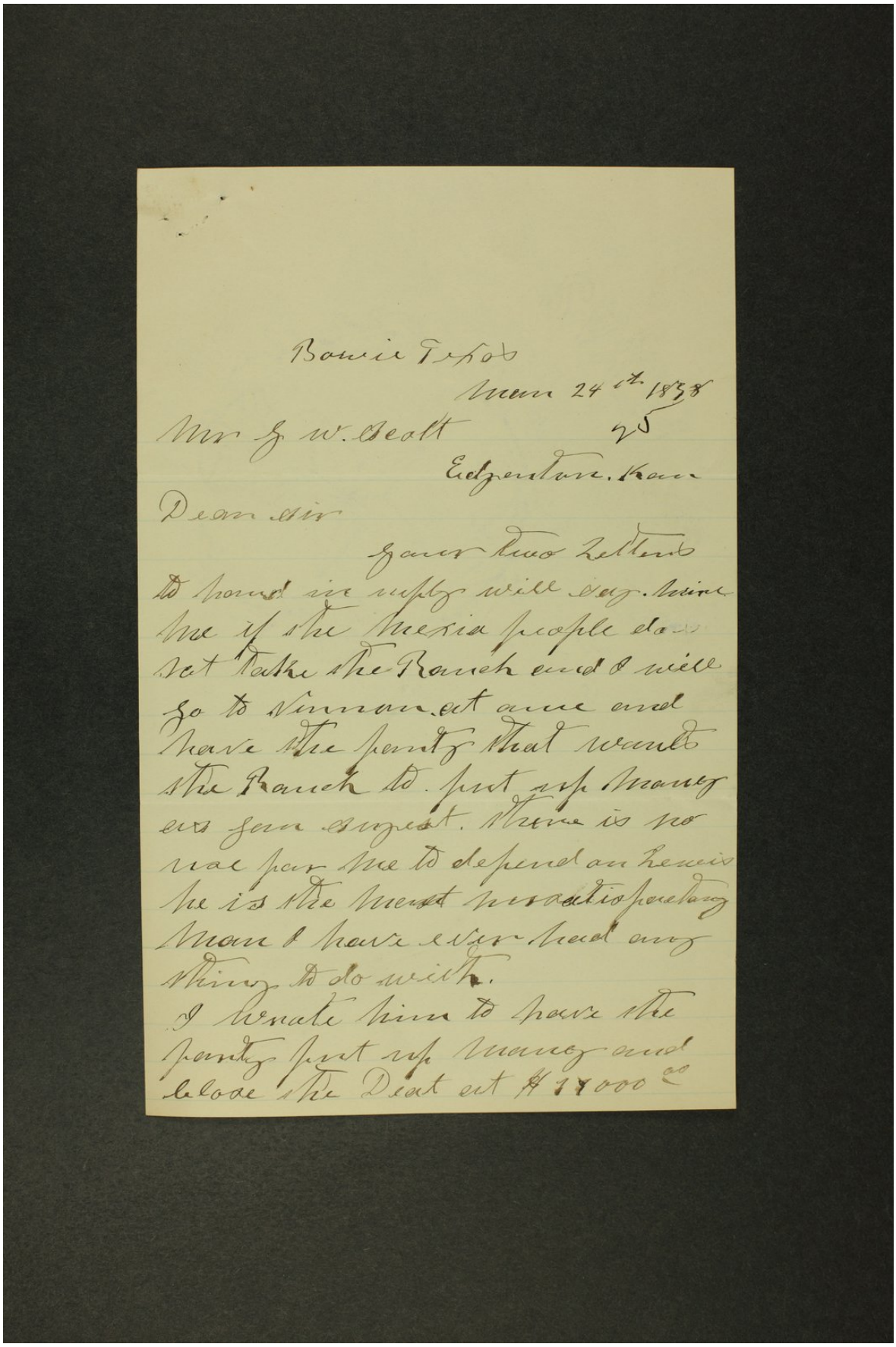
2

Vernon, Texas, ... 189 .....

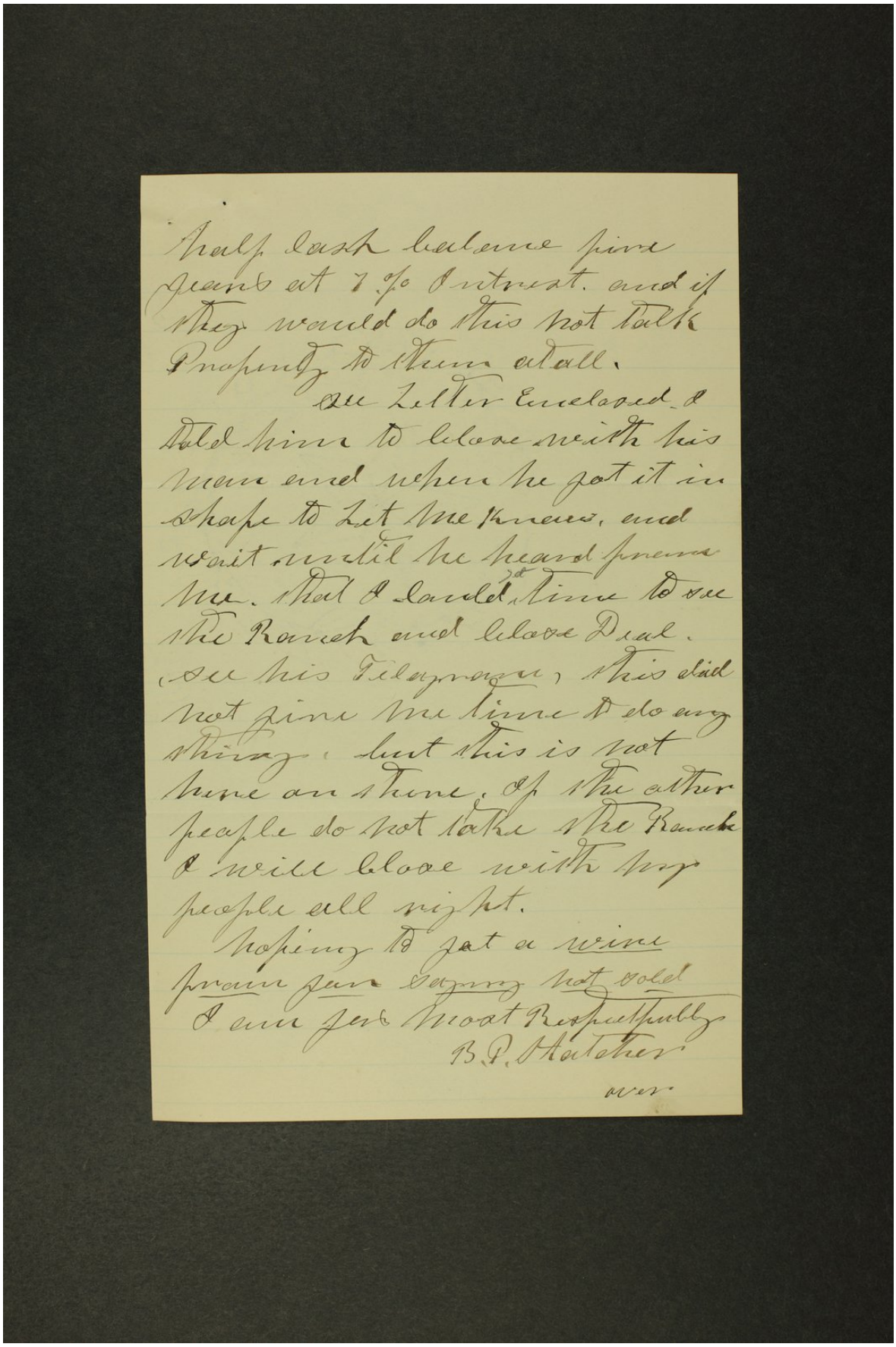
it Very low if you can
a sell on the Realistate
they say that they will
Pay all money $5.00 Dollars
in five years Mr Hatcher
has been working Virginian
farm Some Cows or a nother
if there are any thing Dury
I want to Know it when
you come down Telegrah us
when you start that we may
be on the look out.
yours Truly
Lewis & Elliott



Kansas City, Mo.,
2115 Indiana Ave. March 23, 1898.
24
Mr. Scott,
Dear Sir,-
I received your letter. Will say and reply, the boys can fill up the holes and rake over the pasture. I under stand it is one acre and one fourth. I will have the work done to marrow. and will charge your seventy-five cents.
Mrs Burkett.



Bowie Texas
March 24th 1878
Mr G. W. Scott
Edgerton. Kans
Dear Sir
Your two letters
to hand in reply will say. Since
we if the Mexia people do
not take the Ranch and I will
go to Vinnon at once and
have the papers that would
the Ranch to. just as Mooney
ers you request. There is no
use for me to depend on heirs
he is the most procrastinating
man I have ever had any
thing to do with.
I persuade him to have the
papers just as Mooney and
close the Deal out for $11000 00



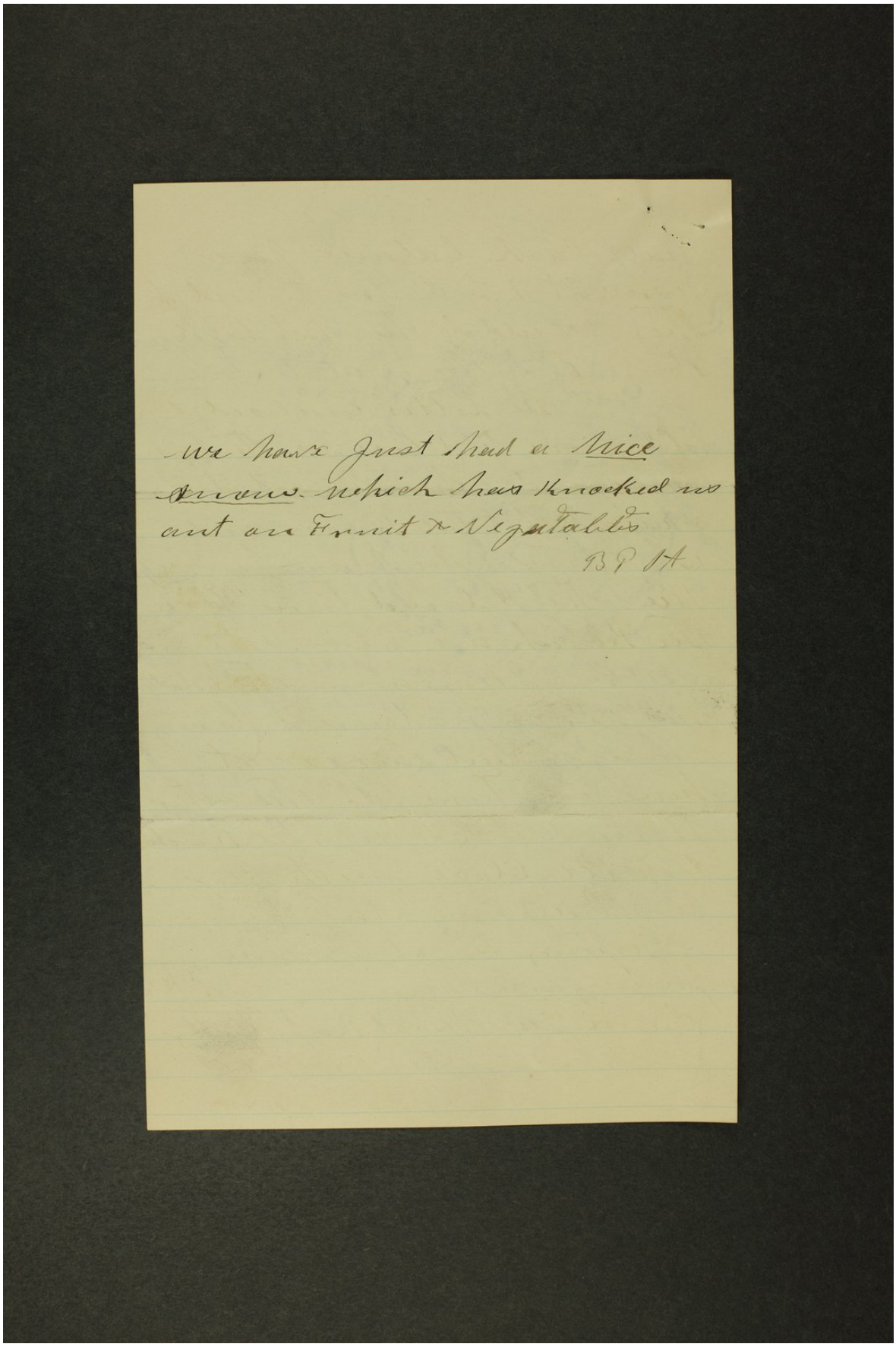
Shall look believe five years at 7 p. interest. and if they would do this not talk Property to them at all.

See Letter Enclosed & told him to leave with his mom and when he got it in shape to let me know. and wait until he heard from me. that I landed Time to see the Ranch and leave Dead. See his Telegram, this did not give me time to do any thing, but this is not mine or theirs, If the other people do not take the Ranch I will leave with my people all right.

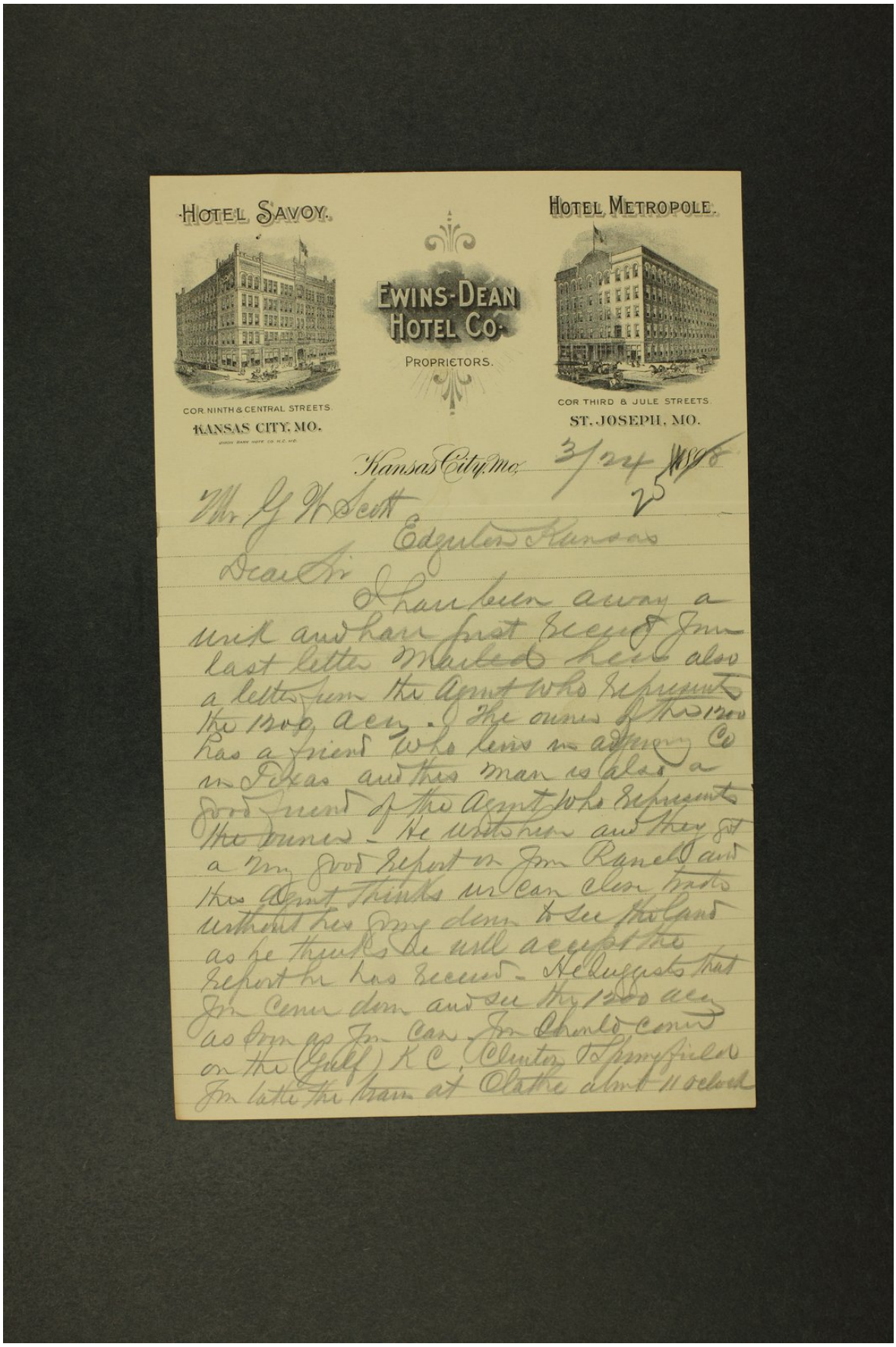
Hoping to get a wire from you saying not sold I am yours Most Respectfully

B. F. Hatcher

over.



We have just had a Nice
Rain which has knocked us
out on Fruit & Vegetables
B P H



HOTEL SAVOY.

COR. NINTH & CENTRAL STREETS.
KANSAS CITY, MO.

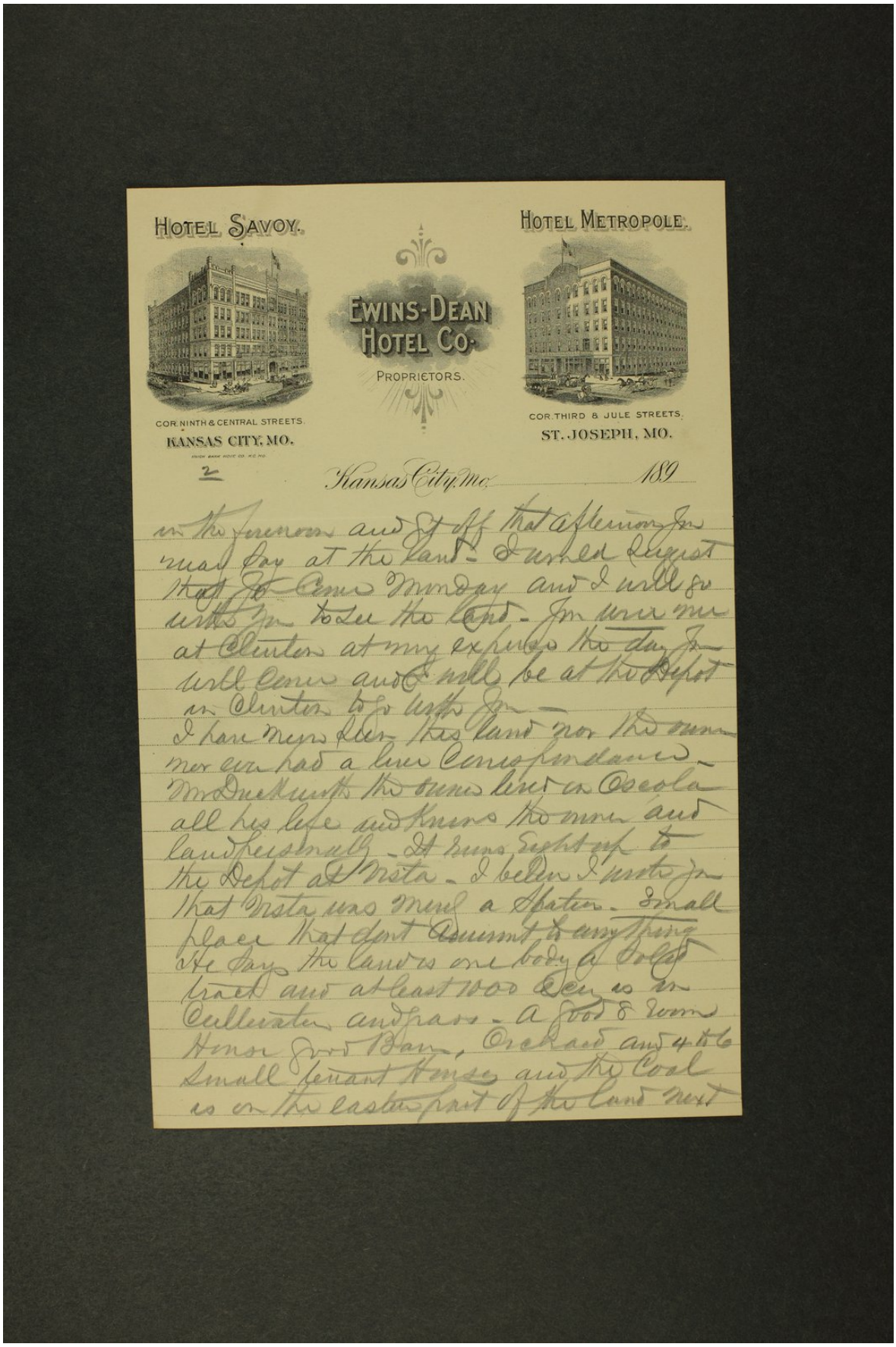
EWINS-DEAN HOTEL CO.
PROPRIETORS.

HOTEL METROPOLE.

COR THIRD & JULE STREETS.
ST. JOSEPH, MO.

Kansas City Mo. 3/24 1896

Mr G W Scott
Edgerton Kansas
Dear Sir
I have been away a
visit and have just received Jims
last letter Mailed here also
a letter from the Agent who represents
the 1200 acres. The owner of the 1200
has a friend who lives in Attorney Co
in Texas and this man is also a
good friend of the Agent who represents
the owner. He visited and they got
a very good report on Jim Ranch and
the Agent thinks we can close trade
without his going down to see Holand
as he thinks he will accept the
report he has received. He suggests that
Jim come down and see the 1200 acres
as soon as Jim can. Jim should come
on the (Gulf) K C, Clinton & Springfield
Jim take the train at Olathe about 11 o'clock



HOTEL SAVOY.

COR. NINTH & CENTRAL STREETS.
KANSAS CITY, MO.

EWINS-DEAN HOTEL CO.
PROPRIETORS.

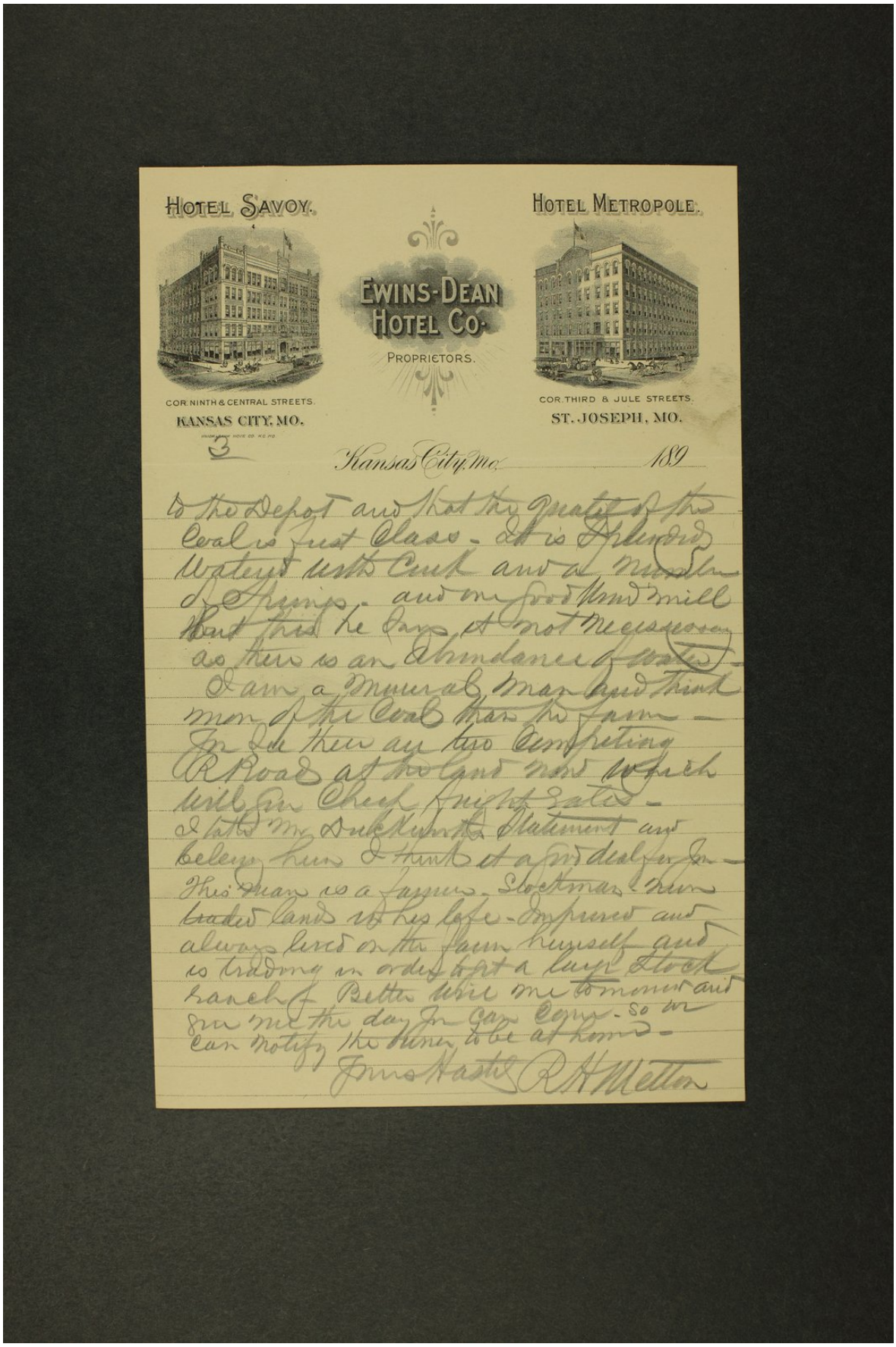
HOTEL METROPOLE.

COR. THIRD & JULE STREETS.
ST. JOSEPH, MO.

2

Kansas City, Mo. 189

in the forenoon and I'll be off that afternoon for
must say at the land. I wished Wyatt
that he come Monday and I will go
with him to see the land. Jim write me
at Clinton at my expense the day he
will come and I will be at the Depot
in Clinton to go with him.
I have never seen this land nor the man
nor ever had a line correspondence.
Mr Duckworth the man lives in Osceola
all his life and knows the man and
land personally. It runs right up to
the Depot at Nista. I believe I wrote you
that Nista was named a Spatter. Small
place that don't amount to any thing
He says the land is one body of solid
tract and at least 800 acres is in
Cultivation and grass. A good 8 room
House good Barn, Orchard and 4 or 6
small Tenant Houses and the Coal
is on the eastern part of the land next



HOTEL SAVOY.

COR. NINTH & CENTRAL STREETS.
KANSAS CITY, MO.

EWINS-DEAN HOTEL CO.
PROPRIETORS.

HOTEL METROPOLE.

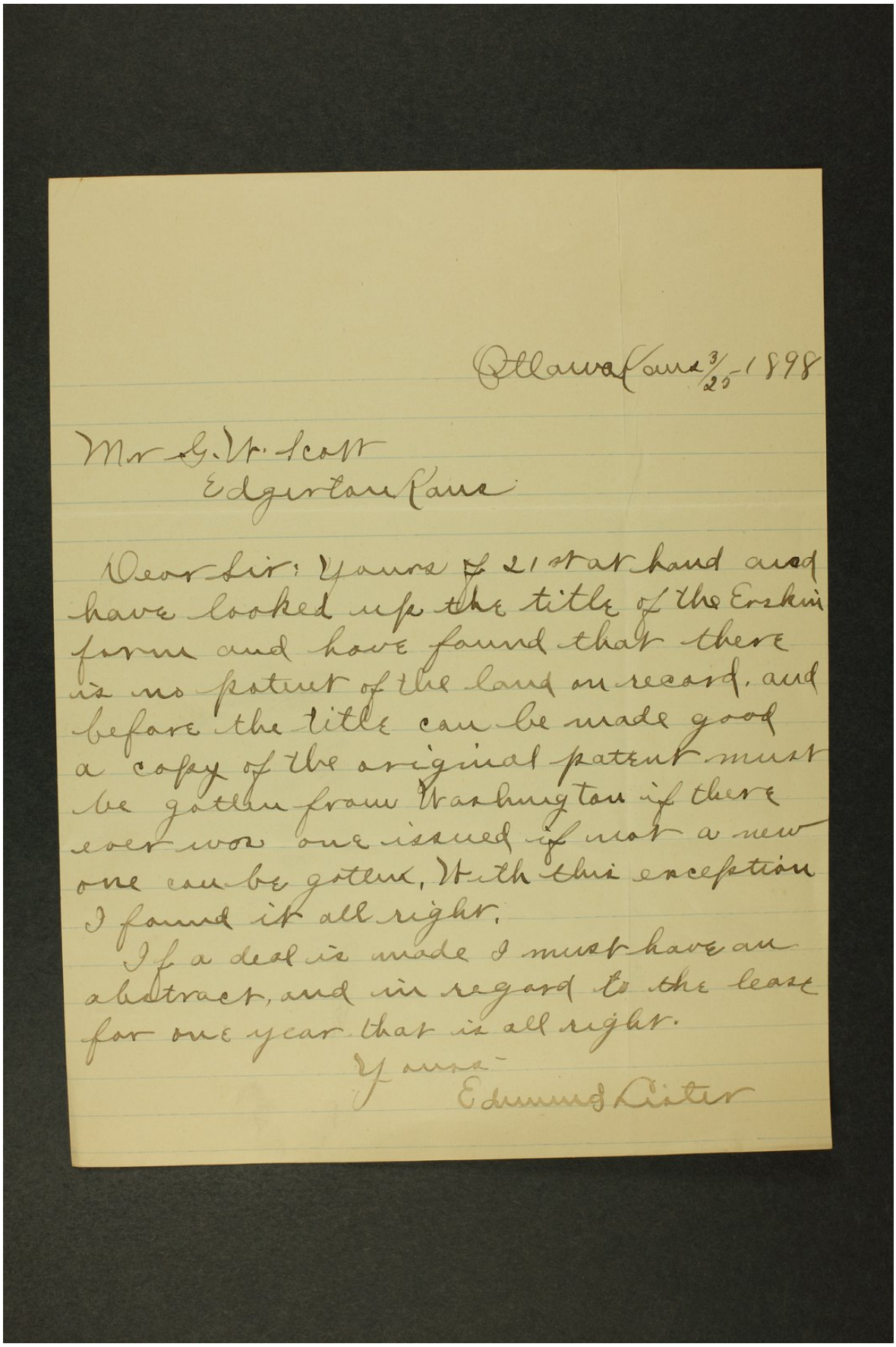
COR. THIRD & JULE STREETS.
ST. JOSEPH, MO.

3

Kansas City, Mo. 189

to the Depot and that the greater part of the Coal is first Class. It is Splendid Water with Coal and a Number of Springs and one Good Wind Mill But first he Says it not necessary as there is an Abundance of Coal. I am a Mineral Man and think more of the Coal than the Farm. In the Near are two Competing R Roads at work and which will be Check Freight Rates. I take Mr. Dick Kuntz Statement and believe him a Honest and Square dealer. He is a Farmer. Stockman & Farm Trades Land is his Life. Improves and always lives on the Farm himself and is trading in order to get a large Stock Ranch. Better write me to meet and see me the day I can Come. So as can Notify the Home to be at Home.

Yours Truly R H Metten



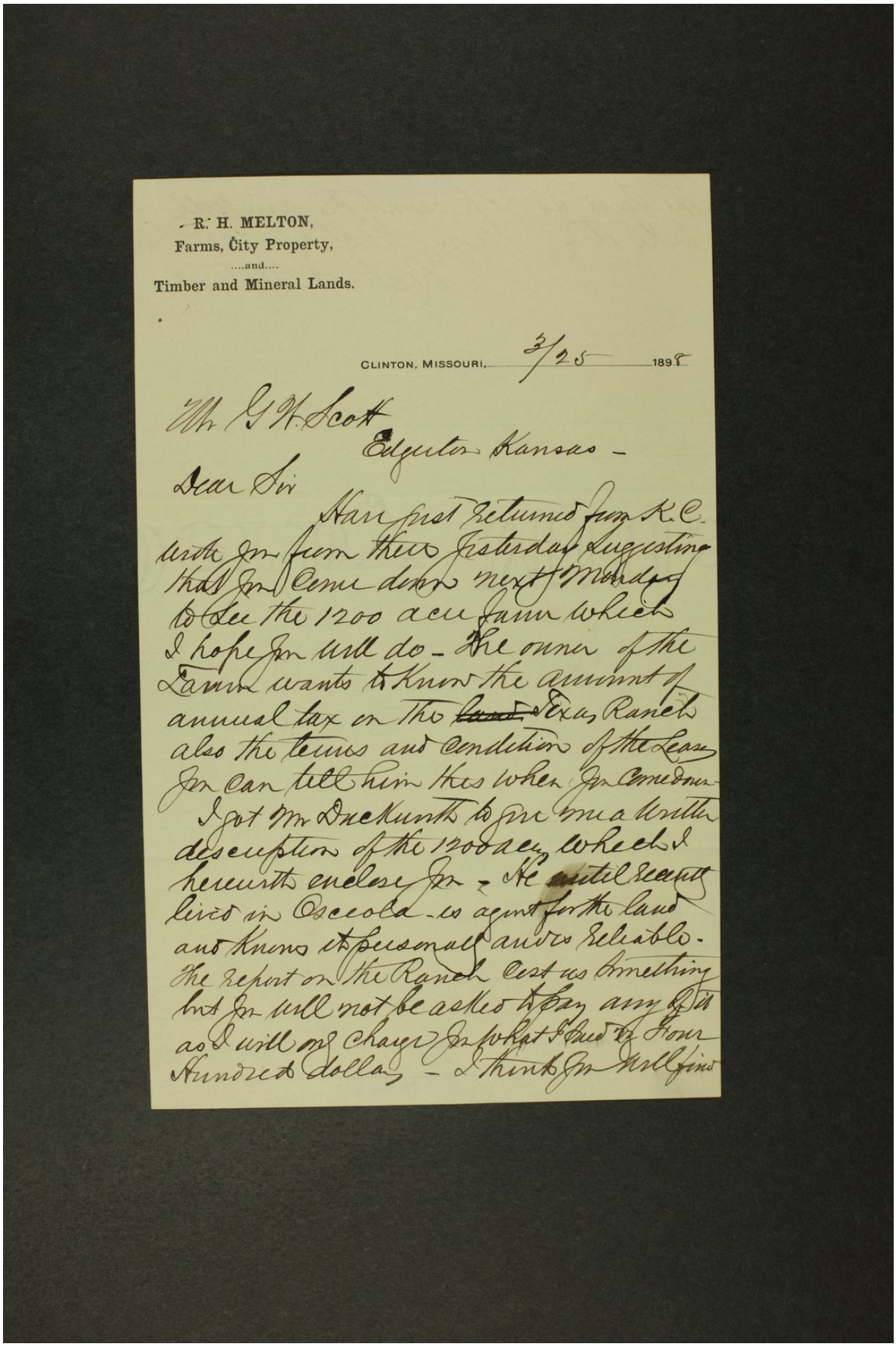
Ottawa Kans 3/25 1898

Mr G. W. Scott
Edgerton Kans

Dear Sir: Yours of 21st at hand and have looked up the title of the Erskin farm and have found that there is no patent of the land on record, and before the title can be made good a copy of the original patent must be gotten from Washington if there ever was one issued if not a new one can be gotten. With this exception I found it all right.

If a deal is made I must have an abstract, and in regard to the lease for one year that is all right.

Yours
Edmund Carter



R. H. MELTON,
Farms, City Property,
....and....
Timber and Mineral Lands.

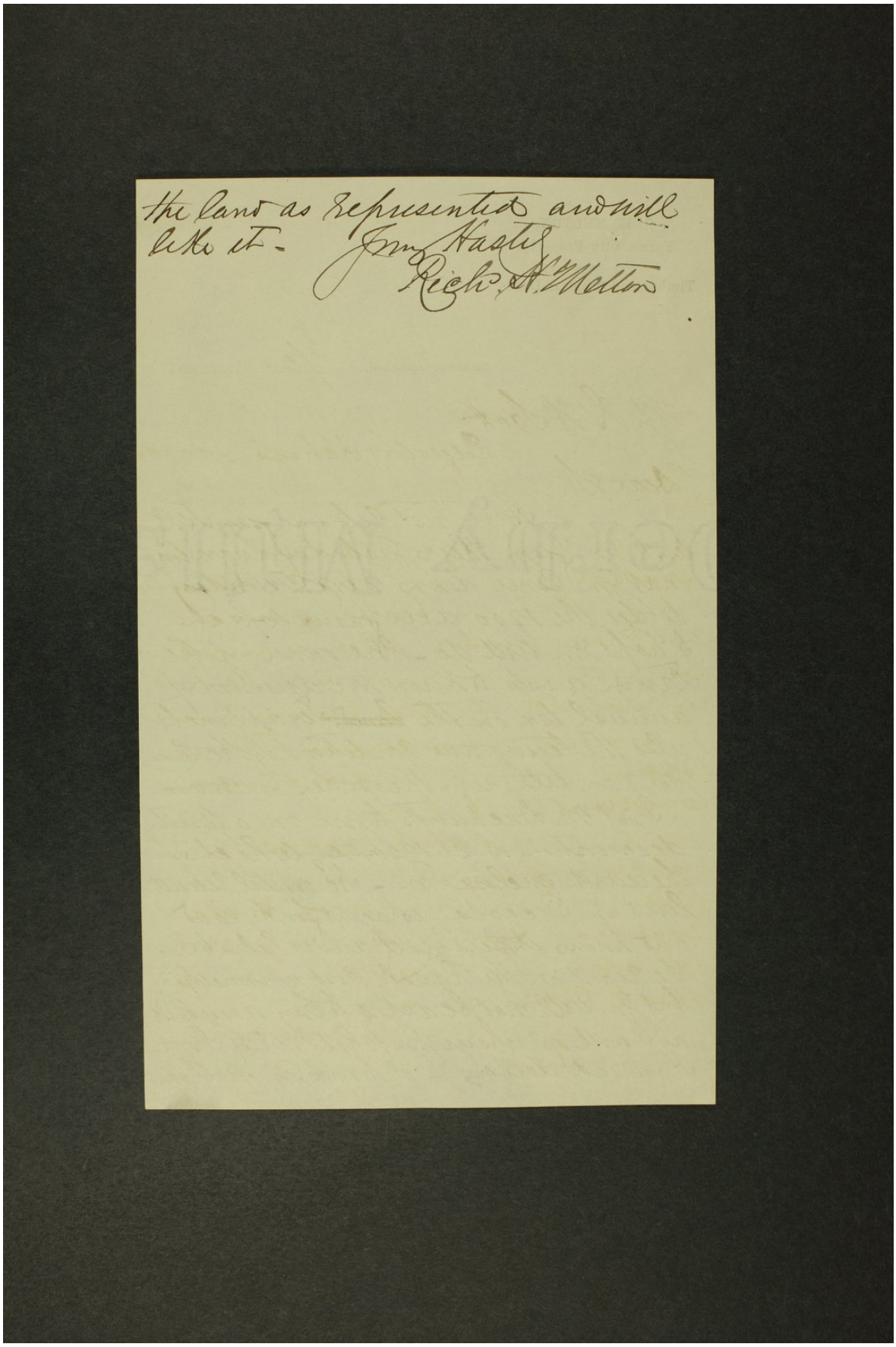
CLINTON, MISSOURI, 3/25 1895

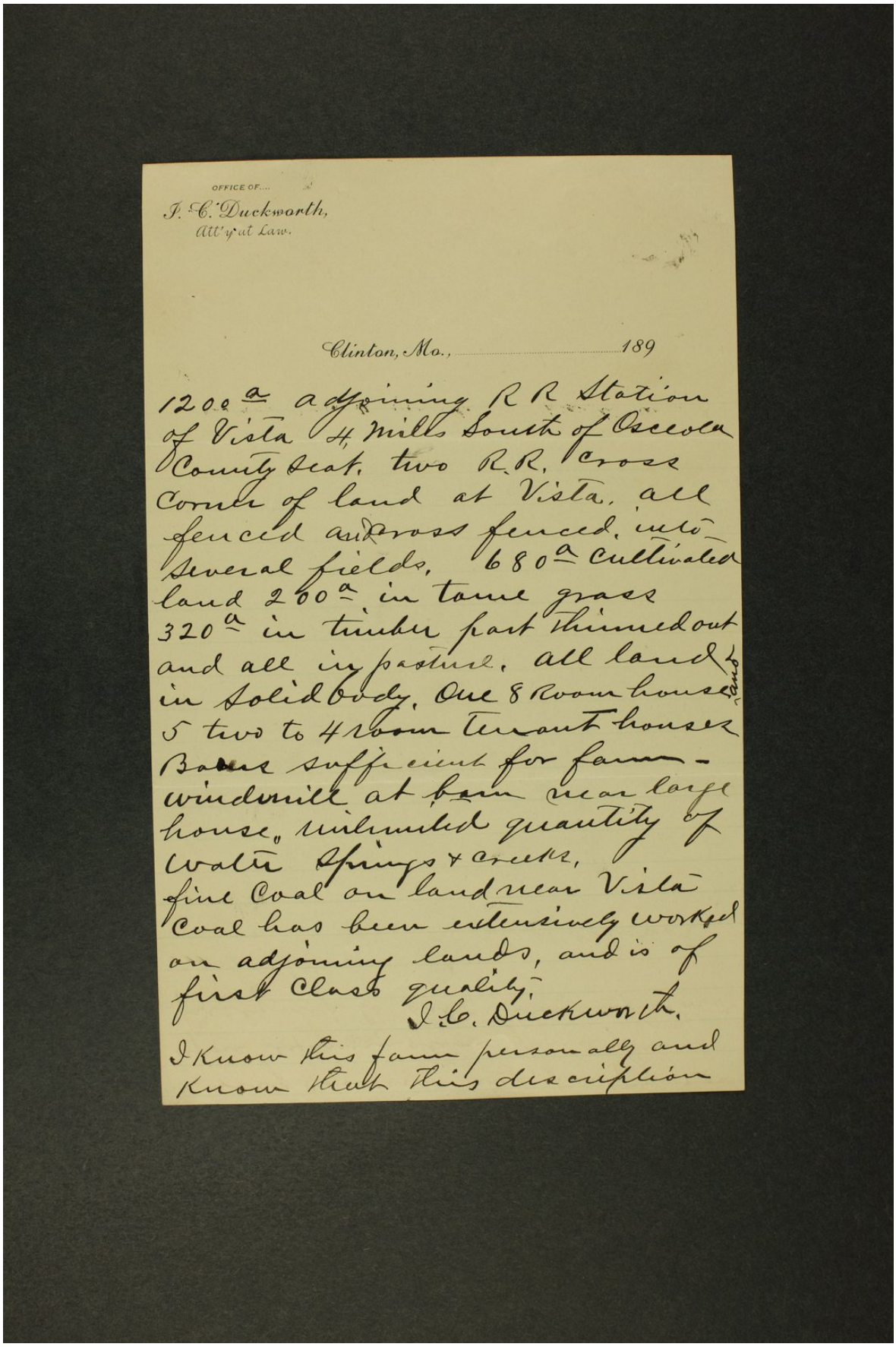
Mr G W Scott
Edgerton Kansas -

Dear Sir

Harr just returned from K C. wrote for him from there Yesterday suggesting that I come down next Monday to see the 1200 acre farm which I hope I will do - The owner of the Land wants to know the amount of annual tax on the ~~Land~~ Texas Ranch also the terms and condition of the Lease I can tell him this when I come down

I got Mr Duckworth to give me a written description of the 1200 acres which I herewith enclose to you - He until recently lives in Osceola - is agent for the land and knows it personally and is reliable. The report on the Ranch cost us something but I will not be asked to pay any of it as I will charge it to what I owe you Four Hundred Dollars - I think I will find


the land as represented and will
like it -
Jno Hastie
Richd A. Mellon



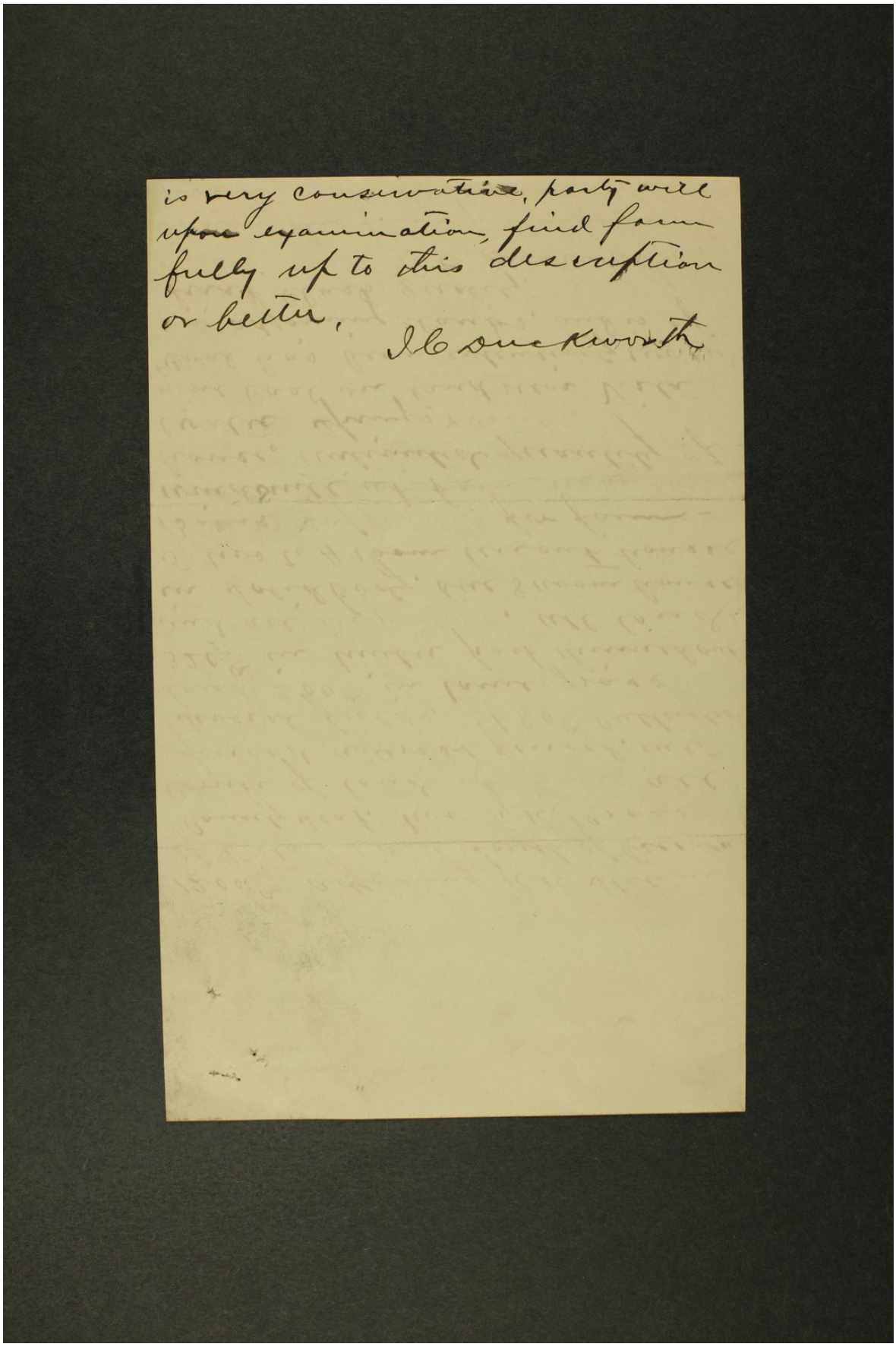
OFFICE OF...
J. C. Duckworth,
Att'y at Law.

Clinton, Mo., 189

120 a adjoining R R Station of Vista 4 Miles South of Osceola County Seat. two R.R. cross Corner of land at Vista. all fenced and cross fenced into several fields. 680 a Cultivated land 200 a in tame grass 320 a in timber part thinned out and all in pasture. all land in Solid body. One 8 Room house 5 two to 4 room Tenant houses Barns sufficient for farm windmill at barn near large house, unlimited quantity of water Springs & creeks, fine Coal on land near Vista Coal has been extensively worked on adjoining lands, and is of first class quality.

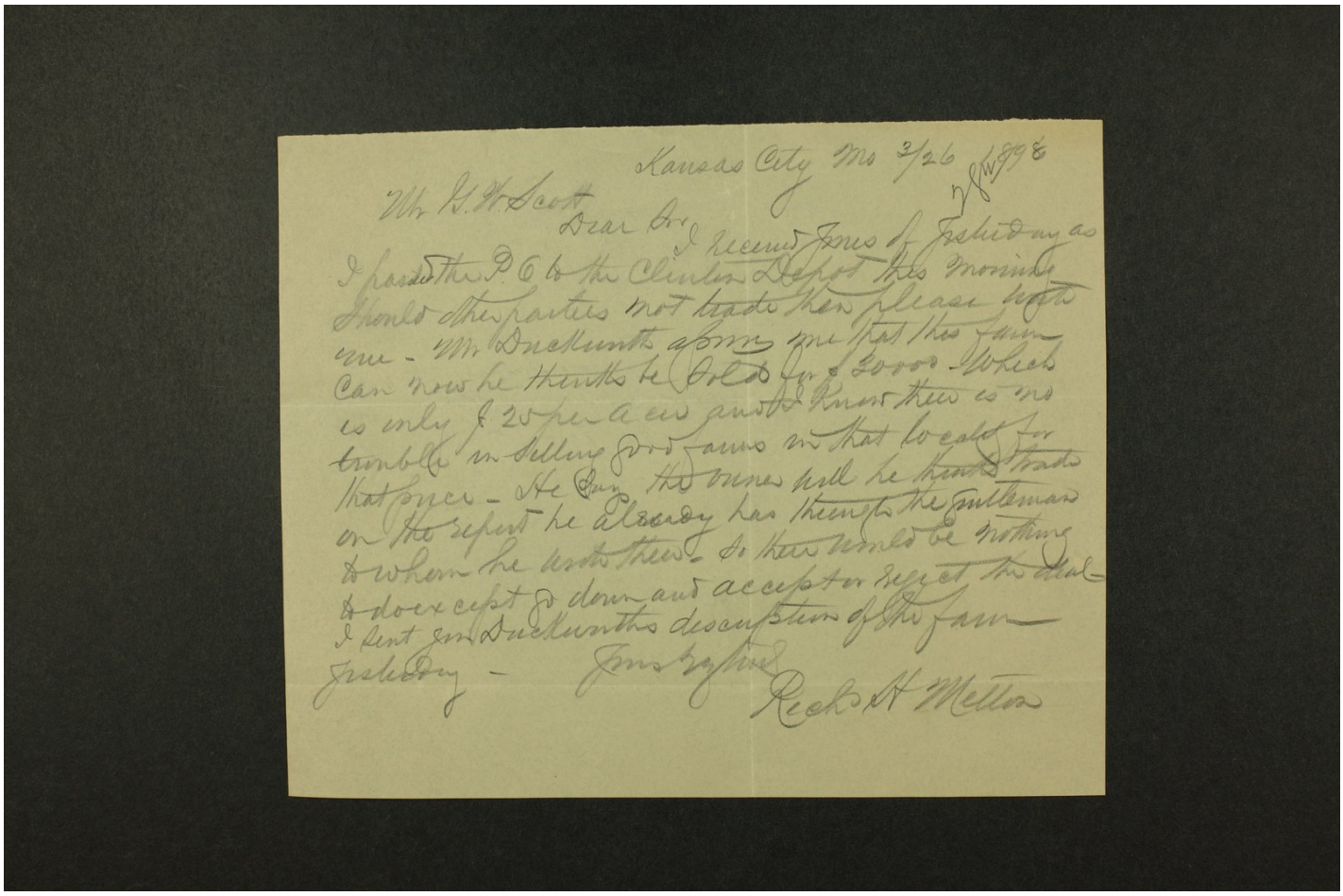
J. C. Duckworth.

I Know this farm personally and know that this description


is very conservative, party will upon examination, find farm fully up to this description or better.

I Cruickshank

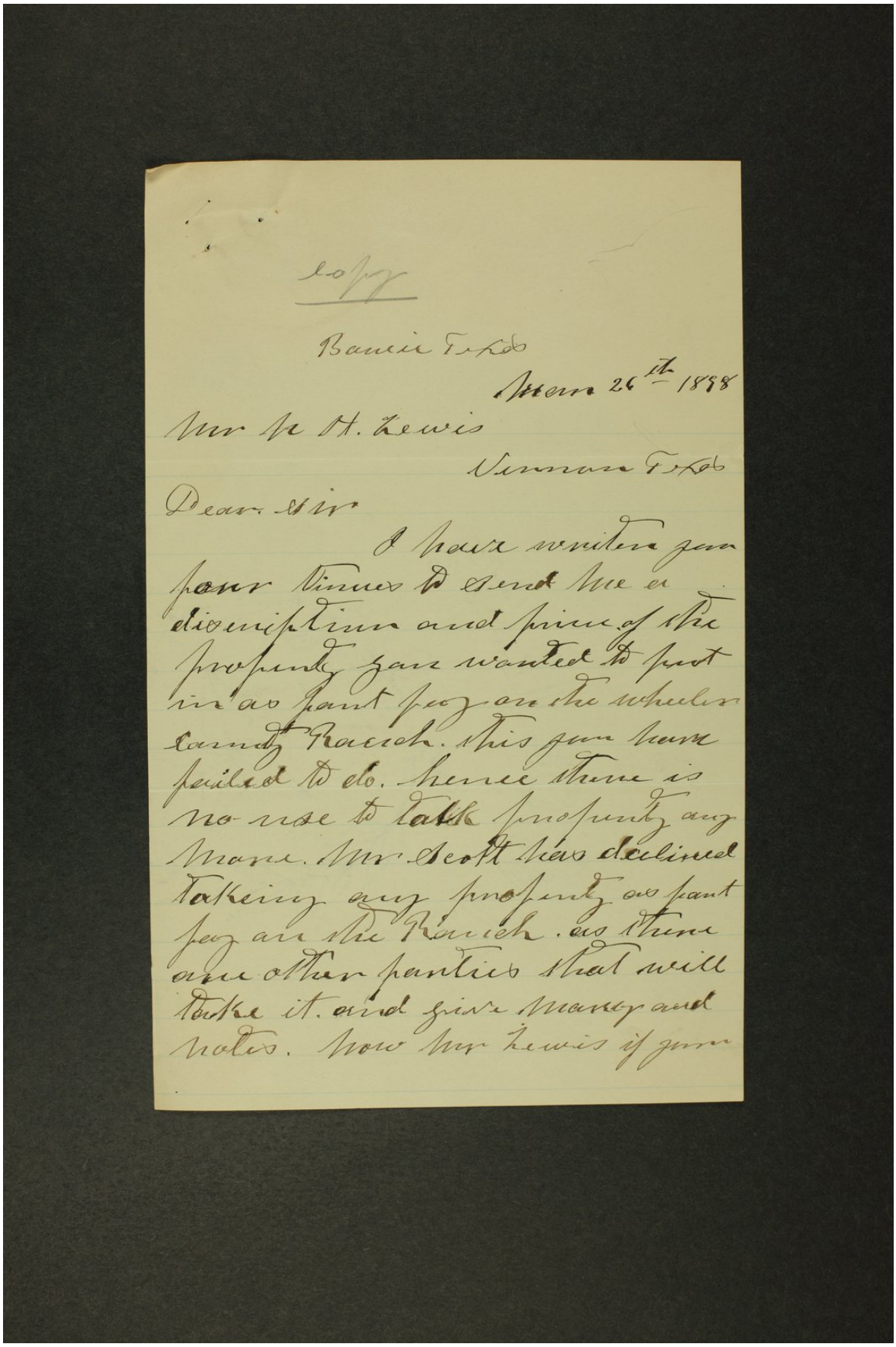
George W. Scott papers



Kansas City Mo 2/26 1898

Mr G. W. Scott

Dear Sir I received Jours of Feb 24th as I passed the P.O. & the Clinton Depot this morning I found the parties not made their pleasure with me - Mr Duckworth & Son me that his farm Can now be Had for $ 20000 - Which is only $ 20 per a cre and to know there is no trouble in selling your farm in that locality that Spice - As Soon the money will be Had & Trade on the report he already has Treaty to the Gentleman & when he wants them - So there needs be nothing & does exist & down and accept or Reject the deal - I sent you Duckworths description of the farm - Yours truly - Yours Truly Rich & H Mellon



copy

Barnes Kas

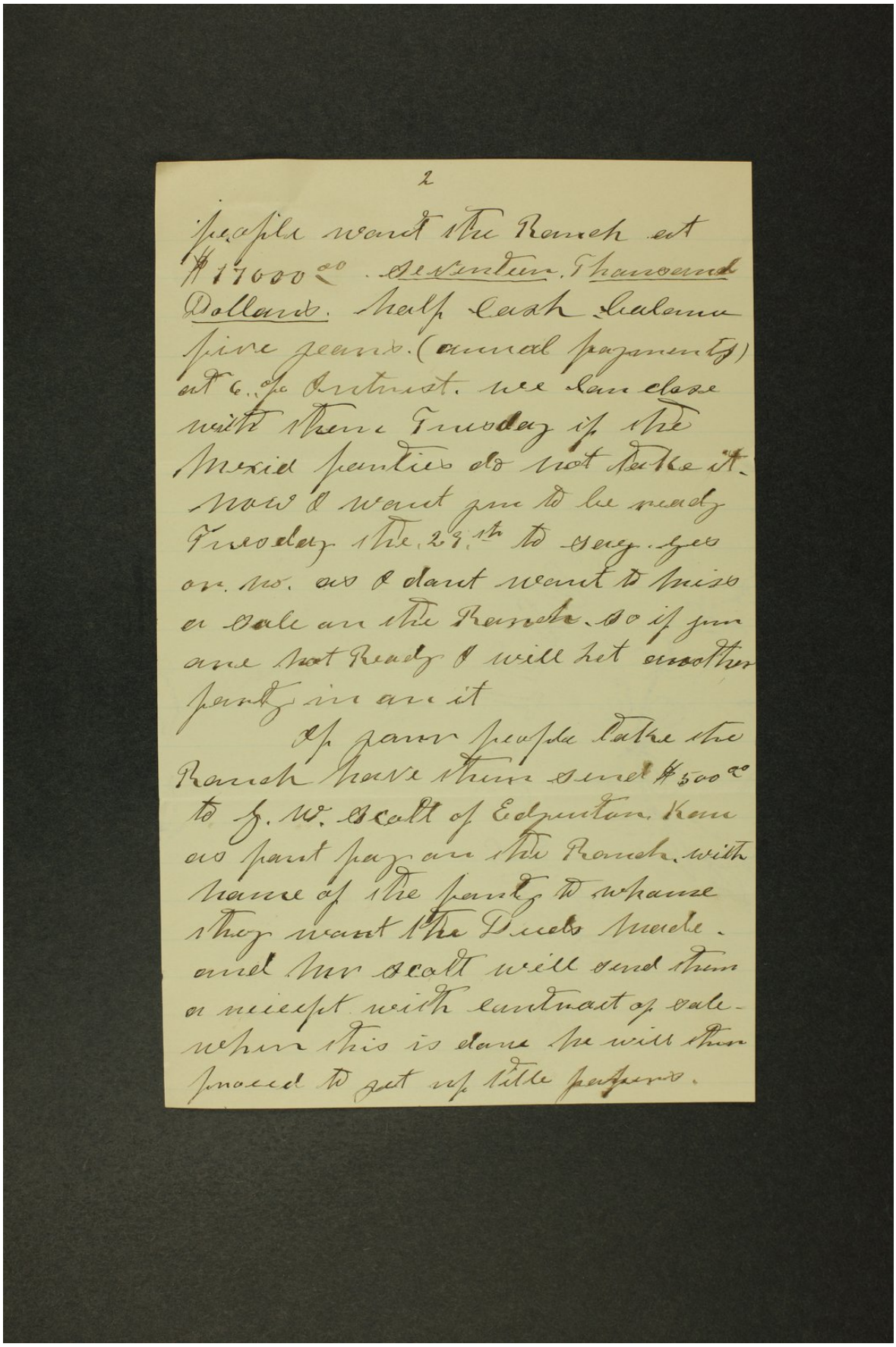
Nov 26th 1898

Mr W H. Lewis

Kinsman Kas

Dear Sir

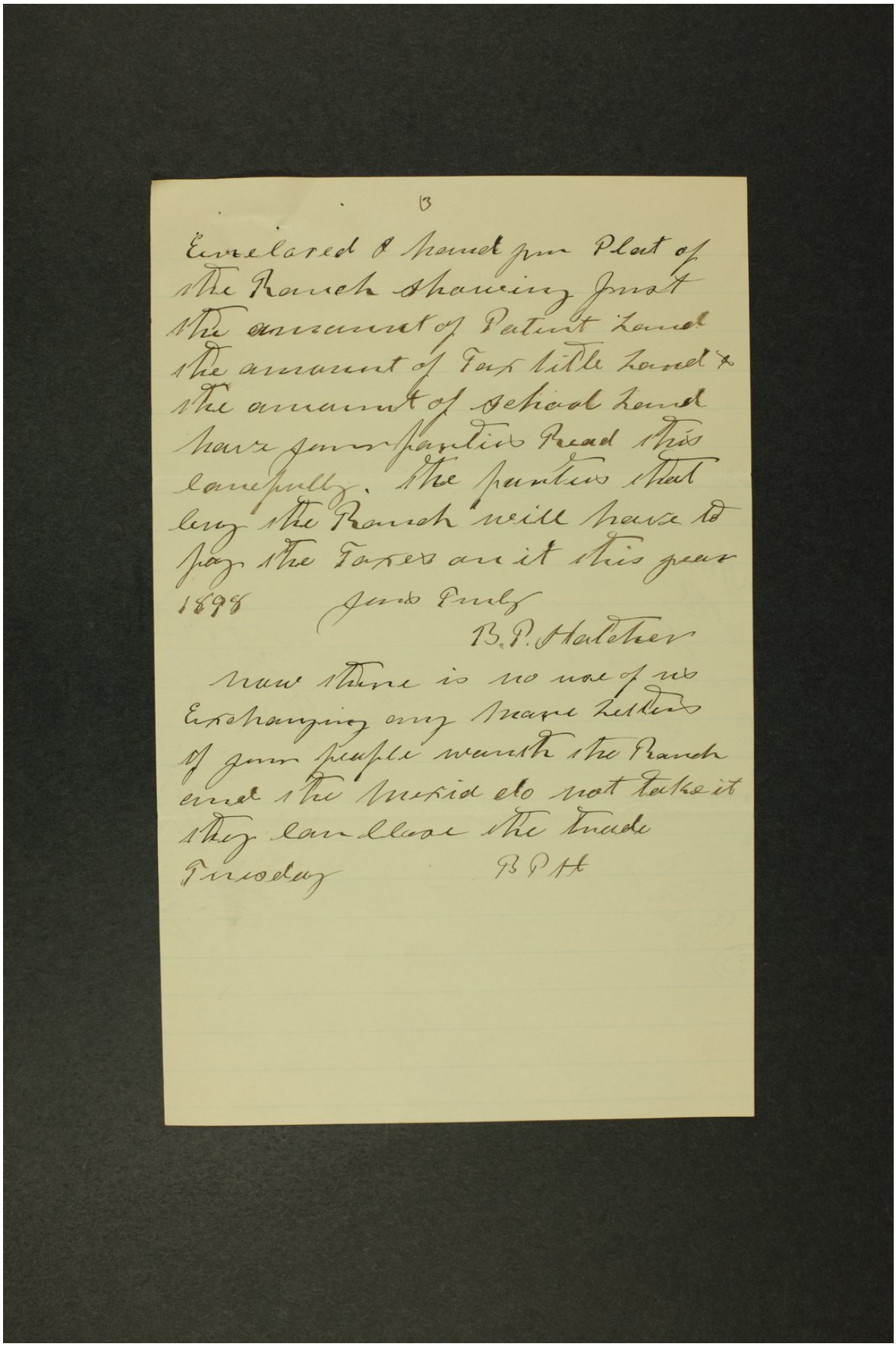
I have written you four times to send me a discription and price of the property you wanted to put in as part pay on the Wheeler and Ranch. this you have failed to do. hence there is no use to talk property any more. Mr Scott has declined taking any property as part pay on the Ranch. as there are other parties that will take it. and give money and notes. Now Mr Lewis if you



2

people want the Ranch at
$17000.00 Seventeen Thousand
Dollars. half Cash balance
five years. (annual payments)
at 6. Pr Centum. we can close
with them Tuesday if the
Mexia parties do not take it.
Now I want you to be ready
Tuesday the 24th to Come. yes
or no. as I dont want to miss
a Sale on the Ranch. So if you
are not Ready I will let another
party in on it

If your people take the
Ranch have them send $500.00
to J. W. Scott of Edgerton. Kans
as part pay on the Ranch. with
name of the party to whome
they want the Deeds made.
and Mr Scott will send them
or accept with contract of sale.
when this is done he will then
proceed to get up title papers.

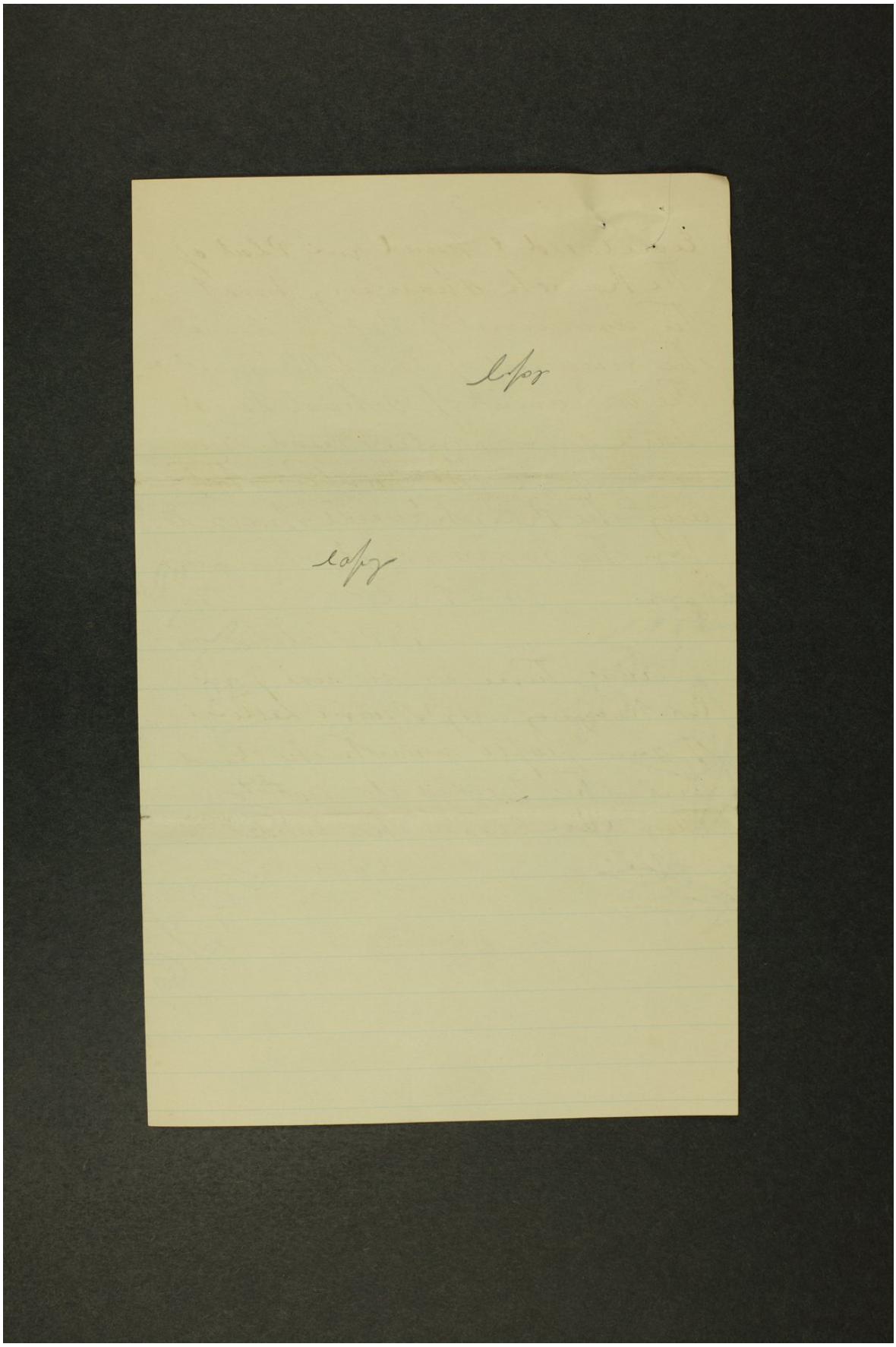


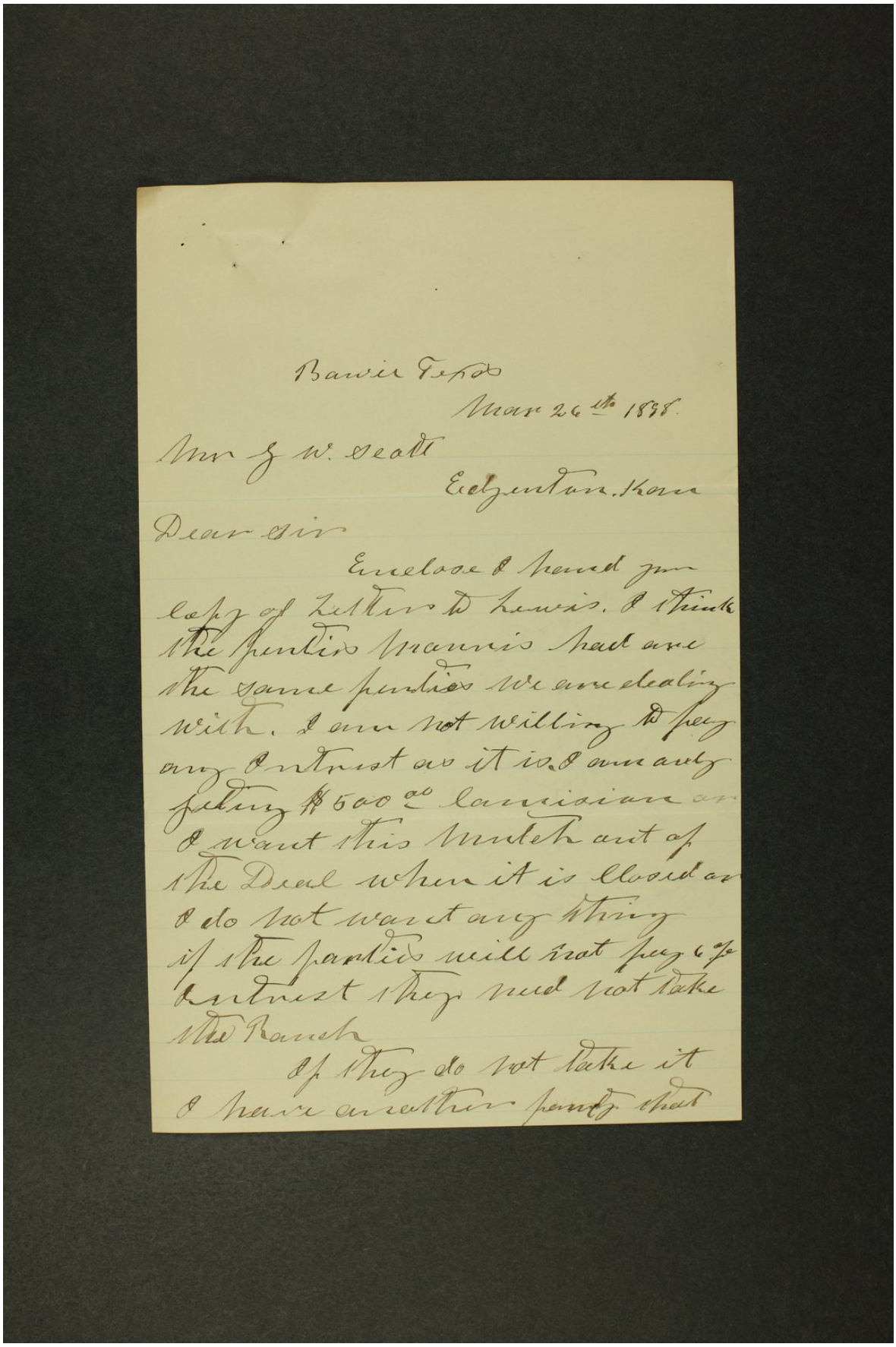
13

Enclosed I send you Plat of the Ranch showing just the amount of Patent Land the amount of Tax title Land & the amount of School Land have your parties Read this carefully. The parties that buy the Ranch will have to pay the Taxes on it this year 1898 Yours Truly

B. P. Hatcher

now there is no use of us Exchanging any more letters if your people want the Ranch and the Mexid do not take it they can close the trade Tuesday B P H





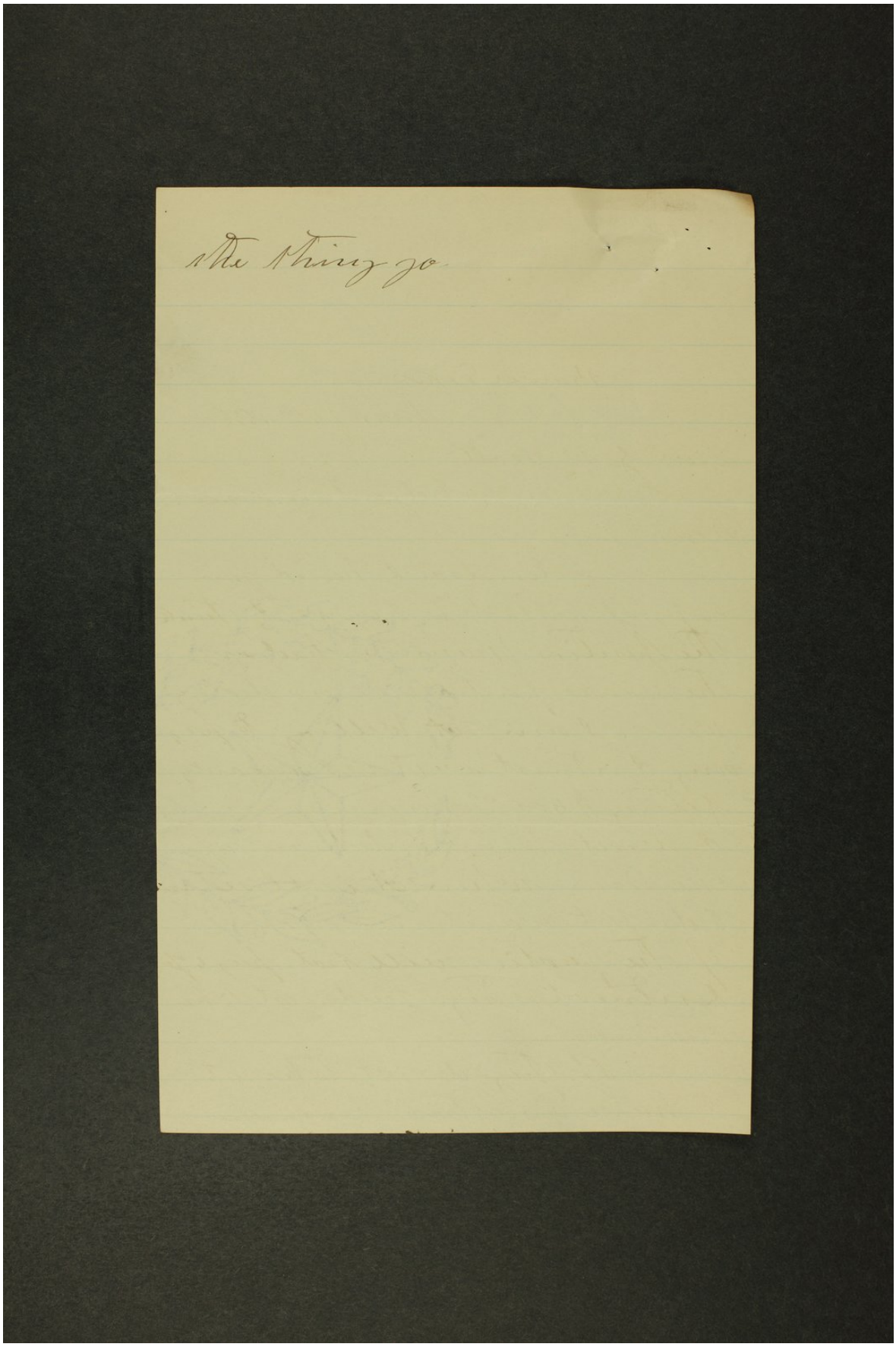
Bandera Texas
Mar 26th 1898.

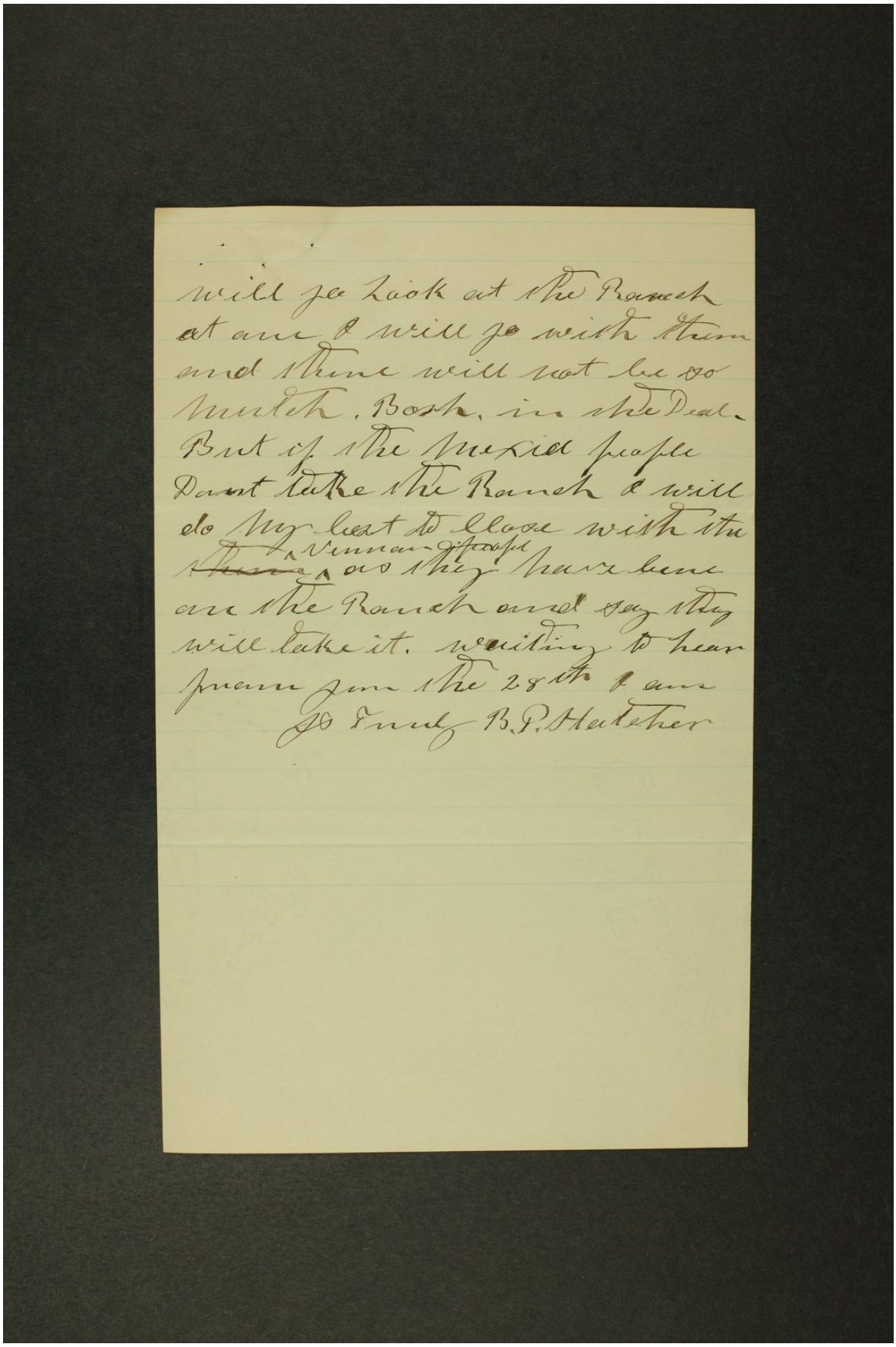
Mr G W. Scott
Edgerton. Kans

Dear Sir

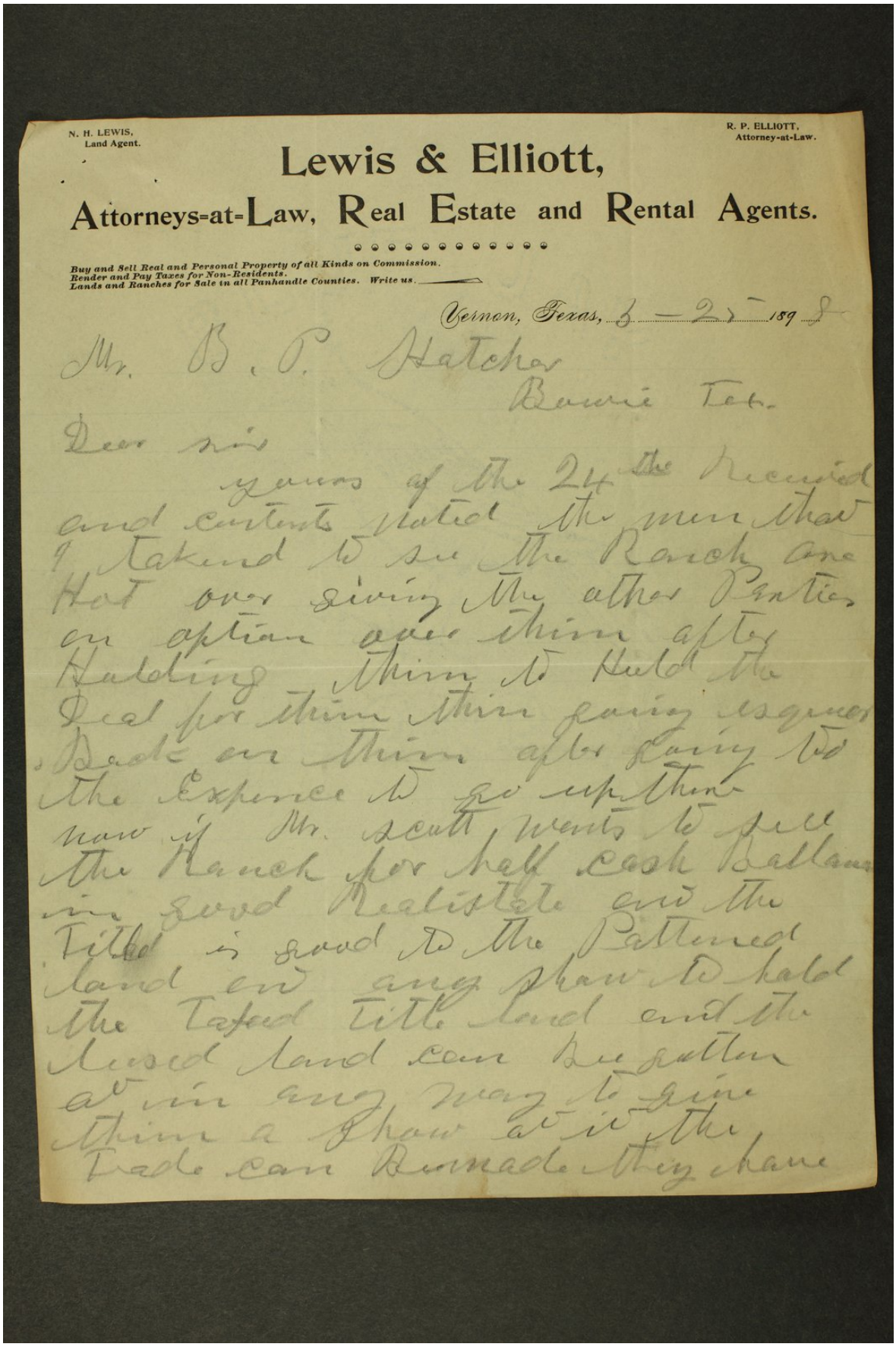
Enclose I hand you
copy of Letter to Lewis. I think
the parties Morris had are
the same parties we are dealing
with. I am not willing to pay
any Contract as it is I am only
getting $600 00 Commission and
I want this Matter out of
the Deed when it is closed as
I do not want any thing
if the parties will not pay my
Contract they need not take
the Ranch

If they do not take it
I have another party that


the Things go



will go look at the Ranch
at once & will go with them
and there will not be so
much. Both. in the Deal.
But if the Mexican people
Dont take the Ranch & will
do My best to close with the
~~them~~ Vernon people
and they have been
on the Ranch and say they
will take it. waiting to hear
from you the 28th & am
Yours Truly B. F. Hatcher



N. H. LEWIS,
Land Agent.

R. P. ELLIOTT,
Attorney-at-Law.

Lewis & Elliott,

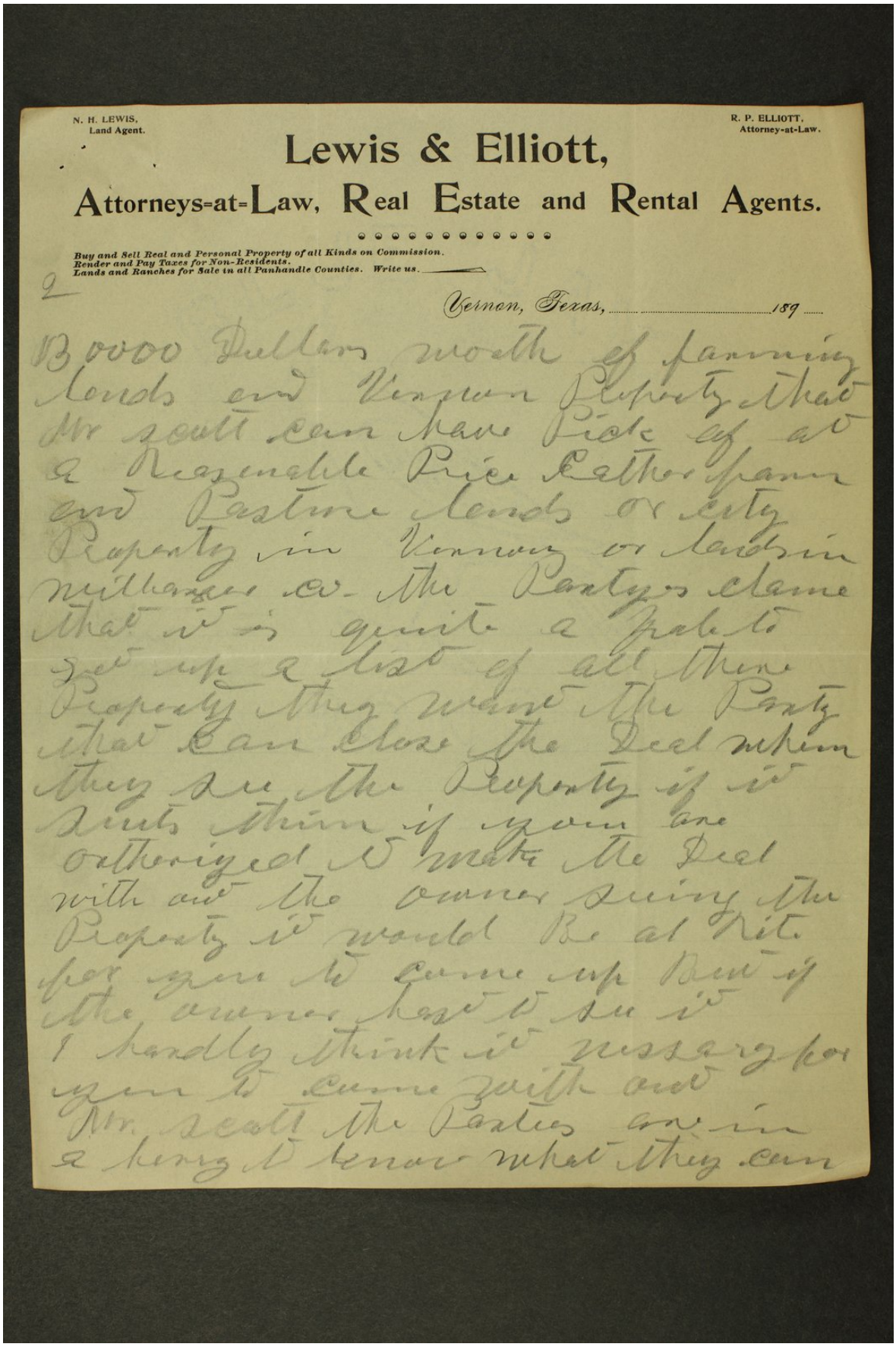
Attorneys-at-Law, Real Estate and Rental Agents.

Buy and Sell Real and Personal Property of all Kinds on Commission.
Render and Pay Taxes for Non-Residents.
Lands and Ranches for Sale in all Panhandle Counties. Write us.

Vernon, Texas, 1 — 25 — 189 8

Mr. B. P. Hatcher
Bowie Tex.

Dear sir
yours of the 24th Received and contents noted the man that I Intend to see the Ranch one Hat over giving Me other Parties an option over thim after Holding thim to Hold the Deal for thim thim going esquer Back on thim after Going to the Expence to go up thare now if Mr. Scott wants to sell the Ranch for half cash Balance in good Realiable and the Title is good to the Patented land and any show to hold the Taxed Title land and the leased land can be gotten at in any way to give thim a show at it the Trade can be made they have



N. H. LEWIS,
Land Agent.

R. P. ELLIOTT,
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Lewis & Elliott,

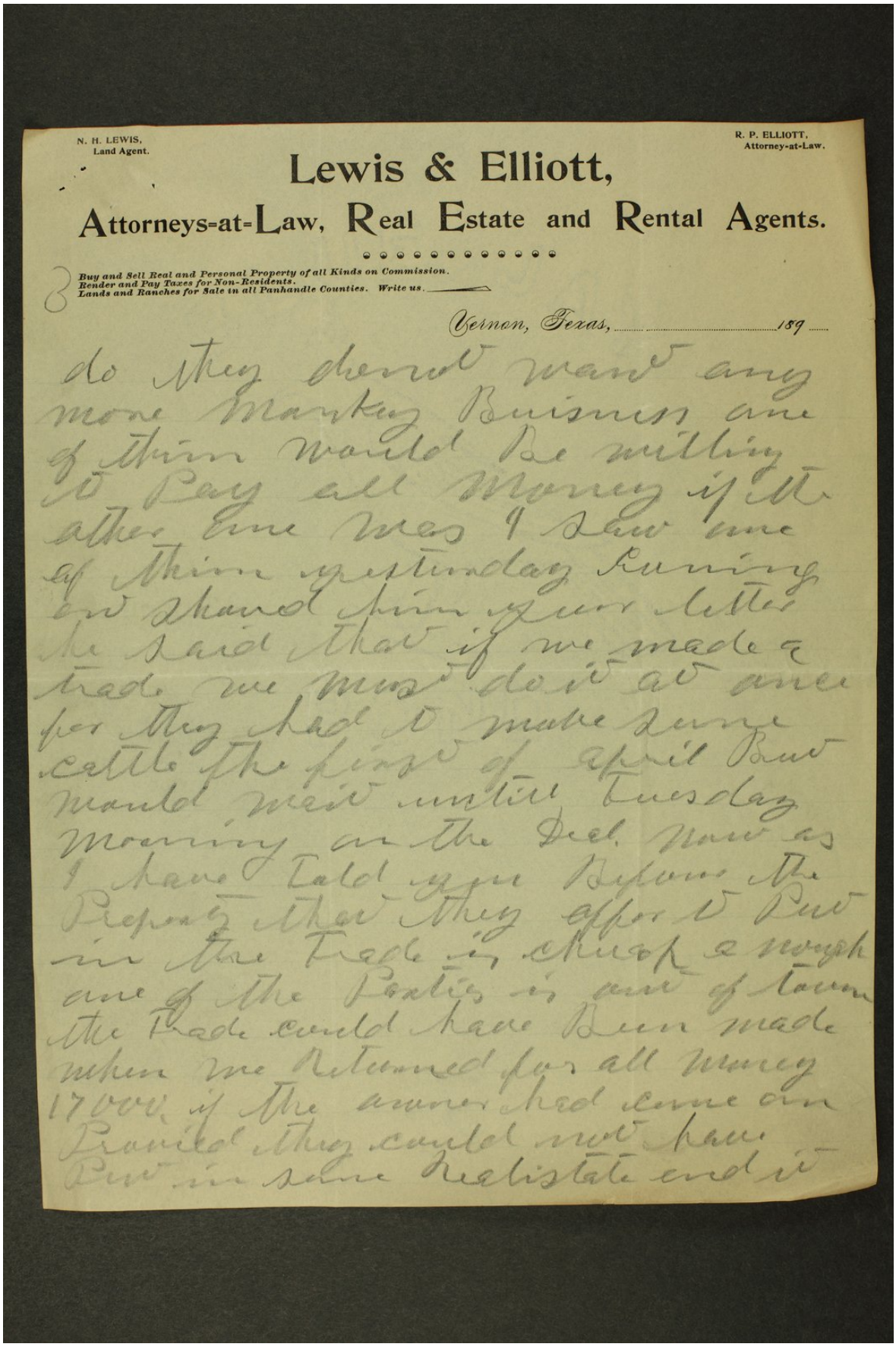
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2

Vernon, Texas, ... 189 .....

B0000 Dollars worth of farming lands and Vernon Property that Mr Scott can have pick of at a Reasonable Price Either farm and Pasture lands or City Property in Vernon or Lands in Wilbarger Co. The Parties claim that it is quite a Job to get up a list of all there Property they want the Party that can close the Deal when they see the Property if it Suits them if you are authorized to make the Deal with and the owner seeing the Property it would be at Vernon for you to come up But if the owner has to see it I hardly think it necessary for you to come with and Mr. Scott the Parties are in a hurry to know what they can



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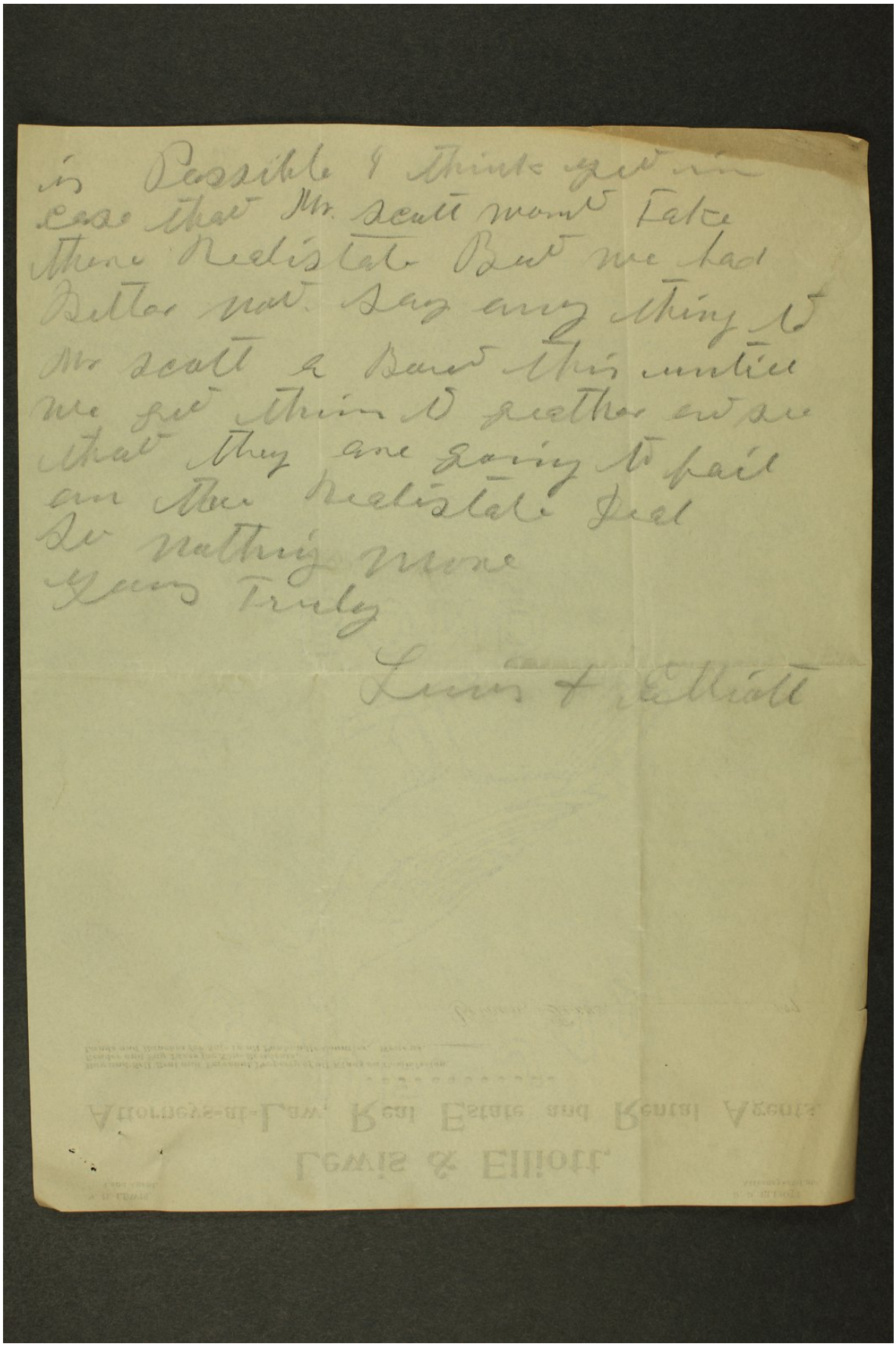
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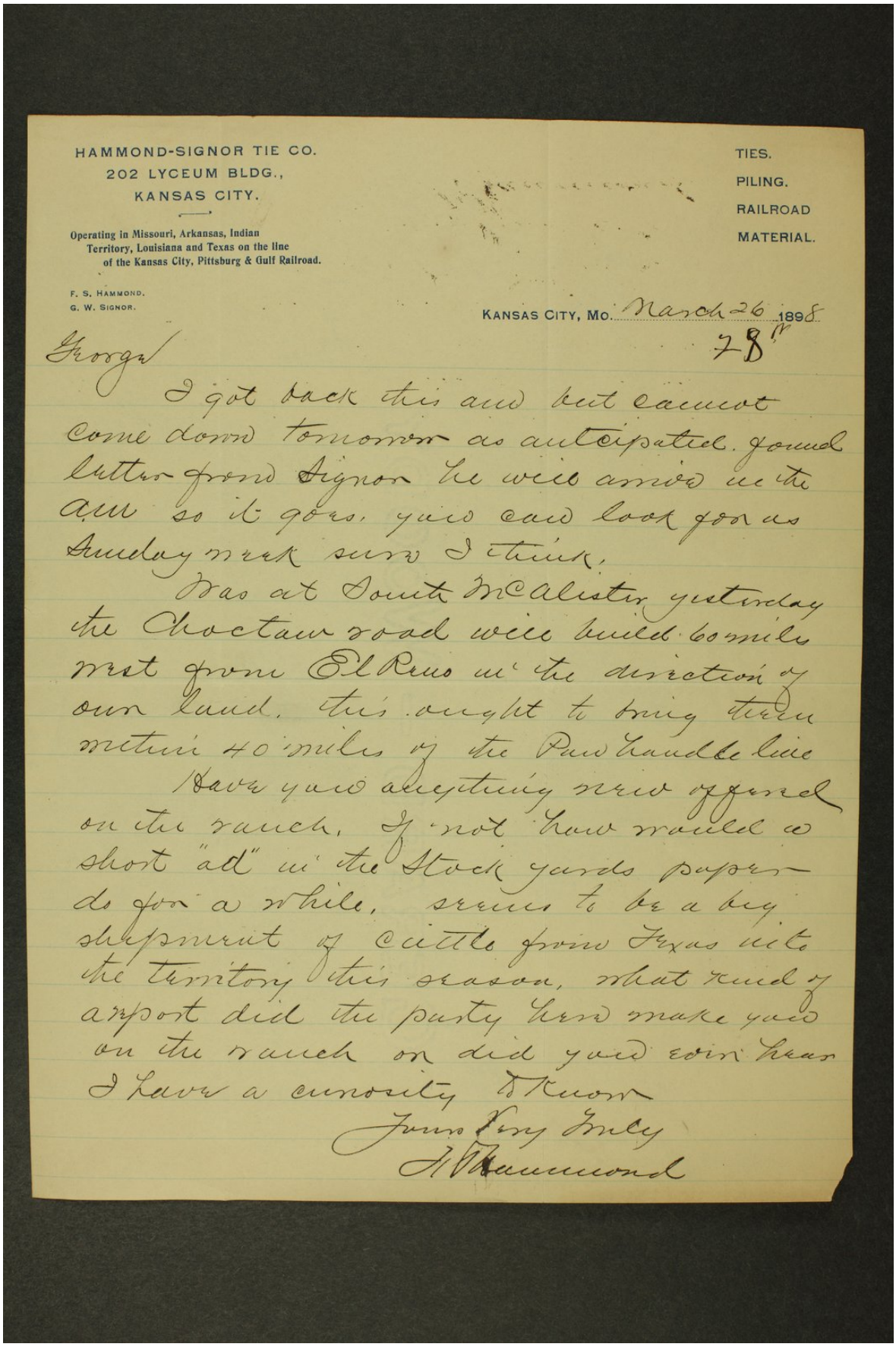
Vernon, Texas, ... 189 .....

do they dont want any
more Manky Buisness and
if Thim Would Be willing
to Pay all Money if it
after Ime Was I Saw one
of Thim yestunday Running
on Shand Jim your Letter
he said that if we made a
trade we must do it at once
for they had to make Some
cattle the first of April But
would wait until Tuesday
morning on the Deel Now as
I have Told you Before the
Reason that they offer to Put
in the Trade in Stock a weigh
one of the Reasons is one of them
the Trade could have Been made
when we Returned for all Money
17000 if the owner had come on
Trade they could not have
Put in Some Realistate and it



is Possible I think yet in case that Mr. Scott wont Take them Realistate But we had Better not Say any thing to Mr Scott a Bout this until we get them I gather on account that they are going to fail on the Realistate Deal So nothing more Yours Truly

Lewis & Elliott



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MATERIAL.

KANSAS CITY, MO. March 26 1898

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George

I got back this am but cannot come down tomorrow as anticipated. found letter from Signor he will arrive in the am so it goes. you can look for us Sunday mark sure I think.

Was at South McAlister yesterday the Choctaw road will build 60 miles west from El Reno in the direction of our land. this ought to bring them within 40 miles of the Panhandle line

Have you anything new opened on the ranch. If not how would a short "ad" in the Stock yards paper do for a while. seems to be a big shipment of cattle from Texas into the territory this season. what kind of report did the party have make you on the ranch or did you see him

I have a curosity to know

Yours Very Truly
F. S. Hammond