

OFFICE OF
J. S. DAUGHERTY,
GENERAL LAND AGENT,

Solicits Correspondence with all Parties wishing to Buy, Sell or Speculate in Texas
Lands. Furnishes Complete Abstracts of Title of Dallas
City and County Property.

Dallas, Texas, Aug 12th 1882.

Prof James K. Patterson
Lexington Ky

Dear Sir,

Yours of recent date state we^d,
The money has been sent to pay tax on your Mr McKellain's sections
in Crosby & Lubbock Co^s respectively; and just as soon as I can get
the Compt^r to send me Tax receipts will forward to you - The Democrat-
ic Convention failed and refused to renominate the present incumbent
Mr Brown as Comptroller of Pub. Depts, but nominated a man who, we
think, will have more system about the office and arrange to give
us our Receipts etc, more promptly. Certainly there is vast room
for improvement in that respect. - Your section was ^{not} placed on the
"Printed Abstracts" until lately, and they refused to receipt for Taxes un-
til that was done. If it has been sold for Tax of '81, it is
not my fault, as I sent the money to pay it, and they gave the
above excuse for not issuing receipt at that time - But if it
has been sold, which I do not think, I will attend to the re-
demption of it just as soon as the office will issue Redem-
tion Receipt - Will let you hear from me again in a few days,

Yours Very Truly,
J. S. Daugherty

—OFFICE OF—

J. S. DAUGHERTY,

General Land Agent

SOLICITS CORRESPONDENCE WITH ALL PARTIES WISHING TO BUY, SELL OR SPECULATE IN TEXAS LANDS. FURNISHES COMPLETE ABSTRACTS OF TITLES OF DALLAS CITY AND COUNTY PROPERTY.

701 MAIN STREET, Dallas, Texas, June 16th 1883

Mr. J. K. Patterson,
Lexington, Ky.

Dear Sir:-

Your letter inclosing deed from Robt Mackeller to Sur. No. 11 Block 2 Crosby County has been received, and in reply will state that I can force a cash sale of either this or your section ^{at} 50^c per acre, there being demand at this price for speculative purposes, but to get a better price than this, for either, I will either have to get control of other adjoining lands so as to be able to offer a large tract, the price and demand being better for such, or else find ~~find~~ some one who thinks he may want it for personal use at some future time when I might get 75^c per acre. My advice to both of you would be to hold the land. I think I can lease them at 5^c per acre per annum + taxes for five years, and you will also get the increase in value. The Legislature passed the Bill fixing the the minimum price of unwatered State land at \$2⁰⁰ per acre and of watered land at \$3⁰⁰

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701 MAIN STREET, Dallas, Texas, 188

and give 30 years time with interest at 5%
But it will be only the most favorable locations
that will be bought for some time, though should
the demand for use continue for the next
five years as it has for the last eighteen mon-
ths there will be little of the Western land
but will bring \$2⁰⁰ per acre. Advise me
what you wish done in the matter.

Yours very Respectfully
J. S. Daugherty

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701 Main Street.

Dallas, Texas, June 1884

Gen. James H. Patterson,
Lexington, Ky.

Dear Sir:

In reply
to yours and Mr. McCalla's letters of
recent date will say, if the land was mine
I would not accept an offer of less than
one dollar per acre. I received an inquiry
from the firm who is doing business in
that portion of the State for the location
of land and I asked them \$15 per acre.
I think the land is certainly worth one
dollar per acre and if money was not
worth more than 10% per annum
to me, I would as well have my money
in the land at ~~10~~ per acre for the
cash. I am unable to say when I will be
in Lexington. Since I have no partner I
am kept very closely in Texas. Trusting that
youself and family may be enjoying excellent
health I remain, yours with much respect

J. S. Daugherty

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701 MAIN STREET.

Makes investments of Texas & Pacific
Land Grant Bonds, in Lands
of that Company.

Dallas, Texas, Nov- 25- 1884

Pres. J. K. Patterson }
Lexington, Ky. } Dear Pres.:

Your letter of
the 22nd inst. has been received and in
reply will say that you must have Mr.
McKellar's patent and tax receipts. He
wrote me that I had all the papers and
I cannot find where in my correspond-
ence with you I acknowledged receipt of
anything but the deed and I cannot find
the Patent among my papers and am quite sure
I do not have it and think that you must
have omitted to send it to me. Mr McKellar
I think should let you have one of the
Hale County sections if you want it, for at
the price they are a better investment than I
can otherwise hope to get you. I want to close
the sale as soon as I can; so please examine
your papers for the Patent and tax receipts
and if you find both or either send ^{them to} me. I can
make a good investment for your brother in
Pecos County. I have eighty five sections there.

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Dallas, Texas,

1888

traced & located for myself and it is necessary
for me to sell about 50 of them to enable me
to make payment for a large tract & ^{have} bought
in Mexico and if he will send me exchange
to pay for one or more of them at
\$384⁰⁰ per section I will execute deed to
him and forward them with the
Patent. They are patented to me directly from
the State. I am quite sure that he can count on
from \$1⁵⁰ to \$2⁵⁰ per acre for the land within
five years from this date. The fifty sections
are within 20 to 40 miles of the line of the I. O.
R.R. and the California Sheepmen have begun
settling about fifteen to twenty miles West of
these lands now and in the next two or
three years will have reached as far East
as they need them they can be sold to
good advantage and I will make selection
for him to as good advantage as I can
my family will be home in a few days I am
so occupied however that it is almost impracticable
to get away even for a short time. Yours truly
J. S. Daugherty

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Dallas, Texas, Dec 10 - 1884

Pres. James K. Patterson,
Lexington, Ky.

Dear Sir:-

Will

you please write at once to Mr. A. O.
Smith of Louisville Kentucky S. N. Cor.
of Main and 2nd sts and state if you
know whether Mr. Robert MacCallan
is a bachelor or a married man -
if he is a bachelor then that is all
that is necessary; but if he is a
married man then state if you
know whether he had a wife to die
between August 31st 1875 and the 11th
day of May 1883. if he did her heirs
might have an interest in the Crasby
County section, but if his wife is still
living so state since if she is he
has the right to deed the land. I write
to thinking that you may know and to
save time as this is the only point now to
establish to enable me to close the trade as I
have got Certified Copy of Patent.
Yours respectfully J. S. Daugherty

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The following is about the substance
of what I wish you to say to Mr.
Smith

A O Smith

J. H. Cor Meain & 2nd sts Louisville, Ky

Dear Sir:—

At the request of J. S. Daugherty of Dallas
Texas I write to you to say that I have
known and been in communication
with Mr Robert Mackellar of — England
for ^{about} — years and know him to be
a bachelor, or that he is a married
man, that he married in about the
— year of — and his wife is still
living; or his wife died in about —
year. ~~what~~ the facts may be, and
you might state about when you heard from
him last and that you think if he had
married or in the event of his being
married had his wife died that he would
have mentioned the fact to you, provided you
think so. J. S. D.

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ROOMS 15 AND 16 MERCHANTS' EXCHANGE,

Makes investments of Texas & Pacific
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of that Company.

Dallas, Texas, Nov 3, ²² 1885,-

Prof. J. W. Patterson,
Lexington Ky.

Dear Sir:

Yours of 31st inst enclosing
deed of yourself & wife to Skeator & McKuep,
Trustees for the "Western Live Stock Co." - to Sur.
of E. L. & R. R. Ry. Co. - Subrock Co. - duly rec^d this
morning - I was under the impression I had sent
you tax receipts for '84 also - but in looking over
my letter book & tax book do not find that I
have, - I will therefore have to deduct amount
of taxes for '84 - \$2.45 + for '83 - \$3.20 + \$1.00 to
pay for recording the Patent - Thus putting your
title on record in the Co. to which Subrock is attached for
judicial purposes - I have forwarded the papers & will
most likely get them taken up & paid for within 10
days or two weeks. - You sent tax Receipts for
'81, '82, & '83, -

Yours with great respect,
J. S. Daugherty
C. S. Crutcher

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Dallas, Texas, July 10th 1885

Prof. James H. Patterson,
Lynchburg Va,

Dear Sir:

Your favor of 1st inst has been rec^d. Our Mr. D is now some-
where in New Eng. Yesterday he was at Easthampton Mass, —
will return about 20th inst. Shall be pleased to furnish Mr.
Hayes with all the land he may want.

Your Lubbock section is worth about \$1.⁰⁰ per
acre. By taking a little time might sell for even more.

Yours very Respectfully,
Jacobiah S. Daugherty,
Cretches.

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Dallas, Texas, July 28-1885

Mrs. J. K. Patterson
 Lexington Kentucky Dear Sir:-
 Received

a postal this morning from N. B. Hays
 saying that he would take one of the
 Anderson County sections of which
 I wrote you some time since. I do not
 wish to sell one of them at a time
 and wrote him to that effect and offered
 him a Hale County section of good
 land at \$600⁰⁰ which was the best
 thing I had, but this evening a party
 came in and told me that he had
 borrowed some money on two
 Pease County sections, that are situated
 one of them immediately on the line of
 the Southern Pacific R.R. and are both

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good grazing sections. He says that
 he is bound to have some money
 and that if I would pay him
 \$500. Cash for the two I could
 have them. This is an exceptional
 opportunity and is a better bargain
 than the Hale ^{see} and I write at once
 to your minister that you may say
 to Mr. Hays to take these two sections
 instead of the Hale as I want to do
 the best & possibly best for him.
 If he wants them he must send me the money
 at once as the party cannot wait. \$500 for the
 land \$25⁰⁰ for Com. + ten dollars for
 Examining title recording deeds etc
 making \$535⁰⁰ necessary amount to
 send. Yours very Respectfully
 J. S. Daugherty

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Dallas, Texas, Aug 7 1885

Mr. Jas. K. Patterson,
 Lexington, Kentucky. Dear Sir:-

Your letter of the 4th inst has been received and in reply will say, that I am unwilling to act for Mr. Hays in the purchase of land unless he gives me unrestricted authority to do the best I can for him. I will submit from time to time such tracts as I have to offer but will represent my own interest in the matter. I know I can find no better bargain than the two Acres sections for \$530⁰⁰ each to him or \$267⁵⁰ for 640 and one of these lying in the valley with the R.R. running through it. The owner does not know this but I do and I wanted to give Mr. Hays the best possible bargain

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Dallas, Texas, Aug 13. 1885

Pres J. N. Patterson
 Lexington, Kentucky. Dear Sir:-

Your letter
 of the tenth inst has just been received and
 in reply will say that I have arranged
 to take both sections on my own account
 and the money has to be paid the sixteenth
 and deed executed, since it will be sold
 under deed of Trust on that date if the
 money borrowed on it is not paid. I would
 be unwilling to let you have the section
 with the O.R. through it at the price
 named, but if you will take both sections
 I will turn them over to you for \$500⁰⁰
 and if you want them on receipt of this
 telegraph me and I will have the deed
 made to you and draw on you for
 the money as there is not time for it
 to get here by mail. I have examined the title
 and know that when the money borrowed on it is
 paid that the title is good.

Yours with much Respect J. S. Daugherty

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Dallas, Texas, Aug 14 - 1885

Mrs. J. K. Patterson
 Georgetown, Ky. Dear Sir:

I am in receipt of a letter from a firm at Colorado Texas in which they say "Please quote lowest price on Sec 70 E 7 R 22 S 2 E in Tubbock County. We observe that you pay taxes on this track for J. K. Patterson. If it can be bought for one dollar per acre let us know." to which I replied "I represent the section of land in Tubbock County to which you refer. I sold for the owner of this track one in Crosby Co not long since at \$1000 and can let you have this one at the same price, but I am quite sure he would not take it." I infer that there is being made up for ranching purposes a track in the vicinity of this land and it is possible they may accept the offer and if they do I think it to your interest to take it ^{again} and buy from some one who has to sell. Yours with much respect
 J. S. Daugherty

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Dallas, Texas, Oct 20th 1885,

Prof. J. N. Patterson,
Lexington, Kentucky,

Dear Sir,

I have succeeded in getting \$1000.⁰⁰ x Cash offer
ed on your survey N^o 7 S. E. L. R. R. section in Lubbock
Co. This less my comm^o of 5% will leave you \$950.⁰⁰ x by
a judicious selection I can invest the amount so as
to get you about two sections as good or nearly so. —

If you will send me your Patent to this section I will
write up a deed and return to you to execute.

Yours very respy,
J. S. Daugherty,
JMD

P. O. BOX 32.

TELEPHONE 174.

Office of J. S. DAUGHERTY,
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MAPS OF ANY COUNTIES FURNISHED ON APPLICATION.

Makes investments of Texas & Pacific
R. R. Land Grant Bonds in
Lands of that Company.

ROOMS 15 AND 16, MERCHANTS EXCHANGE.

Dallas, Texas, March 16 - 1886.

Pres. James K. Patterson,
Lexington, Kentucky.

Dear Sir:-

I send you
by this mail a copy of the Dallas morning
News with an article of mine on the Silver
question. My solution of the question is with
me an original one, and I believe the
only feasible and equitable plan which
to do it and at the same time if adopted
would tend largely to develop the Commerce
of our Country in which I feel a deep
interest, but at this time am so preoccupied
with my own business as to prevent ^{from} ~~entirely~~
ly and continuously agitating the subject. I did
not know but that you might be Correspondent
for some of the leading monthlies of this Country
and if you entertained the idea favorably, might
furnish you a subject for an article and in
this way bring the subject prominently before
the Country. It is one that must be solved and

P. O. BOX 52.

TELEPHONE 174.

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ROOMS 15 AND 16, MERCHANTS EXCHANGE.

Dallas, Texas,

1886.

it is extremely important that the action
of Congress should be such as will wipe the
most of existing conditions. And the defects
that I point out in Senator Beck, Allison
and Sherman's Bills are certainly vital, and to
get a universal standard, ^{adopted} as recommended by
Mr. Manning is impractical at present -
Now what can be done? I offer what I have
for criticism and rejection if found defective
or approval if suited to the ~~occasion~~ ^{necessity}. I am
on the frontier so much that I will wish have
an opportunity to see a paper once a week
to see what if any thing is thought or said of
the idea: so as to make reply to any objections that
may be presented. I think I shall succeed with the
Co. of which I wrote you. I have with an Englishman
tomorrow to show him a tract of 300,000 acres with
the view to organizing a Co. to stock it down 48000 of the 300,000
and am making every effort I can to get my hands so arranged
us to make them produce and having succeeded
in doing this I hope to have more leisure to give to other
subjects. With kindest regards to yourself and family
I remain yours with much respect J. S. Daugherty

P. O. BOX 52.

TELEPHONE 174.

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ROOMS 15 AND 16, MERCHANTS EXCHANGE.

Dallas, Texas,

April 2 1886.

Pres. Jos. K. Patterson,
Lexington, Kentucky.

Dear Pres:-

On my return from the West I find your very complimentary letter in regard to my idea on the Silver question from which accept my thanks. I would be pleased for you to forward it to your representative in Congress, Mr Buckenridge, and if he adopts the idea would be pleased to see him embody it in a ~~Bill such as the~~ ^{Bill such as the} ~~act~~ a law would give it practical effect. I am so wrapped with business myself that it is almost an impossibility to give any of my time to questions of this kind. though I feel a deep interest in the Commercial Supremacy of Our Country (as in its success is involved all individual prosperity) and if I could once get my individual affairs in a shape that they could be managed without my undivided attention I would then be pleased to enlist in

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ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas, April 14th 1886.

Prof James K. Patterson,
Lexington, Ky.

Dear Sir:

Herewith two tax receipts for tax of 1885:
N^o 69/36 for abt 119 Acs. 149, due 27. Com. Ry. Co. - J. K. Patterson
" 69/37 " " 120 " 150 " 25 " " Robt Mackellar,
who uses each in Hale County, Tex.

Yours truly,
J. S. Daugherty, Jr.

Statement.

Cr.	By amt reserved from Kuetshaw to pay on 2 Recos secs. @ 7.20 ⁴⁸	=	6.96	
Dr	To " Paid on 80 tax 2 Recos secs,		6.96	
"	" " " " " 2 Hale "		6.40	
"	" " Commis " paying all 80 tax		3.00	
4/14/86	By Bal amt to remit me,		16.36	9.40
			<u>16.36</u>	<u>16.36</u>

\$9.40

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ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas, June 16, 1886.

Prof J. K. Patterson,
Lexington, Ky.

Dear Sir:

Note contents of yours of 11th inst and in reply will say that Mr. O. W. Williams possibly may be mistaken in reference to the character of land of the 2 Pecos Co. sections, yet he is probably correct if he surveyed through them & he is considered reliable. But Mr. I did not know the land but judged from his general knowledge of the County and the way map showed it. If you are ready to unload, however, I think it can be sold in a little while at 45¢ an acre. We regard it as being worth about that price if the land is only "good pile" and we never recommend it except for grazing purposes. I think it good policy to sell the land (see map 19521 26th 16) if we can only make it bring that price with a reasonable interest on the investment but would go to 60¢ per acre if possible. What is your wish in the premises?

Yours truly,
J. S. Daugherty

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Dallas, Texas, *Oct. 14th* 1886.

Mrs. J. K. Patterson,
 Lexington, Kentucky.

Dear Sir:-

Inclosed
 you will please find a plat of Poyner my
 addition to the town of Colorado Mitchell
 Co Texas. He and I own 320 acs, there block
 extends up town in ^{of the Court house} 300 yds being that portion
 West of the river, with about 160 acs cut up in lots
 as represented and the remainder in blocks
 immediately West of them. The G. C. & S. F. R.R.
 has been bought by the A. F. & S. F. R.R. and as
 the citizens of the town will make up from \$500,000
 to \$1,000,000 rather than not secure the crossing
 of the G. C. & S. F. R.R. I have strong hopes of
 getting it and if it comes to Colorado I
 am quite sure the depot round houses
 etc can be located on this land
 and if it is will become a very valuable
 piece of property. I bought a 1/6 undivided
 interest in it from a party who owned

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 N. N. Land Grant Bonds in
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ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas,

1886.

it in order to give us the entire track and
 paid it the rate of \$35⁰⁰ per acre for it.
 When the sale should have come off in 1874 it had
 advertised on this end of the R.R. were washed
 out all over the state and especially on the
 F & P.R. so that no one could get to the sale
 and since that time we have not offered it but
 have been holding it as a whole so as to be
 in good shape to deal with the R.R. I have been
 carrying Poyner on it for some time and
 considering the money and have decided
 to make you and a few others this prop-
 osition. (The title is all in me) I will price
 the entire track at \$10,000. and will
 sell you an undivided one tenth interest
 for one thousand ^{dollars} and in this way will
 sell as much as one half and Poyner and I
 retain the other half. Now to you personally
 and to Mr. Rutherford I will make you
 this proposition. If you will take a tenth
 or more price if we do not get the crossing

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Dallas, Texas,

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and you desire it

of the L. C. & T. F. R.R. then I will refund you your money with 10% per annum interest on it during the time you have it in, and the next two to three years will settle the question. If I did not think the R.R. would cross here I would not recommend it as especially desirable investment and for this reason I propose to refund if it does not, but with the R.R. we would all make good money and to make the matter easier for me to carry I have determined to divide it and you as the first party I have offered an interest in. I could have sold a few acres at as much as \$100 per acre but did not want to get it in that shape. You will get your money and 10% out it anyway and if you get the R.R. will get 10% per annum for the next five years. You can send this letter to Mr. Burkhead and while this is a trade in which I have a personal interest I do not believe you and he

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ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas, 1886.

Could invest \$1000 a piece that will
stand better chances for returning
you handsome profits, and I will
retain as much as a half interest and
give the matter my personal attention.
I am already taking steps to get the citizens
of Colorado in communication with
the Directors of the G. F. & S. F. R. R.
who I met when in Boston and will
use every effort I can to promote the
opening. If you want it you will
pursue it promptly.

Yours with much respect
J. S. Daugherty

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ROOMS 15 & 16 MERCHANTS EXCHANGE,

Dallas, Texas, Nov 11 - 1886.

Mrs. James H. Patterson,
Lexington, Ky Dear Mrs;

Your letter of the 4th inst was received on my return. I regret you were unable to get your money - both because I believe it would have been a good investment for you, and an accommodation to me. Mr. Rutherford and his wife take a 1/20 each. I have executed and forwarded them deeds and contracts. Rail Road building is very active in Texas now, and if it had not been for the drought, there would be a big boom in lands, but as it is, I see a marked improvement, and in my judgment the increase in values here ^{& neighboring} for the next ten years will be much more rapid than in the past. I enclose you a copy of a letter from the Rev. Horatio Isaac of Hale Co, Texas.

Yours with much respect J. S. Daugherty

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ROOMS 15 & 16 MERCHANTS EXCHANGE,

Dallas, Texas,

Feb 7 1887

*Pres. J. K. Patterson
Lexington Kentucky*

Dear Sir,

*Herewith you will please find your and Robt - #
McHollors Tax receipts for 1886, Halse Co, Abts 119
and 120, -*

Yours Very respy,

J. S. Daugherty

Office of J. S. DAUGHERTY,
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ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas, June 25-1887

Pro. James K. Patton,
 Lexington, Ky.

Dear Sir:-

Your letter
 of the 22nd inst. has been received and you
 will please accept my thanks for your interest
 in the Silver question. I hope that Mr. Faulber
 may espouse the cause with you. One such
 man is worth an Army of ^{those who are} indifferent. Owing
 to the effects of the severe drought there has
 been no demand for Pecos County land the
 past year. But there has been splendid rains
 all over the West and crop prospects were
 never finer in Texas than this year and
 R.R. building is very active, with all of
 these good influences at work I look to see
 land sales improve and will not lose an
 opportunity to advise on yours. My business
 since my return has been fairly good. With
 best wishes for the good health of yourself and
 family I am yours with much respect J. S. Daugherty

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 of that Company.

.....
 DICTATED TO PHONOGRAPHER.

Dallas, Texas,

Aug 15th

1887

No.

Presdt J.K.Patterson.

Lexington, Ky .

Dear Sir:

Enclosed you will please find a map of Hale County on which you will find your and Mc Kellar's surveys colored. I think I have them down correctly, but you can tell from your deed. I have also colored on this map, survey 23, Bl.A.1.Hale Co.which I have bought for myself at \$610.00; but as I am pressed for money,if you want this tract at \$1.00 per acre, and will take it immediately, I will let you have it. It is a survey of good land and will enhance rapidly in value, as Hale Co.is settling up, and has raised good crops both last year and this year, notwithstanding the drouth reports. And with the Railroad completed that are now being built and projected into the Pan Handle, there is little doubt in my mind but that the good lands, such as this, within 5 or 6 years, will be selling at \$3.00 to \$5.00 per acre.

Yours with much respect

J. S. Daugherty

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Dictated to Phonographer.

Dallas, Texas, Aug 27th

1887.

No.

Pres-t, James K. Patterson,

Lexington, Ky.

Dear Sir:- Your letter 24th in'st. has been received and contents noted, and in reply will say, that I know of my own knowledge that Survey 23. Blk. A 1. Hale County is good land. The Fort Worth & Denver R. R. is being built through the Pan Handle passing through the Counties of Hardeman; Childress; Hall; Donley; Armstrong; Potter; Oldham; Hartley; and Dallam. And the Kansas Southern is being built through the Counties of Lipscomb; Hardeman; Hale; Roberts; Gray and Carson.

And the St. Louis & San Francisco, through the Counties of Wheeler; Gray; Carson; Potter and Oldham, and to connect with the Atlantic & Pacific in New Mexico, about Las Verges, These roads are all under active construction, and it is probable that in the near future, the Western Branch of the G. C. & S. Fee. R. R. which has now its terminus at Coleman in Coleman County, will be built through, Delta; Fisher; Kent; Garza~~is~~ Lubback; Hale; Swisher; Randall; and Potter, making a connection in Potter County with the St. Louis & San Francisco, and Kansas Southern Road.

It will most likely be built through the Counties I have indicated owing to the topography of the Country. While one tier of Counties would be a more direct line, yet it would be impractical to build a R. R. on the direct line except at very heavy expense.

I received A letter from Mr. Ammerman who is State Agent for clasifying the School lands and who is located at Eppworth, in Hale County, he writes me that Mr. *Graves* the Methodist Preacher to whom we sold a large quantity of ~~School~~ land in Hale County, has a splendid crop this year and it is the opinion of ^{the people} out there that, that portion of

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.....
DICTATED TO PHONOGRAPHER.

Dallas, Texas,

188

Page 2. [Pres. J. K. Patterson]:

No.

the State is going to be one of its best agricultural districts. This land is situa-
ted from 6 to 7 miles from the County seat; it has no water on it, but good water in
abundant supply is found by ~~digging~~ digging through this portion of the country at from
25 to 40 feet.

I have been offered cost and my commission on it by a party who owns adjoining lands
but I refused to accept it, and asked him \$ 1.25, per. acre for it, and I think there
is a probability that he will take it at that, but if you want it, you can have it at
✓ \$ 1.00, per. acre but desire that you shall let me know at once, provided if the party
to whom I have offered it at \$ 1.25, should accept before I hear from you, that he
shall have the right to take it.

I have as yet ^{had no} opportunity to sell your Pecos County lands, if I see one I will do it,

Yours Respectfully,

J S Daugherty

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DICTATED TO PHONOGRAPHER.

Dallas, Texas, SEPT 5 " ,

1887.

No.

PRES-T, JAMES K. PATTERSON,

LEXINGTON, KY.

DEAR SIR: - YOUR LETTER OF THE FIRST HAS BEEN RECEIVED, BUT AS YET I HAVE NOT HEARD FROM MY PARTY IN REGARD TO THE PURCHASE OF SECTION 23 BLK A 1. BUT EXPECT TO DO SO DAILY, AND AS SOON AS I HEAR FROM HIM WILL REPORT TO YOU,

YOURS VERY RESPECTFULLY,

J. S. Daugherty

P. O BOX 82

TELEPHONE 174.

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Dictated to Phonographer.

Dallas, Texas,

SEPT. 19 "

1887.

No.

PRES-T, JAMES K. PATTERSON,

LEXINGTON, KY.

DEAR SIR: - YOUR TELEGRAM 17 " INS'T, THAT YOU WILL TAKE THE HALE COUNTY SECTION OF LAND HAS BEEN RECEIVED, AND YOU WILL PLEASE REMIT FOR IT, AND I WILL CAUSE DEED TO BE MADE AND HAVE IT RECORDED AND FORWARD IT WITH ALL NECESSARY PAPERS.

YOURS WITH MUCH RESPECT,

J. S. Daugherty

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Dictated to Phonographer.

Dallas, Texas, SEPT. 29TH,

1887.

No.

PRES-T, JAMES K. PATTERSON,

LEXINGTON, KY.

DEAR SIR:- YOUR LETTER 24TH, INS'T ENCLOSING NEW YORK EXCHANGE FOR \$ 640.00, WITH WHICH TO PAY FOR SURVEY 23 BLK A 1. HALE COUNTY HAS BEEN RECEIVED, AND AS SOON AS I CAN HAVE DEED EXECUTED TO YOU AND RECORDED, I WILL FORWARD DEED TO YOU WITH ALL NECESSARY PAPERS, TAXES HAVE BEEN PAID UP TO AND INCLUDING 1886, AND I WILL DEDUCT FROM THE PURCHASE MONEY THE TAXES FOR 1887,

YOURS WITH RESPECT,

J. S. Daugherty

P. O. Box 52.

TELEPHONE 174.

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DICTATED TO PHONOGRAPHER.

Dallas, Texas, OCT. 1ST

1887.

No.

PRES-T, JAMES K. PATTERSON,

LEXINGTON, KY.

DEAR SIR:- YOUR LETTER 27 " INS'T HAS BEEN RECEIVED AND AS YET THE THE DEED HAS NOT BEEN EXECUTED TO YOU, THOUGH I AM EXPECTING A DEED TO ME DAILY FOR THE LAND, AND WHEN RECEIVED WILL MAKE DEED TO YOU AS DIRECTED, I INSTRUCTED THE PARTY TO TO HAVE THE DEED HERE BY THE 1ST OF OCT. AND IF I HAD RECEIVED POSITIVI INFORMATION THAT YOU WOULD TAKE IT IN TIME, IT WAS MY INTENTION TO HAVE THE DEED MADE DIRECT TO YOU, BUT AS I HAD FORWARDED A DEED TO MYSELF, AND THE TIME BEING NEAR AT HAND WHEN IT WOULD BE HERE, I THOUGHT IT BEST TO WAIT AND LET THE DEED COME TO ME, AND THEN DEED IT TO YOU,

^{much}
YOURS WITH RESPECT,

J. S. Daugherty

1887

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ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas, Novem. 23 1887

Post J. S. Patterson,
Lexington Ky.

Dear Sir:

Tax, 1887, Pecos Co. on your 2 sec. 8.
land, 4.00 each = $\$8.$ my fee $\$1.00$ Total Nine $\$9.00$ dollars,
which if you will remit, I will pay and send you your
receipt. must be pd before Jan 1. ^{of} this year. -

Yours very respectfully,

J. S. Daugherty

Office of **J. S. DAUGHERTY,**
→ GENERAL LAND AGENT ←

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ROOMS 15 AND 16, MERCHANTS EXCHANGE.

DICTATED TO PHONOGRAPHER.

Dallas, Texas,

DEC. 29TH,

1887
188

No.

PROF. J. K. PATTERSON,

STATE COLLEGE, LEXINGTON, KY.

DEAR SIR: - HEREWITH YOU WILL PLEASE FIND TWO TAX RECEIPTS, NUMBERS 26-172 AND 26-157 FOR THE TAXES OF 1887, PAID ON ABSTRACT NUMBERS 119 AND 120, IN HALE CO., FOR YOURSELF AND ROBERT MAC, KELLER.

YOURS VERY RESPECTFULLY,

J. S. Daugherty

Also for your 2 Pecos Co sees ab# 4203 & and 3424 for 1887

1887

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ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas, March 13-1888

Mrs. James K. Patterson
 Lexington, Ky Dear Sir:-

When
 your first letter was received I was from
 home and have been waiting to receive a
 letter from Mr. Cox's atty (Cox is the man
 from whom I bought the land) before replying
 to you. The history of the case is this Cox
 and his partner sent their title papers to me
 and I pronounced them correct and
 kept the papers and authorized them to execute
 and forward deed and draw for the
 money which they did. And there was a
 defect in the acknowledgement of the deed.
 and I drew one and sent for them to
 sign and return which they did through
 bank, when it came I was from home
 and the bank returned the papers without my
 seeing them & then wrote them to return
 the papers and I would pay them for
 the land with interest on the money

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ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas,

1883

from the date of contract for purchase
 and they refused to do it and requested
 me to return their title papers, then I have
 refused to do and I have now sent
 them Exchange to their Bank for the
 money and interest with instructions
 to deliver it to them and receive the
 deed. If they refuse to do this then I will
 send you your money with interest on it.
 But I want to get the land if possible. It
 is a fine section and Hale County is improving
 very ^{rapidly} and I have no idea you will be able to
 get another section so cheap. If I get it and
 you want \$500. for it rather than keep the
 land I can get it for you.

Yours with much Respect
 J. S. Daugherty

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Announcement.

IN 1862 the Congress of the United States passed an act appropriating to the respective States and Territories a certain portion of the public lands, amounting to thirty thousand acres for each Senator and Representative in Congress from each State, which land was to be sold, the proceeds invested in such securities as each State might deem proper, and the annual income be devoted to the endowment, support and maintenance of at least one college, where the leading object should be, without excluding other scientific and classical studies and including military tactics, to teach such branches of learning as are related to Agriculture and the Mechanic Arts, in order to promote the liberal and practical education of the industrial classes in the several pursuits and professions in life.

In 1872 the General Assembly of Virginia accepted the grant, under the provisions and restrictions contained in the bill; and in the fall of 1872 the Virginia Agricultural and Mechanical College was opened for the reception of students, the annual income being slightly in excess of twenty thousand dollars, derived from the proceeds of the sale of public land, invested in Virginia bonds.

By grant of the General Assembly of Virginia, the county of Montgomery, gift of the trustees of the Preston and Olin Institute, and the investment of a portion of the principal derived from sale of public lands, there was purchased, contiguous to the town of Blacksburg, a fine farm of 378½ acres, upon which was erected the present College buildings.

Exclusive of the College campus, and area occupied by Professors' residences, there remained 278½ acres, which has been heretofore used by the College authorities for the purpose of

illustrative farming, a secondary object being the production of supplies to support the College mess-hall.

The course in Scientific and Theoretical Agriculture has always been somewhat embarrassed, by the straitened circumstances of the College forbidding any considerable use of its funds for the purpose of experimentation or investigation of agricultural problems. The same condition of affairs obtained in many other States, and the friends of agricultural science recognized the fact that to the National Government again must they look for aid, in order to perfect the work already begun by granting additional funds to be used solely and entirely for experimental work and scientific investigation upon questions pertaining to Agriculture.

This was finally accomplished by the passage of the "Hatch bill," granting to each State and Territory \$15,000 per annum, in connection with the colleges established in the several States under the land grant act of 1862.

The following is a copy of the bill, which is here given so that all persons interested in the subject may familiarize themselves with the text:

THE HATCH ACT.

AN ACT to establish agricultural experiment stations in connection with the colleges established in the several States under the provisions of an act approved July second, eighteen hundred and sixty-two, and of the acts supplementary thereto.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That in order to aid in acquiring and diffusing among the people of the United States useful and practical information on subjects connected with agriculture, and to promote scientific investigation and experiment respecting the principles and applications of agricultural science, there shall be established, under direction of the college or colleges or agricultural departments of colleges in each State or Territory established, or which may hereafter be established, in accordance with the provisions of an act approved July second, eighteen hundred and sixty-two, entitled "An act donating public lands to the several States and Territories which may provide colleges for the benefit of agriculture and the mechanic arts," or any of the supplements to said act, a department to be known and designated as an "agricultural experiment station;" *Provided,* That in any State or Territory in which two such colleges have been or may be so established the appropriation hereinafter made to such State or Territory shall be

equally divided between such colleges, unless the legislature of such State or Territory shall otherwise direct.

SEC. 2. That it shall be the object and duty of said experiment stations to conduct original researches or verify experiments on the physiology of plants and animals; the diseases to which they are severally subject, with the remedies for the same; the chemical composition of useful plants at their different stages of growth; the comparative advantages of rotative cropping as pursued under a varying series of crops; the capacity of new plants or trees for acclimation; the analysis of soils and water; the chemical composition of manures, natural or artificial, with experiments designed to test their comparative effects on crops of different kinds; the adaptation and value of grasses and forage plants; the composition and digestibility of the different kinds of food for domestic animals; the scientific and economic questions involved in the production of butter and cheese; and such other researches or experiments bearing directly on the agricultural industry of the United States as may in each case be deemed advisable, having due regard to the varying conditions and needs of the respective States or Territories.

SEC. 3. That in order to secure, as far as practicable, uniformity of methods and results in the work of said stations, it shall be the duty of the United States Commissioner of Agriculture to furnish forms, as far as practicable, for the tabulation of results of investigation or experiments; to indicate, from time to time, such lines of inquiry as to him shall seem most important; and, in general, to furnish such advice and assistance as will best promote the purposes of this act. It shall be the duty of each of said stations, annually, on or before the first day of February, to make to the governor of the State or Territory in which it is located, a full and detailed report of its operations, including a statement of receipts and expenditures, a copy of which report shall be sent to each of said stations, to the said Commissioner of Agriculture, and to the Secretary of the Treasury of the United States.

SEC. 4: That bulletins or reports of progress shall be published at said stations at least once in three months, one copy of which shall be sent to each newspaper in the States or Territories in which they are respectively located, and to such individuals actually engaged in farming as may request the same, and as far as the means of the station will permit. Such bulletins or reports and the annual reports of said stations shall be transmitted in the mails of the United States free of charge for postage, under such regulations as the Postmaster-General may from time to time prescribe.

SEC. 5. That for the purpose of paying the necessary expenses of conducting investigations and experiments and printing and distributing the results as hereinbefore prescribed, the sum of fifteen thousand dollars per annum is hereby appropriated to each State, to be specially provided for by Congress in the appropriations from year to year, and to each Territory entitled under the provisions of section eight of this act, out of any money in the Treasury proceeding from the sales of public lands, to be paid in equal quarterly payments, on the first day of January, April, July, and October in

each year, to the treasurer or other officer duly appointed by the governing boards of said colleges to receive the same, the first payment to be made on the first day of October, eighteen hundred and eighty-seven; *Provided, however,* That out of the first annual appropriation so received by any station an amount not exceeding one-fifth may be expended in the erection, enlargement, or repair of a building or buildings necessary for carrying on the work of such station; and thereafter an amount not exceeding five per centum of such annual appropriation may be so expended.

SEC. 6. That whenever it shall appear to the Secretary of the Treasury from the annual statement of receipts and expenditures of any of said stations that a portion of the preceding annual appropriation remains unexpended, such amount shall be deducted from the next succeeding annual appropriation to such station, in order that the amount of money appropriated to any station shall not exceed the amount actually and necessarily required for its maintenance and support.

SEC. 7. That nothing in this act shall be construed to impair or modify the legal relation existing between any of the said colleges and the government of the States or Territories in which they are respectively located.

SEC. 8. That in States having colleges entitled under this section to the benefits of this act and having also agricultural experiment stations established by law separate from said colleges, such States shall be authorized to apply such benefits to experiments at stations so established by such States; and in case any State shall have established under the provisions of said act of July second aforesaid, an agricultural department or experimental station, in connection with any university, college or institution not distinctively an agricultural college or school, and such State shall have established or shall hereafter establish a separate agricultural college or school, which shall have connected therewith an experimental farm or station, the legislature of such State may apply in whole or in part the appropriation by this act made, to such separate agricultural college or school, and no legislature shall by contract express or implied disable itself from so doing.

SEC. 9. That the grants of moneys authorized by this act are made subject to the legislative assent of the several States and Territories to the purposes of said grants; *Provided,* That payment of such instalments of the appropriation herein made as shall become due to any State before the adjournment of the regular session of its legislature meeting next after the passage of this act shall be made upon the assent of the governor thereof duly certified to the Secretary of the Treasury.

SEC. 10. Nothing in this act shall be held or construed as binding the United States to continue any payments from the Treasury to any or all the States or institutions mentioned in this act, but Congress may at any time amend, suspend, or repeal any or all the provisions of this act.

Approved, March 2, 1887.

It was evidently intended that the bill should take effect October 1st, 1887, but on account of its unfortunate wording the Comptroller of the United States Treasury decided that no appropriation had been made in the body of the bill, and that additional legislation would be necessary to render it effective. This was accomplished in February, 1888, and it only remained for the Virginia Legislature to accept the grant from the National Government in order to render it effective. This was done in March, 1888.

In pursuance of the foregoing legislation, the Board of Visitors of the Virginia Agricultural and Mechanical College, composed of the following gentlemen: Hon. Waller R. Staples, of Montgomery county, Rector; Prof. C. E. Vawter, of Albemarle county; Capt. A. D. Payne, of Fauquier county; Dr. Jno. L. Buchanan, Superintendent Public Instruction State of Virginia; Dr. J. M. Lawson, of Isle of Wight county; Joseph M. Barton, Esq., of Frederick county; N. S. Turnbull, Esq., of Brunswick county, and Maj. J. Hoge Tyler, of Pulaski county, met in Richmond and proceeded to organize the station.

W. B. Preston, Professor of Agriculture at the Virginia Agricultural and Mechanical College, was elected Director.

F. P. Miles, Professor of Chemistry at the same institution, was appointed acting Chemist in addition to his other duties during the absence in Europe of Professor A. M. Bowman, who will be assigned to duty as Chemist in August next.

Farther organization was deferred until the annual meeting of the Board of Visitors on June 13th next.

The College farm of 278½ acres, as already noted, was transferred to the officials of the station on April 30th, 1888, all live stock, implements and machinery thereon being purchased at a fair valuation at the same time.

Plans and specifications are already made for the erection of the offices, laboratory, museum, conservatories, &c. The purchase of a complete equipment of scientific apparatus necessary for the work is in progress, and it is hoped that the station will

be in condition to proceed fully with its work during the coming summer.

Among the various prominent matters which will claim the attention of the station may be mentioned—

a. Investigation of the various soils of the State as to their chemical and physical characters and their adaptation to the variety of crops suitable to our climate.

b. Analysis of fertilizers, and field experiments testing their value for different soils and crops.

c. Live stock, breeding and feeding for meat, milk and wool.

d. Testing and introducing varieties of plants, fruits, &c., suitable to this climate.

e. Investigation of and preventatives for injurious fungi, such as rust, smut, mildew, scab, &c.

f. Examination of insects injurious to plant life.

To aid in the above and other lines of work, the farmers of Virginia are earnestly requested to put themselves in correspondence with the station, and give a free expression of their views and needs. For however diverse may have been the experience of any one class of men in matters pertaining to agriculture, on account of the broad field which it covers, there are many necessities and needs with which they must per force be unacquainted.

The farmers of the State are requested to send in for analysis any soils, waters, fertilizers, grains or plants which they may care to have examined, as well as seeds or food products which may be suspected of adulteration. A report of them will be made as soon as examined, *provided* the results are permitted to be published.

All specimens of grasses, grains, seeds, insects, and other matters pertaining to agriculture, will be gladly received and placed in the museum of the station.

The caution may not be unnecessary that the experiment station is in no sense of the term a model farm, for many pro-

cesses will obtain and methods be pursued which will naturally militate against the proper ideas of a farm operated for profit.

Bulletins containing such data as may be of interest to the farmers of the State will be issued from time to time as occasion may require. All persons interested in agriculture will receive them as issued by forwarding name and address. All communications should be addressed to

DIRECTOR VIRGINIA EXPERIMENT STATION,

BLACKSBURG, VA.

MAY 9TH, 1888.

Office of J. S. Daugherty,
GENERAL LAND AGENT,

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MAPS OF ANY COUNTIES FURNISHED ON APPLICATION.

Makes Investments of Texas & Pacific
 R. R. Land Grant Bonds in
 Lands of that Company.

Cor. Hawkins and Live Oak Sts.

Dallas, Texas, June 23, 1888

Pres. James R. Patterson
 Lexington, Ky.

Dear Sir:

I have been from home most of the time for the past two months. Have been unable to close the purchase of the Hale County section, though I still have the title papers I expect to go north within a month and will see the party in person and try and close. If I cannot I will pay you your money with 12% on it during the time I have had it. I have three sections of Hale County land my self which are of as good quality as the one I have been trying to get for you but are not so desirably situated being about 8 to 10 miles from the center of the County. If I cannot get the one for you I have been trying and you prefer one of mine to your interest and money I would let you have

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Dallas, Texas,

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it but I do not want to sell mine if I can
 avoid it. Hale County is becoming to be
 recognized as one of the best Counties in
 the Panhandle and I have a standing
 offer there now for several sections of
 \$500 each: So that if you want to sell the
 one you have there let that I can do
 it. If I come north I will be at Lexington
 and see you.

Yours with much Respect
J. S. Daugherty

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Dallas, Texas, June 29 1888

Mr James K Patterson,

Ferrington, Kentucky.

Dear Sir:-

Your letter
 of the 26th inst has been received and you
 have received my letter before this accounting
 for my delay. Since writing you the party
 from whom I contracted to buy the land has written
 a lawyer here and had him to call on me
 and try and get for him his title papers and
 stated to the lawyer that he had been offered
 \$1⁴⁰ per acre for the land and that I was
 not paying him the value of it etc. His account
 for the delay in the whole matter, between the
 time he sent me the title papers and my return
 of them for correction he got a better offer
 than mine and decided to not carry out the
 sale to me. I am going to hold on to his
 papers and file with the recorder of Hale Co.
 a copy of the substance of our contract
 of sale so as to give notice to other parties

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and if he refuses to make one deal will sue
him for title. Now if you do not want to
wait the result of this you can draw on
me at once for your money with 120¢
on it since I have had it and I will pay it
for you can wait the result of the personal
interview which I expect to have with him
in the next 20 days and if I do not succeed
in getting the land I can then pay you
use your own pleasure in the matter.

Yours very respectfully
J. S. Daugherty

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Dallas, Texas, July 3 - 1888

Mr. James K. Patterson,
Lexington, Kentucky

Dear Sir:-

Your letter has been received in which you say you believe you would prefer the money this is entirely satisfactory to me - I would have suggested that before this, since I think I may have to have a sink to get the land, but I wanted to do the best for you I could and get the land if possible. Make sight draft on me for your remittance with 12% on it during the time I have had it and I will pay it. I regret that I have not succeeded but the party refusing to send me the deeds has prevented it.

Yours respectfully
J. S. Daugherty

P. O. BOX, 52.

TELEPHONE, 54.

In correspondence regarding your land you will please mention County, Abstract, Survey and Block Numbers.

Office of *J. S. Daugherty,*

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Dictated to Phonographer.

Dallas, Texas,

Dec 15-1888

Prest. Jas K Poretr

Lexington Ky

Dear Sir:-

I am just in receipt of a letter from the wife of the owner of the Hale Co section of land which I tried to consummate a purchase of for you last year in which she says that they are very much in need of money and wants to know whether I can take it. I have told her if she would take \$1.00 an acre for it I believed I could place it. If you want the section of land now allowing me 5¢ for making the investment and in the event that they accept I will at once notify you. It is a splendid of land near the centre of the county and my advice is to take it.

Yours very respectfully

J. S. Daugherty

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JAS. A. DORSEY & CO., PRINTERS.

Cor. Hawkins and Live Oak Sts.

Dallas, Texas, *July 4*

1889

St. Jack Patterson
Lexington Ky.

Dear Sir:-

Please send me \$7⁰⁸ with which to pay taxes for 1888 on your section of land in Hale Co. Abstract No. 119 I will send you the Tax Receipt. The assessed valuation of lands in Hale Co. for 1888, is \$2⁰⁰ an acre -

Yours very respectfully

J. S. Daugherty #

P. O. BOX, 52.

TELEPHONE, 54.

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ing your land you will please
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Survey and Block Numbers.

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Cor. Hawkins and Live Oak Sts.

Dictated to Phonographer.

Dallas, Texas, Jan 6th, 1889.

Pres, James K. Paterson.
Lexington Ky,

Dear sir,-

The taxes in Hale county on Robert McKellor's section
Abstract No, 120, certificate 150, is \$6.08, I omitted stating this
in my letter to you, if you will remit me \$6.08, I will pay these
taxes for you, and forward you tax receipt.

yours very respectfully,

J. S. Daugherty

P. O. BOX, 52.

TELEPHONE, 54.

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Dallas, Texas,

Jan. 22, 1889.

Jas. K. Patterson, Pres't
Lexington,
Ky.

Dear Sir:-

Replying to your letter of the 9th inst., will say that I don't remember to have received but one letter from you relative to your tax, and the reason it was not answered immediately was the clerk of Hale Co., refused to furnish me the information for which I asked, and turned my letter over to a local real estate agent, and wanted me to pay him a fee in order to get the information and I had to correspond with the State Comptroller in order to bring him to time on it, and as soon as I got in possession of the information I wrote you.

The description of Mr. Mackellin's land is Abstract No. 120, Certificate 150 Central & Montgomery R.R. Co., Sur. 25 Block N. Hale County. You can furnish Mr. Eubanks this information to enable him to make the payment.

Hale Co., has been organized during the last year, and there is a ring there that are trying to force all business to be done in the county.

If I can assist you any further in the matter will be pleased to do so. I have heard nothing further from the owner of Co., section, but in the event I do, will report.

Yours respectfully,

J. S. Daugherty

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WILMANS BROS., PRINTERS.

Cor. Hawkins & Live Oak Sts.

Dallas, Texas, *July 11 - 1889*

*Pres James K Patterson
Lexington Kentucky*

Dear Sir:-

There are some parties in New England who have some stock in a land Co of which Mr. J. C. Connor, of the City Nat Bank of Dallas and myself own all but \$4000- and I am going up there to try and trade them out of it so as to enable us to disorganize the Company. And I think it is possible that I could use your two Reed sections and if you wish me to try, place your lowest cash price on them. And make me a deed and send all of the papers, pertaining to the title, to me, and if I can use it at the price you name I will do it, and if I cannot will return you the papers and I will know what can be done about Aug 1st 1889.

*Yours with much Respect
J. S. Daugherty*

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WILMANS BROS., PRINTERS.

Cor. Hawkins & Live Oak Sts.

Dallas, Texas,

July 26 - 1889

Pres J. K. Patterson,
Lexington, Ky.

Dear Sir:

Your letter inclosing title papers was received in due time but I have been so preoccupied with work here with not had time to answer it. I leave here tomorrow evening for Lewiston, Maine. My idea about your land was this. It is questionable in my mind whether or not it will ever be very valuable, but from its position I thought I might exchange it to advantage with those parties who have stock that I gave them for purposes of organization and for which they have never rendered any service and yet demand the pound of flesh before they will part with it. If I should use your land I would want you to get your money back with say 10% interest.

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Dallas, Texas,

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on it and Texas since you have
been out of the use of it. If I can
use it I would be willing to account
for it on that basis. Had it not
been for the damaging effects of
the drought you should have
had much more, but as it is I
think it probable you could put
your money into another investment
that would pay you better. If you
do not wish to accept this state what
you will and then the question
will be shall I use this land of
yours or some of my own. Please
let me hear from you as soon as
at once.

Yours with much respect
J. S. Daugherty

In correspondence regarding your Land you will please mention County, Abstracts, Survey and Block Numbers.

Office of J. S. Daugherty,

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MAPS OF ANY COUNTIES FURNISHED ON APPLICATION.

Dictated to Phonographer.

Dallas, Texas, April 23rd 1892

Pres. James H. Patterson }
Lexington, Kentucky. } Dear Sir:-

I am two letters relative to your taxes arrived in due time but I have been absent and they have not had attention. In December on receipt of the money from you I sent it to the State Comptroller to redeem your land. There was a big rush of business in the office then and it was about the first of ~~April~~ Feb before I received report from him that I could not redeem the land from him but must redeem it from the Tax Collector of the County. Since that time it has been my fault that the matter has not had attention. I have forwarded the Tax Collector of Pecos Co the money and will send you the redemption Certificate as soon as received. I had a talk with Mr. Armstrong Ch. of the State Normal and he tells me they are doing well. He has increased the deposits from I think

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Dallas, Texas,

\$78000. when he took hold of it to
now about \$320,000. He says that the stock
now is worth \$1.02. He says that they may
decide to pay one or two dividends in order
to provide a respectable surplus but says
if any one at any time wants the cash
for their stock that they can get it at
what the books of the Bank show it to be
worth. I think it probable I could sell
you and Mr McKello's Hole Co land
at \$250 per acre $\frac{1}{3}$ Cash and remainder
in 1 & 2 years with 10% interest. I do
not know whether to advise you to sell or not.
They say the prospect for a good wheat crop in
Hole Co this year is good. If it should be realized
lands should go much higher and rapidly, if it is
not they would not and would be in dull demand.
I think perhaps it would be well to ~~wait~~ wait until
July or August when if the crop is good I would not be
surprised to see them at from \$3.00 to \$4.00 per acre. Trust
that yourself and family are in good health & remain
Yours with much Respect J. S. Daugherty

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Dallas, Texas, July 10th 1892

Dictated to Phonographer.

Mrs. Jas. K. Patterson,
Lexington, Kentucky.

Dear Sir:-

When I sent the money to redeem the land from sale and notified Councille I expected he would attend to the taxes. But he made a mistake in giving the Collector the correct Abstract No. and sent me a letter from the Collector referring to a copy the money on the Abstract No. furnished by C. I then notified Councille that I would pay the taxes also and sent them to the Collector and am expecting receipt and redemption Certificate any day. But I am going to be from home for ten days so do not expect them till I return. Texas has the most beautiful ground crop this year I have ever seen here and were it not for our ^{political} suicidal policy toward Capital we might expect very prosperous times. As it is we will have to rely on our own resources and go slower. Yours with much Respect
J. S. Daugherty

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Dallas, Texas,

Aug. 24. 1892.

Dictated to Phonographer.

J. K. Patterson,
Lexington, Ky.

Dear Sir:-

I am in receipt of a letter from W.P. Smith, Tax Collector of Pecos Co., in which he informs me he has forwarded you redemption certificates for two sections of land in Pecos Co., being Abst. No's 3424 and 4203, and charged you with \$29.32.

I hold a statement in which he says " Abst. No's 3424 & 4203 owned by J.K. Patterson the amount of tax and cost for which land was sold is \$5.26 per section which makes \$10.52 for the two sections. Amount required to redeem is \$21.04. The tax for 1890 and 1891 is \$2.76 per section for each year, which makes for the two years, \$11.04 making a total of \$32.08. Received of you. \$26.60, which leaves a balance of \$5.48 required to redeem the land and pay the tax for the years 1890 and 1891"

In reply to this, I wrote him that the tax for 1890 had been paid, and that you hold a receipt for it, which would leave \$26.46 necessary to redeem the land, and that he had of our money \$26.60.

Unless he has charged you for attending to the business for you, (which he had no right to do) \$26.46 is all he was entitled to collect. Owing to the seeming neglect on my part in this matter, I think a history of the subject is necessary to place myself in the correct position before you.

I forwarded you a statement from the Comptroller showing, as I remembered, that \$10.52 was necessary to redeem the land from tax sale. This statement you retained, and on receipt of the money from you, I sent it to the Comptroller. After he had held it for about a month, he reported I would have to make payment to the tax collector of the county. I then forwarded the amount to the tax collector, and after some time received the statement that \$21.04 was the amount necessary to redeem, and I sent him the balance, and as you had written me that Connellee was to pay the tax, I wrote Connellee, notifying him of the amount of tax due and requested him to send the money to the tax collector, and also instructed the collector to deliver the redemption certificates to Connellee, and thought that my connection with the business had then ceased.

After a month I received a letter from Connellee saying that the collector stated that the sections had not been redeemed, and that he would not accept the tax until they were, and found that Connellee in writing the collector had made a mistake in one of the Abst. No's. I then wrote Connellee that the money had been furnished to redeem the land, and that I would send the money to pay the remainder of the tax, which I sent to the collector. The collector then wrote me that the amount was not enough, and presented a bill for the tax of 1890.

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Dallas, Texas,

Dictated to Phonographer.

In reply to this I wrote him that you held the tax receipt of 1890, and that he had the money in his hands to both redeem and pay the tax on the land, and that I wanted him to send me the redemption certificates and tax receipts without further delay.

After an absence of four weeks, on my return home I ^{found} ~~find~~ a letter from him saying " I will send the redemption receipts in a few days. There was a mistake in one of the Survey numbers, therefore it was returned for collection. ~~afkxkx~~ The tax was only paid on one of the surveys for 1890. I will return the balance due you with the receipts". I wrote him in reply to this, that he was mistaken, that the tax were paid on both sections for 1890, and to please send me the redemption certificates and receipts, and received his letter of the 16th of August before he had time to reply to my last.

Is it not a fact that you hold a duplicate certificate for your tax on these two surveys for 1890? My books show I paid them. In future, I either want to control the matter, or have nothing to do with it, as divided responsibility is not desirable.

Yours very respectfully,

J. S. Daugherty.

In correspondence regarding your Land you will please mention County, Abstract, Survey, and Block Numbers.

Office of J. S. Daugherty,

All lands priced are subject to previous sale by myself, unless option or exclusive control is given.

GENERAL LAND AGENT.

Solicits Correspondence with parties wishing to Buy, Sell or Speculate in Texas Lands, and attends to all details of the Land Business, and makes a Specialty of Recovering Land for Heirs.

MAPS OF ANY COUNTIES FURNISHED ON APPLICATION.

Dallas, Texas, Nov 18th 1893

Dictated to Stenographer.

Pres. J. K. Patterson,
Lexington, Kentucky. } Dear Sir:-

Owing to my absence in the West your letter has just received attention. I will ascertain amount of taxes due by you and notify you. I have confidence in the management of the State National Bank. But times have been very unfavorable for successful business here and if they have held their own they have done well. I know nothing of the condition of the bank. But I suppose you receive their statements and I think you can rely upon them, so representing the true condition, which is more than you can frequently say of Bank statements. I note what you say as to the sale of your lands and will govern myself accordingly but at present there is practically no demand. Yours with much respect
J. S. Daugherty

HOUSTON OFFICE OF

J. S. Daugherty,

GENERAL LAND AGENT.

OFFICES, DALLAS AND HOUSTON.

Solicits Correspondence with parties wishing to Buy, Sell or Speculate in Texas Lands, and attends to all details of the Land Business, and makes a Sepcialty of Recovering Land for Heirs.

MAPS OF ANY COUNTY FURNISHED ON APPLICATION.

Room 508 Kiam Building,

Houston, Texas, Dec 10th 1894

DICTATED TO STENOGRAPHER.

Ph. J. K. Patterson, Esq.
Lexington, Ky. Dear Sir:-

The taxes for 1894 on your				
Abot 119 Hale Co	640	acres	are	\$10.32
" 4203	Press	"	"	2.88
" 4203	Press	"	"	2.88
" 3424	"	"	"	10.32
" 120	Hale	"	"	4.00
My fee for paying them				31.40

which please permit me and I will pay them and send you the receipts. I invite your attention to the inclosed pamphlet. There is going to be good money made in these Tobacco lands. With my sincere regards to yourself and family and wishing that the holidays and coming year may bring you many pleasures and comforts I remain

P.S. I will send the pamphlet later if so.
Yours with Much Respect
J. S. Daugherty

Office of J. S. DAUGHERTY,
GENERAL LAND AGENT,

SOLICITS CORRESPONDENCE WITH PARTIES WISHING TO BUY, SELL OR SPECULATE IN TEXAS LANDS. FURNISHES COMPLETE
 ABSTRACTS OF TITLES OF DALLAS CITY AND COUNTY PROPERTY.

Examines and perfects titles to Lands,
 Pays Taxes on Lands in any
 part of the State.

ROOMS 15 AND 16, MERCHANTS' EXCHANGE.

Makes investments of Texas & Pacific
 Land Grant Bonds, in Lands
 of that Company.

Dallas, Texas, Aug 3 - 1885

Mrs. J. K. Patterson
 Lexington, Kentucky. Dear Sir:-

In reply
 to your letter of the 30th ult will say
 that at the time of writing your letter
 I suppose that you had not received
 my letter in regard to the two Deco.
 sections. They are the best investment
 I know of for the amount and
 if I ever putting the money in for
 myself would take them and
 consider it a rare opportunity. I suppose
 that Mr. Hays wants to put his money where
 he can make the largest profit in it in
 a given time and if left to me I will use
 my best judgment in that line.

Yours with much Respect J. S. Daugherty

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N. N. Land Grant Bonds in
Lands of that Company.

ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas, Sept 12 - 1887

Pres. James K. Patterson
Lexington, Ky.

Dear President:

Your letter of the 9th inst. has been received and in reply will say that you are right, on the basis of the letter you returned. I did not read my letter of which this is a part before replying and was under the impression that I had retained the right to hear from the other party before accepting your offer. And owing to a lack of business or being called away I did not read or sign the letter of which you enclosed a part, but I deleted it, and I suppose did it as taken down but my idea was that if the party did not accept @ \$20 you should have it. I have not heard from him yet and will hold the land for you until I hear from you again. I always pay from my controls if in the range of possibility. I regret this oversight of mine which came from my not reading my letter before replying. Yours with kindest regards
J. S. Daugherty

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ROOMS 15 AND 16, MERCHANTS EXCHANGE.

Dallas, Texas, 1886.

pushing matters of public interest, but until I can
 reach such a position I would be pleased to
 have so able an advocate as Mr. Breckenridge
 adopt my idea and receive whatever of
 honor it may confer upon him from its
 advocacy. My bookkeeper tells me that he has
 informed you that he will attend to your and
 Mr. McKellar's taxes. If Mr. McKellar concludes
 to make any further investments through me
 I will do the best I can for him, as I did before,
 but whether with equal success time only could
 tell. Though I feel quite confident that I can
 make investments that would prove satisfactory
 to him if he should try. I have nothing more
 definite in regard to your Peeco Co land,
 though it is probable that during the present
 year I may be able ascertain something more
 definite about it and if I do will report.

Yours with much respect
 J. S. Daugherty

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GENERAL LAND AGENT,

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ROOMS 15 & 16 MERCHANTS EXCHANGE.

Dallas, Texas,

1887

Wm James Patterson
Lexington, Ky.

Dear Sir,

Invoice on your Mr MacBellon's
of Hale Co. Sections Abs. #119 & 120 for 87
are \$3²⁰ each my fee for both $\frac{\$1.50}{xx} = \4.90

The statement I sent you of tax on your
Acres Co sections is erroneous - A later letter
from the Collector shows that the Tax is
only $\frac{\$2.52}{xx}$ on each = $\frac{5.04}{xx}$ + my fee $\frac{1.50}{xx}$
= $\frac{\$6.54}{xx}$ Total amount for you to remit to
pay all, is, $(\frac{\$4.44}{xx})$ Fourteen $\frac{44}{100}$ Dollars
which if you will remit, I will get all
your Receipts & send -

Yours Very respectfully
J. S. Daugherty