

47-M-64

is worth 14 cts per bu at the station
 and takes from 4 to 5 cts ^{hurry} to deliver it
 there; A person cannot depend on any
 crop at all on first breaking, second
 year we count on half a crop if season
 is good. then after that a full
 crop owing to the season, the pasture
 land cleared me \$50 fifty dollars this past
 year another year it might do better
 and it might do worse, the second
 year the plowland would be worth
 from 75 cts to \$1.00 per acre, this
 would make it clear me \$50 fifty dollars
 the first year & from \$1.25 to \$1.50 the second
 total \$200.00

Then on the other side to start with will
 be the cross fence \$40 the breaking
 \$200 Keeping all fences in repairs would
 be not less than \$10 then my house rent
 \$60 per year, I suppose you think this
 nothing to you, but it is a good deal to
 me and a farm for rent here is always
 supposed to have a house with it, here is
 a total of \$200 for breaking

house rent \$120
 fencing \$40
 repairs \$40
 total \$200

This is what I estimated it would cost

I want to go out
 week to make
 arrangements for
 the coming year
 but I would like
 to hear from you
 before I leave
 home if possible
 Yours truly
 J. H. Logan

Richmond Kans. Dec. 18., 1888

Mr James K. Patterson

Lexington Ky

Dear Sir Your letter at hand
 I don't think you just under-
 stood what I meant about
 the reserved pasture being a per-
 sonal character between Mr Akin
 and I for if the party which
 he leased to did not agree to give
 him free pasture why then it
 would be deducted out of their
 offer using the same authority as
 though he owned the land.
 However that don't trouble me very
 much for we don't hit very good
 in bargain anyway, although
 I think Mr Akin will make a very

good agent for you.
I called to see him last evening
supporing that you had stated
to him what you wanted for use
of land or terms you wished to lease
on, as you thought my offers not
enough but he said you had not
I asked what offers had been made
and he said none others: that a
couple of parties had talked as though
they might break about 5 acres a piece
for a millet patch. It has been custom
any here to pay \$2.00 two dol. per acre
and what was raised the first season
for breaking out land of any amount
I have 240 acres I will lease on the
same terms I offered you, and build
a house for the man to live in it is
just as good land and as good a
community to live in but a little
further from town is the only
difference. If the offer is not

accepted I expect to move to it my
self in the spring although the ~~off~~
is no money in it for me until it
is under cultivation. My only reasons
for wanting to lease your land was to
save moving off in a strange neigh
borhood; therefore I think I made you
a large offer I am more liable to come
out in debt than to make anything
I cannot do any better! you can
run your chances on getting more
however I wish you to let me know
at your earliest conveniense what
kind of an offer would suit you
or what you think would be right
for two years use of your land
you have never stated what you wan
ted for it, and no person but my
self seems to have made any offer
at all, you will not get such
offers in Kans as though your land
was in Ky. Corn at present

Richmond, Kans., Dec. 7, 1889

Mr. James K. Patterson
Dear Sir your letter of
Nov-30 received also one of former
date. I met Mr Ekin a few days
since and asked him about leasing
land, or with regard to offers
and he said there had been no
others offers at that time but
thought my offer reasonable enough
and further said that whom
soever he rented or leased it
to that he was to have free past
ure reserved for his stock, if
this be the case and I should
get it I would be entitled to it
that much lower than his offer
he wants it him self but I dont
think he intends renting it in
his own name if he gets it

I dont consider that I owe Mr A
favours enough to entitle him
free pasture on my part, for he
has acted very dishonest
with us in pasture business
Two years ago we pastured his

Richmond, Kans., Dec 7 1889

stock part the season and when we called on him to settle for it he just told a plain falsehood about it and would not pay anything. This past season we did not accept of his stock, kept gates locked and left keys with parties which had stock in, Mr Akin borrowed the keys and put his stock in and took them out at his own permit, At the close of pasture season we called on him along with others for a statement we settled ^{there} estimated his pasture at so much charging him the same per head ^{as} ~~or~~ others a few days ago we asked him for some money (as he said he didn't have any when we settled) he said he did not owe us but half as much as we settled for for he heard some other person had only paid that much, this is the way it remains and it is not liable to be settled in a very pleasant way if Mr Akin don't

live up to agreement.
You said you took Mr Akin to be
an honest man. I don't mean to
say he is any thing else but an hon-
est man; but he has acted very
little with us in ~~many~~ many
respects. I also told Mr Akin that
I would accept of the lease if I got
it or if my offer was granted before
I had made any other arrangements
I had to give up possession where I am
first of March 1890 therefore I must
be on the lookout for a situation
for the coming year

Yours Respectfully

James & Russell Logan.

47-M-64

Richmond Kansas 11-10-89

Mr Jas. K. Patterson
Dear Sir

Mr Logan was to see
me again about your
place, as he is anxious to
know what he will do next
year I believe I could do
better to wait till toward
Spring. But of course don't
know certainly, I know we
ought to do better and
if there was a house on it
I know we could, but it
would cost you considerable
to build a house. The proposition
Mr Logan makes now is
better than the first

He proposes to take it for
2 years and break out
100 acres and run a fence
clear across, then breaking
clear across the end slough
and all, this way takes
less fencing and is better
for when you want to sow
tame grass you can get
all the points about the
slough seeded down to
grass I think this would
be a good proposition if
he would pay the taxes
and the comission, which
I will make the small
sum of \$10.00 But he does
not seem to care whether
he gets it or not, and
the best I could get him
to do yesterday was as
stated above,

I made you a proposition
myself but don't care any
thing about it, The pasture
ought to rent for \$150. cash
but I don't know as I can
get it, yet I think I could,
If you get some broke it
will be in better shape
as the pasture is badly eaten
out in places as you observe
while here.
I will wait until I hear from
you again, as I want you to
be satisfied. If you are satisfied
with the Logan proposition
I will close it, as I said, I
think we ought to do better
yet we might fail. I have
talked with some and this
is the only proposition yet
offred Yours very truly
L. C. Aiken

47-M-64

[E.C. Aiken]

Richmond Kans 12-14-89

Mr Jas K. Patterson

Dear Sir

Your favor at hand and contents noted, I see by your letter that Mr Logan thinks he can do better to deal with you than with me and it hurts him to think he would have to pay any commission, I proposed to him that if he got it I would like to pasture a couple of cows part of the time. A favor that no one would have thought any thing about. He wants the land badly, and wants a big thing too, I feel confident that I can



do better later on but of course I don't know certainly. I know that the Logans had a good thing the last 8 years, and I know too that they have not given you as good a lot of posts as they should have, and if you were to let them have it for two more years, that at the end of that time you will need some more new posts, Personally Logan and I are good friends and would do him a favor if I could. But if you allow me to look after your property I will do it the same as if it was my own.

Mr Logan represented to me

that you had written to him 4 or 5 letters wanting him to have the lease. But I think I see through it all now and will act accordingly. However if you want to make lease at any time I will endeavor to carry out your wish.

Yours very truly



Lease

Richmond Kans 2-5-1890

Be it known by these presents that Jas. K. Patterson of the first part here this day leased to J. W. Logan the west one half of section 7 Town 19 Range 20 to have and to hold for his own profit for the term of two years from the 1st day of March 1890. The conditions of the above lease is as follows viz. That J. W. Logan party of the second part agrees to break out not less than 100 acres of the said described land this coming spring and summer the same to be completed not later than July 1st and the ground to be all turned over wherever practical and to build a partition fence across between the broke land and the pasture land the same to consist of three good barbed wires and post not to exceed one rod a part, the post to be of good solid burr Oak timber or walnut from large trees. And the party of the second part agrees further to have the broke land put into crop and all cultivated the second year. And to keep all fences and gates belonging to the above described premises in good repair putting in good new post where necessary and to keep the pond in such shape that it may afford plenty of water for stock. And to sow and harrow in all grass seed furnish him by first party G. C. Aiken, Agent for J. K. Patterson J. W. Logan

Richmond Kan July 5 1890

~~Deed of Jas. K. Patterson to J. W. Logan~~

~~Be it known ^{by} these presents that Jas. K. Patterson
of the first has this day leased to J. W. Logan~~

Dease

Jas. K. Patterson
to

J. W. Logan

47-M-64

Richmond, Kansas
Jan 31st 1890

Mr Jas. K. Patterson

Dear Sir

I received a letter from you
some time ago accepting a
proposition that I made you.
If you will read that letter
you will see that the proposition
was conditionally and I thought
at that time I could complete an
arrangement. But the cheap
price of corn has made people
a little slow to take hold,
and I have failed so far.
The best proposition I have
yet is from J. W. Logan. and
I have today made an agree-

ment. with him. We have
agreed upon two propositions
either of which he will do
leaving you to choose which
proposition you prefer.

The first is this. He will take
the place for two years.

Break out 100 acres and fence
across with 3 wire and post
a rod apart. You to pay
taxes. Or he will take the
place for three years, do the
same work as in the other
case leave the place in good
shape at the end of term. Put in
any new post that we need
and pay all taxes.

In either case, he will sow
and harrow in any grass
seed you may furnish.

You can let me know which
you prefer and I will

article with him, I think
the propositions are about
equal. This is not as
good as I thought I could
do but it is the best offer I
have and it is time now
that it was let if you
have the breaking done,
I suppose you would have
no objections if Mr. Logan
should build a small house
or move one onto the place
with privilege of moving it
off again if you should not
want to buy it.

I could buy clover seed now
for \$3.50 per bushell I don't know
what timothy seed will cost yet
I think you will understand this
and let me know which you
will take and I will article
with him. Yours truly G. C. Aiken

Richmond Kansas

Feb 8th 1890

Mr J. K. Patterson

Dear Sir

Enclosed you will find
contract with Mr Logan
I wrote in in duplicate
and he has a copy. You can
hold it or I can hold it
here. I have been careful
in the wording so as to
get ~~it~~ so as he left in good
shape at the termination of
the lease. I can't ^{say} just how
much grass seed would be
necessary. perhaps a bushel
of clover and 2 bushel
of timothy, or less might
enough to go over the bare
places I think it would not
pay to sow it on the prairie
grass. Yours very truly G. C. Allen

47-M-67

grass seed in the spring
will sow it and harrow
it in there will be perhaps
15 or 20 acres on the 170 acres
that is eaten out so that
there is no grass on it and
about the sloughs where
it would not be very suit-
-able to break and if tame
grass had a start it would
spread.

Would keep fences in repair
and of course take my chance
on what I could make
of it. The above is what I
have been working up too
and that explains what
Logan says about my
having a person or two who
would break some small
lots for what they could
raise off it. I think I can
make it and if you think

this would suit you
if you say so I will
endeavor to effect an
arrangement of that
kind

Or should you prefer I
will make what I can
out of it as a pasture
and remit to you what
I can get out of it.

If you will want to build
on your land in the future
it will be in better shape
to have some brooks.

My proposition is better
than any thing I have
had offered, and I think
as little as you ought to
have

Yours very ~~little~~
truly

G. C. Aiken

47-M-67

on bargains anyway, and the reason is he knows that if he trades with me he will have to come to right terms and will not have it all his own way. An glashie admits that I will make a good agent for you. I believe in fairness all round. I have been trying to get in shape to make you another offer myself. And will give you an outline of what I have been working for.

The proposition I wish to make is as follows viz that I will take your land for 2 years. Break you 100 acres breaking clear across the end and fence across, and pay the taxes for the second year. And if you should by some

[1890]

Richmond Kans Dec.

Mr Jas H. Patterson
Dear Sir. Your letter received. also Mr. Bogans. I think from your letter that the proposition he made to me was a little different to the one he made to you. He offered to take it for two years, and break the 100 acres and run one string of fence across the field. And I told him. I thought if he would pay the taxes I could get it for him for the two years. He said he would not give it. So I see he has bothered you with an other letter

his figures to you are strangely gotten up. I see he has figured his expense for the two years at \$370 while his profit would be \$200 a clear loss of \$170 and yet he offered me to do the work for 2 years use of the land.

He tells you also that all he made out of the pasture this year was \$50, while he told me that he got \$100 and I think that was out side of their own pasture. He dwells on the fact that his is the only offer you have but that goes for nothing, it is not every one who is in shape to under take a job of that kind. But if you were should not succeed in leasing it sooner we can hire cattle

pasture for next summer and make you something out of it in that way, I have been making some inquiry about breaking and can get the 100 acres broke for \$165 dollars and no crop thrown in either, but we do not count much on the first crop.

The second crop ought to be worth \$1.00 and the third \$1.50 per acre but it is a little hard to rent farming land for cash rent.

The fence would cost you about \$40, and the Logans ought to leave the fences in good repair without extra charge but I do not know that they will. Mr Logan thinks we do not hit very well