

Abstracts and Indexes

to

Ransom County Trust Company (Sheldon, N.D.)

Case Files

Compiled by

Father A.A.A. Schmirler

Introduction

The **Ransom County Trust Company Records** document the operation of a major North Dakota land company through an extensive collection of its business case files dating from circa 1899 to 1940s relating primarily to business transactions between the corporation and its customers. These records provide an excellent insight into the economic and agricultural climate of the state during this period.

These Business Case Files abstracts written by Rev. A.A.A. Schmirler are an invaluable research tool in using this collection. Although they only cover roughly half of all the business case files, they provide an astonishing wealth of detailed information. Often he makes reference in the abstracts to related case files or the same individuals. At times he also interjects his personal opinion regarding a person or business matter.

The Business Case Files contain a wealth of detailed information regarding thousands of business transactions handled by the company. The content of each file varies, but many contain correspondence, land and property descriptions and inventories, legal documents. They also contain valuable information on the individuals involved, many of whom were living in other, eastern states and had invested in North Dakota farm land. It is clear through reading of the abstracts prepared by Rev. Schmirler that the files document many individuals who had financial difficulties with the land. The original order by case number has been retained and begins with number 801 and continue to file number 7151. Schmirler's abstracts cover from business case files 801 to 5099, although there are some gaps, particularly from files 4900 to 5037. Also some case files apparently were missing when the collection was received from the donor and which Schmirler notes in his abstracts. The company also used the same case file numbering to file other business related matters, as well as documents regarding local issues in Sheldon and nearby. These too were summarized by Rev. Schmirler and part of the abstracts.

A number of notes by Schmirler were found with the original index cards on which he typed the abstracts. They include: "Note: Parenthesis represents information not contained in the particular file itself, but obtained from other sources by Rev. A. A.A. Schmirler." and "I began eliminating excess and non-necessary legal forms with P.P. #980, August 18, 1967. Left note in that file to this effect."

"The numbers accepted while cataloguing these files are those printed on the holders, and apparently were the numbers used by personnel working at Sheldon Bank and at Fargo law office. In file #2016 according to this numbering we may have the explanation for references to another set of files noted by numbers in ink occasionally made on documents. This was the Vault numbering system used by Ed at Sheldon only. The text of the letter addressed to Ed Pierce Esq. Sheldon, N.D., by Pierce-Tennessee at Fargo: "Inclosed herewith we return---filed in the case of Ed Pierce vs. Iver Swiggum, your Vault No. 2747, which was brought up here last night by Mr. Richardson...by mistake." The number and names match those on the detached portions of yellow folders inserted in the newer print-numbered files, & labeled 'Law Offices of Ed Pierce, Sheldon, N.D.' These detached pieces were discarded by me, unless they contained a note of information not in newer or reorganized files. -Fr. A.A.A."

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Banks and Loan Companies (Not land agencies as such)	2199	2235	2484	2486	2046						
2055	2142	5206	2189	2292	2538	992	1179	1193	1926	1909	872
890	906	937	2100	2187	2197						
Bankruptcy	904	908	966	1573	2861						
Barlow, N.D.	2780	3280									
Barrie	923	2401	1651	2963							
Baseball	893										
Beloit College	849	1059	2622								
Benson & Anderton	1366	1367	1427	1525	1558						
Berwick, N.D.	3268										
Bicycles	4542										
Blacksmiths	915	1805	2453	3817							
Bonnerville, N.D.	890	1221	1498	1281	1282	1649	1650				
Bordulac, N.D.	5089	4822	4861½	4161	4231	5042	3856	3860	3592	3637	
3659	3787	3812	3843	3787	3456	3477	3498	3568	3352	3387	3416
3418	3435	3291	3240	3303	3313	3318	3294				
Bowbells, N.D.	1371	3685	3394								
Bowesmont, N.D.	2430	2845	3297								
Brockway, N.D.	2901	2410	2411	2410	2184	2212	1392	1466	1467	1468	
1687											
Brookland	1245	4388									
Buffalo, N.D.	3264	3306									
Buggies	3402	3405	4235	1474	3142	2274	2458	1359	3195	1232	
893	1024	1037	1059	1095							
Burnstad, N.D.	3310										
Buttville, N.D.	3193	3254	3510	307	4173	1310	1359	2751			
Cactus	2695	3610	1131	1150	1869	2088	2168				
Californians – From North Dakota	2135										
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Carrington & Casey Land Company	3240	3440	2472	2484	1608	2134	2300	2464			
1283	4941	973	1013	1083	1082	1089	1120				
Cassopolis, Mich.	893	2633	2717	3036	3142	3924					
Cassopolis Manufacturing Company	2937	3891	4548	26633	2648	1228	1229	2029			
2057	2421	1617									
Catholic Church - Sheldon and elsewhere	4351	4655½	4665	5047	4805	4534	4536				
4548	4150	3771	3772	2691	3342	3418	2068	1665	2649	2641	2642
2643											
Catholic newspapers	6443										
Center, N.D.	4759										
Chaffee, N.D.	1212	1762	2707	4284							
Church funds	3324	1590	3102	2096							
Cigars	1017	4010									
Coal	3016	4668	4823	2598	3379	3395	3420				
Coburn, N.D.	1635	1654	4245	940	1188	2496	1789				

Coburn Lands (Additional)	2219	2269	2385	1655	2087	2089	2118	2032	2059		
2081	2037	2040	2065	1725	2023	2028					
Cogswell, N.D.	1810	2737									
Colgan, N.D.	3597										
Colgate, N.D.	1280										
Colleges having land interests in North Dakota				1461	1697	1757	3021	849	1059		
1714	1411										
Collections	1902	3212									
Colony	3839										
Commisions, debated and otherwise	3386	3439	3005	3014	3216	3217	2645	2721			
2871	2912	2297	2309	2288	2272	2276	2281	2258	2261	2267	2237
2242	2243	2237	2241	2159	2186	2216	2230	2233	2205	2206	2177
2238	1692										
Cooperatives	4046										
Courtenay, N.D.	4027										
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Creameries	2694										
Credit	843	936	2193								
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Deisem, N.D.	4691										
DeVaul, N.D.	3654										
Dickey, N.D.	2825										
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Dowagiac	3386	3355	3386	3445	4668	1229	1057	1109	1139	1269	
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Eastedge –Westedge	2216										
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Elevators	3832	3860	4228	3440	3476	3477	3613	2537	2539	2553	2722
2903	2326	2466	2130	2301	986	993	1042	1128	1899	2317	1071
973	2315	1339	1625								
Elizabeth, N.D.	2978	2512									
Ellendale, N.D.	1313	1314	1315	1316	1317						
Elliot, N.D.	1906	2450	3782	2748	4681						
Elmo, N.D. (P.O.)	1780	1898	1931	2130	2131	2132					
Embden, N.D.	1212	1228	3807								

Galesburg, N.D.	3032	3033										
Garrison, N.D.	3392											
German language, Germans	809	930	1013	1176	1179	1191	1237	2140	2191			
2208	2385	1435	2810	2866	2912	3054	3138	3298	3299	3347	3409	
3720	3803	3926	4039	4553	4177	4204						
Ghost Town Sites (Probably)	1925											
Glover, N.D.	1313	1314	4137									
Gophers	1576	2266	1315	1316	1317							
Ghost Sites and Post Offices	3054	3190	4388									
Grace County, N.D.	5077											
Grain Commissions	3807											
Grand Forks, N.D.	4190											
Grass	2032	2033										
Grazing	996	1161	1162	1163	1176	2385						
Green Mountain remedies	2463	2550	2475	1234	2281							
Griswold, N.D.	1781	2224	2345	2346	2354	2355						
Grundy County National Bank		1139	1161	1162	1163	1179	1168	3058				
Guardians (Legal)	1172	6999½										
Hail	3865	1925	2169	2311	2236							
Hannah, N.D.	4107											
Hardware and machinery	1812	893										
Harlem, N.D.	1454	2632	3751	4388								
Harlem, N.D. (Post Office)	907	939	1022	1235	1849							
Harness Shops	1036											
Harvey, N.D.	3807											
Hay	3204	3697	1319	1664	1665	1665a	3086					
Hayes, N.D. (Post Office)	1170											
Health	2311	2443										
Helendale Stock Farm	3630											
Highland Township Names	899											
Highly & Mitchell	2708											
Homesteads	4086	4286	3641	3695	3736	3836	3890	3402	3434	2315	2383	
200	2806	3310	2144	2207	2227	2082	2101	2140	2110	1849	2000	
1273	977	1188	1189	1274	908	927	928	934	935			
Horses and horse trading	1025	2530	3051	3846								
Hotels	3210	3259	3476	3920	2785	2938	2955	3197	1589	2708	2744	2190
2297	2363	2447	1564	837								
Human values	2240	2248	1012	2008	2199	1002	1209	953	960	961	964	
851	948											
Humbolt, Iowa	940	1246	1064	1830	2118	2138	1623	2148	2149	2138		
2169												
Hunting	3073											
Hurdsfield, N.D.	3807	4087	4883	3723	4087							

Immigration associations	3783											
Insurance	4204	3807	4510	3376	3402	3634	3782	3335	3342	3372	2636	
	2766	3287	1776	2633	1522	1524	1633	1655	1659	2440	1336	
	1376	1491	2356	2362	2401	2418	2173	2213	2247	1267	2168	
	834	903	931	961	976	1881						
Isley Township	937											
Juanita, N.D.	4721											
Justice of Peace	1230											
Kathryn, N.D.	3213	4353										
Kidville, N.D.	1250											
Kindred, N.D.	1898	2043										
Labor	3384	4115	4812	1356	1359	1385	1526	867	870	1112	114	128
	1161	1162	1163									
Lakota, N.D.	3807											
La Moure, N.D.	1313		1315									
Land agencies	4836	4864	4868	4877	4217	4296	4308	5057	4683	3832	3834	
	3839	4107	4190	3871	3878	3779	3782	3800	3816	3533	3578	3580
	3605	3653	3878	3440	3532	3383	3386	3385	3397	3398	3335	3368
	3380	3379	3237	3496	3211	3212	3212	3334	3034	3038	3069	3113
	3003	3006	3022	2678	2691	2759	3000	1771	1794	2633	2672	1616
	1648	1657	1665	1684	1752	1315	1391	1394	1533	1603	2506	2532
	1313	1314	2418	2436	2447	2397	2396	2416	2385	2313	2362	2354
	2306	2434	2345	2346	2357	2278	2299	2301	2254	2258	2273	2184
	2199	2246	1311	2180	2185	9198	2179	2171	2172	2174	2161	2162
	2168	2485	2157	2159	2147	2148	2150	2156	1313	1314	1606	1390
	2700	2139	2140	2154	2160	2211	2665	2666	2667	2099	2100	2111
	2121	2138	2095	2021	2023	2070	2087	2023	5018	1906	1913	1926
	1931	1934	2023	2087	1838	1840	2170	3070	1853	1823	1835	1589
	1640	1280	2434	2224	1291	2179	2349	1174		1176	1214	1235
	1443	1091	1100	1101	1161	2203	1303	975	976	976	984	989
	1027	1090	1246	1134	1159	1158	2418	2451	1246	924	927	928
	987	974	1170	1171	1823	1831	2019	855	861	875	876	1288
	1496	1253	2284	2288	2439	2346	1650	3112	1291	1901	940	7124
	6443	848										
Land contracts	2152	2156	2286	1040	1254	1255	1823	2134				
Land speculators	3573		3584	3427	3438	3440	3572	3270	3334	3335	3378	
	3243	3244	2816	2817	3027	3034	3100	2635	2779	2800	2801	2802
	1759	1769	1796	2603	1663	1668	1691	1723	1608	1649	1650	1658
	1601	1604	1605	1606	1383	1440	1459	1563	2561	2562	2595	1380
	2523	2518	2519	2521	2522	2503	2159	2494	2496	2463	2469	2472
	2493	2416	2417	2380	2389	2377	2379	2362	2366	2354	2355	2307
	1787	2351	2292	2294	2357	2248	2249	2250	2270	2273	1969	2227
	2232	2237	2639	2484	2203	2220	2221	2279	2868	3646	2197	2202

Poor (Conspiracy against the)	4871	4016	3957	4828	3881	3807	3833	3675	3702		
3660	3670	3195	2834	3366	3046	3047	3035	3036	3034	2949	
Poor (the)	1529	1684	2248	2327	1484	1517	2300	2301	2302		
Power, N.D.	3355	1219	1205	1494	2731						
Preston, N.D.	1469	918	1021A	1155	1904						
Printing	930										
Prosper, N.D.	3807										
Prohibition	3058	4010	4127	2686	2369	2512	1119	1161	972	1017	1018
1026											
Race prejudice	3834										
Railroads	3342	3853	2681	2863	3243	3275	2633	2647	1777	2616	2167
1325	1746	1751	2525	2529	2555	3039	2260	2410	1466	1467	1468
Ransom County, N.D.	1009	3136	3137	937	938	943	976	978			
Ransom County Immigration Association				4853	4886	4890	4826	4798	4762¼		
4772	4144	4284	5078	4120	4107	4122	4080	4532	4107	4120	3852
3854	3805	3822	3782	3641	3684	3763	3534	3575	3378	3394	3395
3439	3527	3690	3527	3265	3286	3317	3289	3117	3240	3260	3038
3071	3060	3075	2997	3014	2985	2876	2978	2919	2931	2714	2740
2759	2515	2500	2640	2708	2492	2500	2362	3328	2267	2271	2276
2297	2289	2199	2215	2034	2097	2194	2072	2095	1896	1916	1686
1827	1830	960	992	11854	1214	1825	966	992	1013	938	956
3864											
Recreation	3420	3588	4162	4106	2080	2096	3377				
Red Cross	6240										
Red River Transportation Company				4190							
Religion	3812	3834	3553	3560	3771	3772	3431	3531	3534	3423	3424
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Renters & renting		4837	4239	4269	5066	3201	3352	4027	2290	1430	1742
2259	2277	1754									
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3345	2641	2631	2641	2642	2643	2653					
Sand Delta area		4879	4112	4240	3884	3859	3784	3813	3434	3695	3772
3136	3214	3334	2806	2993	3037	1740	2698	269	2534	1442	1526
1539											
Sandhills area		2476	2473	2408	2441	2284	2190	2234	2055	2091	2097
2167	2002	2032	1381	1527	1590	1065	1066	1097	1098	1121	872
874	906	996	1000	1001	1002	1028	1260	1306	1139	1161	1222

Velva, N.D.	2383	3248										
Venlo, N.D.	3197	1253	2287	2398								
Vermont Building Company stock.				1838								
Verona, N.D.	4824	4828	3807	4043	4107	2936	3024	6370	3558	3557	4762	
Violence	4186	4762	3505	3590	4553	4007	3444	2874	3199	3288	3297	
	3336	3377	2779	2835	2406	1791	2716	2085	2385	970	1055	2327
	1759	947	969									
Wages of laborers		4392	1760	1761	2982	4127	949	1800	1852	1612		
Walcott, N.D.	1205											
War	3376											
Watson, N.D. (Post Office)			821	2425	1321	1465	2960					
Well diggers and water			3050	2504	1683	3214	3276	3302	3306	4569	4145	
	4842	4299	4251	4704								
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Wheat	3719	3254	3349	3398	3420	3715	2940	3201	3238	2896	2092	2263
	2300	2301	2302	2307	2465	2723	1908	2088	1810	1831	1888	1540
	1749	2895	1767	1795	1223	1269	1801	1803	1471	1539	1682	1684
	6935	961	1135	1190								
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	3834½		3661	3684	3761	3477	3355	3335	3364	3424	3432	3347
	3281	3335	3038	3079	3246	3278	2931	3034	1736	2635	2843	2844
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	3952											
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Delano, F. R.	4686											
Dempsey, J. E.	3209											
DeLendrecie, O. J.	4534	4536										
DeLendrecie, Eugene	4534	4536										
Devine, J. E.	3678											
Devitt, William	2418											
DeVoi (DeVoy), Matt	3552											
Dickenson, George and Mary A.	1233	1497										
Dickenson, Francis E.	1233	1497										
Diesem, H. S.	1059											
Dill Farm	4881											
Divet, A. G.	3839	1313	1314	3601	3654							
Doeling, H.	4805											
Doeling, Gustav and Ida	2311	2236	1773	3886	2049	2050	2944					
Doeling, Herman and Minnie	2311	2236	1773	3886	2049	2050	2944					
Doherty, Hugh and Lizzie	1433	1434	1435	2777	3429	888	2135	2234	2306			
Donohue (Donahue), William B.	2677	2862	2289	2433	1529	2167	1476	2053				
	1055	2125	2283									
Donovan, Michael and Margaret	2518	25192										
Doran, Maggie C.	2003	2492	1636	2938	1215	1921	1309					
Doty, Charles	2376	2916	2944	3247								
Doty, J. W. and Carrie	5091	5094	3556	3769								
Doty, Wilbur Freeman (Rev.)	2117											
Downer, Jason	1933											
Doyle, G. P.	2645	2729	2763									
Drexler, J. C.	3529											
Driscoll, Daniel	1553	1042	2231	2566	2581							

Driscoll, Cornelius and Margaret	1553	1042	2231	2566	2581						
Dryden, James N.	2663										
Duncan	941	1012									
Dwinell, Frank A. and Anna J.	1357	1536	2668	948	990	1271	1315	1316			
	1317										
Dworshak (sic)	3002	3410	4762¼								
Eastman, Thomas	1659	1691									
Eastman, Tom M.	1659										
Eaton, H. W.	1603	5049									
Edson, Augusta	1016										
Elliot, T. M.	2394	2526	1301	1302	1303	1304	837	1042	1253	1331	1934
	2126										
Elliot, B. F.	2394	2526	1301	1302	1303	1304	837	1042	1253	1331	1934
	2126										
Ellis, Edward S.	1320	2070	2308								
Ellsbery, Charles F. and Carrie	2703	4523	1148	1202	2315	1327	1328				
Elster, H. (Rev.)	6101	2100									
Engle, Mathias L. and Cora W.	2161	2162									
Engle, W. G.	1041										
English, Edwin S.	2759										
Farnsworth, Ezra	1143										
Feldman, August	2635										
Fernow, Ernest C.	2077										
Field, Henry M.	2615										
Field, William H.	1217	1218									
Fields, William M.	937	938									
Fields, Charles J.	937	938									
Fisher, Harry F. & Nettie A.	3006										
Flatt, James D.	873	2067	2261	2374	5091						
Fletcher, Henry E.	2739	3424									
Fletcher, Charles H.	2739	3424									
Fletcher, Joel	2739	3424									
Foley, George & Octavia	4534	4536									
Folsom, John B. & Lavisa C.	2869	3890									
Folsom, J. B.	2040	2112	2242	950	1133	1269	1331				
Ford, Anna	2079	1564									
Forrest, A. M.	4245	4248									
Fosse, Nils J.	2646	2856	3775								
Fowler, George	842	938									
Fowler, George & Mary C.	2646	2668	2919	2541	2563	2633	2362	2416	2469		
	2520	1455	2138	2193	2349	2350	2351	2352	2324	2258	
Fowler, William J. & Eliza	1464	2401									
Fraedrich, William	3302	3570	4177	2318							
Francis, Orrin W.	1433	1649	2712	2759	846	890	1282	907			

Freeman, Mrs. 6784	1168	2207										
Freeman, Elton	2401											
Freeman, Maitland J. and Lucy A.	2417	3103	4512	1289								
Freitag, Emil 1748	3257	2220	2489	1437	1456	2082	2088	1518				
Freitag, Herman	1748	3257	2220	2489	1437	1456	2082	2088	1518			
Freitag, Hubert	1748	3257	2220	2489	1437	1456	2082	2088	1518			
Freitag, William	1748	3257	2220	2489	1437	1456	2082	2088	1518			
French, F. E. 3208	3266	3296	3884	2518	2519	2539	1439	1066	2263	2484		
Frey, Hugo Gustav Oscar & Anne	2837											
Fritz, August 1863	1474	1475										
Froemke, August	833	2132	1718									
Froemke, Charles Gottlieb	2635	2252										
Froemke, F.W. & Effie	4878	4081	4115	3687	3887	3591	3641	4655½				
	3534	3534	3397	3417	2971	3138	3386	3529	2741	2774	2836	2865
	2912	2520	2591	1714	1720	2634	2234	2287	2300	2301	2302	2323
	2095	2258	2071	2132	2205	1697	1698	1699	1251	2070	1858	950
	959	1056	1058	1103	1105							
Froemke, Herman A.	4272	1647	2975	3048								
Froemke, Ralph & Marie	3534	4122	1777	2132	3318	3038	3863	2476	3531			
Froemke's (in general)	3496	3757	3767	4655½								
Froling, Gust R.	4515	4557	2684	3527	3586	4511	862					
Frost, Holland	1234											
Galbreath, Benton	2041	2537	1754									
Galbreath, Wallace	2041	2537	1754									
Gardner, Frank C. & Juna R.	4720	2555	5052	6874	1188	3342						
Gardner, H.	4548											
Gardner, Stephen	1012	3634										
Gaughan, Thomas	849	1059										
Geary, H.	2622											
Geelan	2472											
Geelan, Chris	2645	2821	3604									
Geissler, Emil & Margaret	979	1169	2439									
Gerrish, W. A. (Dr.)	1267											
Geske, Gottlieb & Tillie	3413											
Gilbertson, Erick & wife Bertha, and Thomas Gilbertson	2444	2449	1207	2367	2403							
	2404											
Gilbertson, Thomas	2444	2449	1207	2367	2403	2404						
Gilbreath, W. C.	3758											
Globe Investment Company	1021											
Goetsch, John & Justine	1741	1455	1474	1575	1479	1519	1558	855	1447			
	1450											
Golberg, Amos	3390	3433	3027	3349	2711	2797	2827	2828	2839	2638		
	2644	2279	2494	1619	1683	1126	1172	2169				
Golberg, Claus O.	3390	3433	3027	3349	2711	2797	2827	2828	2839	2638		
	2644	2279	2494	1619	1683	1126	1172	2169				

Golberg, O. O. & Tillie	3390	3433	3027	3349	2711	2797	2827	2828	2839	
2638 2644 2279	2494	1619	1683	1126	1172	2169				
Golberg, Eddie	1374									
Golz, Herman	8312									
Goode, William H. C.	1067									
Goodman, Adam	944	1242	3112	3635						
Goodman, Frank P.	3341	6874	3219							
Goodman, Joseph	4690	2076	2488	2978	1627	1197	2036	822	972	1139
1227										
Goodman, Peter and Janet	2538	2766	2233	2368	2524	1630	1631	1477	1168	
1568 2120 1444	857	1139								
Gotsch, George E.	3350	1241								
Graham, William (Rev.)	2117	2364								
Gram, Charles A.	2684	3420	1165	1166	1287	2015	2242	1357	3096	824
860 822 961	1004	1005	1078	1125						
Gram, Jacob & Jane	3426									
Grange, Joseph P.	2455									
Grange, Louis & Minnie	4224	4686	4766	2838	3278	3362	1669	2084	2297	
2457 835 882	900	944	945	1077						
Grange, Marion	1860	1910	2054	2526	3096					
Grange, W. F.	1869									
Gray, Robert R.	2103	2570	2637	2924						
Greene, Anna	889									
Green, E. F.	1559	2907								
Greene, E.B. (Miss)	6240									
Greene, Jennie W.	4567									
Greene, John E (attorney)	3834	3734½								
Greene, J. L., John, Marshall, Sarah, Lizzie, etc.				3556	4082	2261	4082			
Greene, Lizzie J., Marshall B. & Lillie B., Elizabeth J.					819	3861	3962			
Green, William G	2157									
Greenup, W. P	2207	2167	2190	2203						
Grieve, Robert	2315	3239	3861	1118	2261	2285				
Grieve, William	2315	3239	3861	1118	2261	2285				
Grieve, Robert & Hannah	2258	2270								
Grinager, H. P.	850									
Griswold, Joseph N.	3904	2525	4216							
Grobe, Max & Emma	2767	2804	3206	3658	3883	853	1007	2399	2452	2455
1769										
Grover, Harley H.	2070	937	938	1160	2025					
Gruye, John J.	3354	4692	2006	2913	3353					
Gullickson, Ever	3854	4526								
Gunthorp, Charles	1157	1752	3828							
Guptill, Albert B.	1161									
Guy, William E. & Sarah	3389	4098	4289	1001	3044	1384				
Hackenberg, Daniel	3884	1800	1894							

Horton, Horace	2381												
Howell, Louis & Elsie	3441	3504	4071	2417	3103	3224	6240	1105	1122				
Hoyt, Will F.	1228	1280											
Hughes, Thomas D.	3737	3553	3342	1638	2000	2250	2263						
Hurley, William	1271	956											
Hutchings, William	3137												
Ihme, Edward	1724	2363	2371	3253	3409								
Ihme, Walter	1724	2363	2371	3253	3409								
Investor's Security Company of Boston					1021								
Island Lake (Rolette County, N.D.)			1183	2322									
Island Lake Farm	1261												
Isley Township	937	938	960	961									
Jackson, Helene	1458	2242	2243										
Jackson, Richard	1458	2242	2243										
Jaster, Ferdinand & August	1453	4208											
Johnson (various Johnsons)	3300	3310	3434	3859	3867	1617	1729	2817	3231				
	2476	1454	1485	1486	1528	1668	2043	2083	2186	2216	2430	1773	
	1801	1812	1822	1887	1906	2025	1731						
Johnson, Mons	922	996											
Johnston, H. R.	3386												
D. S. B. Johnston Land Company			2680	2848	3832	2032	2091	2212	2473	975			
	1010	1134	1158	1159									
Kaatz, Charles	1081												
Kaber, Albert & Emma		998	4355										
Kaspari, Jacob	4687	4710	2986	3414	3457	2314	3427	2773	1449	2635	2905		
	833	1064	1063	1076									
Kaspari, Martin	3888	1283	1272	1895	2020	2596							
Kaspari Brothers	1494	1609											
Kappel, Frank	1497												
Keating, Bartholomew I.		3407	2083	2241	2322	1531	2727						
Keenan, P. H.	2858	1875	2840										
Kelly, Fred	737												
Kempf, George		2635											
Kidd, Thomas	1250												
Kilty, Margaret		3243											
Kinan, John & Mary	1605	3252											
Kinderfather	3534												
Kindred, Sara E.		2619											
Kindred, Charles P.		2619											
Kinney, D.	1230												
Kipp, Mr.	1315												
Kittleson	2693												
Koehler, Frank W. and Mary	2656	3811	2075	2474	2481	1356	2658	3555	1332				

Peterson, Peter O.	993	995	1068	1069	1156	1242	2202	2263	1011	2477
Peterson, Carl O.	993	995	1068	1069	1156	1242	2202	2263	1011	2477
Peterson, N. P.2080	1475	1793								
Peterson, Peter O. and Karen	2400	2772	3504	2169	1801	2124				
Petersons (Various)	1457	1794	3468							
Peterson, Alfred	911									
Peterson,	850									
Peterson, Joel	838									
Peterson, H. A.	834									
Philbrick, Samuel W.	3259	3832	2568	3047	2138	2149	2156	2404	2087	2098
1665	1393	885	982	1847	2059					
Pierces	4396									
Pierce, Edmund	5080	4659	4819	4316	5044	3834	3857	4143	5064½	4251
3641	3417	2919	2932	3043	2718	2716	2727	2654	2713	2718
2520	2597	259	1636	1653	2158	2267	2272	1667	2007	2015
2083	7124	6101	877	1023	1714	4448	1557	2179	1356	2027
Pierce, L. W.	1905									
Pierce, Patrick	927	1082	2761							
Pierce, Thomas and Trena	2401	1719	864	881	946	1531	2255			
Pierson, C. E.	1255	1457								
Piper, Henry and Christina	1722	2123	2621	2139	2166	2261				
Piper, John	1544									
Piper, Maggie M.	3443									
Piper, Robert	2622	3110	849	1059	1714					
Platt, Theron Delos and Lydia		2853	2302	2301						
Pollock, P. M.	4127									
Pollock, Samuel	881	2695								
Pollock, John	881	2695								
Pollock, Charles	881	2695								
Pope, Edwin C.	1878									
Powell, Sarah H.	3416	4267								
Pribbemow, John	2187	2228								
Pribbemow, Edward	2187	2228								
Probert, Frank	2442	4538								
Probert, Frank M.	805	1867	2442	2750	4413					
Puhr, Joseph M.	1865									
Qualey, Alfin	1198	2043	2130	2369	2620					
Qualey, Ole.	1198	2043	2130	2369	2620					
Qualey, Andrew P.	1198	2043	2130	2369	2620					
Ranes, Paul B.	2896									
Raymond, S. R.	3391	3779	4176							
Redmon, C. W.	3439									
Reed, John H.	2491	2681								
Reed, Robert B.	2491	2681								

Schmirler family interest	2537										
Schobinger, Conrad	809	1196	881								
Schossow, Roy W.	2109										
Schraeder, A. E.	4182										
Schultz, Martha	2990	2995	3444	4553	2481	1568	2954	805	985	1121	
	2208										
Scott, William A.	3342										
Sebring, G.E.	5064	5049									
Seelig, Juluis	3372	3823									
Settekorn, Christian F.		3412									
Severance, M. E.	945										
Seymour, H.	1665	3804									
Shaw, Frank E.	4883										
Shaw, James and Jennie and Frank E.				1778	3395	3411	4825	2199	2200	2349	
	2315	2312									
Shea, Mathew and Catherine	1378	3248	3351	2424	2475	2489	1926	2083			
Sheldon, Edward E and Minerva F.		1778									
Sheldon, E. E.	811	1161	1162	1163	1188	2064					
Sheldon Henry I	1909										
Sheldon Printing and Paper, etc.		1151	1116								
Shelver, Martin and Anna	1936	2542	3639	3667							
Shelver, Jacob	1936	2542	3639	3667							
Selvig, Lena	2715	3894									
Sherman, W. H.	1665a	1190	1888	2392	2378						
Sherping, Olaf Th.	1256										
Sherriff, Geoge and Victoria A.		2680									
Sheyenne Valley Stock Farm	4251	2491	1168	1161	1162	1163	1168	2491	1160		
Shriver, J. G.	3424										
Simmons, James F. and sister Mary E. Kester				3377	3890	4154	4220	4233	2843		
	2844	2728	1744	1692	1856	2169	2728	2843	903	1129	1237
				1250							
Smith, John A.	3884										
Smith, William J. (Capt.)	934										
Smoot, William S.	2175	1903	1721								
Snow, Church and Co.	936	843									
Sorby, Jens N.	1805										
Sorensens, James	4190	2090	2462	2895	3455	3807	1004	1005	1886	2068	
	1693										
Sorensens, Lewis	4190	2090	2462	2895	3455	3807	1004	1005	1886	2068	
	1693										
Sorensens, William	4190	2090	2462	2895	3455	3807	1004	1005	1886	2068	
	1693										
Southard, C.	1433	1649	2712	2759	846	890	1282	907			
Southard, Henry C. and Juliet	2524	1758	2845	2418	2519						
Staiger, Christ and Rose		3534									
Stambaugh, L. U.	3567										
Spiekermeier, Henry and Wilhelmina				4509	4215	5077	4672	4805	4672¼		

Spiekermeier	4864	4879											
Stanbra, William T. and Mary E.	940	975	1294	1031	1169	1226	1246	1284					
1336	1667	1645	1656	1894	2096	2784	3057	2530	1586	1767	2390		
2293	2239	2152	2228										
Stangler, Frank		2265	2274										
Starkweather, Mont		842											
Starkweather, Mary K.		2558	2562	2244									
Stern, Max	3273												
Stevens, Ellen K.	987	996	1132										
Stoffel, Nick	2999	2215	3706	2928									
Stokes, J. I.	1225												
Stonebraker, Jasper and Katie	3100	4526											
Storey, John L.		4122	4229										
Stout, A. Y.	2704	2815	2997	3270									
Stout, George H.	2704	2815	2997	3270									
Strand, Austin H.	2032												
Strand, Gullick and Carrie		2351											
Strong, Frank R and Henrietta			1239	2832	2833								
Sult, George H. and Mary	4016	4291											
Swedish American National Bank		937											
Tallman, D. N.	3653	4014											
Tanner, John	3952												
Taubert, L. A.	3402												
Taylors (Various)	3422												
Taylor, George Anderson and Lillian	1357												
Tenneson, B. G.	1105	2027	2083	2550	3576								
Thiergart, Ludwig	3136												
Thomasen, Johan and Gunda	2413												
Thompson, Ed	806	3434											
Thompson, Engle	1257												
Thompson, John Jr. and Salome		2417											
Thompson, Thomas	2999												
Thompson, W. A.	1846												
Thornton, Mike	1800												
Tibesar	2999	4150											
Tiffany, Byram C.	923	935	991										
Torey, Henry W.	4199	3429	3376	3387	3396								
Topley, John	2663												
Torgerson, Thomas and Betsy		890											
Treat, Augusta L. and Neal B.		3064											
Tremain, G. L.	3057	4154											
Troyer, Charles E and Annie	3035	3036	1278										
Turner, Frank C.	3046	3874	4023	902	885	907	920						
Ufer, Charles	921	1256	1465	3111	4403								

Uhrhammer, Charles	2880	3562	3818	4300	2277	2315	2327	2643	3527		
Underwood, Fred	4230	2255	2404	2262	1460	1812	1863	1824	1861	1776	
806	836	1113	1231	1256							
Underwood & Mcilvain		2724	3353	2965	2449	2514	2676	2702			
Utke	2741	3016	3665	3915							
Valentine, Ezrag	1906										
Van Brunt, Willard A.		4194	1751	2776	2971	4555	2253	2306	2317		
Vance, Mary R.	1086	1820									
Van Horn, Henry	1116										
Van Horn, G. W.	1116										
Van Horn, L. E.	6784										
Vidal, James W.	1078	870									
Vogel, Frank	2308										
Wagor, E.P.	2962	3502	4503	4419	4425	4511	1278	892	1096	1858	
Waldie, J. J.	2342										
Walker, F. T.	846	2484	2485	2486	2744						
Wall, Fred and Lizzie	4276	3725	4013	4045	4075	1590	3251	3480	3584	2315	
2260	2238	1252									
Walsh, James	3532	3556	3601	4692	1605	2549	2712	3276	3353	3379	
Walter, Anna D.	4018	4500	4566	4682	2717	2718	2769	2910	3019	2264	
2449	2487	1943	2022	2079	1426	1462	1463	1928	1490	1573	1600
Walters, Andres	3735	4023	3386	880	2550	1795	2705	2824	3385		
Walters, John R.	3735	4023	3386	880	2550	1795	2705	2824	3385		
Ward, Arthur	3378										
Ward, Ed	2959										
Ward, Eliza	3110										
Warner, Edgar/Edward and Mary			893								
Watson – Anna Watson Syms			2469								
Watson, John S.	3386										
Watson, J. M.	884	980	1023								
Watts	1759										
Wells Land	1171										
Wentland, Charles F.	2185	2541									
Westphal, August	2661										
Wheelock & Wheelock		3829	3807								
Whipple, N. E.	2385										
Whipple, J. A.	2385										
Whipple H.	1131	1160	2023	2078	2931	1909	2700				
Whipple, O. L	910	1019	1084								
White, William, H.	2313	3530	1161	1583	1660	933	1163				
Wigal, Jacob	2201	2829	3412								
Wilberg, Martin H.	1745	1322	1464								
Wilcox, Barnabas D. and Dora E.			2984	1190	2840	811	1188				
Winistorfer, Jacob and Lena	899	1552	2474								

800 Case File Abstracts

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Ed Pierce represents receivers of Walter A Wood Mowing and Reaping Machine Company, Seymour Van Santvoord and Danforth Geer. He obtains legal orders to seize horses at harvest time., in confident effort to force Maggie Lastegaard, Clinton Township, Cass County, to pay Ole, her husband's bill with the Wood Co. at Hoosich, New York. Maggie is awarded \$450.00 by Judge Pollock. See also: 821: Receivers

805

Owego, North Dakota, pair, Martha Schultz (long a postmistress), and John Matti (first a cheese maker at Owego) are caught in the consequences of co-signing a note for Frank M. Probert. Letter 1899, C. W. Buttz, (founder of Buttzville, N.D.) to Ed Pierce relative to the case. See also: 985, Helmuth Schultz, reputation.

806

New York state receivers for Walter A. Wood Mowing & Reaping Machine Company, through Ed Pierce collect a bill from Ed Thompson; the last having signed a note in 1892 for one 4 ½ foot cut enclosed gear W. A. Wood mower penciled 1899 note from Ed Pierce. See also: #821: Receivers.

807

Ransom County Immigration Association sues for damages incurred on two Sections of their land in Coburn Township because Lemuel Harlow allegedly let his cattle run loose.

808

Receivers of Walter A. Wood M. & R. M. Co. are sent \$21.60 out of \$40.00 collected at Sheldon on bills totaling \$131.65, incurred by George Bauerschmidt in 1890 and 1892. See also: #821; Receivers.

809

Receivers of Walter A. Wood Co. collect on notes made by Conrad Schobinger. German letter by Conrad in German schrift; and a sequel in which he was evidently being coached to "write English." Strategy note from Ed Pierce. See also: #821: Receivers.

810

Realty papers on land around Enderlin, N.D., note special "dry" condition for Lots 2 and 3, Block 2 of Enderlin, Section 4, 136N 56W.

811

Fowler & Banks, bankers, make trouble for Wonzor ("the Tonsor") over a strip of land 50 foot long and 6'4" wide on his lot 10 in Sheldon original town site. Interesting list of other owners, traces sale of land from N.P. Strip originally reserved for railroad station purposes.

812

John W. McClelland and John H. Howard force sheriff's sale on William H. Roper, 1899.

813 Emery D. North, Glyndon, Minnesota, and his wife Isabel sell land in 1900 on which it was difficult to meet payments because of crop failures earlier. Letters by E. D. North, 1897 and 1899, relating to his notes with the Farmers Trust Company of Sioux City, Iowa, represented by George H. Hollister, receiver.

814

Ole Christianson contracts for land in Sec. 19, 136N 55W, from the Coburns, (of Maine), at \$1440 for his quarter Section, with the further condition that he binds himself to break and backset 50 acres per year, for three successive years, beginning 1897. Down payment was \$160.00; remainder at 8%; one-Half crop each year had to go to payment of interest and principal, until total was paid.

815

Walter H. Morse, taking a course in architecture while apparently employed by Smith & Jameson at Dows, Iowa, a firm purveying building materials, forgets that he offered 50% commission to Ed Pierce after the lawyer showed how easy it was to collect a note for \$85.00 already outlawed.

816

Mrs. Brundage gets a check for \$29.45 out of a crop that sold for \$412.79.

817

Two mortgages on Sec. 35, 136N 52W, Richland Co., the 3J Farm Company, seven miles southeast of Leonard, N.D. Ed Pierce advises Mrs. J. McDonald how to get around C. H. Bigelow and W. S. Timberlake of the St. Paul Fire and Marine Insurance Company, while her husband has gone to the 'woods' (In Minnesota?) to earn money in winter. 1899 See also: #1219.

818

N.B. Hannum (who married a Bonine from Cassopolis, Michigan) collects on notes at 12% by Gust E, Luther Township 138N, 54W, Cass County, N.D. 1901.

819

Legal forms copied to show due process of law had been followed in probaton of a foreign will, Lizzie J. Greene's. 1900. Note Letter of Judge Smith to B. G. Tenneson, Feb.15, 1900, in P.P. #931.

820

Van Brunt & Wilkins Manufacturing Company seek to collect for a Van Brunt drill "complete with press wheel attachment" from (cheese maker) John Matti, of Owego, N.D.

821

Legal information on Walter A. Wood Mowing and Reaping Machine Company in regard to appointment of receivers Sanvoord and Geer, 1895.

822

Joseph Goodman and Charles R. Palmer effect sheriff sale at front door of Lisbon Court House Dec. 12, 1899, of NW1/4, Sec. 18, 135N 54W, in foreclosure on mortgage made in October 188_.

823

Ed Pierce moves in upon alcoholic, alledgedly so.

824

The Sheldon Roller Mill Company, i.e., Sorenson & Sons, complaining because 1000 bushels of flax were not delivered by Henry Hanson as per contract of September, 1898, have their suit dismissed on the technicality that they were not a corporation as their attorney, Charles A. Gram had made out in the legal complaint. Flax was to be delivered at Sheldon or Enderlin. See also #1004-5

825

N. B. Hannum, N.B. Greene and Peter Goodman hold together, a mortgage of \$74.85 against Ralph B. White and his wife Nellie, on Lot 5, Block 7, Rudd and Sheldon Addition of the down of Sheldon, N.D., since 1892. Nov. 1899. (See also #6999 1/2: N. B. Hannum estate)

826

Duluth Dry Goods Company sues Lars Lokken for a bill of \$31.75, Oct. 12, 1899. See also #973

827

E. A. Lucia sues Charles Vosburg for a bill of \$15.65, October 21, 1899.

828

Four letters Fred B. Morrill, states attorney, Cass County, N.D., to Ed Pierce, in matter of collecting on a deal the Osborne-McMillan Elevator employee at McLeod, N.D. meddled with in 1895. This Albert Hauge wrote letter Dec. 18, 1895 dated Sandouin (McLeod to Ed Pierce.

829

Anton Austad sues Sivart Austad for \$18.50 at 12% per annum; 1899.

830

John Johsnon sues Sivert Austad over \$35.00 1899. Debt incurred in 1890.

831

N. B. Hannum sues Thomas Patterson on notes only two years old; Oct. 1899. See also: #6,9992 N. B. Hannum estate.

832

N. B. Hannum sues O. O. Golberg for \$154.25; and (Machinery dealers) Underwood & McIlvain send their check to cover principal, interest and costs: \$209.89. Officially acknowledged, Aug. 29, 1902. See also #6999 1/2: N. B. Hannum estate.

833

Ransom County Immigration Association acquires NW1/4, Sec. 26, 135N 55W, with elevator at Butzville on that tract of land, 1899. Letters from Daniel Lunoe of Lake Mills, Iowa; and C. C. Austin to Ed Pierce. Austin represented Pierce & Austin at Minneapolis, Minnesota. Also, land certificate to August Froemke. Feb. 25, 1885, on Sec. 22, 135N 55W. (This may be the time when Froemke, Frank began to be associated with Ransom County Immigration Association). See also: #955: Letters of Daniel Lunoe.

834

Valley City firm collects from H. A. Peterson in 1902, for note made out in 1883, to representatives selling Van Brunt & Wilkins, farm machinery, when he was being paid by St. Paul Fire and Marine Insurance Co. for hail damage.

835

Louis Grange sues Joseph Herdina of Britton, S.D, for price of a stallion, Brilliant, sold in 1895 while Herdina lived near Sheldon, N.D. See also: #1221 for Frank Herdina, Jr.

836

Ed pierce deals with Minnesota persons, on papers for pedigree bulls, and undervalues farm at Deer Creek, Minnesota. E. A. Peck of Lake Park, Minnesota writes about bulls in letters 1898 T. C. Knapp of Deer Creek uses German American Insurance Company stationery.

837

W. J. Halliday mortgage notes 1893-1897; T. M. Elliott fields on for Ed pierce.

839

James P. Aylen, doctor, near Sheldon, gets no time of grace from H. F. Labbitt on a chattel mortgage one year old. See also: #6101; #841.

840

Nils E. Bolstad, farming east of Sheldon, mortgaged forty tons of hay to Turner Buswell, agent; 1893; in return for a loan or credit of forty dollars. See also: #841, re: Bolstad.

841

Dr. James P. Aylen of Sheldon sues for money due him from Nils E. Bolstad. The Plano Manufacturing Company also sues; 1899. Persons from Kindred and Davenport, N.D. also involved and write letters: attorneys, bankers, insurance.

842

Series of letters by Mont Starkweather, June 1891-Feb. 1892, of Sheldon, Foreman, Oakes, N.D., revealing his bitter disillusionment when creditors converged upon him. Earliest document of his indebtedness in the files is a \$45.00 "bill of sale" (in lieu of chattel mortgage) to George Fowler of Sheldon, N.D., 1888.

843

The Snow Church Company, incorporated law and collections, with many branches in the United States, seeks to collect their 1/4 share of crop from George M. Astell farming east of Lisbon, N.D. See also #936 for example of their method of snowing under.

844

John F. McKnight places some of his land in hock to the Ransom County Immigration Association. Stationery of that Association appears for the first time in Pierce's files; letterhead lists Adam Goodman, pres., James K. Banks, vice-president and Ed Pierce as Secretary and attorney; 11/27/1899.

845

Ole Anderson of Leonard, N.D. is sued for a note of \$15.00 which he gave in 1893; suite in 1899. See also: #846

846

Ransom County Immigration Association clears up title to land, involving the firm of Francis & Francis; also F. T. Walker, D. Rhomberg, George H. Phelps, J. B. Lockhart, and E. H. Lincoln.

847

Collateral loan and chattel mortgage signed by Robert Elliott (related to T. M. Elliott after whom the town of Elliott was named) Sec. 21, 134N 57W, for \$20.00, to be paid the Walter A. Wood Mowing and Reaping Machine Co.; dated Mar. 10, 1887. In 1892, \$34.31 still owing; had grown to \$68.80 by 1899.

848

The Farmers Trust Company, Sioux City, Iowa, represented by George H. Hollister, receiver, bring about foreclosure upon Gunil Johnson, NW1/4, Sec. 32, 135N 48W, Richland County, N.D., fall of 1899. Delaying tactics by Ed Pierce.

849

The Board of Trustees of Beloit College, through their attorneys at Aberdeen, South Dakota, contest the action of Ed Pierce through the State Bank of Sheldon to obtain part of the crop raised on their farm, SE1/4 Sec. 2, 34N 59W, LaMoure County, N.D, in 1899. Grain and flax was to be delivered to elevator or cars at Verona, N.D.

850

Peter L. Peterson and wife Rosa, deal in first and Second mortgages in effect to keep their farm, SW1/4, Sec. 14 136N 56W. File contains his 1894 application for loan. Sarah A. Wilson of Racine, Wisconsin holds the first mortgage. Louis Grinberg of Lisbon has Ed Pierce represent his claim.

851

A suit developer over groceries sold by Enderlin store to Sheldon farmer.

852

(Missing from this lot of files as of July 19, 1967.)

853

In the suit against Richard P. Grobe, a \$20.00 expense item is listed for "watching building 5 days". The ownership of the buildings was involved in the suit. See also: #974, Grobe; #974; #1007; #2399.

854

State Bank of Sheldon vs. E. L. Gronitz: no enclosures, officially.

855

Wheeling and dealing with quarter Sections in Sections 8 and 18, 136N 53W, along the tracks of the Fargo and Southwestern R. R. between Coburn, N.D. and Sheldon; Ransom County. Charles O. Heckle, whose name frequently appears on R.C.I.A. papers as notary public or as witness, deeds a quarter Section to Ed Pierce for one dollar; and his notes to the Fargo Loan Agency are cleared up 1901; and notes to Ed

Pierce begin to show afterwards. John Goetsch traveled for A. J. Van Patten, Gaylord, Minnesota: letters by Goetsch. "...close the matter up..." (sic) seems to be a phrase used quite habitually, even by non-Germans like Pierce May 28, 1898 to Benson and Anderson; and Lambert to Pierce, the same date.

856

Dennis Liston of Lisbon, N.D. gave a note for a horse in 1892 to P. J. Murphy; who traded the note to Harvey Hartig for double waisted harnesses; who traded the note to Moore Brothers; and the receivers of Walter A. Wood Co. sue for payment of the outlawed note in 1899. C. O. Heckle does the legwork for Ed. Pierce.

857

Charles D. Austin moves from Lisbon, N.D. to law offices in the New York Life Building in Minneapolis, and sues I. J. Oliver on a note he have in 1892 for five (\$5.00) dollars at twelve percent interest, before the note might become outlawed in 1899.

858

Peter P. Goodman and wife Janet make a settlement with Ed Pierce for \$790.33, Oct. 10, 1899. (Peter Goodman is one of the men prominently associated in the development of Cass and Ransom counties, beginning as early as the 1860s.

859

Court proceedings in condemning land if necessary, in order to establish "Sannes Alley" (in the central business block of Enderlin, North Dakota), Oct. 9, 1899-Nov. 1901. Also contained are two documents evidently not properly file: attorney P. H. Rourke, Lisbon, N.D. letter June 7, 1900 to Ed Pierce concerning Hollister vs. Foley case and household lease indenture Ed Pierce with firm of Pederson & Pederson of Enderlin, N. D, concerning Lots 16 and 17 of Block 3.

860

John Trangsrud is sued by the Champion line of machinery, whose factory was in Springfield, Ohio. N. W. Lundy is general agent, representing Warder, Bushnell & Glessner Company Champion Harvesting Binders, Chicago, Ill., 1901. Dealers from them at Sheldon were Hanson & Evanson, Address of Trangsrud was Buttzville, N.D.

861

Ed Pierce, E. B. Hannum witnessing, save a farm for the sister of Christoph Schmidtke, now Wilhelmina Thompson, in Shenford township, a Neighborhood well settled "by Germans". Christoph Has taken out the original mortgage in 1889, being unmarried, in Dakota Territory, land having been farmed four years previously: SE1/4, Sec. 18, 135N 54W when it had a one-story, shingled log house 18' x 32' and a similar barn and granary each 18' x 18' on it; his implements being listed as "binder, mower, plows, wagons, sleighs, hay rake, etc." He had died without paying anything on principal or interest. Also see: #996 for Kansas Trust Co.

862

Gust R. Froling (coming to Sheldon, Dak. T. from Cassopolis, Michigan; store clerk for. A. B. Rudd 1886) sues farmer Karl F. Grinberg, Dec. 8, 1899, expecting at least payment of \$50.00.

863

Eleven farmers around Buttzville, N.D. take out hail insurance in May by notes given Ed Pierce, and pay them in October. Mrs. D. H. Buttz writes Ed Pierce Oct. 31, 1899, with stationery letterhead of: "The Fargo Hospital, No. 611 Eight Street South, telephone 428-2, Miss Alice Bolton, manager."

864

H. F. Larson dealer in Enderlin, N.D. thought he had sold a Nichols & Sherpard 18 horsepower, straw-burning steam engine to George E. Losey of the Scoville, N.D. area (south of Sheldon, N.D.), in 1897. Deal lacked Secure financing; rejected by credit man for the Nichols & Shepard Company Battle Creek, Michigan, See also #1133; #1906, #2418, on Losey.

865

John W. Kaber (Enderlin) collects an 1892 debt from Engel Froland in 1899 living ten miles out of Lidgerwood, N.D., with the help of Ed Pierce, and the Movius State Bank at Lidgerwood.

866

Receivers of Walter A. Wood Company get a refusal to pay 1897 note, and to renew papers on it, from Englevale, N.D. farmer, Frank F. Babcock.

867

In 1899, Ole Williamson sues David H. Buttz for payment in compensation of the plowing he had done for him in 1893. Interesting letterhead, Ole to David, Oct. 17, 1894, featuring letterhead of Eric Sovde and C. C. Gronlie Drygoods and Groceries, at Sandoun (McLeod, N.D.). See also: P. P. #870 suit over unpaid wages

868

N. B. Hannum sues two farmers who have moved from Sheldon. One gives list of personal property as not exceeding \$1,500.00 in total value, Barnes County, Jan. 10, 1900.

869

In 1899, a suit for payment of a 12 horsepower Buffalo Pitts traction engine with pole and driving belt. G. Adam Brown is afraid Martin Austad was preparing to leave the country.

870

David H. Buttz is sued for a debt, apparently for wages not paid to worker. See also #867, Pierce Papers. Re: Buttz See also: #1140, #1281.

871

Albert Fraedrich, (of Pontiac Township, Cass County) address Enderline (sic) gave a fifteen dollar note for horse service to Bopp and Callahan, Oct. 1, 1893. Is sued for payment in 1899.

872

Land department of the Northern Pacific Railway Company gives a deed to E. T. Olson for tract of land as late as Dec. 7, 1899 (Sec. 7, 135N 53W lies in sand hills area), when final payment of \$73.50 was made.

873

Karl B. Andrews went into debt beginning 1881, on (the farm where the Flatt family has a swimming pool on the lawn) NW1/4, Sec. 4, 136N 54W, and gave a warranty deed to James D. Flatt in 1884.

874

Andrew Johnson cannot make taxes 1884-1890 on land in Richland County (sandhills) Sec.18, 136N, 52W. Ten years later he proves up on the entire quarter Section as a tree claim.

875

August Numan (also spelled Newman) and wife Rosetta by quarter Section east of Buttzville, N.D. in January of 1888. Papers cleared years later through J. L. Moore, trustee for Globe Investment Company in receivership, via State Street Safe Deposit and Trust Company in Boston, Massachusetts. P.P. #1063: Mrs. Newman sells her land in Sec. 33, Liberty Twp., Ransom Co., in 1899; this is a Georgia Newman.

876

Julius O. Nessel buys a quarter of land from Wray S. Territ, an absentee owner, Cook & Dodge of Davenport, (Iowa?) and J. B. Lockhart of the Red River Valley National Bank Bldg. In 1912, T. W. Wiper. (Wipers and Greens were connected with the bank of the R.C.I.A. in Sheldon by this time.)

877

Accounts pertaining to rent coming in from stores in Enderlin, N.D., less certain costs. \$847.88 transferred to credit of Ed Pierce, for the fiscal year ending Jan. 31, 1900.

878

A Soo Line engineer of Enderlin, N.D. gets a divorce from his wife in Minneapolis; and Christmas in 1899. 17 years difference in ages.

879

Herman Kasch of Sheldon gives Ossof Harelson and his wife Lena a seemingly rigid contract. Letter from Mrs. James Holes to B. G. Tenneson, (Sheldon lawyer)

880

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881

Letter of Tom Pierce (brother) of Enderlin State Bank to Ed Pierce, December 4, 1899, regarding payments that Conrad Schobinger and Samuel Pollock have made on their loans.

882

Widow of Louis Grange is appointed legal guardian of Clayton Grange, so she can put his money to earning interest for him.

883

A farm is sold. William J. Cramer and his wife Katherine, sell SE1\4 , Sec. 2, 135N 56W. This farm is three miles from Buttzville; address is Lisbon. About 35 farmers are estimated as being in the same township. 1900. Husband went to work in the woods.

884

The Investors' Security Co. of Boston (31 Milk Street) offers SW1/4, Sec. 29, 159N 73W, Rolette County, near Willow City, N.D., for sale September, 1899. Writers identify themselves merely by initials and room number. One says about "a concern at Devils Lake" we knew sufficient about that firm's reputation not to expect to make any deal with them!" October, 17, 1899. J. M. Watson, real estate at Willow City, writes Jan. 12, 1900, to Ed Pierce: "The land itself is very fair but there will have to be a better class of settlers in that neighborhood before there will be any particular move in real estate in that locality." Ed replies January 16, 1900: "...as I have turned nothing in that corner of Rolette County, for some time, and I will cut the difference with you on this piece of land."

885

The Coburn Agency, S. W. Philbrick agent, sent list of over 75 sections of lands in North Dakota upon which Ed Pierce is to pay taxes in their name, in 1899. On 7 sections in Ransom County, mainly in Coburn township, \$387.60 was due.

886

Enderlin, N.D. (a town eight years old) floats a \$4000, bond through the Enderlin State Bank, 11/6/99.

887

Plaintiffs from Valley City, C. E. Batcheller and Thomas Casey, raise the question as to whether Archie F. Wyckoff SE1/4, Sec. 22, 137N 56W, Barnes County homestead 1891, could use his land as Security for debts with Sheldon merchants before the land patent was issued in 1892.

888

Two lawyers, Ed Pierce and also H. Doherty of Lisbon, both pay back taxes on the same SW¼, Sec. 15, 135N 54W, Shenford Township, Ransom County; while the township board of supervisors and the local school board both fail to levy taxes against it in the years 1892 and 1893.

889 (889-890)

The will of Anna Greene (Mrs.) from Arlington, Mass. decreased in 1892, is probated in 1899. Land patent to Thom Torgerson in 1882, for NE¼, Sec. 30, 135N 54W. Application for a loan from a Boston bank, December 18, 1880; Torgerson is living on the land; it has been cultivated two years: address: Bonnersville post office, Ransom County, unorganized; nearest railroad is at New Buffalo (now Buffalo, N.D.). See also P.P. #931 for letter of Judge Smith to B. G. Tenneson, February 15, 1900.

890 (889-890)

The will of Anna Greene (Mrs.) from Arlington, Mass. decreased in 1892, is probated in 1899. Land patent to Thom Torgerson in 1882, for NE¼, Sec. 30, 135N 54W. Application for a loan from a Boston bank, December 18, 1880; Torgerson is living on the land; it has been cultivated two years: address: Bonnersville post office, Ransom County, unorganized; nearest railroad is at New Buffalo (now Buffalo, N.D.). See also #931 for letter of Judge Smith to B. G. Tenneson, February 15, 1900.

891

Levi Bemis, from Chatfield Minnesota (see also #874, #7095) gives an extension on the debt of John Piper who had bought an additional SW¼, Sec. 6, 136N 54W that cornered his land on the northeast (And which must contain considerable gravel moraine.) Letter from Bemis to Ed Pierce, December 2, 1899, referring to "sundry loans" for which commission is paid of \$438.00.

892

Warren Mendenhall institutes a number of lawsuits at about this time. This file refers to \$28.73 that H. H. Baarstad owes. See also #895; 897; #910; and many others.

893

Letters from Hanson & Evanson dealers in hardware and implements at Sheldon, N.D., 1899, to Wagor & Company their suppliers at Cassopolis, Michigan. Edgar and wife Mary Warner leave their farm, SE1/4, Sec. 18, 136N 53W (Coburn Township) and some of their possessions are in hock.

894

Another claim from Walter A. Wood Mowing and Reaping Machine Company receivers, 1899, this one against David Wells is contained in this file which is listed for the other summons, to write, a note given by Dan McCloud to E. A. Lucia. File #895 contains another legal action against Dan, 1899.

895

Warren Mendenhall is plaintiff listed; it is the Duluth Dry Goods Company suing Dan McCloud for \$31.65 bill. See also 892 and 897.

896

K. O. Abrahamson, agent for Phoenix Insurance Company of Brooklyn, writes from Kindred, N.D. regarding old notes of Ludvig O. Vangsniss (Vangsness?), November 20, 1899, on land in Sec. 18, 136N 52W, Richland County.

897

Warren Mendenhall collects on another note; 1899; this one given by Elmer E. Rose to C. G. Baldwin, in 1893. See also #892 and #895.

898

Another claim from receivers of Walter A. Wood Company, 1899. See for reference P. P. #821

899

Mary Barnes of Wells, Minnesota owns a quarter Section of Highland Township, Cass County, (Sec. 14) North Dakota, for which she pays road tax, 1898.

900 Case File Abstracts

900

Louis Grange of Sheldon buys a quarter of land from Andros Nelson November 4, 1899, for \$3,000.00; but Nelson is allowed liberty of remaining on premises until May 1, 1900. SE $\frac{1}{4}$, Sec. 12, 136N 55W.

901

William Cuthill makes application for a loan October 27, 1899, with the purpose in mind of building next year on N $\frac{1}{4}$, Sec. 23, 137N 54W, on which there were no buildings.

902

Mrs. F. C. Turner, holder of some of the Coburn lands (see #885), sells another quarter: SW $\frac{1}{4}$, Sec. 31, 136N 55W. Eberhart Olson Fausett, of Enderlin, and William A. McCloud previously had possessed a land contract on this quarter. Letter from her son, H. C. Turner, vice-president of the Turner Oil Company, Los Angeles, California, to Ed Pierce, December 14, 1899. The Company were producers and dealers in fuel oil.

903

Ed Pierce represents the Red River Valley Mutual Hail Insurance Company of North Dakota, Wahpeton, N.D., 1899. Company can pay the losses, if the collections are made.

904

Two different instance of bankruptcy proceedings, 1899.

905

Lars J. Johnson gave \$108.00 worth of notes on machinery, beginning 1895 to N. G. Hannum for which he is being sued.

906

Globe Investment Company of Boston, Mass., took a first mortgage on eighty acres (East $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 18, 135N 53W, a small acreage for Dakota Territory, and probably where the Sheyenne River runs in its ancient delta sands.) for \$40.00. Three other banks of Boston, and the receiver of Globe Investment Company are interested in the first and Second Mortgages on this piece of property by 1899, which Samuel Van Iderstine lost.

907

Robert C. Sanborn (former businessman of Sheldon, N.D.) in business as Sanborn &, Turner at Lisbon' D.T. take a note on a Van Brunt 17-shoe press drill in Oct. 1800 from William McFarland in Sargent County; the R.C.I.A. collects on this and other notes in 1900. Re: Sanborn: see also #3579

908

Irvin M. Hill and his wife Martha homesteaded in Sec. 18, 139N 55W, which is Hill Township, Cass County, N.D. and at the age of 58 he lost out by way of bankruptcy in court, March 29, 1901. Interesting enclosures: a) Chattel mortgage on one horse, seven oxen, 1892. b) German spelling in Hill's letters, 1898 & 1899. c) High-handed action of W. F. Holmes of Casselton against Hill, as described in letter from Enderlin Bank to Ed Pierce, 10-17-1898.

909

N. R. Hannum sues Albert Hauge (of Sandouin, or McLeod, N.D. see 1828), for debt on machinery; 1899. Note: Legal actions contained in files #909, #911, #912, #913, #914 and #915, were all held on the same day, Nov. 28, 1899, in Ransom County justice court, before James Glassford, justice of peace.

910

Warren Mendenhall sues main. (See #892, #895, #897) . In 1899 he holds notes that were made out to C. G. Baldwin of Lisbon. Letters by J. B. Brown of Lisbon Bank.

911

Another suit by Warren Mendenhall; (See 892, #895, #897, #910. This one against Alfred Peterson.

912

Another suit by Warren Mendenhall in 1899; (See #892, #895, #897, #910, 3911. This is a note which began as one given for \$18.55 to C. G. Baldwin in 1895 by Byron Brace. Suit settled.

913

Gilbert LaDu sues A. Miller for a note given in 1895 to Sanborn & LaDu.

914

Myron Brace is sued at same time as by Mendenhall. (See #912 and settles an 1894 debt for \$16.25 at 12%).

915

A round-robin of debts, involving Sanborn & LaDu, 1894; Walter A. Wood Co. Sandager & Wangan; Thos. Eastman, Ella Eastman; and Hans Halvorson, blacksmith, and his interest in some land; 1899. Files #909, #911, #912, #913, #914, and #915 were all held in justice court of Ransom County before James W. Glassford, justice of peace, on the same date, Nov. 28, 1899.

916

F.V. Froemke sues for payment of balance of bill incurred by John Halley at Anselm in May 1899 for goods, wares and merchandise sold and delivered. (Halley has moved to Velva, N.D., by 1921; see #931 letter of Ed Pierce to Northwestern Mortgage Security Company of Fargo. N.D.)

917

Andrew Hovland of Clay County, Minn. seeks to recover land sold to Hans L. Alrick, deceased, by paying up mortgage held by receivers (George Hollister) of the Farmers Trust Company at Sioux City, Iowa.

918

Andrew Lee, living 16 miles west of Sheldon, N.D. enjoys a poor reputation with his creditors. Santvoord and Danforth (see #821) after four years of action, get \$200.00 apparently, Dec. 12, 1901. Dec. 1, 1899 note lists Preston, N.D. as post office.

919

Dr. James P. Aylen collects a bill for \$87.25 by taking a mortgage, May 3, 1900.

920

Coburn heirs deal with Severt Severson in the Scandinavian township around Lucca, N.D. 1899. SE¼ , Sec. 19, 137N 56W. The Long's are in E1 Paso, Texas, heirs to Julia Long estate. See also #1123, #1897 re: Seversons.

921

Turner Buswell take legal action against a buyer of Coburn land, to wit, W¼, Sec. 18, 52W though defendant was living on Sec. 18, 137N 53W in 1899. Charles Ufer gives his address as Maple, N.D. (Watson P.O.), and says the neighborhood is well settled and German.

922

Mons Johnson writes letter to Ed Pierce Dec. 23, 1899, objecting to suit of himself and Sam Johnson for mortgaged stock that his son Iver Johnson had put in hock. Stationery is that of Nei & Co., Groceries, Hardware and Machinery, Leonard, N.D. Iver farms in Coburn Township, Ransom Co. Objections did not prevail, even though Mons gave no consent. See also: #996, Mons Johnson appraises, 1887.

923

Reinhold Tiffany, attorney with a specialty in public land law, Atlantic Building, Washington, D.C., sends deed to quarter of land (10 miles) west of Enderlin, Nov. 2, 1899.

924

SW¼, Sec. 9, 131N 53W, Sargent County bought in 1882, sold for taxes on Foreman courthouse steps 1887 when Lillian Carpenter was highest bidder. Edwin Hodgson who claimed taxes had been assessed 1887, 1888, 1889, and had he paid them, was in St. Paul in 1899, and lost his lien on the property, if any, by failing to appear. Several letters S. V. R. Hayes, Farm Lands and Farm Loans Grand Rapids, Michigan, show clear cut action, and local agent at Milnor, N.D., namely F.W. Vail.

925

Emmett E. Hazen, of Chicago, Illinois, using stationery of the Castoria County, Pitcher's Castoria, the Kind that the Baby Cries For, does a bit of crying for another kind of medicine, i.e., extension on loans, to George H. Hollister of Sioux City, I11., because he was in debt on his Dakota land investments near Gardner and Fargo, and had been severely hailed out E½, Sec. 32, 143N 50W. in 1899. Copious three-way correspondence: Hazen-Hollister-Pierce. Note the action of C.W. Young, teller in the Fargo National Bank, Fargo, N.D., in paying tax deed in 1899. Complete abstract of title contained for the half Section mentioned above, up to 1900. Matters were straightened out.

926

A claim of exemption from levy on certain properties in Barnes County, is made by P.H. Lowe, Jan. 11, 1900.

927

(Continued in 928) SW¼, Sec. 8, 138N 45W, being near Hawley, Minnesota. John Peter Persoma age 50, squatted on this quarter in Clay County on a ridge, in 1885; took out a loan in 1892 when he and Maria Gustava, age 28, had one child, a boy. By this time he had built a log house in 1886, a lumber barn with straw roof in 1888, a log granary in 1889. The homestead papers were issued in Jan. 1892, In 1899, Hollister considered the loan in bad shape. Ole Olson, bank cashier at Hawley thought of the 50 acres under cultivation on the farm on a ridge, and estimated its top worth at \$900. Patrie Pierce, (Ed Pierce `s father) investigated for Ed; his opinion is reflected in Ed's letter to Hollister Dec. 2, 1899. Persoma had just had three successive bad crops. Olson does not want to take Security in the land, no want any of his friends to do so; but he would like to stick some wild cat loan agents with it., Persoma writes a letter in his own language and he is a Laplander, Dec. 18, 1899. D. J. McMahon, mgr. of Interstate Land Company, St. Paul, Minn. bites on \$998 deal, June 15, 1900. Deal closed. Was he a sucker?

928

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929

S. V. R. Hayes, Farm Lands and Farm Loans, 414 Houseman *Block*, Grand Rapids, Michigan secures deed to SE¼, Sec. 11, 129N 72W, near Ashley, and in McIntosh County, through Ed Pierce of Sheldon. 1900.

930

C. L. Milette, attorney for I. E. Chase, Sept. 1, 1897, sold a quarter of land to Jacob Swalenberg, in Red Lake County, Minn.; and they collect on this debt in 1900, though Ed Pierce. The investors are from Pierre, South Dakota, with an interesting letterhead in red ink, 1900. Swalenberg writes several letters in English with, so to speak, a German accent.

931

Christen Larson died in 1899; his wife, Christine Larson inherited NW¼, Sec. 26, 136N 54W, obtaining a deed in 1902. But this land had once been sold to James Halley (see F.P. #916), and the title had to be cleared up in 1912.

932

Halver J. Foss, Aug. 11, 1890, gave three notes totaling \$165.00 (total cost of) for a McCormick Harvester & Binder with bundle carrier complete, sold by R. C. Sanborn (see #913). The McCormick H. M. Co. in 1899, agrees to allow Ed Pierce 50% of collected on this debt, nothing having been paid on it.

933

W. H. White, treasurer of the County, is sued by Ransom County and his bondsmen which involves businessmen of Sheldon and Fort Ransom villages for having converted seven hundred dollars, out of some three hundred thousand that he handled, to his own use fraudulently. The charge is denied April, 1900. Settlement was made July 2, 1900, on payment of \$500.00 as condition.

934

Julia Hanson dies in testate April 21, 1899 A process of law is needed to set aside Libert Township, Ransom Co., for the use of the family. Henry Hanson, the husband, is the petitioner. The Hon. William K. Smith, county judge is busy getting himself re-elected; so much so that he cannot spend time to even eat his lunch, let alone go out for it.

935

Gustav Dagman, Norwegian, on his loan application Feb. 1, 1901 answers the question as to the nationality (of his Norwegian and German) neighbors in the township by saying they are "Americans." Line of N.P. RR. Branch is marked in with red ink, Dalrymple to Nome, Jan. 18, 1901. Three letters from the Minn. Loan and Trust Company marks the first appearance of extensive correspondence between that Company and Ed Pierce. Also included is a letter from Byram C. Tiffany to Thomas Pierce at Enderlin, (brother of Ed) Jan. 22, 1901; and letter Gus Dagman to Ed Pierce, July 11, 1900 regarding his naturalization papers.

936

The Snow, Church & Co. collects for R.P. Felton from Chas. H. Potter. Jan. 24, 1900, to B. G. Tenneson: "...we do not see why you should need to deposition of our client in this matter as you have his note which was due the first of the year." See also, open postcard from Snow, Church and Co., Feb. 23, 1899 to B. G. Tenneson, revealing names and facts of the case. File includes communication to B. G. Tenneson from the sheriff of Ransom County, W. H. Lamb, March 12, 1900, with his spelling of "Sheldan" and "accrued cost." See also #843: Snow, Church & Co.

937

This file illustrates land speculation action: Northern Pacific Railroad to receivers Thomas Oakes, Henry C. Payne, and Henry C. Rouse, lands in southwest corner township of Ransom County, 1893. Good land examination notes made in 1891, apparently furnished; contained here. Oakes et al. to William M. Fields and Brother (Charles of Cedar Falls, Iowa. In 1893, in order to satisfy creditors of their firm in Iowa. Clay must have sold Sec. 23 and ½ Sec. 11, to H. H. Grover who tips off Ed Pierce of R.C.I.A. that this land is on the line of survey of RR to be built this summer, 1900: and that there might be MONEY IN IT. (This would seem to be the Dakota & Great Southern? Success railroad, because N.P. branch was already long in operation.) By this time, 1898, Oakes & fellas, have been granted court rights to complete contracts on these lands. Fred Kelly of Lisbon becomes agent for R.C.I.A.; and the Swedish American National Bank paid off, June 11, 1900.

938

Additional papers supplementing file #937. H. H. Grober was H. H. Clay's man. James K. Banks obtained the money from the Swedish American National Bank, with George Fowler (his partner in the Sheldon Bank), on which the R.C.I.A. functioned in transacting this land deal: letter James K. Banks to Ed Pierce, 2-2-1900.

939

George H. Hollister, receiver of the Farmers Trust Co., of Sioux Falls, Iowa, collects a \$40 mortgage; Emma S. Hari, formerly Mrs. August Peterson, had been trying to locate this mortgage. She paid it. Letter from Emma Hari is dated Harlem, N.D., in February 1900. Ed Pierce more hesitant to send Farmers Trust Company Loan papers out of his office before the mortgage is paid there. (Letter to Harley Grober Feb. 26, 1900) Nota bene, land is the Ransom C. NW¼, Sec. 14, 133N 56W.

940

Alnah C. Shaffer buys Coburn land in Coburn Township. Letter to Ed Pierce, 2-12-1900, from Webster City, Iowa, Shaffer wants to know the name of the section boss in Coburn.

941

W. T. Stanbra, land agent in Humboldt, Iowa, 1900 gets a buyer for R.C.I.A. quarters in Sec. 22, 136N 55W, near Enderlin, namely the Leists at Humboldt, Iowa., while a Leist in Iowa, Charles, gets a commission of \$160.00 on the deal. (Anton Tsigarides married Leist daughter; George DeFehr and Oscar Oeder married granddaughters; farm these lands today.) See also #942 Charles Leist is father of Frank, Jacob and George; letters Chas. To Ed Feb. 26 and 28, 1900; had been in North Dakota apparently wished he could be again.

942

Continuation of contents of #941.

943

Private banker and broker at Zumbrota, Minnesota, trades properties with Pembroke W. Mook of Englevale, N.D., 1900. To Mook from Farwell, J. H. re trade:-"..I have concluded that I will go you one without my going up there if we can agree. It has come off so cold that I feel more like trading by a hot stove than going out on the peraries (sic) to do it." Third parties were involved because of. mortgages. Ed Pierce writes Mr. Annie Runice of Fargo, Feb. 3, 1900, that he is anxious to get rid of this bothersome loan especially because he does not care for loans in the western part of Ransom County. In 1913, May 23 to J. D. Farran of the Fargo Loan Agency, Ed still finds himself bothered about clear title. to SE¹/₄, Sec. 8, 134N 58W, the quarter which Owen Boyle had quit in 1886. The Boyles went to New Rockford; (but subsequently became prominent farmers at Sheldon, N.D.) J. H. Farwell has been succeeded by A. B. Farwell by May 1913. See also: #997, settlement for the year 1900.

944

Further proceeding in the estate of Lewis Grange, (pioneer businessman of Sheldon, N.D.). See also #882; #945

945

Further papers relating to the estate of Lewis Grange, Minnie was left with an interest in one quarter of land plus ownership of a half section, and our lots in town of Sheldon.

946

Thomas Pierce (brother of Ed Pierce) sues H. T. Seeley, for whom he had rendered services as an agent in procuring a buyer for land; 1900.

947

Ed Pierce defends the rights of an old man; Abraham Anderson vs. James Schenum, who is alleged to have resorted to violence in depriving Anderson of possession and use of a quarter of land on the Sheyenne River, NE¹/₄, Sec. 8, 134N 54W in Ransom County, 1897. Schenum claims monetary losses occasioned by Anderson. See also: P.P.#995 for probable causes in 1896 of irritation.

948

Foreclosure proceedings by George Hollister receiver of the Farmers Trust Company of Sioux City, Iowa, against David Taylor and wife Mary Jane in 1900, because of \$551.58 mortgage incurred in 1893 on the NE¹/₄, Sec. 34, 133N 56W, the quarter with Dead Colt Creek just north of it. (The Fort Ransom-Fort Wadsworth wagon road hit the northeast corner of Sec. 34; according to Andreas Atlas.) David Taylor's loan application values his land at \$10.00 per acre; R. C. Sanborn, machinery dealer sending information to Hollister privately values it at \$6.00 per acre; they agree on value of residence, though the former calls it a house, and the latter names it a shanty.

949

Suit over unpaid wages; amount \$20.; overdue 2 years.

950

P. J. Hoff uses legal action to collect small debts from J.C. Ross, defended by attorney J.F. Callahan of Casselton and James Bartlet.

951

Papers on Karl E. Rudd estate handed to James K. Banks, Aug. 15, 1902.

952

Soo Line engineer is sued by T. H. Sanness Dec.26,1899, for payment of three-year old (grocery) bill.

953

Anna Ruthford sues in 1899, for payment of principal remaining, and interest for various balances remaining unpaid at different times, on a \$103.00 debt made by Ole A. Johanneson nineteen years before (1881).

954

R. F. Moe of Sanborn, N.D. requests G.W. Hill to pay twenty dollars to Ingrim J. Moe; apparently by 1900 he has not yet done so.

955

James A. Schenum loses his quarter, SW $\frac{1}{4}$, Sec. 26, 135N 54W in 1896. See also P.P.#947 for further developments, like the man that throttled his debtors:) Daniel Lunce, small time real estate and loan dealer Dunce to Ed Pierce, Nov.8, 1899 at Lake Mills, Iowa obtaining Jens Gaeserud as buyer for this $\frac{1}{4}$ section, and M. J. Lien and wife Hannah for the NE $\frac{1}{4}$ of the same section (which the Soo Line transects). In the several letters Lunce writes, he commits his strategy to writing, as also in #833, referring to these same deals.

956

Thomas.B. Hurley, townsite developer and publisher of Bowbells Tribune, booms the new town, saying 340 settlers filed on land triutary to Bowbells in the month of November 1899; his printed plat. Also enclosed is plat from Soo Line. D. W. Casseday, townsite agent for Soo Line, and relatives sell their lots, or some of them, to Ed Pierce and R.C.I.A. clients. In block 1 R.C.I.A. write various individuals, including A. W. Movius, Bowbells (seeP.P.#865); and J. D. Landsborough of the State Bank of Bowbells, who within a year, closes a deal on them. R.C. Sanborn. see #907 (in Sheldon 1885) Register Minot Land Office (later a politician) records R.C.I.A. deeds properly and pays the taxes, remitting a bill to Ed, July 1,1902, about the time they were selling lots.

957

Peter Dahlquist buys Ed Pierce's own two lots at Bowbells, through Landsborough. Dahlquist uses stationery of the Langworthy Lumber Company, Courtenay, North Dakota.

958

Settling estate of Hans Johanson, deceased Jan. 14, 1900 in Watson Township, Cass County, N.D., intestate. (This SW $\frac{1}{4}$, Sec.20, 137N 53W, originally was G. A. Strout land; see Andreas Atlas map) had been bought the year before by Gustav Schimming from Hans.

959

Albion Miller is sued for unpaid bills with Froemke & Freitag at Anselm, North Dakota.

960

Papers relating to Sec.. 3, 135N, 54W, which George W. Manning and wife Rhoba bought from the N.P. in 1878, Sept. 10. The section was sold to R.C.I.A. for \$9,000.00 in 1900; and in turn to Albert Miller in 1902, of Spencer, Iowa. Miller uses stationery of the Spencer Milling Company for \$11,000.00 manufacturers of flour from Dakota hard wheat, Spencer, Iowa. In one of three letters written April 2, 1902, to Ed Pierce, he speaks of previously having invested "considerable in the western part of your state", and that they were trying to dispose of part of the western land, and thereupon they would be in shape to handle about two sections more in the eastern part of the state. (George Manning was among the early settlers in this township.) (Is the deal "as big" as Pierce has suggested, the Isley Township lands? R.C.I.A. owned these sections 1901). See also #2052: lots in Emmetsburg, Iowa, traded by Miller to R.C.I.A.

961

Continuation of #960.

962

Contents missing.

963

Estate of Louis Pelletier legal papers, 1897.

964

Letters from Mrs. Theresa Holman, staying with her sister Carrie at Baraboo, Wisconsin, to her brother William Kurtz, Fingal, North Dakota. William borrows \$300.00 to help his sick sister who has left her husband and lost possession of her two children. June 1900.

965

Betty Van Deusen and Daniel Van Deusen had a court judgment made against them July 18, 1890 for the sum of \$1,500.07, in favor of William D. Harris. He sues again in July, 1900. Officials of Steele County, using stationery dated at Sherbrook, N.D., deal with the case. (Sherbrooke, once county seat, is practically a ghost town today.)

966

(Continued in 967) A certain Maurice F. Williams procures a judgment against James Conlon, Oct. 19, 1900, on a claim of \$100.96, with \$82.36 interest on it at that date at 7%, and other costs amounting to \$199.27 total actually. The judgment, n.b., reads \$299.27 total. A statement of judgment from John H. Burke (not honest John Burke, but also prominent in N.D. at later date), lists a company selling Monitor Drills and R. Reimann of Sheldon as plaintiffs. Reimann was being sued by the Company for this debt. Mild objection was being voiced for some reason, by the Barnes County sheriff, H. C. Stenshoel who had previously served some papers on this citizen of Cass County while he was in Lucca. Matter is marked dead, in 1910.

967

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968

Daniel Cornwell and James Banks write up an unusually stiff contract with Ferdinand Reimann, having loaned him \$10,000.00 dollars. Legally Reimann could not sell his wheat each year until he had finished all the fall plowing, plus backsetting the first year: out of his half of the crop he had to pay all the taxes, insurance, etc; none of the improvements did he have an equity in, until the entire loan had been repaid. Cornwall was suing for his share of the wheat the very first year. Elevator ticket for wheat, August 3, 1900.

969

A quarter of land near McCleod (Sandouin), N.D. is sold for one dollar, by a single man from Oklahoma Territory to Thos. J. Reece; the same day Reece claims he was forcibly ejected from the premises by Matt Ankerfelt, an old man. Matt Ankerfelt had debts; see #1099.

970

Also in 1900, another case of forcible ejection of legal owner from his quarter of land, this time (in the vicinity of Colton's Mill) near Lisbon. J. H. Van Dyke ejected by Ed Pindall, according to complaint.

971

Hanson & Evanson, machinery dealers vs. Herman Bohn; contents of file are missing 8/16/1967.

972

Prohibition law in action: Chas Queen is alleged to have sold intoxicating Lager Beer in building owned by Joseph Goodman at Sheldon; search finds 12 boxes of cigars, four billiard balls, three large ivory dice, and three bottles of Hamms non toxo. Padlocking follows pro tem, nonetheless.

973

Lars Lokken, renter, having also a quarter section near Buttzville, N.D. under contract with Carrington & Casey Land Company, in a three year period, 1893-1896, gave twenty six chattel mortgages to eighteen different creditors. In 1899, Ed Pierce and (brother) Tom carry Lokken "in the drawer" for \$49.50 so he can fix up his house for winter. A number of letters from Carrington & Casey Land Company general offices at Jamestown, 1899. Also penciled note of private information from someone, who thinks "this is all Bosh, and "I think this man is mister." See also #826

974

Sheriff's sale at Lisbon courthouse from door, Nov. 23, 1897, of SE $\frac{1}{4}$, Sec. 32, 135N 55W; foreclosure by the Fargo Loan Agency vs. Grobe Brothers (brothers and sisters). The land passes to absentee owner; see #975, through R.C.I.A. which bought it of Fargo Loan Agency for \$1,800.00. The mortgage had totaled \$2250.72; the Fargo Loan Agency had already received the proceeds of the sheriff's sale. (The Grobes would seem not to have made out well.) See also #853, Grobe Brothers sheriff's sale; #1007, costs had not been paid by 1901; #2399.

975

The SW $\frac{1}{2}$, Sec. 32, 135N 55W, see P.P., is put together with the old S. A. Lyon farm owned by the Johnston Land Company of St. Paul at this date, the NE $\frac{1}{4}$; and the E $\frac{1}{2}$ then sold for R.C.I.A. by their commissioned agent, W. T. Stanbra of Humboldt, Iowa, to Thos. C. Dye of Iowa. This man rents out the land, R.C.I.A. watching his business for him in North Dakota. (The land agencies made out well, monetarily speaking.)

976

The Travelers Insurance Company of Hartford, Connecticut through their agent C. T. Clement loans money to Arthur Baker, a homesteader from Wisconsin, on NW $\frac{1}{4}$, Sec. 4, 135N 54W, between Anselm and Sheldon, N.D., in 1882. The Insurance Company sells the same quarter to John H. Smith in 1892. C. T. Clement is the name that appears on Andreas Atlas map for this quarter. Francis & Southard, counselors at law at 5 Broadway, Fargo, N.D. are involved in the change of ownership of the quarter, and correspond with Ed Pierce about the title. 2.05 acres had been received by Baker more than the allotted 160; he paid cash for these in due time.

977

The heirs, her sons all single, and two married daughters, in 1892 sell the NW $\frac{1}{4}$, Sec. 22, 136N 55W, the homestead of their mother Mary J. Smith, who died at Buffalo, Cass County, 1887. Fred B. Morrill, attorney at Fargo, arranged the deal with heirs, for R.C.I.A., 1892; he is successor to Skuse & Morrill.

978

(Two young men from the Moravia, New York area did what Horace Greeley once advised young men should do.) After farming the year of 1892, Eugene Griffin allowed all but 80 bushels of the wheat crop to spoil by heating in a building called a granary. The second year he kept crop in the lower part of his house. Eugene and his chum C. Irving Fuller go back to New York state for the winter, leaving unfulfilled monetary obligations. Ed Pierce tries to apply pressure on Mr. Griffin "a very respectable gentleman...and in comfortable circumstances..." through an attorney at Moravia, N.Y., S. Edwin Day. Day calls Ed's bluff on the point of extraditing the two chums; and Eugene's father probably was saved a much larger bill, because the son was given time to clear his legal obligations.

979

Pierce & Luccia Collections, in operation Sheldon in 1890, make a \$1,600.00 loan on NW¼, Sec. 4, 135N 55W, to Emil Geissler and his wife Margaret. Albert O. Runice is notary public in Ransom County; see also #943. See #1169 for Heinrich Geissler, homesteader on this quarter.

980

Farmer at Sheldon incurs a debt with the Gull River Lumber Company at Sheldon (which James Banks, banker, represents as local agent) in 1894, and pays only a part of it. James Banks is after him for the balance in 1900, though the debtor at that date lives ten miles north of Kensal. J. M. Watson, see #884, of Willow City goes to store in Kensal where A. M. Watson is in partnership with H. A. Stinson in general merchandise, and investigates the situation of the debtor.

981

Martin Johnson, allegedly, tries to welsh on the deal, after having agreed to let R.C.I.A. sell his land for him at \$9.00 an acre, in summer of 1900. N½, Sec. 28, 134N 54W. See also. #6051, Biesterfield loan (Biesterfield site is on the NE¼ of this section, the Old Cheyenne Indian Village).

982

Ed Pierce and R.C.I.A. have an opportunity to make a \$1 an acre profit over and above commission on the sale of a section of Coburn land but Humboldt, Iowa land agents, a D. L. Richardson and an Elmore Bennett delay procurement of papers too long. They themselves began dealing directly with Philbrick, (the Coburn man, see #1665), who does not cooperate except through R.C.I.A. office. Ole S. Olson, the prospect from Bode, Iowa seems to blame Pierce, and tells him off in letter July 6, 1900. Iowa dealers, representing H. R. Wetson's interest in the Coburn land, later sell to Frederick Glaesemann half, and Peter Ackermann half, Sec. 1, 136N 56W. Ole S. Olson here, not to be confused with Ole N. Olson, of case #996.

983

Ed Pierce sent some business correspondence to John Boyle and Cornelius Boyle at Sheldon, summer of 1900 (probably in relation to land in the New Rockford area.)

984

NW¼, Sec. 4, 130N 55W, Sargent County, was sold by I. E. Chase of Essex County in Massachusetts in 1888 to Hiram L. Van Norman. After that it seems to have been in the hands of a McMahon; then C. I. Millett of the Stock Growers Bank in Pierre, South Dakota; and is now being sold to James C. Young; 1900.

985

Helmuth Schultz (postmaster of Owego, N.D. and succeeded in that office by his widow) in 1899 was farming NE¼ Sec. 34, 136N 53W, without formality of a contract. The land belonged to Frank C. Field real estate broker in Wadena, Minnesota, who considered Schultz "a little tricky", wanted Ed Pierce to

guard his interests, and offered him sale of the quarter for \$1.25 an acre. (It lies in the sandhills area). See also #805, widow.

986

Reynold Wallin settles his account Feb. 7, 1900, on SE¼, Sec. 1, 136N 57W. \$920.00 of the amount went to Tiffany at Washington D.C. (see #923), so Wallin probably was one of first owners of this land. (Some of the lands in this area were opened to farming after the Soo Line R.R. came through, and Enderlin was established.)

987

William H. Taylor and his wife Ida, W½ of W½ Sec. 5, 129N 47W, two miles south of Fairmount, N.D., and in the three eastern most ranges of N.D. in 1894 became indebted to the Farmers Trust Company of Sioux City, Iowa, A. H. Hazen, president, in 1894 and increased that indebtedness by incurring obligations to W. I. Grafts Van Brunt & Wilkins Manufacturing Company; Gull River Lumber Company; A. W. Stevens & Son; and did not pay some of the taxes to the County. Hollister has Ed Pierce collect. Taylor writes Ed, July 27, 1898: "I think there must be some mistake somewhere. I am sure that everything was paid up in the fall of 1896 and last fall I paid Hazen everything but the int. coupons ..." Mr. Taylor, apparently was mistaken. Map of Richland County, copyright by E. K. Morril, 1896.

988

Ed Pierce took care of paying taxes locally for the Coburn people. This file contains a list of Coburn lands on which taxes were paid in 1895 for the year 1897 assessment: on 31¼ sections in Barnes County, \$1,925.41; Stutsman County, 40 sections. \$1,341.43; Burleigh County, 1 section 38.00; Richland Co. 1 Section 81.66; Ransom County, 29½ sections, \$2,006.85; Cass County 17¼ sections, and some lots in Fargo, \$1,317.66. (These figures are approximate; some of the lands had been sold during the year without Pierce being notified; adjustments made later.) Names of persons paying these taxes in reality were: Julia Long, Helen S. Coburn, Frank C. Turner, Charles A. Marston, Emma A. Pooler, A. H. Weston, Julia L. Coburn (probably the same as Julia Long?) A. P. Marston, E. W. Marston. Total taxes about 67 hundred dollars a year.

989

James Young of the Northwestern Farming Lands at Minneapolis, Minnesota receives payments through Ed Pierce, from Axel Sanberg and Anton Steberg, on lands in Sec. 1, 135N 56W. The latter farms 80 acres, which is unusual.

990

Orlando K. Foster homesteaded NE¼, Sec. 34, 134N 54W. By 1887 he and his wife Carrie A., were in debt to Dwinelle for \$400.00, and later to Arthur H. Hazen, both men of the Farmers Trust Company.

991

Ed Pierce leaves public land laws specialties attorney at Washington D.C., B.C. Tiffany under the impression that he and the Interstate Land Company at St. Paul, represented by D. J. McMahan, are interested in acquiring timber land in Minnesota, December of 1899. In truth, they were thinking of Montana and Idaho.

992

Two corporations were in formation around the turn of the century, both with headquarters at Dover, Delaware. Oct. 3, 1899, the United States Flax Fiber Company took out a certificate of incorporation at Boston, Massachusetts, with an authorized capital stock of \$5,000,000.00, but with a starting capital of 400 shares at \$5.00 each, subscribed by Louis H. Schnieder, 57 Tenth Street, Brooklyn, N.Y.; George M. Foster, Peabody, Mass.; Charles H. Meader, Hotel Berkely, Boston, Mass.; James L. Clark, 373 Bowen

Avenue, Chicago, Ill.; Stewart Worden, Fargo, N.D.; and James Virden, Dover, Delaware. By-laws of the company. Crowell had copy of cert. The National Land Company, office with the Corporation Trust Company of Dover, Delaware, dated its certificate of incorporation Jan. 25, 1900. Authorized for 2-million, its starting capital likewise was two thousand; these four, James K. Banks, George Fowler, Ed Pierce all of Sheldon, and Thomas R. C. Crowe of Fargo subscribing \$490.00 each. (Organized to do almost anything short of fighting a war). Immediate purpose was to acquire all lands of the N.P.R.A. in N.O. east of Missouri River.

993

Peter O. Peterson and Carl O. Peterson go through a kind of bankruptcy sale at State Bank of Sheldon, Feb. 3, 1900. The file contains voluminous notes, some paid, others renewed. Total indebtedness in 1900 stood at \$3,700.00 and interest; other debts seem to have been found later. The bank then leased the land to them, renter to furnish everything and get three-fourths the crop; bank to furnish nothing, and get one-fourth the crop on NE $\frac{1}{4}$ Sec. 9, and SW $\frac{1}{4}$, Sec. 10, 135N 55W. Carl lived in Sec. 9, most of the debts seem to have been made by Peter. See also #995.

994

D. J. McMahon, see #991, collects interest on returns which R.C.I.A. delayed in remitting to Inter-State Land Company after handling sales of their lands in North Dakota.

995

Puther papers of the Peter O. Peterson indebtedness on SW $\frac{1}{4}$, Sec. 10, 135N 55W, P.O. Buttzville, and the obligations that were cleared up 1899 with the help of Charles O. Peterson (the same as Carl O. ? See #993). Peter had bought the land from Anthony Burdick of Davenport, Iowa, 1893.

996

A sandhills quarter, appraised in 1889 as worth \$1,500.00, or \$9.25 an acre exclusive of buildings by Mons Johnson (see #922) among others, was mortgaged by the Western Farm Mortgage Trust Company of Lawrence, Kansas, who in turn sold the mortgage to Ellen K. Stevens of Clinton, Mass. Ed Pierce to Ellen, Feb. 8, 1900 says after ten years of improving, "The land is worth about \$300," and that these stretches of sand hills are coming into use for grazing purposes. (See #861, were another absentee owner offers to sell quarter adjoining for \$1.25 an acre, or \$200.00.) Mortgage is settled Aug. 1900f by Ole N. Olson and wife Randi. Western Farm Mortgage Trust Company is in receivership to D. J. Bowersock of the Bowersock Milling Company in Lawrence, Kansas.

997

Settlement for the year 1900, between George Hollister, receiver of a trust company, and Ed Pierce as local land agent, on a quarter of land with which neither wanted to be involved; see #943.

998

Albert Kaber and wife Emma, Enderlin, N.D. took out mortgage in 1888 on SW $\frac{1}{4}$, Sec. 18, 136N 55W, through the Dakota Mortgage Loan Corporation of Boston, Mass.; and five years later a second mortgage through the Globe Investment of the same city. In 1898 they arrange to pay off both Boston sources of credit by capitalization from R.C.I.A.; the last named send the papers to Lydia E. Stacks. By this date the Globe Investment Company was in receivership Henry Wyman. Albert Kaber overpaid interest due by \$10.00.

999

Elva B. Hannum sues for clear title gained by paying taxes, against Sargent County, in regard to NW $\frac{1}{4}$, Sec. 8, and SE $\frac{1}{4}$, Sec. 5, both in 131N 58W. Ed Pierce is working for Hollister on another quarter clear title in the same Sec. 5, involving Lewis A. Arthur, and Wallace H. Dixon and his wife Bell.

1000 Case File Abstracts

1000

D. C. Lake, president of First National Bank, Osage City, Kansas, to Ed Pierce, June 20, 1900: "...As I only hold one clip viz, Dec. 1, '91 \$14.23, you could possibly purchase that cheaper than set it aside." Ed must have felt challenged. File contains subsequent legal proceedings, good example of brief and answer, statement of facts, and judgment on facts of law concerning title by payment of delinquent taxes, and reimbursement for erroneous payment. Some of taxes levied in Ransom County in 1890's found illegal and void. Decree favors Pierce and R.C.I.A. See also: #996, original owner, Ole N. Olson #1001 for additional papers and developments

1001

Additional papers and developments of tax title claims; refunds to be made for taxes valid but erroneously paid, by authorities improperly levying them; see #1000.

1002

Fred W. Ferson lost his down payment made in 1899 on NW¼, Sec. 27, 136N 53W, by 1900, because of failure to fulfill conditions of contract. From Cylinder, Iowa, (Palo Alto County, Emmetsburg county seat), he was traced to Moselle, N.D. (Richland County) then to Lidgerwood, then found in Hankinson; wrote belatedly that he wished to have Ed sell his land, because of being forced to this conclusion on grounds his brother was sick. Costs involved by this time.

1003

Norman County Bank officials could not read the writing of George Carufel, proprietor of Fargo Marble & Granite Works Jan. 30, 1899.

1004

James Sorenson and son Lewis, representing and the Sheldon Roller Mill Company made oral contract

1005

with Henry Hanson farming three miles west of Sheldon, for delivery of 1,000 bushels of flax. Price changed; no delivery of flax; Mill sued in justice court, gaining decision, but Judge Lauder reversed the decision in favor of Hanson in district court. See also #1180.

1006

Action against Cook & Dodge of Davenport, Iowa, April 23, 1900, to clear title for David Buttz and Mary Buttz, on NW¼, Sec. 18, 135N 55W. See also #1288 for further details of this action.

1007

Someone forgot to pay Ed Pierce for his services in settling the Grobe farm sale, as late as 1901. See #853, #974, #975 and #2399.

1008

Grobe, see #853, #974, #975, #1007, did not give up his land willingly. SE¼, Sec. 32, 135N 55W.

1009

Republicans of Sheldon and Lisbon meet to compose their differences vs. P. H. Rourke and H. Oliver, April 20, 1900, in preparation for the coming state convention. Men listed probably among the guiding spirits of the Republican party in Ransom County at the time.

1010

J. Henry Plath, vice-president of L. B. Hanna's bank at Davenport, North Dakota, wants clear title to N $\frac{1}{2}$, Sec. 2, 136N 52W. Johnston Land Company of St. Paul, stubborn, 1900. R.C.I.A. furnishes information as late as 1909.

1011

Francis & Southard handle tax payments on SW $\frac{1}{4}$, Sec. 10, 135N 55W, near Lisbon, through the years beginning with 1883, for Anthony Burdick, banker in Davenport, Iowa. Julius Buss and Peter O. Peterson in succession contract for the land. In 1899, Southard is dead; Phelps is successor to Francis; and it is difficult to find tax receipts, when Lucas Brothers of Lisbon claim a tax lien on the same land. Court in 1900 decided otherwise. Burdick thought records might have been lost in the (big) Fargo fire. Lucas, E. C. had no stomach for court summons on the matter. See also #1226 and #2409 for two other mix-ups in Buss ownership of lands.

1012

Christine Margaret Krantz and Gary Austad with their respective husbands, Charles Krantz and Sivert Austad, buy SW $\frac{1}{4}$, Sec. 22, 136N 55W, in 1886 from Stephen Gardner of Hastings, Minnesota. Executors of his estate turn over the mortgage to Clara L. Duncan of Lewisbury, Pennsylvania, in 1890. See also: #941.

1013

Charles Leist of Humboldt, Iowa, provides R.C.I.A. and Carrington Casey Land Co. with a customer for their lands. Charles A. Stoebe and John G. Stoebe, Germans from Humboldt buy E $\frac{1}{2}$, Sec. 9, 135N 55W, for \$5,120.00, January 1900.

1014

Four of George and Emily Newton's children near Sheldon, and one other also in North Dakota, receive equal share in a portion of George's estate left in Ontario. Those at Sheldon are: J. Richard Newton, Albert Newton, Maggie M. Piper, Mary Jane West. A grandson, Charles Newton, also receives share, at Sheldon. Papers in this file reflect English law and barrister system of dealing with wills. See #1290 for will developments through 1904.

1015

George W. Harrison, editor and proprietor of the *Lisbon Free Press* pays off part of his indebtedness to E. B. Hannum and R.C.I.A., by the printing he does for them. The editor and proprietor of the Sheldon Progress at that time, 1899, must have had a hand in procuring the loan for Harrison.

1016

Alexander Dodds homesteaded NE $\frac{1}{4}$, Sec. 12, 135N 54W, in 1888, receiving his patent in 1891; mortgaged his quarter for \$75.00 to Augusta Edson of Sheldon the first year, 1888. Augusta owed something to Daniel Cornwell) who bought the quarter of land at a sheriff's sale 1901 for \$226.32. D. C. Lake, (see #1000 and #1001) had paid the taxes on this quarter for seven years; what he got out of it remains to be seen.

1017

(Continued in 1018) These two files were combined. They and contain a second case (see972) of the prohibition law in action, on the same date as in the former file. William Masterson's place of business, lot 2, block 21, right under A. A. Burges general store, original town site of Sheldon. Same result. Interesting items: different brand names of cigars are listed; and reply to Ed Pierce June 28, 1900 by E. F. Ladd declining to analyze the alleged intoxicants.

1018

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1019

Frances E. Little, now Dolson, had never seen W¹/₂, Sec. 1, 133N 57W, against which she held a mortgage since 1887. Obviously getting information from various sources near Lisbon and Sheldon; and tries to cut Ed Pierce's regular commission of 5% for selling her land. After two years, she sells the land for about \$6.25 an acre, without knowing it was the R.C.I.A. that bought it; and subsequently learns that within two weeks it sold again for about \$9.00 an acre. Wisner has not paid interest on this deal. See also #1906, indicating Mrs. Dolson bought another half section from Ed Pierce.

1020

Ed Pierce helps Hiram Rice settle his debt on NE¹/₄, Sec. 18, 133N 56W, Dec. 1898, with the Fargo Loan Agency. See also: #1025.

1021

A little delay in getting signature of a Mrs. Smith on sheriff's deed, according to the wishes of Herman Fick and his wife Whilhelmina, buyers of SW¹/₄, Sec. 13, 132N 58W, Sargent County 1900. See #1235 for subsequent development on question.

1021a

Sever Severson and his wife Carrie mortgage NW¹/₄, Sec. 10, 136N 58W, Ransom County, to Glove Investment Company of Boston, which went into receivership 1895. Henry Wyman, receiver reassigned the mortgage to Charles E. Havens, a client of the Investor's Security Company of Boston. In 1899, Ed Pierce, through the legwork of Charles Heckle and the friendly cooperation of C. J. O. Jacobson keeper of a general store in nearby Preston, N.D., (Barnes County), arranges with Hans Paulson to buy his quarter in his wife Mary's name on crop payments. Havens pays Pierce 5% commission, and the Investor's Security Company an additional 2%, as per usual. Interesting letters postdated Preston, N.D., by Jacobson and Paulson, in slightly Norwegian idiom. This area was distant from markets, as Paulson observed in 1898. (It still is) and where the Sheyenne transects glacial moraine.)

1022

Benson & Anderson, land agency in Milwaukee, Wisconsin, dealing in lands in Wisconsin, Minnesota, North and South Dakota, sell 2¹/₄ sections plus, June 11, 1900, through R.C.I.A., in eight separate parcels. (Could this be the last of their holdings in Dak?) See #2559 for further developments.

1023

Seraphine Perrault, of Lordsburg, Bottineau County, a homesteader there, buys another parcel of land, NW¹/₄, Sec. 2, 160N 74W, from R.C.I.A. through the mediation of J. M. Watson of Willow City (Watson: see #884, #980). This may have been one of first deals Ed Pierce made through agency of Watson, because he spells out his commission in detail, May 31, 1898. Part of the land had once belonged to Mary Kelly a widow, who mortgaged it to Ora Sherman whose executors of will Elias D. Sherman and Eaeline Sherman, in turn assigned the mortgage to Elva B. Hannum, who bought the parcel on sheriffs sale 1897. (Knowing his presumably Catholic client would read a letter to J. M. Watson) Ed Pierce Jan. 25, 1900, turns a Catholic phrase: "...if anything should happen ...he or myself to leave this world of tear" (From the prayer Hail Holy Queen).

1024

Salesman for Keystone Chemical Manufacturing Company of Camden, New Jersey wrecks a livery carriage and "deteriorates" a team of Babcock & Cornwell, going from Sheldon to Enderlin, June 14, 1900. Livery stable attempts to sue.

1025

Hirman Rice (see #1020) has another chattel mortgage on another parcel of land, NE¹/₄, Sec. 12, 133N 57W, and has pressure put on him June, 1900.

1026

Another case involving enforcement of the Prohibition Law; this time Frank Baker in Enderlin, Ransom County, N.D., has to deal with A. R. Stone, deputy sheriff, Theodore Johnson a citizen who goes about purchasing intoxicating liquors and reporting it; J. H. Nixon and R. M. Pollock; and the law firm of Bosard & Bosard which is headquartered at Grand Forks, N.D.

1027

Suit at law in which it is alleged that a certain stallion was represented as a sure foal-getter, but fraudulently.

1028

The Flatters family pays up notes after twenty years: 1894-1914. Pierce descriptively says Dan Flatters was "starved out" of Ransom County, and doing a little better in Foster County, near Grace City, under the guiding hand of James K. Banks, banker. Farmed in sandy delta of Sheyenne in Ransom County. (1968 newspaper clipping added by Rev. A. A. A. Schmirler). Anna D. Quackenbush of 147 Grand Street, Newburgh, N.Y., one of creditors; she writes on stationery of F. A. Canfield, Canfield Hotel, Atlantic City, N.J.; 1913.

1029

Another Warren Mendenhall collection, of old grocery bills that C. G. Baldwin of Lisbon had taken in 1893 from J. M. Ward.

1030

Ed Pierce correspondence of 1900 with land dealers in Hamilton, Corvallis, Miles City, Livingston, Bridger, Bozman, Chinock, Cooke City and Missoula, Montana, regarding irrigated land, fruit lands, mines. Bitter Root Valley brochure letter about Clarks Fork Valley.

1031

Land agent, W. T. Stanbra from Humboldt, Iowa, again communicates desirable strategy in land deal. Iowa attorney thinks land contract offered by R.C.I.A. is one-sided in its protection.

1032

Ed Pierce deals with people in Slayton and Mankato, Minnesota regarding a building and lot in that state.

1033

Sheldon machinery distributors, McIlvain & Son, sue Patrick H. Callahan for an 1891 note in 1900. The note was written at 7%. (The amount sued for, would equal more than 12%.)

1034

Another Warren Mendhall suit to recover debts to C. G. Baldwin, proprietor of the Buckeye Store at Lisbon. Letter of Charles Hanson using Plymouth, N. D. stationery, September 3, 1900. (1900)

1035

George Hollister forecloses on O. K. Foster, 1901.

1036

Ed Pierce collects for D. L. Richardson of Britt, Iowa, in an admittedly "tough case Sheriff's sale.

1037

Owego farmer, Aaron M. Staehnke receives notice of sheriff's sale of his property, 1900.

1038

A woman, Mary Larson, sues Buttzville farmer for failure to keep terms of farming agreement; 1900.

1040

A very detailed land contract July 23, 1900, between Ed Pierce and James & Rasha Rothwell over section of land southeast of Sheldon. Price of section, \$12,800.00 indicates rise in land values since settlement days.

1041

W. G. Engle, after waiting two years, brings suit on a debt of \$13.45.

1042

The W. A. Van Brunt company furnishes wheat seed through Ed Pierce to William F. Okey in southwestern Ransom County. A good operator. R. C. Sandborn still machinery dealer in Lisbon, N.D., 1898. Grain inspection certificate of that year; Minneapolis., Minnesota. (Apparently Van Brunt received three hundred and seventy five dollars in return for their two hundred and twenty four dollar investment; or were there additional items?) See also: #1331 for Elliott Farm.

1042

An interesting file of letters and receipts from southwest Ransom County that reveals details of farm financing in 1897-98: Wisconsin machinery company. Wisconsiners with Dakota fever; Minnesota grain Commission house CLEANS a shipment of wheat; Sheldon banker-lawyer and his friends at the point of operations.

1043 Missing

1044 Missing

1045 Missing

1046 Missing

1047 Missing

1048 Missing

1049 Missing

1050 Missing

1051 Missing

1052 Missing

1053 Missing

1054

A divorce case at Anselm, North Dakota or, the time when a steam shovel on a work train brought trouble to the Soo Line station agent.

1055

Local first fight during the threshing operations, with the usual ingredients. See also: #2053, #2125, #2167 for further info. on Donohee, Gottenberg.

1056

F.W. Froemke, already in Florida in 1914, collects forty dollar debt incurred by farmer near Davenport, N.D. in 1895, when Froemke was in store at Anselm. First suit had taken place in 1900, the welcher going free by making over his property in wife's name, as evidenced by his letter to Ed Pierce August 2, 1900. Also letters from hardware dealer, banker in Davenport.

1057

N. B. Hannum received a note, (subsequently received by Dowagiac Manufacturing Company,) July 7, 1900 by Charles J. Conlon of Leonard, Cass County, North Dakota. (See Bonines, Dowagiac. Cassopolis.)

1058

August and Amelia Jaster pay up on 160 acres between Anselm and Buttzville, Ransom County, N. D. in three years, to James G. Campbell Chicago, whose letterhead reads: Farson Leach & Cp., bankers, public securities, Chicago, and New York. 1900

1059

The bank of Sheldon represented by E. Pierce, and the Board of Trustees of Beloit College represented by G. H. Seeley and W. F. Mason, known as Seeley & Mason, Abredeen, South Dakota, present conflicting claims over wheat sold by one Thomas Gaughan at Andrews, & Gage Elevator at Verona. Gaughan has interesting list of creditors, including T. M. Elliott, W. S. Diesem, J. W. Johnston, plus 13 others.

1060

Another money demand summons by N. B. Hannum, dated Oct. 16, 1900.

1061

Dr. A. P. Aylen sues Aaron Staenke for \$10.00 doctor bill incurred by Mrs. Steanke one year previously. (See also #1037).

1062

Peter Hoff holds \$43.45 note from James Hawley for five years and then sues for payment. Both men are from Sheldon. 1900.

1063

The estate settlement of Henry McClean, and who died single and in testate in Detroit, 1064 Michigan, runs through these two files. Jacob Kaspair, with some help from Martin Kaspair pay out McClean's share in Sec. 33, 136N 55W, as well as that of Georgia Neuman. Also included are papers for a completely different land sale, when Cyril D. Boghot de la Bere sold his farm and went back to England. The Colonial and United States Mortgage Company Ltd. of Hull, England owned a quarter of land south, across the road from the Kaspair Section. Letter by Fred Underwood, cashier in Enderlin State Bank, Dec. 30, 1896, probably letterhead of earliest type used by that bank. See also #875, for Mrs. Newman

1065

Captain Lafayette Hadley, (Founder of Owego, N.D. colony) having 120 acres of land in Ransom County, made it necessary to contact his sons and daughters in 1898, to obtain clear title by Elva B. Hannum. Family is somewhat scattered widely.

1066

Ingebrigt E. Arnston applies to buy the 120 acres in 1898 and decides not to buy them three years later and all the legal work during that time; see Arnston to Pierce, June 4, 1901., in #1074.

1067

Injunction issued by Judge Charles.A. Pollock, Sherbrook, N. D. (once county seat of Steele County) against Peter Ausk, contractor for the Northern Pacific Railway in building the Casselton-Marion line, south of Sidney Siding in June, 1900.

1068

Secretary's error? Search is made for papers to land in northwest Richland County. Dictated letter sent to Reg. of Deeds at Wahpeton says Section 24; Ed Pierces penciled notes read Section 34. Records not found.

1068

(Continued in 1069) Bankruptcy of Peter O. Peterson, Buttzville, North Dakota, 1900. Even the Estey & Camp (reed) organ was mortgaged. (Nonetheless, appraising 160 acres at \$900.00 is not an enthusiastic appraisal.)

1069

Continuation of 1069) Bankruptcy of Peter O. Peterson, Buttzville, North Dakota, 1900. Even the Estey & Camp (reed) organ was mortgaged. (Nonetheless, appraising 160 acres at \$900.00 is not an enthusiastic appraisal.)

1071

The Southwestern Elevator company at Sheldon, North Dakota sue Helmuth and wife Martha Schultz of Owego on a thirty dollar debt eight months old, 1900.

1072

Slightly different case: Frank Koehler (Sheldon businessman) takes a lease on farmer Thomas Wilson's next crop, actually sharing some of the further costs. Disagreement arose; but was settled through the instrumentality of the Sheldon Roller Company becoming garnishee.

1073

Jens H. Bratland, farm laborer, sues Martin Jenson and wife Lena for wages overdue. November 1900

1074

(Continued in 1075) Quit title to land in section where & Captain L. Hadley also once had his acres (see also #1065-1067 #1066) required these documents; 1901. Sandhills area.

1075

(Continuation of 1074) Quit title to land in section where & Captain L. Hadley also once had his acres (#1065-1067) required these documents; 1901. Sandhills area.

1076

Nathan B. Hannum sues Kaspari Brothers for \$135.00, though they had paid \$250.00 on a \$300 debt a year earlier. (Since then a favorable land deal had come up for the Kasparis, see #1063, which taxed their resources to the limit.) The file also includes one of Ed Pierce's notebooks, one of the kind of pocket notebooks in use at the time.

1077

Another debt April till fall, finds N. B. Hannum suing Daniel Cornwell, and he levies upon property Cornwell has in Louis Grange's barn in town.

1078

Doctor James W. Vidal sued Fred Heaton of Sheldon area, for payment of bill, though the farmers' wife died. He lost in court; and was nearly sued himself for non-payment of lawyer's fee. Dr. Vidal, it appears, ran a private hospital in Fargo, North Dakota. Some letters between the Doctor and Heaton became court trial material, and are contained in this file along with some of those written by the lawyers.

1079

Gust Nasset of Buttzville P.O. borrows \$200.00 from the R.C.I.A., and for this favor perhaps, agrees a year later to allow them to act as agent in selling a half-section of land for him at \$15.00 per acre.

1080

Belle Carr, a woman, through George A. Gary, administrator of the estate, in 1889 bought 257 acres in Stutsman County, north of the Soo Line right of way, which had been owned by the Van Vlecks. R.C.I.A. dealt with her in 1901.

1081

Section 2, 135N 55W is involved in land deals, beginning with Charles Kaatz in 1885. J. T. Odegard owned part of this section, selling his portion after he had gone back to Norway.

1082

More land deals in Casey Township (135N 55W), Ransom County, 1899-1901; involved are among others: Klare and Herman Abrahamson of Velva, North Dakota, Willard A. Van Brunt of Wisconsin, Mrs. Randi Nordhagen of Buttzville, North Dakota, the Carrington Casey Land Company, Gjertin P. Arne writing from Bode, Iowa, Andrews & Gage of Minneapolis, Minnesota.

1083

Continuation of #1082.

1084

H. H. Grover, (cashier) in State Bank at Lisbon, North Dakota, deals with Ed Pierce on the side, in land deals and debts involving his own client, Myron C. Brace, 1901. The half section involved once belonged to Eugene E. Whipple, deceased.

1085

J. B. Folsom real estate in southwestern Cass County, North Dakota, involves George Patterson and wife Agnes, and Adam Stein and wife Elizabeth; 1888-1891. In 1900 question comes up: is it valid for husband and wife to transfer homestead in two separate instruments of conveyance. J. B. Folsom advertised in the *Daily Argus* according to abstract brought up to date 1891.

1086

Mary A. Vance, Lucca, Barnes Company, North Dakota, sells her NE¹/₄ Sec. 24 137N 56W in 1897 to John F. Schmidt. (Mrs. Vance was one of the sources of verbal information incorporated in the Enderlin 75th, Jubilee Book 1966, concerning the Lucca area, and the first Protestant church in Enderlin.) An unusual feature of the land contract stipulated that the crops harvested during the life of the contract, either be threshed from shocks as soon as sufficiently cured, or stacked properly, and when threshed to be delivered directly from the machine to the elevator agreed upon.

1087

Charles Leist, Jr. apparently has paid off all but \$100.00 of his debt to R.C.I.A. by December 5, 1900. See 4941 for Charles Leist of Humboldt, Iowa, perhaps the Sr.

1088

Andrew Sandager and Ed Pierce write each other on their respective interests in Sec. 22, 135N 55W, which includes 80 acres of Van Dyke (see #855) property, and involves Nils Olson Rud and his wife Randina, and the Minnesota Loan and Trust Company, Minneapolis, Minnesota.

1089

N. G. Shelver, on September 19, 1899, pays for his 80 acres in Casey Twp., Ransom Co., in six years; he bought from Carrington & Casey Land Company.

1090

Martin Mann and wife Maria homesteaded SW $\frac{1}{4}$, Sec. 12, 137N 56W, Raritan Township, Barnes County; incurred mortgages in the 1890s; his estate is being probated assisted by the law firm of Winterer & Winterer of Valley City, North Dakota, in 1901. Mann must have died at about the age of 57. Petition that Anton Mann of Lucca be appointed administrator.

1091

Article two of articles of incorporation noting formation of Adams & Frees Company of Lisbon, North Dakota, December 6, 1900, to do real estate, loan and trust business.

1092

John T. Witford of Grafton, Wisconsin shows unusual kindness and consideration to Martin W. Willberg, indebted to him on Barnes County land, 1900. Witford had farmed some land near Pingree the year himself; letters February 12, 1900, January 4, 1901, among others.

1093

(Continued in 1094) W. Brady seems, according to the saying, to have mortgaged his operations to the hilt and a chattel mortgage sale is 1094 scheduled at McDonald and Babcock livery barn, December 22, 1900. He may have mortgaged the same property more than once; in any event there were many creditors suing at the same time.

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1095

Missing?

1096

Frank A. Burner is in debt to Wagor & Company of Spencer, Indiana. Sheriff at Lisbon does not find all the property described in the mortgages on the place of Burner's residence, Sec. 13, 136N 55W. Map on back side of Sheriff A. C. Cooper's letter February 15, 1901, shows location of Colton's mill at SE corner, NW $\frac{1}{4}$, Sec. 32, 136N 55W, among other spots noteworthy at the time. See also #1102 Barner.

1097

John F. McKnight, son of Eugene Victor McKnight, age 36, partner with Peter J. Boyle, age 30, grazing 160 head of cattle season of 1900 in sandhills Owego Township, Ransom County, acquire an additional

60 head. Bank carrying mortgage against the cattle, upon inquiry, cannot locate them. McKnight skipped the country; Boyle gives rather innocent answers at the hearing.

1099

McCormick Harvesting Machine Company in 1900 directly sues McLeod farmer for five year old debt. See also #969 regarding Matts Ankerfelt.

1100 Case File Abstracts

1100

Henry C. and Harry D. Harpending, attorneys at Dundee, New York think it should be easier for Ed Pierce at Sheldon, North Dakota to look after several little loans that need attention in South Dakota and Nebraska than for them. Despite their obvious misconception of distances, Ed goes along with the idea, and getting better information by writing several informants, probably made some money on the deal. His information on a States Attorney, as well as on the Oregon Horse & Land Company, was not entirely favorable to them.

1101

Miss Sophia Pierce (cfr, also #1100) of Dundee, New York wishes not to be "bothered" with building a brick sidewalk for \$20,00 on lot front acquired by tax title in Hastings, Nebraska, 1899. Seeking information, Ed Pierce has correspondence with: Nebraska Loan & Trust Company, William M. Lowman, real estate, the County Treasurer J. N. Lyman, and A. H. Cramer, real estate; all at Hastings, Nebraska; and with George H. Hollister at Sioux City, Iowa.

1102

Anna D. Walters, woman storekeeper at Sheldon, 1889 sues 10 men on a seven year old debt. Frank A. Burner (see also #1096) seems to have gotten out from under by virtue of the statute of limitations; Burner again was not at home when the summons was delivered. It takes till August, 1902 to catch up with J. T. Hickey, with a levy against his E½ Sec. 11, 136N 54W.

1103

Legal complaint against Ephraim G. Lock shows that F. W. Froemke (later so much associated with R.C.I.A.) sold general merchandise in his store at Anselm, North Dakota from 1892 till 1899, if not longer. Re: Froemke see: #833, #950, #959, #1056, #1058

1104

C. G. Baldwin of Lisbon extended credit to O.K. Foster of Scoville P.O., Ransom County, North Dakota and the Duluth Dry Goods Company, a corporation, sues for payment. Foster writes a letter to Ed Pierce, and mentions someone as the "Lisbon Safe Cracker." N. B.: Warren Mendenhall's name does not come up in these papers.

1105

In 1910 F. W. Froemke, president of R.C.I.A., is still working on a bill of Samuel Zimmerman which the latter, incurred to Froemke-Freitag 1894 at Anselm, North Dakota. In 1899 Froemke tried to garnishee Zimmerman's wages while working as farm hand for Louis Howell. The debt became outlawed by passage of time, and confusion of understanding between Froemke and Pierce, Tenneson & Cupler law firm of Fargo, as to responsibility of keeping judgments alive.

1106

Deere & Company of Minneapolis, Minnesota, sold breaker plow to farmer in Moore Twp. in 1893, through Sanborn & Hendricks of Lisbon, North Dakota. For R. C. Sanborn, see #907, #913, #932, etc. #956. For Farmer Herman Abrahamson, see also #1082-1083

1107

Sec. 31, 135N 55W, is acquired by tax title by J. Lucas of Lisbon, and subsequently by Ed Pierce. Charles Hitchcock and Carrington & Casey Land Company involved previously. Map of section shows 220 acres have been broken.

1108

Another suit by Deere & Company (see #1106) for 1893 note given by Charles Hanson through R. C. Sanborn of Lisbon. Quite a bit of property was mortgaged for a mere \$90.00. Judgment 1899.

1109

Michael J. Borp shows change of address in Cass County, North Dakota, within seven years, Amenia, Mapleton, etc.; is single, and described as "inclined to be honest but ...bad influence surrounding him". N. B. Hannum sues him in 1899, for payment of a note.

1110

\$2.50 per acre is allowed in 1895 for breaking remaining strips of sod on NW¼ Sec. 15, 136N 55W, Liberty Township, Ransom County.

1111

The Gull River Lumber Company (see #973) sue for payment of 1896 note in 1899: defendant Isaac Flatters. Another suit at this time by Gull River Lumber Company, see also #1113.

1112

David H. Buttz is sued in 1899 for non-payment of labor by Sander Larson, of Wisconsin, with his four horses, August 1 to November 7, 1893. See also #867 and #870 for similar complaint.

1113

Gull River Lumber Company sues another party in 1899, and experience difficulty making the charge stick against Herman and wife Emilia Wertz. Fred Underwood (see #806, #836), now at Enderlin, as justice of peace, awards the decision to the defendants. James K. Baks associated with Gull River Lumber Company.

1114

Contract made with Minneapolis firm to build a frame cottage in Enderlin, June, 1899, on lot that was property of Ed Pierces sister.

1115

In 1898 W. W. Dailey, railroad road master and farmer in Jamestown, Stutsman Co., mortgaged himself lock-stock-and-barrel in order to buy 480 acres for five thousand dollars, to be paid annually in one thousand dollar phases plus interest at 10%. After failing to meet the first payment, he was sued by mortgager John Mooney of Sheldon. (N.b., other files indicate poor crops in this acres, 1897 through 1900.) Note: copies of legal papers in this file seem mixed and incomplete.

1116

(Continued in 1117) McCormick Harvesting Machine Company, through representative at Fargo sue farmers near Dandouin (McLeod), Ransom County, North Dakota directly (another instance see #1099). George Fowler serves as collector for J. D. Moulder of Fargo.

1117

(Continuation of 1116) McCormick Harvesting Machine Company, through representative at Fargo sue farmers near Dandouin (McLeod), Ransom County, North Dakota directly (another instance see #1099). George Fowler serves as collector for J. D. Moulder of Fargo.

1118

William T. Grieve's crop on homestead in McHenry County, North Dakota suffered from drought one year, and was hailed out the year following. The Department of Interior granted him a years leave of absence from his homestead, so he could go and work in the pineries, to secure money to continue the required improvements on his homestead. Contains document of leave of absence. (The fact that Ed Pierce handled the legal work of this action might indicate that he was a son of William Grieve, owner of the Sheldon House in 1885, and later moved to South Dakota.)

1119

This is another prohibition case (see #972, #1017, #1026), with a new realtor, Charles H. Mott. A. G. Cockett and Ella, have a friend who wrote a penciled note to Ed Pierce; the law firm of Crockett & Crockett in Grand Forks, North Dakota, Dec. 19, 1900, express a degree of regret about their part in these cases. Letter of A. R. Stone, December 29, 1900, shows he was Chief of Police for city of Lisbon, North Dakota, as well as constable of Ransom County. Letterhead January 4, 1901, lists county officials of Ransom County, North Dakota. The first court brief described the location of the crime erroneously.

1120

Mr. James L. Simmons acts as agent for Ed pierce, at Bode, Iowa, and sells a half section in Casey Township, Ransom County, which once belonged to Carrington & Casey Land Company, to Samuel S. Bartley of Rutland, Humboldt County, Iowa. His commission is a dollar an acre, but he allows Bartley to believe it is only half that. Bartley becomes the absentee owner; in reality Mike Helland and Sam Hanson are buying the land from the land company, but needed this kind of financing. Simmons wonders if Ed Pierce can sell a quarter section owned by his sister in South Dakota.

1121

Helmuth Schultz, (the postmaster) see #805-958) at Owego, North Dakota, living thirteen miles from Sheldon, has dealt with the bank at Kindred, twenty-four miles sway, after a court trial on a monetary obligation due Ed Pierce. He writes interesting letter November 26, 1900 concerning the courts: "...I can't keep quiet a Minute...not before I know that you charge me no more than 8D." W. H. Simmons is president of the Kindred State Bank; see James L. Simmons #1120. Odd proportions of Schultz farm may be due to fact that the total lies within the bend of the Sheyenne River.

1122

Lewis Howell and wife Elsie take out loan December 1900, on "one of the best farms in Ransom County, "according to appraiser F. W. Froemke (Note: Elsie retired to a rest home in 1967, and still in 1968 dreams of coming back to her house in Sheldon to put in her garden. Her son retired from and sold the lumberyard in Sheldon, in 1968.)

1123

(Continued in 1123) The Stevenson Brothers, P.O., Larrabee, North Dakota (Foster County), became indebted to Ed Pierce because they bought a Buffalo Pitts threshing machine, and thereby involved the land of Sever O. Severson, Kundt O. Severson, and their mother Mary Severson. The file contains several handwritten letters by the Severson boys. Correspondence with F. N. Chaffee at Carrington, Elsas Willoughby and a Mr. Moore, form part of the file, as well as county officials of Eddy and Foster County, including a letter by Treadwell Twichell, sheriff of Cass County, North Dakota. The last has good picture of Cass County courthouse at the time. The Sheriffs of Eddy County evidently sympathized with the Stevensons, against R.C.I.A.; see Sheriff John D. Carroll December 31, 1900, and refusal to the usual certificate of sheriff sale by J. F. Bennett, sheriff, and consequent suit, May 31, 1901. See also: #920, Sever Severson in Barnes County; #1897, K. O. Severson vs. Ole Christianson.

1124

(Continuation of 1123) The Stevenson Brothers, P.O., Larrabee, North Dakota (Foster Co.), became indebted to Ed Pierce because they bought a Buffalo Pitts threshing machine, and thereby involved the land of Sever O. Severson, Kundt O. Severson, and their mother Mary Severson. The file contains several handwritten letters by the Severson boys. Correspondence with F. N. Chaffee at Carrington, Elva Willoughby and a Mr. Moore, form part of the file, as well as county officials of Eddy and Foster County, including a letter by Treadwell Twichell, sheriff of Cass County, North Dakota. The last has good picture of Cass County Courthouse at the time. The Sheriffs of Eddy County evidently sympathized with the Stevensons, against R.C.I.A.; see Sheriff John D. Carroll December 31, 1900, and refusal to the usual certificate of sheriff sale by J. F. Bennett, sheriff, and consequent suit, May 31, 1901. See also: #920, Sever Severson in Barnes County; #1897, K. O. Severson vs. Ole Christianson.

1125

A mechanic's lien by Byron Cook against the National Flax Fiber Company of Boston, Mass, gives the location of their building and machinery in Sheldon. Correspondence from the Co. indicates the Sheldon mill had shut down in summer of 1900: two additional mills located at Amenia and Mayville, North Dakota; one to Moorhead, Minnesota and a picture of the one at Millis, Mass. Makers of pure linens, by American labor. A \$7,000.00 attachment against them in North Dakota, and they were selling some of their straw. A number of hand written letters by Byron Cook regarding his lien; were addressed from the National Hotel in Fargo (420 Broadway); where L. T. Juno, proprietor offered rates at \$1.00 per day or \$4.00 per week, 1901.

1126

New names appear in the legal papers of the Coburn relationship in 1901, regarding land of theirs that had been issued to the Northern Pacific Railroad in Ransom County, North Dakota, in 1894. The tax title gained by J. S. Wheeler and William K. Smith 1884-1886-7 is declared illegal by judgment March 1901. (It is interesting to note that in 1900, William K. Smith is Judge of County Court, Ransom County, in 1900, (see #1127)

1127

William Wandell, prisoner in Ransom County Jail at Lisbon, North Dakota convinces sheriff A. C. Cooper he knows where to round up three of Frank A. Burner's absconded horses, 1901, which were among those mortgaged. Sheriff succeeds only in finding and selling four year old "Eli", a good horse. The expenses incurred in so doing amounted to \$33.80. Which raises a question as to how much the Enderlin State Bank, Enderlin, North Dakota, realized on this chattel mortgage.

1128

The vice president of the Monarch Elevator company, by statement notarized in Hennepin County, Minnesota, says that wages of their agent at one of their elevators which is located at Sheldon, North Dakota, 1901, are exempt from garnishee action by the exemption laws of North Dakota. Doctor James P. Aulen of Fargo bills for services rendered had been put for collection (see #919, et al.) by Ed Pierce.

1129

The Minnesota Title Insurance and Trust Company, trustee to Fidelity Investment Union, according to their president F. A. Simmons, Feb. 20, 1901, had during the 1890's invested in tax titles to indemnity railroad land belonging to the Northern Pacific Railroad, on which patents had not yet been issued. Besides letters from Simmons the correspondence and legal papers involves George Hollister, Ed Pierce, B. G. Tenneson, William M. Jones auditor of Ransom County, North Dakota, and Elva B. Hannum. The suit is made for the purpose of obtaining a refund on the illegal tax certificates. Evidence by way of transcript Scoville School District levies, is introduced to show taxes in Ransom County on other lands, were illegally levied 1892-1900. J. N. Barnes is listed as President of the above Trust Company in May, 1901.

1130

In the suit by Charles O. Heckle (R.C.I.A.) against the Bretts, Dickey County, North Dakota, the defendants base their claim on payment of taxes.

1131

James Conlon (see Also #966) of Lucca, says John Miller of Enderlin, North Dakota has not fulfilled any of his duties according to agreement: seeding, harvesting, back-plowing, paying taxes interest and principal. Defended by Pollock & Scott of Fargo, before court of Judge Charles Pollock whose schedule of cases for the week of April 26, 1901 is included in this file. An indenture notarized by Miller is included in the file but is not related to the above case.

1132

Another of the earlier settlers, Isaac and wife Matilda Oliver, mortgage their NW¼, Sec. 29, 135N 57W to Eliza Stone of Lake Mills, Wisconsin; and Charles D. Austin law firm of Minneapolis, Minnesota forces sheriff's sale in 1901. The 1888 real estate note reads that it was negotiated by C. D. Austin, Attorney at Law, Lisbon, North Dakota; and so does the mortgage document.

1133

J. B. Folsom of Fargo forecloses on mortgage on horses of George E. Losey, Scoville Township, Ransom County, North Dakota, 1899. Letter by Sheriff W. H. Lamb, Lisbon, North Dakota included. See also: #864; #1906; #2418.

1134

The D. S. B. Johnston Land Company (of St. Paul, Minnesota) (see #975, #1010) collects a \$25.00 debt through Pierce-Tenneson-Heckle from William Smith at Leonard, North Dakota, 1899.

1135

(Continued in 1136) Through Ed Pierce of the R.C.I.A., the Fargo Loan Agency as agent for The Canadian & American Mortgage & Trust Company, rents the "Hill land", i.e., SW¼, Sec. 34, 135N 55W, or Casey Township, Ransom County, to Iver and wife Lizzie Iverson in 1895. The file contains besides mortgages and land contracts, a crop report, correspondence from Iver and his wife, a letter from the Pitts Agricultural Works, slips from Southwestern Elevator Company at Sheldon.

1136

(Continuation of 1135) Through Ed Pierce of the R.C.I.A., the Fargo Loan Agency as agent for The Canadian & American Mortgage & Trust Company, rents the "Hill land", i.e., SW¼, Sec. 34, 135N 55W, or Casey Township, Ransom County, to Iver and wife Lizzie Iverson in 1895. The file contains besides mortgages and land contracts, a crop report, correspondence from Iver and his wife, a letter from the Pitts Agricultural Works, slips from Southwestern Elevator Company at Sheldon.

1137

Homesteader in Wells county, near Bremen, North Dakota, writing letters from Valley City during winter, points out that mail is delivered only every three days at his farm. Henry Garvin takes out \$800.00 loan from Ed Pierce at Sheldon, 1900.

1138

Gustav E. Luther was indebted to Ellen J. L. W. Pember for \$1,606. His other creditors take the role of the good knight to the rescue: M. A. Baldwin of Casselton First National Bank, N. B. Hannur Turner & Lee attorneys at Fargo, Pierce, and W. J. Hawk of Buffalo, North Dakota who writes: he has no sympathy for Luther. Ed Pierce fears Luther will take a couple of more crops off the land, with leaving Ellen

Pember holding the bag, unless creditors can get together to apply legal pressure. NW¼, Sec. 14, 138N 54W, Cass County, North Dakota.

1139

Their Owego farm, consisting of 400 acres, is sold by the widow of Peter P. Goodman, Janet, for two thousand dollars more than she and Peter S. Metzger had paid for it in 1886, thirteen years before this date. Levi N. Lowe (of Fargo) had acquired it for considerably less than that in 1876 from the Northern Pacific Railroad.

1140

Applications are made at turn of year 1901-1902, through Ed Pierce and R.C.I.A for three separate quarters of land owned by Levi Bemis (see #874, #891 etc.) Mary, wife of David H. Buttz of Buttzville, North Dakota is one of applicants. Re: Butz, see also: #863, #870, #1281, #1288.

1141

Frank P. Allen of Lisbon and Ed Pierce of Sheldon correspond on the 480 acre farm of Peter Wickstrom in Island Park township, Ransom County, North Dakota, near village of Elliott, in summer of 1900.

1142

One of the Coburn heirs realizes good money out of sale of originally Coburn land in Greene Township, Ransom County, arranged by Ed Pierce and R.C.I.A. sale being from Hugh McIntosh to Henry Piper; 1900.

1143

Sale Transaction of originally Ezra Farnsworth land in Pontiac township, Cass County, N.D., 1900, brings to light a debt owed by Herman Petrich to John Birkholz, investment banker from Grand Forks.

1144

In order to quick title to quarter section in Moore Township, Ransom County, Helge Helgeson finds it necessary to prove that the farmer owner, Erick Gilbertson was unmarried at the time of sale to Helgeson. 1901.

1145

Eric Rognalds took out a tree claim in Moore Township, Ransom County, in 1895; mortgaged it in 1897 to Maria H. Williams, payable at the office of the Fargo Loan Agency. To pay her, and other debts in 1901, Rognalson is seeking a loan from the Minnesota Loan and Trust Company, whose treasurer, H.L. Moore seems leery about what type of land this might be.

1146

A great deal of legal correspondence must have been carried out, some of which is summarized here, in regard to a quarter of land in Clifton Township, Cass County, North Dakota, the 160 acres being shown by a map of an Atlas of 1906, to be mainly a shallow lake. Title of Northern Pacific Railroad to SE¼, Sec. 25, 138N 55W, Cass County, North Dakota was questioned into the United States Circuit Court of Appeals.

1147

Henretta Holweg of La Moure County, North Dakota mortgages her quarter of land to Robert C. Sanborn, and satisfies that mortgage December 10, 1900.

1148

Charles F. Ellsbury borrows money on his land in Clifton Township, Cass County, North Dakota, 1900, from the Minnesota Loan and Trust Company. Treasurer of the Trust Company exhibits accurate knowledge about land in this township. Laurits C. Skramstad takes out loan on his quarter in Barnes County.

1149

Tillie M. Hanelt and husband Gust give quit claim deed to R.C.I.A. on lots 7, 8, and 13, block 22, original townsite of Sheldon. They had moved to Ramsey County, Minnesota.

1150

Cass County farmer Robert A. Stewart, is sued by Ransom County farmer, Patrick Pierce, 1900, for allowing his Russian "cactus" to tumble over.

1151

L. W. Aikin is sued for payment of note by Babcock & Cornwell (Daniel Cornwell). In previous files, Babcock is noted for successive partners in a livery business.

1152

John Ekstrom was sentenced August 22, 1900 for the confused crime of maintaining a public nuisance. Terms of the sentence are interesting. States Attorney T. A. Curtis effects an amelioration for the prisoner in January 1901, Lisbon, North Dakota; and presumably saved the County additional food bills.

1153

Through the services of G.A. Dunscombe and F. J. Blake of Fort Dodge, Iowa, Gordie E. Anderson of the same city, puts up \$100.00 earnest money, makes application and buys two quarters of land in Coburn Township, Ransom County, North Dakota. Correspondence between Ed Pierce of R.C.I.A. and these two drummers in Iowa is contained in the file.

1154

As Ole C. Horland and wife Karen improve their half section in Thordensjold Township, Barnes County, North Dakota which includes the homestead quarter to which they receive patent 1896, they now in 1901 place it under a growing mortgage: first to the Minnesota Loan & Company then Valley City men, and then the R.C.I.A. and Enderlin State Bank. Sample of their bank draft. Interesting letterhead and paper clip on stationery of John D. Black abstracter in Valley City, Barnes County. Horland requests a bill with Hanson & Wilberg, hardware store at Nome, North Dakota be paid. Thorkelson & Pollock of Fingal try to slip their interest ahead of Ed Pierces, May, 1901.

1155

Hans Libak and wife Hetlene, giving address as post office of Preston, North Dakota, take out mortgage on an unusually shaped farm in Section 8, 136N 57W, i.e., Preston Township., Ransom County, 1899. Though listing Enderlin, 12 miles away, as nearest market on railroad town, they deal with banks in Sheldon 7 miles farther. N.b., Charles O. Heckle, whose name appears on papers concerning this area, was one of the leg-men for R.C.I.A.

1156

Petersons receive title to a quarter of land in Casey Township, Ransom County, 1901. Charles O. Peterson is clerk of District Court in the County. The land was sold at sheriff is sale.

1157

To clear title to SE $\frac{1}{4}$, Sec. 24, 133N 65W, LaMoure County, North Dakota, which Charles Vialle bought at Sheriff's sale, the tax titles previously acquired by Henry A. Clifford a resident of Boston,

Massachusetts, and M. C. Allen a resident of the City of Nevada in Iowa had to be proven invalid. Included in the file are: 1) transcript of Pomona View school district tax levies. 2) abstract of tax levies made by county commissioners Lamoure County, 1896-1899, during which time the county spent more on gophers than on care of the poor, and \$318,00 on wolf bounty in 1898. 3) letters to Ed Pierce from Edgeley, North Dakota by L.A. Ueland of State Bank of Edgeley, by clerk of court, E. G. Houston, by county auditor, C.J. Alister in which he used stationery with Lamoure County seal, and list of county officials; and by Chas. Gunthrop, whose letterhead boasted of having 100,000 acres of N.D. farm land for sale cheap.

1158

(Continued in #1159) A man, unmarried, named James Oxenrider took out a mortgage on a quarter of land in Moore Twp., Ransom County N.D. in 1882 with Sanders McSparren of Lancaster County, Pennsylvania. D. C. Lake of Kansas in 1891; bought it back from him in 1894, to sell to Ole Erickson, who had to go through process of quieting title in 1900. Original mortgage did not revive. File also contains: 1) Moore twp. school district No.#4 transcript of tax levies 1890-1893. 2) letterhead pictures of Philadelphia City Hall; also of Gladstone Hotel, C. A. Klaus proprietor, Jamestown, North Dakota, 1900, with horse-drawn conveyances in foreground.

1159

(Continuation of #1158) A man, unmarried, named James Oxenrider took out a mortgage on a quarter of land in Moore Twp., Ransom County N.D. in 1882 with Sanders McSparren of Lancaster County, Pennsylvania. D. C. Lake of Kansas in 1891; bought it back from him in 1894, to sell to Ole Erickson, who had to go through process of quieting title in 1900. Original mortgage did not revive. File also contains: 1) Moore twp. school district No.#4 transcript of tax levies 1890-1893. 2) letterhead pictures of Philadelphia City Hall; also of Gladstone Hotel, C. A. Klaus proprietor, Jamestown, North Dakota, 1900, with horse-drawn conveyances in foreground.

1160

Oscar E. Van Doren use legal pressure to obtain the proper pacers in the mortgage he took from Myron Brace on E½, Sec. 9, 134N 54W, Scovill Township, Ransom County, 1901, through R.C.I.A. Delay due to other encumbrances at State Bank of Lisbon, dating back to heirs of Eugene Whipple. Ed. Pierce works out details with his friend H.H. Grover in the Lisbon bank.

1161

(Continued in #1161 and #1163) The Sheyenne Valley Stock Farm is initiated by Karl E. Rudd and E. E. Sheldon (See also file #811). Sheldon withdraws; and Rudd dies; but by this George Fowler, James K. Banks and N.B. Hannum have taken over. In 1898 they sell to J. H. Reed & Son and the Sargent Brothers (See Drache: *Day of the Bonanza*, North Dakota Institute for Regional Studies; p. 174). These three files contain legal papers for the tracts of land involved; management of the farm by Karl Rudd in the 1880 shown by papers; tax receipts; timber culture litigation; Dakota Land Company connections; firms in Twin Cities receiving wool and cattle; Scotch collie dog background; and letters by Sargent Brothers, the Reeds, and E. B. Eddy of the Fargo Loan Agency. Also hay rent contracts with Northern Pacific Railway Company; and one labor agreement. See also #2491.

1162

(Continuation of #1161, continued in #1163) The Sheyenne Valley Stock Farm is initiated by Karl E. Rudd and E. E. Sheldon (See also file #811). Sheldon withdraws; and Rudd dies; but by this George Fowler, James K. Banks and N.B. Hannum have taken over. In 1898 they sell to J. H. Reed & Son and the Sargent Brothers (See Drache: *Day of the Bonanza*, p. 174). These three files contain legal papers for the tracts of land involved; management of the farm by Karl Rudd in the 1880 shown by papers; tax receipts; timber culture litigation; Dakota Land Company connections; firms in Twin Cities receiving wool and

cattle; Scotch collie dog background; and letters by Sargent Brothers, the Reeds, and E. B. Eddy of the Fargo Loan Agency. Also hay rent contracts with Northern Pacific Railway Company; and one labor agreement. See also: #2491.

1163

Continuation of #1161 and #1162) The Sheyenne Valley Stock Farm is initiated by Karl E. Rudd and E. E. Sheldon (See also file #811). Sheldon withdraws; and Rudd dies; but by this George Fowler, James K. Banks and N.B. Hannum have taken over. In 1898 they sell to J. H. Reed & Son and the Sargent Brothers (See Drache: *Day of the Bonanza*, North Dakota Institute for Regional Studies; p. 174). These three files contain legal papers for the tracts of land involved; management of the farm by Karl Rudd in the 1880 shown by papers; tax receipts; timber culture litigation; Dakota Land Company connections; firms in Twin Cities receiving wool and cattle; Scotch collie dog background; and letters by Sargent Brothers, the Reeds, and E. B. Eddy of the Fargo Loan Agency. Also hay rent contracts with Northern Pacific Railway Company; and one labor agreement. See also: #2491.

1164

A judgment of \$39.55 involves M. T. Pullin; decision made by justice of Peace in Sheldon. This attorney John H. Burke is not to be confused with "honest John Burke;" (See 1004, 1005.)

1165

(Continued in #1166) These files contain further twists of development in the Prohibition Law case against A. G. Crockett of Enderlin; the first files are contained in file #1119. File #1165 relates how confiscated beer was delivered by Constable, but yet not delivered. The next files contains the papers on the case which Ed Pierce made Attorney Chas. A. Gram cough up.

1166

(Continuation of #1165) These files contain further twists of development in the Prohibition Law case against A. G. Crockett of Enderlin; the first files are contained in file #1119. File #1165 relates how confiscated beer was delivered by Constable, but yet not delivered. The next files contains the papers on the case which Ed Pierce made Attorney Chas. A. Gram cough up.

1167

George Hollister, receiver of the Farmers Trust Company of Sioux City, Iowa, buys tax title to a quarter of land in Bale township of Ransom County, which had been difficult to market at sheriff's sale in the 1890s, though the Minnesota Title Insurance & Trust Company had embarrassingly enough acquired tax title.

1168

N. B. Hannum used notes given him by persons near Sheldon, as collateral to obtain a \$1,500.00 loan for himself, Sept. 1900. (See #1161 thru #1163). The Bank sent these to Ed Pierce for collection. Penciled note from N. B. Hannum lists ten persons out of second "batch" of notes used in collateral, whom Hannum did not wish sued"...without referring to me."

1169

The patent to homestead of Heinrich Geissler, NE¼, Sec. 4, 135N 55W, dated Dec.20, 1887, (see also #979); a chattel mortgage to the same quarter dated March 26, 1900 given by Alfred Gunderson; and papers relating to 1900 sale of quarter for \$2,000,00, including letter by Gunderson from Blackduck, Minnesota, a card from County Auditor; and letter from W.T. Stanbra (see #940). See also #2439, for abstractors error.

1170

John C. Fleming of Lisbon, North Dakota neglected to pay taxes on land in Tuller Township; he and his mortgagers, the Farmers Trust Company of Sioux City, Iowa, involving George Hollister, Frank A. Dwinell and A.H. Hazen, lost title to the property. R.C.I.A. apparently was representing the interest of original loner, homesteader Thomas Wells. This land is in the Island Park School District (Lisbon); and a number of persons active in Lisbon 1890-1900 are mentioned in the legal papers. Letter by Mr. Fleming to Ed Pierce January 1, 1901. (Continued in #1171)

1171

(Continuation of #1170) John C. Fleming of Lisbon, North Dakota neglected to pay taxes on land in Tuller Township; he and his mortgagers, the Farmers Trust Company of Sioux City, Iowa, involving George Hollister, Frank A. Dwinell and A. H. Hazen, lost title to the property. R.C.I.A. apparently was representing the interest of original loner, homesteader Thomas Wells. This land is in the Island Park School District (Lisbon); and a number of persons active in Lisbon 1890-1900 are mentioned in the legal papers. Letter by Mr. Fleming to Ed Pierce January 1, 1901.

1172

Amos N. Golberg of St. Ansgar, Iowa, buys a quarter of land, (originally Northern Pacific land) which the Coburn heirs held in possession in 1897, for \$1440.00; NW¼, Sec. 29, 136N 55W (Liberty Township, Ransom County). Included in file is copy of hay permit to NE¼ of same section, for 1900. See #1126, new name among Coburn heirs.

1173

William Gates (address: Fingal, Barnes Co.) of NW¼ Sec. 8, 138N 55W, which is Clifton Township Cass County, North Dakota, seeks \$700.00 loan from Minnesota Loan and Trust Company. But their original mortgage holder is a person of small means. So the loan is appraised by Froemke of R.C.I.A. and the entire deal taken over by the Enderlin State Bank, with which both Ed Pierce and James K. Banks were associated in 1901, besides Enderlin persons. Short letter of William Gates, February 25, 1901, probably written by quill and ink.

1174

Iver Swiggum bought the Paulson quarter west of Leonard, Cass County, NW¼ Sec. 34, 137N 53W., from K. Rosholt, owner and colonizer of farming lands at Eau Claire, Wisconsin, Ed Pierce is asked to defend Iver against encroachment by John Hildebrand of Leonard who also desires this land, and to meet the preemptory demands of K. Rosholt. When Ed. induces Mr. Aiken to take over the mortgage, Rosholt backs down from his demands. Contents of file include: legal agreement Swiggum-Rosholt, crop report 1898; letter and postcard by Swiggum; eleven letters from Rosholt per secretary with lovely letter mast and advertising ability to correspond in 8 languages; penciled backside of scratch sheet indicating Mr. Aiken was interested.

1175

C.E. Batcheller, vice-president of the Bank of Fingal in the village of that name in Barnes County, North Dakota, writes to Severt Severson of Lucca, regarding money owing them Thomas Casey is president of the bank.

1176

W.T. Stanbra and R.C.I.A. brought Von H. Hulziger up from Humboldt, Iowa, but his letters to Ed Pierce 1901 in German phonetic spelling show that he was dissatisfied. He considered western Sargent County suited to stock raising but not for tilling. H. J. Johnson of Oakes, North Dakota arranged for him to sell his quarters of land to Ancil Bunday and wife, 1902. Letter from agent of the Thorpe Elevator Company at Crete, North Dakota states that no mail routes had been established in the area, 1901.

1177

Penciled instructions authorizing the printing of 250 embossed cemetery deed blanks for St. Mary's Catholic Church at Sheldon, North Dakota (Ed Pierce would have been likely to have paid for the printing.) Three deeds, for Jacob Kaspari, William Hackenberg, and Adam Goodman, signed by successively pastors J. B. McDonald and Mathew J. Fletcher, are contained in the file. (The book indicated in the instructions is extant among the books owned by St. Mary's parish.)

1178

(Continued in #1179) John Delaney of Aberdeen, South Dakota managed a loan from Ed Pierce toward the closing months of 1900, and the next year he writes from the Milwaukee House, Bush & Matthews Proprietors at Great Falls, Montana, asking Ed: a) Not to collect on notes from good honest hard working farmers in the Harvey, North Dakota area, which he had given Ed Pierce as collateral and at a discount. b) That he, Delaney was about to take a load of stock to Chicago. Ed Pierce had simply used this paper collateral to borrow money to give to Delaney, from the Grundy County National Bank, Grundy Center, Iowa, but less than half the total face value of the notes. He only risked half their face value, and stood to gain the other half in profit, plus. Letters: 2 From German State Bank, oldest bank in Harvey; 7 from John Delaney; 1 from Hanchett & Wartner, Harvey North Dakota; replies on blank returns from debtors. One letterhead of the Leland Parker Hotel, Minot, North Dakota 1901, Ch. Parker, prop.

1179

(Continuation of #1178) John Delaney of Aberdeen, South Dakota managed a loan from Ed Pierce toward the closing months of 1900, and the next year he writes from the Milwaukee House, Bush & Matthews Proprietors at Great Falls, Montana, asking Ed: a) Not to collect on notes from good honest hard working farmers in the Harvey, North Dakota area, which he had given Ed Pierce as collateral and at a discount. b) That he, Delaney was about to take a load of stock to Chicago. Ed Pierce had simply used this paper collateral to borrow money to give to Delaney, from the Grundy County National Bank, Grundy Center, Iowa, but less than half the total face value of the notes. He only risked half their face value, and stood to gain the other half in profit, plus. Letters: 2 From German State Bank, oldest bank in Harvey; 7 from John Delaney; 1 from Hanchett & Wartner, Harvey North Dakota; replies on blank returns from debtors. One letterhead of the Leland Parker Hotel, Minot, North Dakota 1901, Ch. Parker, prop.

1180

Henry Hanson a widower, and Edward H. Hanson sold their half section west of Sheldon, North Dakota in 1901 for a net profit of \$2,940.00. See also #1004 W.T. Stanbra of Humboldt, Iowa involved in the deal.

1181

The SE $\frac{1}{4}$ of the section containing the Biesterfield Site of Sec. 28, 134N 54W, was sold by Anton Shelly to Andrew Logan in 1901, through the instrumentality of Ed Pierce of Sheldon and R.C.I.A., and George C. Jacobson of Lisbon, North Dakota.

1182

W.L. McNeil of Fort Dodge, Iowa, dealing through lawyer and bank there, made application to buy a half section of land in North Dakota, December 1900: upon changing his mind by January 11, 1901, he sacrificed \$150.00 earnest money.

1183

The several members of the German Coach Horse Company of Island Lake, Rolette County, North Dakota are brought to pay up their respective notes given in the 1890s, after Ed Pierce arms his leg-man, C. O. Heckle with a "roasts" letter. Heckle receives quite a roast from Mrs. Butson, wife of one of the men; when he serves her with summons and complaint, she throws the papers into the cellar way, and tells him

he is no gentleman. The file contains correspondence between Pierce and Heckle, 1901, copy of the summons; also two unrelated letters from Bisbee in the same general area, referring to leg-work H. F. Labbitt is doing for R.C.I.A. at the same time, on Taylor House stationery.

1184

C. E. Lane buys a half section of Coburn land in Coburn Township, Ransom County, through R.C.I.A., 1900, with the aid of W. T. Stanbra and the Peoples Bank at Humboldt, Iowa. Lane's address was Addison, Iowa. The file also includes November 10, 1900 statement of balances Ed Pierce and R.C.I.A. to S. W. Philbrick of Coburn Agency regarding seven sections of land in the township, which reveals business arrangement between them at this time.

1185

Further papers on the John C. Fleming loan; see#1170 and #1171.

1186

Prospective of the Pacific Oil Company, circulated by Ross Taylor & Company, 66 Broadway, New York, N.Y. 1900. Reference to Ed L. Doheney and Bakersfield; and the use of crude oil on the Santa Fe Railroad and the Central Mexican railroad to generate steam.

1187

Copy of Sec. 3 (A) of the Minnesota "Y" Law (railroading).

1188

(Continued in #1189) Captain Robert J. Mitchell was married to Martha J. Crabbe in the First Presbyterian Church at Princeton, New Jersey 1860; died interstate (?) April 1900, leaving widow and two children, Norwood and Jean. He was an attorney in Sheldon; owed money in Maine to a Dr. Greener to Anna Ford of Casselton, N.D. He owned \$377.85 worth of personal property according to appraisers; all of 34 of Horton & Detlorrs addition, as a homestead, with house on it; and lot 9 of block 21 original townsite of Sheldon. Ann Ford obtains the latter in settlement of her \$600.00 mortgage. Mitchell came from New York, N.Y. originally. Apparently he was not well, because M.B. de la Bere took care of him during his last illness, and burned the man's last will and testament at the request of Mitchell.

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1190

William Kurtz has loans outstanding on 2½ sections of land near Fingal, North Dakota, with the Minnesota Loan & Trust Company, among other creditors. An A. M., or Aaron W. Spencer is mentioned; (see also 961). The Bank at Kenyon, Minnesota; Van Brunt & Wilkins Mfg. Co.; the Peerless Machine Company of Grand Forks (1895); Gaar Scott & Co. of Richmond, Indiana; Levi H. Haynes; Sarah C. Hammond of Brunswick, Maine and Julia D. Dow, Malcom F. Hamond of Portland, Maine; Lewis Ormsbee of Brooklyn, N.Y.; George Dickinson; Geiser Manufacturing Company; Agnes Jasper; and other names occur among the more than forty five creditors. Two chattel mortgage papers contain interesting details about the farm implements in use at this time. James Holes, proprietor of the Pioneer

Farm, Fargo, North Dakota writes Kurtz November 17, 1898. See also #1194 (Continued in 1191, 1192, 1193)

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1194

The Peerless Machine Company (see #1190) assumed the obligation of a \$500.00 mortgage held against John Sherman' and SE¼ Sec. 5, 138N 56W, and owing to Fred N. Dow, Portland, Cumberland County, Maine:, since there years before in 1895. However in 1899 the quarter was sold by sheriff's sale from Dow to Thomas L. Tillisch. Barnes County.

1195

Another mortgage of William Kurtz (see #1190 through #1194) taken over from Lydia E. Stacks, March 21, 1899.

1196

The Enderlin State Bank and Thomas Pierce foreclose on Herman Schobinger and wife Martha on their half section in Pontiac Township, Cass County, North Dakota, as a matter of collecting a \$2,000.00 debt for Willard A. Van Brunt

1197

(During the bad years of 1897-1901) creditors in Chicago dealt mercilessly with storekeeper Joseph Goodman. Charles P. Kellogg Co., clothing and C. M. Henderson & Co. take view that it is not their fault. Joe does not have the money to pay the account with them. His letter is termed "peculiar."

1198

The First National Bank, Baraboo, Wisconsin accepts paper from N. B. Hannum, February 23, 1901.

1199

Correspondence relative to the appointment of R. C. Sanborn of Lisbon, North Dakota to the land office job in Minot, North Dakota, 1901.

1200 Case File Abstracts

1200

No file present

1201

Abstract of title and various mortgage papers and notes of Ever Gullickson on SW $\frac{1}{4}$, Sec. 4 136N 55W is missing except half a torn folder with the above identification. (A. A. A. Sept. 20, 1971)

1202

The wife of Charles Ellsbury, Carrie E., 35 years of age, is loaned \$2400.00, and R.C.I.A. acquires title to SE $\frac{1}{4}$, Sec. 32, 138N 55W, until mortgage shall have been paid.

1203

A John Doe case instituted by E.V. McKnight, 1901

1204

A John Doe case is instituted by Knudt P. Svensdahl to recover damages inflicted by trespassing animals during the months of December and January 1900.

1205

This file contains two letters from J. J. McDonald, one from his sister Julia McDonald, 1900-1901, to State Bank of Sheldon & Jas. K. Banks, and Tenneson-Pierce. C. Gilbertson of C. Gilbertson & Co., Walcott, N.D. letter offers to produce the money for McDonald after suit had been filed.

1206

Summons from Justice Court, Sheldon, N.D., demanding Matilda C. Strand appears at the office of Justice of Peace, John H. Burke to answer for a debt of \$35.00. (Note: The John H. Burke who rendered many a judgment in these files is also publisher and editor of a weekly newspaper, The Sheldon Enterprise)

1207

Erick Gilbertson and his wife Bertha started into indebtedness in 1898 with small notes of seven, and of twenty dollars. Gilbertson is the first person up to this number in the files who make explicit reference to God; see Gilbertson to Pierce, March 26, 1901. Fargo Loan Agency takes over half the mortgaged land with its mortgage in Dec. 1901

1208

Helmuth Schultz's wife, Martha writes four letters in response to lawyers' pressure to pay Dr. Aylen's bill, because her daughter Gertie died anyway. The Doctor finally knocks off one visit's cost.

1209

Single man, Hamlin S. Hanson dies in October 1900, possessed of eighty acres in Coburn Twp, Ransom County, N.D., and four horses, a wagon and a gang plow. In settlement of estate, it shows: that his brother lives at Bubona, Iowa.

1212

P. O. Peterson, dealer in hardware and general merchandise at Chaffee, N.D. 1899, is sued by Gust E. Luther for not having remitted money due the latter. A farm contract given by the Amenias & Sharon Land Company to Albeit Dumke is also contained in the file.

1213

Dr. James P. Aylen sues Myron Brace of Lisbon for an 1896 bill, See #839 and other previous collections of bills by the Doctor. And Myron Brace is often sued; see for reference #'s 912, 914.

1214

The son of Lydia Hollingsworth of Kolo, Iowa, arranged a deal for the north half of sec. 5, 136N 53W which had only 279.62 acres in it. This is a Stanbra client (See #940 for Stanbra) who prefers to do her bank business in her own county seat of Fort Dodge, in preference over Humboldt, Iowa. Batler & Rhodes, real estate lawyers have offices at Fort Dodge, Iowa anal LaMoure, North Dakota.

1215

Maggie C. Doran, June 12, 1899, bought a building and lot one, of block twenty of the original townsite of Sheldon, by help of a loan of \$800.00 from R.C .I. A. This loan was sold to Mr. Katie Woods in March of 1901. (See #1297 for Maggie Doran).

1216

Patterson sells a section of land at a price that averages out to (\$21.00) twenty-one dollars per acre. This could be the Patterson who bought land in southwest Ransom County, as recorded in file #1085.

1217

(Continued in #1218) James E. Wisner (owner of flour mill that once stood on the Sheyenne River at Plymouth, N.D., upriver from Lisbon, downriver from Fort Ransom) draws down upon himself and Clarence Wisner, the wrath of silent financial partner, William A. Field in Port Chester, New York, 1901. (See also #1019) Correspondence of Field largely addressed to Tom Pierce, cashier of Enderlin State Bank who is acting under guidance of his brother Ed Pierce. Considerable acreages in Ransom County are involved, particularly in Moore Township. This file contains sectional map of Ransom County, showing penciled location of mill site in north half of section 11 of Springer Township, and a note in the handwriting of Wisner describing land there, including 20 acres "Mill reservoir N½ Sec. 11, 135N 57W. Two letters by James Wisner, 1902, and eighteen handwritten letters by William H. Field. Also correspondence and paper drawn by local attorneys.

1218

(Continuation of #1217) James E. Wisner (owner of flour mill that once stood on the Sheyenne River at Plymouth, N.D., upriver from Lisbon, downriver from Fort Ransom) draws down upon himself and Clarence Wisner, the wrath of silent financial partner, William A. Field in Port Chester, New York, 1901. See also # 1019. Correspondence of Field largely addressed to Tom Pierce, cashier of Enderlin State Bank who is acting under guidance of his brother Ed Pierce. Considerable acreages in Ransom County are involved, particularly in Moore Township. This file contains sectional map of Ransom County, showing penciled location of mill site in north half of Section 11, Springer Township, and a note in the handwriting of Wisner describing land there, including 20 acres "Mill reservoir N½ Sec. 11, 135N 57W. Two letters by James Wisner, 1902, and eighteen handwritten letters by William H. Field. Also correspondence and paper drawn by local attorneys.

1219

Mr. J. J. McDonald sold all his property in spring of 1898, and the proceeds were turned over to the Citizens National Bank at Wahpeton, which held a mortgage against the "3J Farm Company" at Power, Richland Co., North Dakota (Sec. 35, 136N 52W) (Sandhills. Out of this he hoped to make good a check for twenty dollars (\$20.00) to Mr. Larrubee, whose address in February had been Central House Saloon, Moorhead, Minnesota. Ed Pierce helps tide over matters till after the next harvest. See also #817.

1220

A certain John Sullivan, Dec. 1, 1900, Wall St., Boulder Co., Colorado, writes to Ed Pierce concerning prospects in the South American Mine, a property 150 feet by 1500 feet, in which he has a claim apparently. He mentions meeting a Mr. Hillen "of the old bank of Sheldon." (R. G. Hillen shows on 1887 note as a member of the Bank of Sheldon.) #1238).

1221

Frank Herdina Jr. and wife Philomena homestead on SE¹/₄, Sec. 20, 136N 53W; they borrowed to pay mortgage in 1892; and sold the quarter through a sheriff's sale to Lisbon, N.D. mortgager in 1897 for a profit. See also #835 for Joseph Herdina. See also #2569 for transfer of ownership 1897.

1222

The NE¹/₄, Sec. 2, 134N 54W (sandy soil area) for which Luther Saterlee received a patent in 1890 passes into mortgage held by insurance company people in Buffalo, New York, 1897.

1223

Nils Olson and wife Ingrid of Lisbon, sell quarter of land near Enderlin, and 120 acres south of Lisbon, to Ed Pierce. Payments on the first piece had been made on a schedule of payments in bushels of wheat. State Bank of Lisbon involved with this deal, of course; also J. B. Folsom of Fargo together with a certain W. C. MacFadden who, in July 1901, was acting as guardian for H. L. Starling. Adams and Trees, real estate, Lisbon, connected with banks. File contains letter in ink written upon paper for pencils writing, by Nils; Jan. 2, 1901.

1224

Another quarter in Sec. 2, 134N 54W changes ownership by 1901. (Sandy soil area) the SW¹/₄.

1225

Valley View Farm, only five miles from Grand Forks is described in green circular. J. I. Stokes, owner and operator, hopes Ed Pierce can sell this rather completely developed farm summer of 1901 for about thirty thousand. Pierce would realize fifteen hundred dollar commission for selling the two sections.

1226

Various persons named Buss owned this quarter in Casey Township; Middlesex Banking Company of Connecticut got it from J. C. Holt, and first sold it to William A. McCloud, unmarried. Then, through the help of Stanbra they sold it to Nora Lanihan, a teacher in Fort Dodge, Iowa, who probably paid up her mortgage by 1902. File contains eight handwritten letters by Nora Lanihan. See #1011 and #2409 for two other Buss land ownership mix-ups. See #2886 for 1904-06 Nora Lanihan land renting in Casey Township

1227

Joseph Goodman, storekeeper in Sheldon, gets fouled up on annual bill with Chas. P. Kellogg Co., selling clothing, due to absenteeism and sickness there. Local lawyers secure favorable deal for Goodman; Frank P. Allen of Lisbon is his attorney, and his signature appears on several papers in this file. (See Andreas Atlas for Frank P. Allen.)

1228 Legal papers pertaining to the suit between Dowagiac Manufacturing Company and the Cassopolis Manufacturing Company, situated in those two Michigan cities respectively George Fowler and Charles Banks of Sheldon, besides other machine dealers in Sheldon, Casselton, Kathryn, Lucca, Tower City, Wheatland, Argusville, Embden and Litchville, were implicated as stockholders of Cassopolis Manufacturing Company, along with persons resident there. Brief for the case was printed up by Judge Charles F. Amidon; in file.

1229

On the same subject; but missing. #1229 found among miscellaneous files, and placed in proper numerical sequence, Aug. 25, 1971.

1230

This file pertains entirely to Leonard, N.D. Nei & Co.; Monarch Elevator Company and S. W. Oliver justice of peace; C. W. Hill; H. L. Leisen; farmers: D. Kinney, and a Mr. Wichman; and also a mule valued at \$35.00, and damp grain whose stirring cost \$21.00 are involved

1231

Gus T. Oehlke buys land from two parties in spring of 1901, in Sec. 7, 137N 55W. 80 acres from Dora Vance of Lucca (From other sources known to be a promoter of early church activities in Lucca and Enderlin areas.); 320 acres from Frank W. Bartlett who is about to go to a "sanitarium" because he feels poorly, and writes from New Richmond, Wisconsin where he is in business.

1232

In pressing Levi B. Hanson of Sheldon for payment of bill owed by the "old firm", while he (Hanson) raised questions about the guarantee on buggies, the Parry Manufacturing Company of Indianapolis included good pictures. One is an end-spring bunny, obtainable in one-seat or two-seat model; the other is a Concord Spring road wagon (buggy). Letterhead features good view of their extensive factory. Lindsay Brothers of Minneapolis, Minn., dealers in agricultural implements, found that the last guarantee of the Carriage Builders National Association had been adopted under the date of Nov. 20, 1873.

1233

The quarter section just east of the town of Fingal, Barnes County, North Dakota, to wit, SW $\frac{1}{4}$ Sec. 17, 138N 56W, was sold by Francis E. Dickinson, son of George who died without a will for his wife and son, in Warren, Pennsylvania, January 1890. The widow, Mary A. Dickenson lived in Fargo, North Dakota in 1901. The widow and the son had inherited estate and property valued at about \$40,000.00; this included nearly four sections of land, mainly in Cass County. The son, Francis E., with W. H. Dickinson, were members of the Grain Commission at Minneapolis, in 1901. John Rathje, buyer of the quarter near Fingal, obtained \$1,200.00 loan from the Minnesota Loan & Trust Co., through Ed Pierce.

1234

Interestingly, M. F. Roberts, executor of J. H. Guild estate, writes Ed Pierce Feb. 15, 1895, using stationery of the home office of GREEN MOUNTAIN REMEDIES--cure for asthma and kidney troubles of which Dr. Guild (M.D.) sole proprietor and manufacturer. File includes three letters from Holland Frost who bought W $\frac{1}{2}$ Section 33, 139N 55W (Hill township south of Tower City, Cass County). According to notation on old envelope, Ed Pierce kept correspondence relative to this case before 1894, in "pigeon hole case." See also #2281: E $\frac{1}{2}$ SW $\frac{1}{4}$ resold 1903.

1235

Fargo Loan Agency sells a SW $\frac{1}{4}$ Sec. 13, 132N 58W (Sargent County) through Ed Pierce's dealing in real estate to Herman Fick (See also #1021.) Fick letter to Ed Pierce, Oct. 3, 1898 is written on stationery of G. W. Bale, dealer in General Merchandise--groceries, hardware, boots and shoes, furniture, Harlem, N.D.

1236

Another Walter A. Wood Harvester Company suit against a Ransom County farmer. The Company is in receivership; 1898 See earlier files.

1237

Letter from James F. Simmons (See also #903) from Bode, Iowa, December 16, 1899, to borrow \$3,000.00 to pay up balance of purchase price for W½ Sec. 15 and SW¼ Sec. 28, 136N 55W, the first parcel being 1½ miles south of Enderlin, North Dakota. His application blank reply say that Enderlin is a town of 900; that there are no buildings on the land involved; and that the neighborhood is settled by Scandinavians and Germans. See also # 2169, Simmon, solicitor; #1250

1238

William Lindemann owes notes that involve also the Bank of Sheldon, N.D. and the German Bank at Dubuque, Iowa, 1887-1895

1239

Albert Hauge letter from Sandouin (McLeod) N.D.; he buys quarter of land just south of Biesterfield site, i.e, SW¼ Sec. 28, 134N 54W this quarter had been bought by Frank R. Strong in the fall of 1881. It is in the area of Strong Memorial Park, popular during horse and buggy days, on Sheyenne River. This quarter was sold for taxes in 1894, strong giving quitclaim to property.

1240

Elmer U. Hess east of Lisbon, N.D., borrows \$800.00 from Ed Pierce 1898, which Ed obtains for him from the Minnesota Loan and Trust Company. Presumably it enabled Hess to pay off debts to Lisbon Bank and Loan Association, and R.C. Sanborn.

1241

George E. Gotsch of Fort Dodge, Iowa, and farming there, buys 160 acres in Section 17, 134N 54W, and had some difficulty protecting his capitalistic venture in North Dakota in subsequent years. Ed Pierce mentions bad luck during summer of 1900; poor crops throughout the northwest. Gotsch in his six letters in this file asks Ed to obtain a. renter who will pay cash rent in advance; it appears he anticipated the Dakota land would pay for itself, and for the looking after by the R.C.I.A. Gotsch writes his last letter, Jan. 29, 1902, from Black Duck, Minnesota; but he intends going back to Iowa in April

1242

Peter O. Peterson and Charles (Carl) Peterson buy NW¼. Sec. 11, 135N 55W, in 1899, to be paid in ten equal payments of \$160.00 each. (For these two Petersons see also files: #993, 995, 1011, 1068-69, 1156. That the papers of #1242 constitute a clerical error is attested by the Satisfaction of Mortgage, Sept. 17, 1902. see #2202

1243

To cover a note for six months, W. F. Okey slaps a chattel mortgage on his N½, Sec. 3, 133N 57W in favor of Ed Pierce, the agent for the Saint Paul Fire and Marine Insurance Company, April 12, 1898. (Evidently this paid the premium?) The papers were made out for him by a certain Harry Okey. Address: Elliott, N.D.

1244

(1244 combined with #1245) William G. Brooks, ten miles out of Forman Sargent County, had a running battle with chattel mortgages 1895 to 1901. A large amount is owed machinery companies. Two letters from Brooks to Ed Pierce are addressed as from "Brookland, N.D." (This was on the Great Northern tracks, Sec. 30, Forman Township.) Also a letter in Oct.1898, using stationery of the Vinkle House, H. Vinkle, Proprietor, in Oakes, N.D.

1245

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Brooks to Ed Pierce are addressed as from "Brookland, N.D." (This was on the Great Northern tracks, Sec. 30, Forman Township.) Also a letter in Oct. 1898, using stationery of the Vinkle House, H. Vinkle, Proprietor, in Oakes, N.D.

1246

This file became voluminous because of the meticulous demands for clear title on the part of Prouty, Coyle & Prouty of Humboldt, Iowa, which were termed ridiculous by James C. Young of the Northwestern Farming Lands firm. Minneapolis. Two letters by attorney A. C. Finney, Minneapolis on the matter; letters by G. L. Tremain of the Peoples Bank at Humboldt, Iowa, one by J. C. Nutting of the First National Bank of Northfield, Minn.; and several from George W. Adams, who was buying land once owned by William Thaw (See #1247) Pittsburg, Pennsylvania. Thaw had acquired extensive holdings of the Northern Pacific Railroad lands in 1878. See also #1283-1284: for additional Prouty & Prouty letters.

1247

C. J. Cahaley of the firm of James C. Young Land Company, Minneapolis attest to clear title of Frank Semple to 7¼ sections in five counties in North Dakota that had come under the ownership of William Thaw who also owned valuable coal lands in Pennsylvania. An indenture drawn up by Ed Pierce Feb. 20, 1901 provides further details, such as names of the widow and the ten children; also, that I. V. Biglow was a notary public in New York City, and Franklin Brown was a notary public in Pittsburgh, Pa. At that date. (See also #1246 where extraordinary demands of the law firm of Prouty, Coyle and Prouty, the last being Edith Prouty, attorney, draw ire of James C. Young against "...every old woman lawyer"... (April 24, 1901), but resulting in this file 1247. For 1904 sale of the land, see #2412.

1249

Suit for \$80.00 in Justice Court before John H. Burke, Sheldon, against Matt Babcock and Daniel Cornwell, co-partners (in livery barn business) was dismissed April 15, 1901.

1250

This time Dr. J. P. Ayles sues Thos Kidd of Fort Ransom P.O., N.D. File includes letter from Kidd; also character reference from an informant in Lisbon, N.D. (A country store in this area was called Kiddville, N.D. for a few years (NE¼ Sec. 15, 135N 58W). Thos Kidd grain land in this file is located in Sections 29 and 30 somewhere, 136N 56W. (For Dr. Ayles, numerous files, e.g. #839, #1009, #1061.

1251

George H. Hollister (see #6874 among other files) is anxious that Ed Pierce sell or rent a quarter section near Grand Rapids, LaMoure County, North Dakota, formerly owned by Thos. F. Ayler. C. W. Salie and C. C. Crum who is postmaster Grand Rapids give their confidential estimate. C. W. Davis had been handling Hollister's interests. The local men said the buildings were in poor shape; F. W. Froemke (See #950 and #959, among other files) after investigating for Ed, finds the house and barn have been sold and moved! Froemke estimates the population of Grand Rapids as 25; and he says that the central part of this township (Henrietta), was "settled during the past Year (1900) by Lake City, Minnesota people." Henry Struble in Sec. 1 north of 12, and Nick Crist in the same section are identified for Pierce. Crist eventually rents the land.

1252

May 25, 1901 Halsten B. Lomnes was in process of making final entry of homestead upon which he had begun residence in June 1893. NE¼ Sec. 22, 135N 53W it is interesting to note lies in Owego Township, Ransom County. Dimensions of house, barn and granary are given; no mortgage on this property. And it lies in the sand delta area. Christ Bjugstad aged 50, and Fred Wall aged 28 (Which demonstrates he is 98 in 1970) are witnesses to Lomnes claim.

1253

Ed Pierce sells a quarter of land near Coburn, N.D. (extinct town now) for R. S. Williamson of the First National Bank of Lisbon, N.D. Buyer is a land agent in St. Paul, Minnesota, J. E. Stonebraker, (Room 3, 319 Jackson Street); who buys at fifteen or sixteen dollars an acre. Stonebraker's rate of interest charged is 6%, while the Bank at Lisbon was still charging 10%. File contains letter by Stonebraker written on the stationery of the Elliott Hotel at Fargo, N.D.

1254

Fred E. Johnson, Tuller Township, Ransom County made out a contract to pay \$2,000.00 for his quarter by delivering half the crop each year as payment on principal and interest. He had to do back setting and pay the taxes. But the evidence seems to indicate he left the country; his contract with RCIA was declared nullified; June 1901.

1255

Joseph A. Pierson, Forrest City, Iowa bought a quarter section in Casey Township, Ransom County, N.D. 1899, with slightly different conditions in the land contract. All crops grown each year were mortgaged to Ed Pierce until half the purchase price should have been paid. Thereafter the amount of the unpaid half would be placed as a first mortgage against the farm, after Pierson had been given deed to the land. By 1901 Joseph Pierson was charged with not meeting his payment on principal and interest in satisfactory manner. In the letterhead from the Judges Office, June 26, 1901, a certain C. E. Pierson is listed among the County officers as States Attorney.

1256

Charles Ufer, (living on NW¼ Sec. 18, Watson Township, Cass County; see #921) is sued by a doctor Olaf Th. Sherping for a \$200.00 medical bill incurred 1899. Fred Underwood of Enderlin does the legwork in collecting.

1257

Engle Thompson bought a considerable number of lots in block 12 of the original townsite of Sheldon in January of 1898. He is sued in 1901 for not having kept up his five dollar a month payments.

1258

This file contains a copy in good condition of a stock policy No. 242 of the Fire and Marine Insurance Company of Saint Paul, Minnesota, on a set of farm buildings belonging to Martin Christianson in southeast Barnes County, 1901-1904. Interesting details of price and value; also clauses. Levi Bemis is the mortgagee (see #891)

1259

Contents missing in file; evidently housed another Levi Bemis and his debtor insurance policy, this time Daniel Cornwell.

1260

This file contains various collection receipts covering tidbits here and there locally, one instance of four school warrants held by J. T. Odegard, several for Walter A. Wood Mowing and Reaper Machine Co., and six for the Monitor Manufacturing Company.

1261

A. A. Burgess contracted R.C.I.A April 29, 1901, to sell the Burgess Hotel in Enderlin, North Dakota, for \$2,700.00 unfurnished giving other details in the contract. (The location listed is that of the Lindemann TV Service store today, Jan. 1971. Note by Rev. AA.A. Schmirler) A telephone call brings this

information from Mr. & Mrs. Lindemann, Sr. The old frame building that was operated as a kind of rooming house by his father Lindemann and Boree who was a mother-in-law, burned in 1920. The present brick building was erected in 1921. At an earlier date the owner lived on a farm near Enderlin, and heard about the incident involving the tailor who used to have a room in the frame building. Loomis (W. J.?) and a certain Cole, probably also rooming there, knew the tailor strung wash line over his bed where he hung clothes pressed for customers. Having become "well-organized" Saturday night, the honest tailor was sleeping peacefully Sunday morning; when Loomis and Cole tied two tomcats together by their tails, threw them through the open transom so that the cord landed athwart the line.

1262

Just a slip of paper from the Justice of Peace desk, evidencing that P. J. Hoff sued Ed Little for about one hundred dollars in October of 1899.

1263

The Acme Harvester Company sues Patrick J. Murphy for \$135.00 in May of 1901, for a note delivered by him in 1898. Routine letter by H. A. Blaker of Englevale, N.D. apparently intercedes for Murphy.

1264

The S $\frac{1}{2}$ of the NW $\frac{1}{4}$, Sec. 2, 136N 53W, and some lots, was lost by William and Anna. Clemens after having mortgaged it to Charles G. Banks of Cassopolis, Michigan for \$500.00 in 1899, at 10% interest. Letter by Mrs. Clemens of Leonard, N.D. to Ed Pierce in 1901, expressing regret to see 'it go to foreclosure.' The total debt and charges stood at \$565.97, of which fifty dollars went for attorney's fees in accord with a case in the mortgage originally made; the land was sold at the Lisbon courthouse door June 15, 1901, for \$636.32 to Charles G. Banks. In 1909, the Northwestern Mortgage Security Co. of Fargo was checking as to clear title.

1265

Miss Katie Woods carried out transactions with her relatives on one quarter of land and a lot in town in the late eighties and early nineties. Certificate and receipts from the farmers Mutual Protective Association, Grand Forks, N.D. (and Plankinton, So. Dak.) furnish details on hail insurance. Certificate of Social Membership in the Ladies of the Maccabees of the World; axed a receipt for \$25.00 for burial rites for Katie in the Catholic Cemetery at Niles, Michigan are in this file.

1266

After Hugh Doherty lost an appeal to Supreme Court against foreclosure on his mortgage on Sec. 13, 133N 57W (Alleghany Twp the land was sold for Benson & Anderton land agency, Milwaukee, Wisconsin, representing John Van Dyke, widower (see #855, #1088), by R.C.I.A. to a Miss Viola Glenn, July 1901. See #2293 for further details.

1267 Papers of this file relate to the death claim against the Mutual Reserve Fund Life Association of New York City. The deceased met death on the tracks at Enderlin, N.D. as a workman; he, Julius Klingbeil, over the years had paid into the above Reserve Fund through the instrumentality of the Provident Provincial Institution, St. Thomas, Ontario. The Provincial Institution fought, his case for the widow, according to a letter to Ed Pierce by Klingbeil's son-in-law, W. J. Loomis, also of Enderlin Jan. 4, 1902.

1269

Thomas and Jane (his wife) Patterson, living on Sec. 30, Highland Township, Cass County, N.D. by 1901 have not paid on a mortgage made in favor of J. H. Folsom in Fargo, in 1894. Their farming operation by the latter date featured the normal amount of equipment, including twenty horses, two Dowagiac drills and two bobsleds. The Colonial and U.S. Mortgage Co. (St. Paul) and a bank in Philadelphia, Pa, are

involved, as well as a neighbor August Boehm. Thomas reports his wheat will run 3 or 4 bushels per acre, August 17, 1900, R.C.I.A. took over the mortgages (for \$12,000. see #1270)

1270

By May 1901 Thomas and his wife a Jane Patterson had loaded up \$12,000 worth of mortgages against their one section of land in Highland Township, Cass County, N.D., since 1894. The R.C.I.A (Succeeded by the Ransom County Trust Company) bought the land from the Colonial & United States Mortgage Company. Also correspondence from the White& McCulloch Lumber Company provides details concerning that corporation which headquartered in Fargo, and had a ring of lumberyards around Fargo.

1271

This file contains indenture and a mortgage note negotiated by the Farmers Trust Company in Fargo represented by Frank A. Dwinnell (See also; #818, #1035, #1170) with Olaf Peterson on Sargent County quarter section in 1887, Peterson was single. The foreclosure sale is advertised in the *Sargent County Independent* and two letters by William Hurley, editor, 1901 indicate this procedure is near to him. C. O. Heckle carries out the transaction for R.C.I.A.

1272 May 1901, Martin Kaspari is sued by Knudt P. Svendsahl for a two year old "iron grey" horse allegedly taken unlawfully.

1273

The homestead entry on NW $\frac{1}{4}$ Sec. 25, 154N 80W made through the Devils Lake Land Office, is contested on the grounds that she and her husband cannot hold two unperfected homestead claims. Apparently she is Mrs. W. T. Grieve of Buffalo, N.D.

1274

Homesteader Adolf Lauf dies before completing his citizenship and therefore before being able to make final proof of homestead Letter from Fred Heaton, Anselm, N.D.; also from General Land Office, Washington, D.C.

1275

R.C.I.A. takes over mortgage held by James G. Campbell of Chicago, Ill., against Andrew Wolters, Anselm, N.D. on quarter section in Casey Township, Ransom County. See also #1280 P.P. #2550: Andrew Wolters and wife Kate are now in debt on this piece of land, owing to R.C.I.A. 1905, paid debt.

1276

Ed Pierce sells one parcel of land, SW $\frac{1}{4}$ Sec. 15, 160N 68W, that he has in Towner County, to C. Lord, Cando, N.D., for \$700.00, May 1901.

1277 W. L Williamson, dealer in real estate at Lisbon, seeks to quiet title to NE $\frac{1}{4}$ Sec. 30, 135N 55W. Isaac Lincoln (Aberdeen, S.D.) , John Wood, T. D. Platt, A. E. Boyd, A. D. Flemington, Mr. Berry; and the Commercial Investment Company of Denver, Colorado, also the Western Loan and Trust Company, are among those whom Mr. Williamson finds involved. He calls upon Ed Pierce for help.

1278

(Continued in #1279) These files involve lands in Stenford and Big Bend townships, James A. Sherman, single, gave a mortgage to O. T. Odegard of Minneapolis, in 1889. Pary Crow and his wife Mary, and Charles Troyer and his wife Annie, renting, buying land, eventually bring their indebtedness to Ed Pierce. O. T. Odegard has been in Christiania for four years. When he has the Consul General (U.S.) witness the satisfaction of his mortgage; several letters from Odegard. Crow was living in Cotton Mill in 1897. A William Troyer was staying at Frank Burner (See 1096, 1102, 1127).

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1280

(See also #1275) John B. Trevor of the County of Westchester, New York, sold a quarter section in Highland Township, Cass County, D.T., April 13, 1887, to William Campbell, Andrew and George Caldwell going surety for him. Campbell shortly resold to William Schmidt through Morton Company of Fargo. Legal papers show that Morton Page of Cass county became administrator of matters annexed to will of John B. Trevor, and that interesting names occur among the executors. Numerous letters with letterhead of Morton & Co. of Fargo including picture of their building.

1281 (Continued in #1282) The transactions recorded in these two files trace the ownership of parcels of land in Sections 14 and 15, 135N 54W (i.e., Shenford Township) which in 1901 became the property of Mary M. Buttz, of Buttzville, N.D.; also S½, SW¼, Sec. 11, 135N 54W. This last is interesting, because of two reasons. The Northern Pacific Railroad reserved a 400 ft. right of way; and this is the parcel of land where Peter Bonner and wife Margaret bought. Bonnersville became a Post Office and country store. It would appear also, that Peter Bonner was foreclosed. File contains letters from the Colonial and United States Mortgage Company, St. Paul, Minn.; Levy Bemis, Chatfield Minn.; David H. Buttz; L. B. Hanna, V. President of First National Bank at Fargo, N.D., and a telegram quoting prices from Midland Lines Oil Company, Minneapolis, Minn.

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1283

(Continued in #1284) Interesting because another case of Prouty Coyle & Prouty of Humboldt, Iowa investigating land titles for Stanbra and his clients in Iowa. (See file #1246, contemporaneous event, 1901), The Northern Pacific Railroad sold to the Northern Pacific Railway, which company sold to the Carrington & Casey Land Co., all corporations foreign to the State of North Dakota. The land company sold to Charles Hitchcock in 1896 for \$6400.00, Sec. 31, 135N 55W that lies within two miles of Lisbon, N.D. Hitchcock in four years paid \$207.10; did not pay taxes; incurred other liabilities and the Court decreed his title null and void in October 1901. The Kaspari Bothers, Fowler & Banks: the Plano Manufacturing Co., decreed the Court, had no valid claim against this section of land. Also, though F. B. Lowell could not be located, it was established that the official records had erred, ascribing to him ownership in Sec. 31, 135N, whereas he really once owned land six miles north, i.e., Sec. 31, 136N. The file contains letters of Sheriff Treadwell Twichell, Fargo, N.D.

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1285

This file refers to the settlement of the estate of Edward Little, who died June 7, 1905, leaving his widow Fannie A. Little one lot (Lot 18, block 20, of the original townsite of Sheldon) with two little (!) houses, on Huron Street between Front Street and Island Avenue. Property had a lien against it. Julia Labbitt, the wife of Henry F. Labbitt (See #839, #841, #1183, and #6101.) by her two letters to an associate to the Attorney for R.C.I.A. in March 1904, bought this mortgage unknown to her husband. Letter from Pierce & Tenneson to this associate Mar. 14, 1904, provides insight into the title of lots in Sheldon, N.D.

1286

Frank A. Burner, living two miles west of Sheldon (see #1278), had accumulated debts in the dry years of the late 1890s, with Fowler & Banks, bankers in Sheldon. In June 1901, a foreclosure sale at the front door of McDonald & Babcock's livery barn in Sheldon. Mr. Burner's straw burning engine, threshing machine and equipment, plus four horses and wagon, were put up for sale. A notice of foreclosure sale, hand-written by F. W. Froemke, lists these items with brand names.

1287

Another little case picked up by Attorney Charles Gram apparently a family quarrel over wages promised but not paid, that) ended in a case before the Justice of Peace as McKay vs. McKay.

1288

The NW¼ Sec. 18, 135N 55W was sold directly to Ed Pierce in 1898 as the J. M. Wilkinson property. Ed resold to Mary M. Buttz, and made a mistake in transferring the title. It was recorded as from Cook & Dodge (of Davenport, Iowa; land dealers) to Mr. Buttz. J. B. Lockhart, who represented Cook & Dodge in Fargo, was embarrassed that a deed he delivered in 1904 had not been recorded by 1908; he wrote Pierce, Tenneson & Cupler: "The failure to record this deed when it was taken up has put us to the necessity of making embarrassing explanations, and as usual, some person "forgot". Ed ruefully writes the Register of Deeds at Lisbon: "The sending of this is rather a "horse" on us, which should have gone to you about four years ago"

1289

This file contains: Copy of sale of Livery to Babcock & Freeman, by Ed Pierce. Twelve monthly slips accounting bill for Ed's subsequent use of the livery teams and services, under special arrangement according to terms of above contract. Various scratch pad accounts showing figures not on slips. In general, the file provides insight into the operation and use of a livery stable in a small North Dakota town.

1290

Correspondence relating to the estate of George Newton, Clifford, Ontario. See also #1014, for North Dakota and Sheldon, references.

1291

(Continued in 1292) One of the interesting easements at law conducted by Ed Pierce. In 1882 Austin W. Woodruff sold a quarter section of land in Richland County, North Dakota, to a single man named Caleb Francis. Miss Kate T. Norris picked up the parcel by sheriff's sale for \$500.00 in 1887. In 1889 T. Day of Milwaukee is executor of the will of Woodruff. Imperfections having set in upon the title of Miss Norris, Attorney Charles E. Wolfe, of Wahpeton, who owned an adjoining quarter, had his real estate partner Mr. Bade pay tax on the Norris land for a year when the tax assessment had been voided. Benson & Anderton now representing Miss Norris as land agents in Milwaukee were not bluffed; they called upon Ed Pierce to improve upon the attorney of the Red River Valley Banking Company of Fargo efforts to protect the interest of Norris. Several businessmen of Lidgerwood, N.D. provided non-professional advice to the renters. Irish Ed Pierce turned the tide of battle by presenting the Wolfe with a pup.

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1293

This file records further transactions on C. B. De la Bere's farm near Enderlin, N.D., which he had sold to Miss Viola Glenn (see #1266), and she sold to Emil Geske. De la Bere was retired in England (see#1064.)

1294

Letters from Catherine C. Nash to Ed. Pierce concerning her south half section twelve, Liberty Township, Ransom County, North Dakota. A verified daughter of an early settler near Enderlin, N.D. (see also #1668).

1295

(Continued in #1296) Attorneys clear up title to various lands bought by C. C. Miller in Sections 20 and 21, 134N 54W. Charles Miller was unmarried and 45 years old; his letters to Ed are posted from various cities, though he worked out of Breckenridge, Minn. The process involved the Globe Investment Company under its successive titles, Cornelius C Cuyler single, and Benjamin Graham and his wife Mary; Chester E. Davis and his wife Florence; Levi Bemis; Robert Hannah of Fergus Falls; George E. Losey, Uptegrove; Fox & Shepherd. SHEE, Jan. 3, 1902: Geo Losey came up from Fargo for a visit Sheldon Lisbon. On the NW¼, Sec. 21 stood a house 24 by 14, and a barn 32 by 16 with a straw roof (1896.) Ed was confident Miller had the money to pay for the land he sought, so Ed paid out earnest money. Hollister declined to carry the load until the whole deal could be closed with Miller; Levi Bemis (see earlier files) was happy to oblige. Losey and also H. B. Hendricks, proprietor of The Peoples Store, dry goods, at Lisbon, N.D. for helping to bring about the deal. The commission amounted to hundreds of dollars; but Ed hooked them with \$13.00 livery bills.

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1297

Copy of petition to U.S. Postmaster asking her to continue to be the postmistress at Sheldon, N.D. Includes letter from N.D. Congressman Thomas Marshall, 1901

1298

Albert Albertson application to purchase NE $\frac{1}{2}$ of Section 6, 133N 55W, 1901.

1299

No file present

1300 Case File Abstracts

1300

No file present

1301

This file contains unused testimony taken down for Maj. Buttz by Attorney Mitchell; notes on viewpoint of a James E. Wisner in trial march 1901 any continued into 1902 evidently. See also #1302 #1303 #1304.

1302

This is one file with #1301-1303-1304. This file contains two documents: 1) brief of Laura N. Wisner vs. Charles Hanson; 2) pp. 29-46 of testimony as given at the time in the case of the First National Bank of Lisbon, and Charles Hanson vs. Laura N. Wisner & James E. Wisner (see #1303.). Names mentioned in testimony, which have a regional bearing, are: a certain Mr. McIntosh, the First miller at the Wisner Mill. Wisner partly accepts Hanson's naming him thus, and at other times speaks of him as McDonald. Three different farmers Kidd. They live north of the Sheyenne River. James Morrison; a Mr. Rudd from Sheldon, N.D. Lovelace and Jacobson & Olson at Fort Ransom; A. R. Stone and Haupt from Lisbon; Clow; Sam Leach (Leech); Espen Groth; Ned Roach; Andrew Neste who ran the engine at Enderlin; and Gus Strand, stone mason, who bought claim.

1303

This is one file with #1301-1302-1304. The main document in this file is the one that contains pp.1 through 29 of the examination and cross-examination by the lawyers of Hanson and Wisner. This was done in June 1901. There is also a statement for the Wisners, as engineered by Major Buttz for them; and the testimony of John Nergaard (Which should probably be spelled Nygaarde). And some scratch paper notes. Among other things it is established that John Plum worked as miller for Wisner from Nov. 1892 until the following summer. Mr. Lucas, the druggist from Lisbon, has acquired a tax title to the two quarters in which the Mill stood, and of which Charles Hanson has Possession. Both Wisner and Hanson speak about a Hanson bill owing Deter Burtness, storekeeper at Enderlin, N.D. Much material reflects on the other files involved.

1304

This is one file with #1301-1302-1303. In this file are two bills from Isaac Luker and one from W. J. Fowler, both from Enderlin. I. E. Fowler is proprietor of the Enderlin Feed and Livery Stable. There is another version of what Sara R. Rourke typed up which recapitulates material in 1303 etc. Then there are notes taken probably by Ed Pierce, since Tenneson did not get back in time to listen to the court proceedings and one letter by Major Buttz in 1902, chafing at delays, and shoving supreme confidence. Among area names that come up for mention are: Robert Simonson who worked in the Wisner Mill and was boarded by Hanson, seasons of 1890 and 1891; Dan Marsh, a miller in 1883; M.F. Brown at Plymouth, N.D.; Hotel Alberta at Lisbon, where Clancy Knapp stayed during winter simultaneously with Hanson.

1305

S. V. R. Hayes of Grand Rapids, Michigan sends Ed Pierce a list of his lands in Ransom County for which he will allow the R.C.I.A. a commission; 1901

1306

Peter J. Boyle, (see #844) takes back his application for a homestead in the sand hills southeast of Sheldon, on the south side of the River Sheyenne; 1899. Clarence W. Hunt took up the NE $\frac{1}{4}$ Sec. 22,

135N 53W after Boyle relinquished it, declaring it precluded the growing of crops for agricultural purposes.

1307

Tom Pierce, the banker, had to pack some shoes for the Sheriff of Ransom County, A. C. Cooper; 1901. The assignment on which John J. Nelson owed \$130.97 were several pairs short when they reached the factory at Winona, Minnesota.

1308

Richard Henn and wife Gertrude buy Patterson land in Highland Township, Cass County, N .D. 1901; they are from Clare, Iowa.

1309

Margaret C. Doran (who was to become Mrs. Ed Pierce) contracted 1901 to buy a half section of Coburn lands in Coburn Township, Ransom County, N.D.

1310

Ed Damelefetzer, Buttzville, N.D. signed Oct. 13, 1899, to make good his mistake, which may have been only a legal one.

1311

A Speculator in New York State has two quarters of land left in South Dakota in 1901. Ed Pierce turns another stone in asking the land agents at Aberdeen and at Ipswich, S.D. what the chances are of selling at that time. C. C. Fletcher at Aberdeen shows a little optimism, but not about the irrigation in the area.

1312

H. B. Hendricks (proprietor of the Peoples Store at Lisbon, N.D.) sues for money owing him by George Losey, at a time when Losey has made a sale for Ed Pierce. But the latter in his reply simply states that as garnishee in the case he owes Losey \$129.25 - round figures - but does not know when this will become due because of its being based upon proper development of the sale. Scratch sheets show that there sometimes was a bit of a mix-up on the costs for livery service; and, possibly, that Losey liked to go for a free ride.

1313

This file is one with file #1314. In this file is found the document from May 18, 1898 which affects all the contents of both files; these however, cannot be understood properly without the 1902 letter in #1314, which intimates that there is another piece of land involved, and therefore would explain Pierce's interest more. S. V. R. Hayes, Grand Rapids, Michigan has been the land agent for Bridget Kane of Milwaukee, Wisconsin, is a Miss, and probably old. The finesse of Hayes, and of Pierce-Tenneson-Froemke in dealing with land titles is born out by these two files. The land is in Dickey County, N.D., SE $\frac{1}{4}$ Sec. 2, 132N 59W. Anderson and his neighbors trade at Oakes, N.D. Hence in this file are found the names of Oakes persons: e.g., attorney Geo. H. Fay; T. F. Marshall pres. of Bank of Oakes and its cashiers; attorney S. G. Cady; Ed. A. Smith, editor. Also LaMoure and Ellendale persons, but they play no important role in the files

1314

This is one with file #1313. Besides the March 7, 1902 letter from the Investors' Security Company of Boston (The correspondence which Ed had previously in #1313 was with Secretary-Treasurer of Wisconsin Fidelity Trust and Safe Deposit Company, John M.W. Pratt, who was layer for Miss Bridget Kane also was different though on the same kind of stationery) which letter Ed Pierce directed to be included in this file by his penciled note, we find in this file letters from the "Land Man" in Oakes, to

whom S. V. R. Hayes had first referred Pierce. In these two files, therefore, two things figure: a) The woman who was divorced in 1898, now in Canada. b) The taxes of 1888 and 1889.

1315

This is one with files 1316 and 1317. In this file the important document is Ed Pierces letter to Attorney Mason at Aberdeen, South Dakota, August 21, 1901, because it gives Ed's views on taxes before 1900. In these three files, a farm which began. Probably in Dickey County, North Dakota, 1887, with A. A. Dickerson; at least it lies about ten miles straight south of Oakes, N.D. R.C.I.A. had a buyer for it through H. W. Eaton, the land agent in Hecla, South Dakota; despite opinion voiced by B. G. Tenneson (in #1317) W. F. Mason, of Seeley & Mason law firm in Aberdeen, S.D. becomes involved largely because of the Bretts in Mason City, Iowa, who held tax titles against the land. Chas. O. Heckle is described (#1316) as a single young man from the city of Des Moines, Iowa. All of this is true in a sense. See also #855, #856, etc, for the same Heckle.

1316

This is one with files #1315 & #1317; see #1315.

1317

This is one file with #1315 & #1316. In this file are a number of documents that give a better idea of this farm ten miles straight south of Oakes, N.D. (and about two miles or so southeast of Ludden, N.D.). B. G. Tenneson says that in his estimation "N.B. This land should sell for pasture for which is should be used only, Oct.6, 1901. It was 2 miles from Ludden, and according to him, should sell for from five to six hundred dollars. (With interest it was mortgaged to Prentiss for nearly eleven hundred. sold 1902 for that.) The taxes were proven void in the judgment of the Court at Ellendale, which settled this case (except 1893) But difficulties were created in the County, as reflected by the letter of the County Auditor H. J. Oberman, Apr. 24, 1902; on his letterhead the rest of the county officials are to be found. He consulted with the district or state's attorney who lived at Oakes.

1318

Louis Ostbloom, ZeHigh, Iowa, 1901 buys N½ Section 1 in tile same township in which Sheldon is, from the Coburns. Greene Township, Ransom County, N.D.

1319

Peter C. Boyers of Ormsby, Minnesota buys the S½ of section one in Greene Township; 1902, through Iowa agents from Fort Dodge, Iowa.

1320

This file contains the old forms of mortgages from Julius and Clara Mueller, and August Mueller to the Dakota Mortgage. Loan Corporation, which was a corporation created by the Globe Investment Company of Boston, Mass, to satisfy the laws of that State. Both E.S. Ellis (see ##2070) and Gilbert LaDu (see #938) signed it locally where in Lisbon they are partners, 1887. The Muellers sell their parcels in Section 20 of Scoville Township to the joint tenants: Benjamin Graham and C. C. Cuyler, 1896.

1321

A solicitor from Iowa gets two women to buy a quarter of land, hoping to reap a profit by resale. These two women, however, are local: Hellene Jackson and Johanne Nystal. This is revealed by contents of envelope in file. It seems Gustav Schimming cancelled all his rights to SW¼ Sec. 20, 137N 53W, Watson Township, Cass County, N.D. March 31, 1900, Andrew Lem and Ida Jackson witnessing. Hellene Jackson in 1902 writes for all the "pappers" belonging to sale of this quarter; her letter is written stationery of the Domestic Money Order Office of the United State Post Office of Watson, Cass County, N.D. John Jackson being postmaster.

1322

The National Land Company of Fargo, N.D., 1901, buys eighty acres in Barnes County. T. R. C. Crowell writes for the incorporated Company. M. H. Willberg honestly tells Ed Pierce what there is.

1323

Portions of Decree for Partition of Coburn lards showing jurisdictional facts, is enclosed in this file; also loose sheets that are unsigned, and simply exemplify the type of lard contract necessary with the Coburn heirs. See also #1318 - #1319 for sale of such a piece of land, 1901.

1324

Pertains to a case in Indiana, with a man who spent some of his time in Georgia.

1325

This is a good file to exemplify the Pierce papers historically. It contains: 1) Letter 1902 from Hollister, who is receiver for the Farmers Trust Company, Sioux City, Iowa, and is moving to Fargo, North Dakota. 2) Letter from farmer T. H. Coniff, Pierre, So. Dakota. 3) Report on his findings from Charles O. Heckle, dated 1902 from the Locke Hotel in Pierre, 5 pages. 4) From Heckle again; his lifetime on the railroad. 5) Letter from Register of Deeds, Pierre (Hughes Co). 6) Three 1902 letters from John I. Newell, Pierre, S.D., who is interested in the Gas Belt of that State. So in general this might also be called the South Dakota file. Pierre is called on stationery: Lamp of The Landless Man, because it is in the center of the South Dakota gas belt. Real estate dealers in Pierre are listed by Heckle.

1326

Deals with the estate of Eugene Whipple who died in Chicago; Myron Brace dealt with the executor, Warner Whipple. Through R.C.I.A. he established his rights. Warner and his wife Laura were in Duluth by this time. Eugene died at Englewood, Ill.

1327

This is one with #1328 the next file. Two alternatives: a) Divide School District No.#85 of Barnes & Cass Counties (For which W. Cruff circulated a petition probably. b) Issue bonds (to the Board of University and School Lands at Bismarck, N.D.) to fund the existing indebtedness (\$5600.00) of the District. This view was favored by Charles F. Ellsburys president of the School Board (of which Cruff was also a member.). This would also involve building of a fourth school house in the District, but this one in Cass County, NE corner of the same section in which Elizabeth later materialized on the Casselton Branch of the N.P. Railroad. This would have replaced Binghampton (also known as) which had depended on the Dakota & Great Southern R.R. of the Ellsburys which had failed in the 1880s and been replaced by Lucca when the Soo Lines was built. Ellsburys owned S½ Sec. 32; see #1148

1328

This is one with file #1327, on Lucca School Bonds. Contents of foregoing file are these: Notice of School Board Meeting, Feb. 2, at 2:00 o'clock, 1901; card by Ellsburys to Ed Pierce; longhand notice by Mrs. H. J. Shaw, clerk of School Board; samples of ballots; her record of Meeting as typed out at lawyers' office, and includes her copy of petition to issue bonds; letter by Mrs. Shaw to Ed June 25, 1901; Statement relative to School District Bonds; notations on scrap paper by Ed Pierce on legal code, and map of School District No. 85 In #1328 is: Original Petition; letter of Ed to Auditor, Valley City, Barnes County, map and history of district from Cass County Superintendent of Schools and her letter of July 5; letter from Barnes County Supt.; correspondence between C. F. Ellsburys and Ed Pierce; (2) copies of poll book. According to Ellsburys's figures, nine votes for the bonds, none against; but out of 112 possible.

1329

John McKay had someone do plowing on Sec. 3, 133N 57W; namely D. C. Cullen and Jas. Halley. See also #2317.

1330

The last of his deals, says one of the solicitors from Iowa (Dodge City). In this file are also included the application to purchase by George Johnson; see #2083. The solicitor's contract was transferred to cabinet among Pierce Papers in 1907, during July.

1331

This contains simply two farms that J. B. Folsom (of Fargo) listed with Ed Pierce and R.C.I.A. for sale of which they would realize 5%. Prices made by Folsom, 1901. One is the Elliott Farm "where Elliott lives."

1332

Frank W. Koehler (Harness shop in Sheldon; see #2075) pushed for a patent on improvement of bicycles 1901. (This file is interesting in so far as it presents the legal end of getting a patent.)

1333

Action of this and the following file begins 1899 when Peter J. Boyle goes partnership with John F. McKnight who is the son of Eugene V. Knight. They two are unmarried and give a mortgage on the S $\frac{1}{2}$ of section 15, as well as on it S $\frac{1}{2}$ of NW $\frac{1}{4}$, plus all of Section 23. Through a scrivener's mistake, apparently, Helmuth and Martha Schults become involved because they have also given a mortgage; but theirs is a different piece of ground in the same Owego Township. Chattel mortgage is given. And John Knight turns up in county of Toole, state of Utah. Boyle offered to deed back ranch to McKnight if he paid off and cancelled the debts made together by Boyle and son John McKnight. Eugene McKnight ended up carrying the entire \$2,138 load left after straightening out matters.

1334

Ancillary documents to file #1333: 1) Abstract to Section 15, 135N 53W, Owego Township 2) Abstract to Section 23, 135N 53W, Owego Township 3) Surrendered first mortgage, R. S. Tyler, of Fargo, North Dakota. Red River Valley Farm Loans, Tyler Building, Broadway. 4) Statement of charges by Ed Pierce. 5) Scrap papers notations. Abstracts bring out the fact that Joseph Legg as well as A. D. Walter whose wife was Anna D., had once owned this part of Section 15. See also #844, #1097-#1098.

1335

D. H. Buttz did not take the explanation of William Hanelt evidently; 1901

1336

Ed Pierce is dealing with an old hand at the business of land sales, so his instructions are to the point, to W. T. Stanbra of Humboldt, Iowa. The sales cover deals by Hollingsworth and Gauger who bought Liberty Township land in Ransom County, 1901. Two mutilated blotters of the Scottish Union and National Insurance Company, establish two facts: that Walter Scott, sir was first president of this company, and that Ed Pierce is the Sheldon Agent.

1337

See #1396. A. T. Stanbra sale even though Thomas Pierce as president of the Enderlin State Bank talked with the client and drew up the contract.

1338

File contains eleven letters with the letterhead of Monitor Manufacturing Company, from Minneapolis, Minn., listing itself as successor of Van Brunt & Davis Company on which appear the high ranking

officials of the new Company which has its factory at St. Louis Park, St. Louis Park, Minn. and S. E. Davis as president. A mix-up has occurred on the note of Dana C. Knapp, which he originally made out in 1893, He writes from Hannaford, North Dakota, 1901; but Pierce is able to trace him as buying wheat for N. J. Olson of Sanborn, N.D. who has a house at Kathryn, N.D. Thus Knapp is brought one day's drive from Sheldon, 1901. Thomas Casey of Litchville, North Dakota Ed's "stoolie", who we see elsewhere in these files, is cashier in the bank at that place. But meddling did no harm, apparently, because the Monitor Manufacturing Company promptly Nov.8, 1901, made another blunder in assigning Knapp to Catheryn in Minnesota, instead of North Dakota; and decided to collect their own bill, where of course he was not.

1339

Elevators. One is a court decision, as a result of which Ida C. Peterson acquires the premises Southwest of Buttzville Elevator, when she turns out to be the highest bidder. The other documents in this file refer to a more complicated matter of a shortage of wheat that is found at the Monarch Elevator at Sheldon, N.D. C. E. Murray apparently loses his bond with the National Surety Company of New York, whose northwest affairs are handled through the office of Wm. B. Joyce. The Elevator at Sheldon are turned over to L. Shepard; see #2466; together with the keys and the monies on hand; 1901.

1340

This file includes four letters by Elva B. Hannum, all 1901; two by Attorney Kenneth McAra at Brooklyn, Iowa; legal papers; nothing from Clara Otterson about to become McAra. Elva writes from 698 Main St., Niles, Michigan. (Elva, it will be remembered from other references in these files, had a sister living at Niles, Michigan.) Clara had borrowed \$100 from Elva the year before; Anna D. Walter comes into the case only obliquely, in so far as Clara had some of her things stored in her house. Elva writes sweetly to Mr. Tenneson; mentions Dr. Aylen and is careful to include her regards to the boys in R.C.I.A. office. Attorney Kenneth McAra, Brooklyn, Iowa, of course remains loyal to Clara to the tune of \$111.65.

1341

This is an unusual foreclosure. It is instigated by S. V. R. Hayes, of Grand Rapids, Michigan against William Munger and his wife Susie, according to this paper after one year. The cashier Vail at the Milnor Bank of Sargent County, F. W. Vail, arranges for publication in the local county newspaper called the Teller. Pierce has been given power of attorney to represent Hayes. The procedures are completed in September. Nov. 14, Hayes writes to Ed Pierce: "is it not true that foreclosure of Munger mortgages in Sargent was completed?" And on Nov. 26, 1901, a certain Wm. Munger, who is treasurer R. B. Hall Land Company, St. Paul, Minn., writes Ed Pierce that he will take up loans through the German. American Bank for these parties. Pierce steps out of it; writing Hayes that he (Hayes would settle with Munger direct.) There is included in this file, a 1913 letter from the Scandinavian American Bank, at Minneapolis, which may have no bearing.

1342

Attorney collecting in Jackson, Minnesota finds J. T. Stephenson too tough; so the ease is referred to the justice court of John H. Burke, at Sheldon, N.D., 1901. The outcome is not indicated here.

1343

This is one file together with #1344, #1345 & #1346. Principals involved are the Nichols & Shepard Co., Battle Creek, Michigan that brings the suit under guidance from their attorney there, Mr. A. C. Kingman; their local legal counsel is Ed Pierce, assisted Edward Engerud of Lisbon, N.D. Joseph Miller, farmer from Clifton Township, Cass County, N.D. had ordered the "steam outfit" as early as 1892, through Larson at Enderlin, N.D.; but he tore up his first order, reordered and received his threshing rig in Aug.1894. It was only an 18 horsepower traction engine, straw burning. He soon had trouble with it,

because it could not run the separator fast enough unless the grain was perfectly dry; he was himself inexpert and would not allow time for cleaning the flues; he bought the machine back and refused to pay for it. Meanwhile he had sold a half of land to Ed Stangler; E½ Sec. 22, 138N 55W. Moore from Buffalo, and then soon Pollock from Fargo became lawyers for Stangler as defendant, and Miller as intervener. Introductory papers in this file.

1344

This is one file together with #13431 #1345 & #1346. Contents of this file: a) July 19, 1894 order by Joseph Miller at Enderlin. b) Oct. 4, 1894 letter by Joseph Miller to which a reply was never made; Oct. 13 agreement by J. L. Downer, from Fergus Falls, Minn., who had no authority to sign himself as "gen'l Agt." Nonetheless, T. Martin was sent by J. L. Gable, the Minneapolis representative for the Vibrator Threshing Machinery, to overhaul the engine in pursuance with the agreement. Further letters by Gable, Downer, and Miller. c) Letter Aug. 11, 1895, from H. F. Larson to Gable, who it seems was selling cigars and confectionery in addition to threshing machines. d) Further correspondence between Pollock-Engerud-Pierce documents necessary in court. e) Two letter by Gable in which he recalls among other things that Miller one moment thought he ordered 2 machines. f) Copious correspondence on Pollock's proposition.

1345

This is one file with #1343, #1344, and #1346. In this file we have: a) A sheaf of testimony, as noted on scratch paper given at District Court Trial, including the damaging testimony of T. Martin. b) Dec. 31, 1894 letter of W. R. Wooden, secretary to Nichols & Shepard to Joseph Miller. Ed Pierce had to be straightened out on his name. Witness. c) Other January 1896 correspondence. d) Notice of trial at 3rd. District Court, which contains an obvious error: Chas. A. Pollock was not attorney for the plaintiff. e) Joseph Miller still owed N. E. Hawk \$749 on the farmland he had sold to Stangler in Clifton Township Letter to Ed Pierce from Morrill & Engerud on this. f) 1897 letter of Newman & Spaulding on the same matter. g) 1898 letter from Nichols & Shepard written by Kingman, expressing disappointment over Supreme Court decision not to rehearse the evidence of the case.

1346

This in one file with #1343, #1344, and #1345. In this file: a) Letter Oct. 4, 1895, from Anderson Company, a kind of foundry, at Moorhead, Minnesota. b) Report on Stangler by Tobey, Oct. 9, 1895. c) 1896 Letter of Nichols & Shepard, via Kingman, giving his reasons for optimism on Supreme Court appeal. d) Advertisement by Eugene F. Lane, St. Paul, Minn. e) Legal document asking for a re-hearing. f) Handwritten letter by Kingman to Ed Pierce, 1897. g) Regrets from Morrill & Ergerud; 1897. h) Following legal documents. i) Kingman cuts Ed Pierce \$50, because their losses have been so great in the case; took him two letters to say this February 1898. k) Scratch paper by Ed which shows he sold the Joseph Miller rig at Leonard for half of what it was worth less of expenses.

1347

This is one file with #1348, and contains the pedigree of ownership of the Biesterfield Site. Jonathan L.D. Watkins had homesteaded NW¼ Sec 28, 134N 54W for himself and Engel K., and the Minnesota Thresher Manufacturing Company (a corporation). He was foreclosed in April 1894, in an action that raised some questions by Jane Downey. Martin Jenson (spelled variously) who homesteaded the NE¼, the some section, owns the site when it is sold to Louis Biesterfield and his wife through the hands of Ed Pierce acting as land agent 1900, the buyer is from Wells, Minnesota; several letters from him and the Bank there; and he has his brother-in-law act for him up here. The brother-in-law in affected knowledge, asks for a reduction on the southeast corner as being sandy which it is, but that is not the way land is sold in North Dakota. See also: #1349 for Jane Downey.

1348

This is one file with #1347, and gives the title of ownership to the Biesterfield Site near Scoville, in that township in Ransom County, N.D. For Jane Downey, see also #1349

1349

This file contains the legal instrument which is background for files #1347 and #1348, and which Jane Downey used.

1350

This file contains various statements from the Courts on the Coburn land pedigree: a) Third Judicial District, 1893, Confirmation of Referee's Report and Final Decree of Partition; b) Decree for Partition (good copy). c) Referee's Report of Appraisal and Decree of Partition Confirming the Same. Stephan Coburn: petition for letters of administration. e) Regarding the Estate of Julia A. Long, deceased, as heard before Judge August Roberts.

1351 Missing.
1352 Missing.
1353 Missing.
1354 Missing.
1355 Missing.

1356

This file contains: a) George Anderson Taylor application for a loan of money from the Farmers Trust Co., Sioux City, Iowa; between Sheldon and Buttzville, N.D.; and by other paper. b) Seed lien 1895, showing George to be married to Lillian. c) Various papers show that Ed Pierce tried to save the operation from George Taylor; but he is foreclosed by George F. Sibley. d) Quite a number of notes and letters by George Taylor printed with his left hand, but very legible. e) Letters from the Red River National Bank. f) Letters from George Taylor after he goes working for then for the Heising Brothers who had elevators along the Great Northern in Dakota g) Letters of 1901, showing how Sandy McSparren and Oxenrider get in on the scene.

1357

This is one file with #1356. This file contains the final settlement of the George A. Taylor indebtedness; coupons of the Farmers Trust Company of Sioux City, Iowa, provide evidence of their connection with Vermont. This connection is also evident from letter of July 3, 1895, Hollister to Ed Pierce. Also contained here is correspondence from Greenleaf & Tenney, Minneapolis, Minn., grain commission merchants; and one letter of Nov. 1, 1895, from Mitchell & Gram at Sheldon, N.D.

1358

Receipts for road tax 1897 show that A. Caburn was credited, and therefore must have had men working in his place.

1359

In this file of deed claims, these new names occur: Neil Healey, William Schwan, C. F. Whitney, Sec. 31, 135N 58W, near Fort Ransom, N.D. Van Fleet, Fort Ransom, Fred Hasler left Canton, Ohio 4 years ago; in Minneapolis, according to president of Swiss Society. James Elliot Jr. and Henrietta, his wife, A. E. Lindholm Michael Smitke William H. Grieve, Britton, D.T. 1887. Rose Brothers of Lisbon, Helg J. Homme skipped from SE¼ 136N 55W Ransom County Jacob Samuelson. 1890 F. E. Marsh, E. M. Lebo, from Elliott post office. August Freadeirt(?), Siver Stensin, C. Doig; Charles Schwartz; and Aug. Mueller. L. O Froling

1360

Francis H. Kelley of Fargo sold the NW¼ .Sec. 2, 136N 54W to James D. Flatt of Sheldon, N.D., 1899.

1361

N. Viola Glenn, Proprietor of the Racquet Store in Humboldt, Iowa 1900 thought Henry J. Boyle should have raised more potatoes off that amount of ground; and was disappointed that her brother did not want to go to Dakota. But evidently Ed Pierce mollified her feelings for Boyle has his contract back for the next year.

1362

John Richmond decided Mar. 30, 1901 that he would not do the seeding for Ed Pierce on Section 11, 135N 56W on the W½. That same day Ed pierce draws up an agreement with Charles Bradley, of Sandouin, N.D. in detail. The wheat to be drilled in to plowed ground 1½ bu. per acre. After this, the stubble ground was to be plowed and seeded to oats at 2 bu. per acre to be finished not later than May 15. The balance of the stubble was to be plowed and seeded to flax at five-eighths per bushel per acre, to be finished by June 5.

1363

Katie Woods leased her little house for one year to J. H. Caine, 1901, through her agent Ed Pierce.

1364

R.C.I.A. bought back the land it had sold John A. Aasheim, in 1900 paying \$8160 for one section

1365

Gray & Campbell had their deals with the Fargo Loan Agency in Highland Township Cass County, N.D. in the 1890s.

1366

This and the following file contain various lands sold by Benson and Anderton to R.C.I.A. SE¼ Sec. 18, 134N 54W was acquired by Elisha Stafford '84. Lucey A. Dawes had a poor piece of lard in southern Ransom Co. which she relinquished through her executor after death to Mollie Healy, Edward Sawyer and Henry C. Merrick; 1884; through Benson & Anderton. There is much discussion about revenue stamps; and general much ado about nothing. Joseph Merry homesteaded in Rosmeade Township, NE¼ Sec. 28, 133N 53W in 1885. And mortgaged this land to F. T. Day in 1890. These quarters of land sold at about \$900 each, around 1900. The list covering properties bought from Benson & Anderton will be found dated Aug. 25, 1900.

1367

This and the previous file contain descriptions of various lands sold to R.C.I.A. by Benson and Anderton of Milwaukee, Wisconsin. Papers perfecting title to nine parcels are in this file. List is first document in file.

1368

There seems to have been some kind of mix-up in the matter of a note given by Finlayson of Milnor, N.D. to the Howe Lumber Co. of Grafton, N.D.

1369

Ed Pierce collects another small debt for Mrs. A. D. Walter, which was owing in her general merchandise business, 1898.

1370

Note the difference in letters, from brother "Tom" and from Ed to Erick Arntson near Owego. Ed knows the man is on good land north of the Sheyenne River, just off the end of Coburn Township, and that he will meet his obligations.

1371

The papers or letters in this file show that Ed Pierce understood himself as a banker. The note was given by Joseph Nitchey to a dealer in dry goods and groceries at Bowbells, N.D., Jens Peterson who did not know anyone at Courtenay, N.D. (Nor how to collect a due.)

1372

Out of nine thousand claims given Ed Pierce for collection, eighty-seven were not accounted for, thirty-five being somehow eliminated from the last 122. Some names are new to these files, but most of them are old. A suit at law before the Court never developed over these claims 1900-1901, though the amount was right in most instances. See #1373 for identification of Turner Buswell, in Quit Claim Deed Nov. 28, 1900; J. T. Odegaard is land speculator from Minneapolis, Minn. and Norway; John Pollock is from Fargo; the Gull River Lumber Co. became the White Lumber Co.; A. D. Runice was cashier in a bank at Sheldon in the 1890s; H. F. Labbitt ran some local hotels; T. N. Sannes was from Enderlin, N.D.; the Monitor Manufacturing Co. had local investors (I believe); J. B. Folsom was a land agent from Fargo and was well known; Van Brunt, Nicho & Shepard, Wagor & Co.; and the Wood Co. have been otherwise identified from the foregoing notes in Pierce P. The rest are largely local people seeking payment of bills.

1373

Erick Gunderson bought his farm in Sec. 31 of Liberty Township, Ransom Co., and ran into the bad years. To get out of his difficulties with the Coburns, he sold his land to R.C.I.A. who in turn then sold to Mathias Nielsen. He hit one bad year in 1901, and then the good year of 1902.

1374

The Coburns sold the SW¹/₄, Sec. 29 of Liberty Township, Ransom Co. to the Golbergs. Amos N Golberg, Enderlin, N.D. is technical owner, but both Ed Pierce and Philbrick deal with Eddie Golberg directly. They are aware, of course, of the interests of the Enderlin State Bank in this matter. See also #1375.

1375

With the papers in this file, #1374 becomes more clear. Eddie Golberg is actually farming the land in southwest Liberty Township, Ransom County. Jas. K. Banks acts on his authority as guardian for Abner Paul Marson irked that Philbrick charged R.C.I.A. compound interest; he had applied his commission to the deal.

1376

Hans Olson Toralrud paid Ed Pierce \$158.00 for hail insurance March 18, 1901.

1377

Fred A. Gordon paid up his loan from Ed Pierce through the Enderlin State Bank, where Tom Pierce was cashier. Gordon was from Enderlin; 1900.

1378

Matthew Shea and wife Catherine (See #1926) probably never understood what Ed Pierce was trying to tell him in the letter July 29, 1897: "That this account would outlaw on Oct. 1st...." Matt paid it the following year; (but from other sources) it is known that bad blood, so to speak, arose between Shea and Pierce. For this reason the torn note may be significant.

1379

Ed Pierce relies upon a former Sheldonite, L. S. Champine, of Mooney & Champine in Langdon, North Dakota to get him information on a man who has a homestead four miles north of Milton, N.D. that is near Langdon. The Walshes in eastern Canada and United States are involved in a Dr. Aylen bill.

1380

In 1893 Caroline S. Woods sold NW $\frac{1}{4}$ Sec 18, Watson Township, Cass Co., N.D. to Charles Ufer. Turner Buswell obtains a final payment from Ufer.

1381

Another casualty of the Sand Delta area Ed Pierce records this as the "Murphy land which was lost." The Murphies give a quitclaim deed to Froemke, and presumably this is to R.C.I.A. in 1901.

1382

C. O. Greenley experiences better than the usual good luck in his quest to receive credit for forty acres plowed on the NW $\frac{1}{4}$ Sec. 30, 133N 56W. He is amazed that Mr. Bimkerhoff did nothing about it: "though my teams were plowing in sight of his house, he did not let me know hey had leased it for 1901. He owed Ed Pierce one, loan at the same time; a letter from the Forgo Loan Agency the following year is inquiring about the rent. His records say: No alterations by use in the contract sent F.L.A. Aug. 16, 1901; so it must be assumed that justice was done.

1383

Tom Pierce of Enderlin State Bank bought NE $\frac{1}{4}$ Sec. 22, 135N 56W, Tuller Township, Ransom Co., N.D. from a woman in Paris, France. R.C.I.A. takes over the balance of payments. This file contains March 19, 1901 letter of S. V. R. Hayes, of Grand Rapids, Michigan to Ed Pierce on the subject.

1384

A note given to Ed Pierce by William E. Guy and his wife Sarah in April is paid by Ed Pierce in August of the same year.

1385

William Carmeron was seventeen years of age; and worked for James Halley on the farm in the summer of 1901. Halley paid only \$16 out of \$112 due, because Cameron walked off the job in August, and Halley had to hire a man at \$2 per day to replace him. However Halley did not show at the trial before Justice of Peace, H. H. Grovez in Lisbon, N.D.; and there for lost his case, as he perhaps would have lost it anyway.

1386

Fred Wall paid John Halley in full on two little notes; while this was done through the law office of Ed Pierce, it was done without pressure. John Halley had left the area; see #1281; #2215.

1387

From the evidence of these records one would have to say that Ed Pierce was forced to work around Winterer & Winterer of Valley City, N.D. in settling the estate of Edwin H. Pressey, who lived at Cambridge, County of Middle-Sex, Massachusetts and who died April 7, 1896. His Sister Miss. Marinda R. Pressey was declared his sole heir. This file contains the Probate Court Decree, and legal documents pertaining thereto; the correspondence between Ed Pierce and Franklin Banch or who represented the administratrix; with Winterer & Winterer; and with Lars Jacobson of Fingal, N.D. who avoided legal tangles. Pierce sent B.T. Keating of Enderlin to examine this 80 acres in Barnes County, near Catherine, N.D., and received back better information than Winterer had; the Valley City` law firm had previously dealt with the matter, and had not kept their knowledge recent.

1388

This is one file with 1389 and concern the deal by which the land and hotel property of George F. and wife Effie G. Clayton are traded for Section 7 in Coburn Township, Ransom County, and an adjoining quarter in Sec. 12(?) making 800 Dakota though afterward he is not so anxious to take the hotel property himself. R.C.I.A. acquires the 'adjoining' quarter, the SE $\frac{1}{4}$ in the next twp. West from Lillian Carpenter, a single woman from the State of Wisconsin, through James T. Sharples (Connected with Ripon, N.D.; cfr history of Page, N.D.) had previously conveyed the R.R. right of way. On Section 7, the railroad claimed right of way by virtue of the statute of limitations, the roadbed having been graded there in 1881, and the track laid in 1882. This was across Coburn family land. Ed Pierce paid \$5000 cash for Walnut, Ill. property, which he valued at \$7000 if he did not need to pay Morlan a commission. He ran into a little problem with back taxes, including some paid by S. V. R. Hayes. Ed's opinion on Foster land asked to Philbrick.

1389

This is one file with 1388. W. D. Morlan of Walnut, Ill. thinks Aug. 14, 1901, that "...your country beats anything we have ever seen"; and in the same letter refers to a diagram in pencil of Walnut, Ill, which is contained in this file. Also contained: a) Sheriff's sale document, when Fred E. French bought for E. J. Hodgsons St. Paul, Minn. b) Correspondence on the hotel property in Walnut. c) Correspondence with Hayes, Caburns. d) Documents in connection with sale of hotel property to Morlan.

1390

An old Favorite from Fort Dodge, Iowa, G. A. Dunscombe brings up Peter Ostbloom from Lehigh, Iowa; 1901. He buys in Coburn Township in Sec. 3; and is a brother of Louis Ostbloom; see Also #2113-14.

1391

Mann & Digen in Washburn, N.D. procured a buyer from Iowa for George Fowler's land in McClean County, Sec. 29, 145N 83W in September 1901. Unfortunately George had already sold to Nick Shuteis in February.

1392

This file contains the Sept. 6, 1901 application to purchase of the W $\frac{1}{2}$ of the section in which the town of Brockway was once plotted; also a well-written letter from Michael Barthelme, Joliet, Illinois to F. W. "Fremke" (Froemke), the handwriting of which reveals enthusiasm, generosity and inaccuracy.

1393

John F. Doty and William A. Isles buy Section 25, 136N 54W; Greene Township, Ransom County in 1901; pay half and get their deed made out in advance by the Coburns by 1904. The Coburns sell at \$10 per acre; out of this Philbrick realizes \$1530.63 or nearly \$2150 per acre, commission. Deduct from this 5% commission for R.C.I.A. which in this case 50 cents per acre, and you have a figure in which the Coburns realize \$7.00 per acre on land that was bought from the Railroad. Ed Pierce depreciates his commission in letter from Enderlin State Bank, Dec. 4, 1901 to Northwestern Bank at Haywarden, Iowa in which he also explains that Frances C. (nee Coburn) Pepper sometimes signs for herself, sometime through her attorney C. Davis Miller. Ennui grips Philbrick in his letter to Ed 11/27/01.

1394

Reuben Snyder, dealer in dry goods, notions, groceries and clothing at Dana, Iowa buys NE $\frac{1}{4}$ Sec. 26, 135N 55W, Casey Township J. S. Lord forty miles away at Ogden, Iowa influenced him; and receives \$25 commission; (Wherefore it may be argued his influence was negligible.) He is finding it unprofitable to spend all his time in the grain business; and talks of coming up to Sheldon "frequently" as a land agent, on a part-time basis, 1901.

1395

Hugh McIntosh and wife Catherine create chattel mortgage and then mortgage NW $\frac{1}{4}$ Sec. 8, 136N 54W, Greene Township, Ransom County, N.D., 1897. William McIntosh and wife Nellie, having successfully challenged and procured the cancellation of a timber culture entry of one Miller on Sec. 2 in the same Township, proceed to sell the same to R.C.I.A. after they have established homestead rights on it. They at the time are from LaMoure County; so we may infer the Grand Rapids is in North Dakota that we find in the letter of Feb. 3, 1902 from William asking about the money. "I'm in need of dough pretty bad," he writes.

1396

Alvah A. Dickerson bought a quarter of land in south east corner township of Dickey County, N.D., NE $\frac{1}{4}$ Sec. 17, 129N 59W, in 1887, mortgaging it that year to Frank A. Dwinell of Washington, Vermont, the notary public being Geo. W. Wing. Chas. O. Heckle fronts for R.C.I.A. and Frank A. Dwinell. Dickerson fails to appear and loses his case by default in 1893 in the village of Manistique, Schoolcraft County, Michigan; his address in 1901 was Thompson, Michigan. Ed Ashford is clerk of Court there. Heckle 1901 gives Tenneson power of attorney to foreclose the mortgage finally. It is advertised in the Oakes Republican. \$1089.10 is due on the mortgage; but the land is sold to H. W. Eaton for probably \$650. So someone took a loss.

1397

S. V. R. Mayes of Grand Rapids, Michigan forecloses a mortgage against a farmer in Sargent County on SW $\frac{1}{4}$ Sec. 20, 131N 55W, because he has paid nothing on the principal, and neglected the interest due three months past. He asks Ed Pierce to bring in the name of Ellen J. Atkins, of Milwaukee, Wisconsin, his client; this is done. The Hall Land Co. of St. Paul, Minn. (R. B. Hall president, bids the land back in at the courthouse door of the village of Forman; and sends Ed Pierce check Jan. 7, 1902. Hayes is taking a short cut.

1398

This file contains the various documents from 1883 through 1901. George Birdsall and his wife Amanda paid one mortgage by taking out another: to John Van Dyke, to William Staples, to Elizabeth Hustis, to E. A. Lucia; to Louis S. Champine; to H. L. Starling of Fargo; then to Ed Pierce, who also picks up the second mortgage of Rush S. Adams of Lisbon, N.D. and the land, a quarter in Sec. 10, 136N 55W.

1399

Belle Carr, Anselm, N.D. gets another piece of land that is up for grabs in 1901. In November 1888 Sarah A. Van Vleck died and all her natural heirs did not have a North Dakota address, probably residing in Toledo, Ohio. L. C. Van Vleck is a producer of petroleum (710 Spitzer Building) Toledo, Ohio; and apparently does not wish to mix himself nor his son in a land deal in North Dakota. He has been away most of the winter, but is back, say his lawyers in the same building, namely, attorneys at law, Chittenden & Chittenden (Charles E., and Herbert J.) An interesting affidavit regarding the Grays is contained in the file by Robert E. Wallace who has been, resident in Stutsman County since 1880.

1400s Case File Abstracts

1400

Ed Pierce issues instructions Aug. 15, 1901 to protect the R.C.I.A. interest because he was not certain what Theodore and Julius Seelig would do. Should Julius would continue to farm the 80 acres in Sec.23 of Casey Township, Ransom County, he would be satisfied with half the crop, even though the entire crop was due, according to previous understandings.

1411

In the sale of E½ Sec. 22, 133N 57W by R.C.I.A. to Andrew J. Anderson of Rutland, Iowa, Ed Pierce has to work around a \$600 mortgage against one quarter held by George H. Phelps of Fargo. This was made by Charles H. and Nellie E. Mott in 1899. He does this, by giving Phelps another equal amount to be collected in the meantime. It is evident that Holleschau & Pavey in general merchandise at Rutland, Iowa, are working hand-in-hand with Standb at Humboldt, Iowa, to provide R.C.I.A. with customers. Phelps, it will be remembered, holds for Carleton College Northfield, Minnesota. It is interesting to note that this land was once owned by John Wood, a Frenchman whose actual name was Charlebois, but while in the United States is known as Woods. He deeded it to Emilda Wood, his wife. The SE¼ of this section was once owned by Susan Augusta Fenimore Cooper in the sense that she had a mortgage against it in 1885.

1423

F. W. Froemke, who had been in the storekeepers business at Anselm before coming to R.C.I.A. collected a five year-old store bill by garnisheeing the wages of George H. Blauvelt, who was then working for Wm. H. Manning. Henry Labbitt performed the work of serving the summons.

1424

Fritz Zittleman borrows a thousand dollars from Minnesota Loan & Trust Co., through R.C.I.A.; 1901; and shifts his mortgage on NW¼ Sec. 1, 135N 55W from C. & C. Land Co. to M. L. & T. Co.

1425

The case of the State of Minnesota vs. Bartlett is part of a civil case against Olson, the man who got between the engine and the caboose on a Soo Line Train. The engineer is Griener, and the fireman is Hutchinson; the Superintendent of the Soo Line at Enderlin, N.D. is C. P. Eckles; and Bartlett's first name is Theodore. There must have been a great deal of local disturbance over the matter; and Ed Pierce became interested in "helpless" Bartlett.

1426

Ed Pierce collects \$50 bill at 12% for Mrs. A. D. Walter 1901, from Henry Shaw of Lucca, North Dakota.

1427

Benson & Anderton of Milwaukee, Wisconsin (See#855) and the R.C.I.A. communicate on the note of C. S. Dunbar, of Lisbon, N.D. 1901.

1428

Through Ed Pierce, A. D. Walter collects 1901 from Byron D. Hascall, Lucca, N.D.

1429

This file contains simply a statement of settlement between Marcus Maley and his lawyer Ed Pierce for fighting his suit: Mary D. Larson vs. Marcus Maley 1901.

1430

Renters' contract between Kristine Krantz and James F Simmons regarding SW $\frac{1}{4}$. Sec. 15, 136N 55W, 1901.

1431

This file contains the abstract down to 1901 for sections one and eleven in the northeast corner township of Stutsman County. B. I. Keating was sent up from Enderlin bank to appraise the land and he finds some choice quarter sections. Persons important to North Dakota history owned the land at one time or other: Cornelius Casey, Chauncey W. Griggs, Addison G. Foster, Eugene F. Powers, Joseph F. Bradstreet, Weston Lewis; and finally S. W. Philbrick gains control over it. For convenience the secretary of the Stutsman County Abstract and Guarantee Company, Charles. E. McElroy added some addresses.

1432

Frank Creed from Duncombe, Iowa, consults with his attorney at Webster City, Iowa, Charles A. Biernatski, and buys SE $\frac{1}{4}$ Sec. 11, 135N 55W in 1901 at \$18 per acre.

1433

This is one file with #1434 and #1435. Lewis Tompkins estate enters into the picture only because he held a mortgage against this property in the late eighties; however to perfect title in 1901 when August Higgelke bought this land of Linse of Anselm, N.D., the probate of his will was necessary. Tompkins died in 1894; never lived in North Dakota; and his heirs resided in New York State. The abstract of proceedings had in District Court Cass County, Dakota Territory in the case of Washington L. Cooper vs. Charles S. Torkelson and Isaac Artirter is interesting especially because the attorneys for the plaintiff were from Fargo, Twomey and Francis. Torkelson gave Cooper a note Jan. 1, 1882, and a mortgage to cover the note on S $\frac{1}{2}$ SE $\frac{1}{4}$, Sec. 30, 135N 54W, Shenford Township, Ransom County, N.D. J. A. Johnson of Fargo, F. W. Froemke and Ed Pierce contribute affidavits in this file.

1434

This is one file with #1433 and #1435. The preemption document from Washington D.C. is brought up to date in this file, but the spelling of name is question able. Attorney Doherty theorizes in his letters. S. D. Linse of Anselm, N.D. seems to know what he is doing at the time; he sells his lard to R.C.I.A. George W. Phelps of Fargo is on the outside of the land deal; but he protects his client. The solicitor from Joliet, Illinois, M. P. Schuster (See also notes on Fessenden, N.D.) keeps Higgelke on the line; but in his letter it is evident that they are not really concerned about Linse of Anselm. Schuster discusses various deals in his letter to Ed Pierce Jan. 11, 1902 see #2184; #2264 Higgelke seems unaware of the work Tompkins and Doherty are doing. Ed Pierce has to take some property in Joliet, Illinois. The Germanic anxiety of Higgelke is revealed in the agreement on expense of plowing signed March 24, 1902; Ed and Higgilke shared this expense.

1435

This is one file with #1433 and #1434. Confusion is brought into the early history of this land in Shenford Township Ransom County, N.D. because according to one of the abstracts over Torgerson mortgaged his land with several other parcels in Richland and Cass counties. He was the homesteader. Torkelson lived in Fargo; and he gave a mortgage to Elisha Morse, then to Washington L. Cooper. The correspondence between S. D. Zinse and August Higgelke is interesting. August had written to Linse from Joliet Oct. 25, 1901, in German script asking what the truth really was about the promise to purchase made to Ed Pierce, the earnest money \$200. Linse replies Nov. 4, making propositions on his personal property, and asks that Higgelke answer in "... English if possible as I cannot read German very well" Pierce, Froemke and Banks put themselves under bond in favor of Higgelke. And all is well that ends well.

1436

Richard Creed (See also #1432) bought eighty acres in Shenford Township, Ransom County, N.D.

1437

Ed. Evertson, Rutland, Iowa bought SE $\frac{1}{4}$ Sec 14, 133N 57W in 1901; see his Anglicized Norwegian letters in copier among expanded notes. This is called a part of the "Oliver lards" because H. S. Oliver was renting them at the time; his lease ran out and the land was sold. Aug. Holleschau is worried about the commission due him and Pavey at Rutland, Iowa. Holleschau in the letter contained in the envelope in the file, states that he is going out of the merchandise business; end in 1904 we find him in the Racket Store at Lake Mills, Iowa. He and Pavey are original Ed Pierce solicitors. Hubert Freitag took a mortgage on this land; he is as yet single.

1438

Nothing conclusive is presented by the Northern Pacific Railway Company in this file concerning its right of way through the northern half of Section 7, which would be found in the section west of the one in which the siding of Coburn occurs on the Fargo & Southwestern. Ed did get an answer; but the Coburn heirs had presented a thorny problem to the legal counsel of the Railroad.

1439

Estate of Emily P. Rockwood, Milwaukee, Wisconsin, involves the Hewitt Land in Ransom County; her daughter Emily is married to Allen D. French. Note that there are two No. #1439s. For this one see also #1596, 1597.

1439a

Ed Pierce is collecting another A. D. Walter account of the Lucca, N.D. store, owed by John P. Miller. Note that there are two no's #1439.

1440

John Mueller (Note the difference in spelling from the name in the previous file.) who was co-proprietor of Lisbon Need Mills with John Munt (of Enderlin; see #1301-#1304) mortgaged his NW $\frac{1}{4}$, Sec.11, 134N 55W which therefore lay about 5 miles east of Lisbon, N.D. to a lady in Dubuque, Iowa in 1899. The loan was placed through Frank P. Allen and A.E. Jones, a law firm of Allen & Jones in Lisbon, N.D. Mueller later had some difficulties over making a new loan on the land.

1441

George Cullen obtains a small loan on Greene Twp land (NW $\frac{1}{4}$ Sec. 15, 136N 54W in order to pay off Coburns, buy a team of horses and get his deed. 1901. This is an Abner Paul Marston parcel, and James K. Banks exercises his guardianship.

1442

W. Munger, St. Paul, Minnesota, bought the N $\frac{1}{2}$ of Sec 20 and SE $\frac{1}{4}$ of Sec. 18, 133N 54W. and NE $\frac{1}{4}$ Sec.28 of the twp. to the east, in 1901; and he then let his payments run to the R. B. Hall Land Company of the same city. This is in the sand delta area.

1443

Ole Nelson who is only 39 in 1901, his wife Martha., and three children buy another quarter of late in Shenford Township, which brings them east of Lisbon, N.D. He had bought the first quarter in 1893. His first mortgage had been taken over from a lady in Fishkill, Dutchess County, New York, by August Krueger who is a local boy.

1444

This file contains various mortgage papers showing that Oeter Goodman and his wife Janet bought their farm at Anselm, N.D., Sec. 5, 135N 54W for \$6400 in 1890; and Janet (Jeanette) paid up Levi Bemis in 1901. She had \$190.35 left, which was advanced on new loan by Ed Pierce. Also contained here is the pencil plat of Anselm, N.D.

1445

The customer for Sec. 35, 137N 56W, southeast twp. of Barnes County, which is Raritam, Oct. 5, 1901, changed his mind too late. Tom Pierce had seen him, and promised Ed would supply at least 40% valuation loan on their property in Minnesota. Hans Rolle came from Sacred Heart, Minnesota. John Paulson of Britt, Iowa nearly queered the deal; Ed Pierce had to sacrifice half his commission to pull his chestnuts out of the fire.

1446

The Nearest town says Pratschner is Fingal, N. D. that is in Barnes County, N.D. So is the farm, but it is near Cass Co. SW $\frac{1}{4}$ Sec. 34, 139N 56W. He wants only a small loan; Herbert Marshall tells Ed Pierce he is looking for a small loan; and the loan is then handled through the Fargo Loan Agency, John W. Farrand writing. John Pratschner is married to Rosalie.

1447

Fowler & Banks foreclose on a \$200 chattel mortgage on John Goetsch (see #855). 1901. See also #855; #1450.

1448

Julia P. Rhinehart died intestate April 8, 1900. In this file we find the legal papers by which her half of the quarter section was lawfully bequeathed to her husband Edward P. Rhinehart, and the children in 1901. See #2115 for final papers.

1449

Jake and Marlene Kaspari paid their note payable through the office of Ed Pierce to Emerson Fisher Co. at Cincinnati, Ohio, "at different times." The hassle probably was about the six days' interest, according to Ed Pierce's scribbling.

1450

John Goetsch, (see also #855, #144?) appears to have gotten the boys at Sheldon, N.D. excited by his antics. Ed Pierce wrote out on scratch paper for Justice of Peace John Burke that N. B. Hannum alleges Goetsch absconded or concealed himself, and that he removed property from this state and/or assigned, transferred and secreted property within the State, with the purpose to defraud his creditors, or to hinder and delay them in collection of their debts. The result is inevitable: John Goetsch has two cows, one heifer, two heifers, calves, one St. Paul gang plow, one flint wagon, and a 3 tine fork with a stack of hay impounded by the deputy sheriff, Brt. T Legg, until he pays. But according to two statements of judgment, he somehow got out of \$28.

1451

This seems to be a continuation of the action begun in the previous file. If this is correct, John Goetsch prevailed upon August Fritz to sue A. C. Cooper for \$100 for the property his deputy had impounded in the previous file. Burt Legg was himself subpoenaed. As a result, N. B. Hannum paid a hundred dollars for the property and presumably the court costs of \$35.15. This trial was held with jury, in Justice of Peace court of H.H. Grover at Lisbon, N.D.; and Justine Goetsch was there too.

1452

Reuben Snyder who is in a dry goods store at Dana, Iowa buys the SE $\frac{1}{4}$ Sec. 26, 135N 55W, Casey Township Ransom Co., 1901 and through Ed Pierce and R.C.I.A. Place a renter on the land.

1453

In the case of Herman Benike vs. Ferdinand and August Jaster the Sheriff of Ransom County apparently Levied against about seven hundred dollars worth of August Jaster property. Since the North Dakota law provided fifteen hundred dollars worth of property as exempt from execution for August Jaster as head of a family, all that was necessary was to notify the Benike people.

1454

Hans Johnson of Enderlin, N.D. tries to garnishee Nils Lundgren at A.H. Darling's place near Harlem, N.D., but without apparent success in 1901. Allen & Jones from Lisbon, N.D. help to buck the proceedings by drawing up an affidavit denying liability for Darling.

1455

See also #1450, #1451. The defendants, John Goetsch and his wife Justine are required to set forth all their "adverse claims ... and enjoined from further asserting ... by the Court." Ed Pierce is suing John Goetsch and his wife. John fails to appear in court. He loses possession of SW¹/₄ Sec. 8, and NE¹/₄ Sec. 18, 136N 53W, which is in Coburn Township (and good land). Nov. 1901.

1456

William Freitag and Bertha Nohr (The widow of Fred Nohr, who had been a partner of Freitag's; see #2088) are sued for payment of \$75 by the State Bank of Sheldon, N.D., Oct. 17, 1901.

1457

The Petersons, in common language, pulled a fast one to regain possession from the Minnesota based Van Dusen. Eliot Company the SE¹/₄ Sec. 20, 135N 55W. Olia Mikkelson died in 1885. The deciding factor is that the Court at Lisbon, N.D., in 1897 finds that Olia at the time of her death (2nd Finding) was in possession and occupation of this tract of land, which was her homestead. Nothing is said of the \$600 that was not covered in her debts by the sale of the land at \$1000. The court took no stock in the allegations of scheming. Olia Mikkelson left three surviving children: Martin Peterson Gjerstadengen, Peter Peterson Sandvig and Ole Peterson, who became the administrator, got the patent for the heirs, died in 1893 leaving a widow Gurina O. Peterson and, five children Eli O Anderson, Olie M. Ruud, Charles O. Peterson, Martin O. Peterson, and Brady O. Peterson. Brady bought the land from Pete P. Burtness of Enderlin, sold it to David H. Butz 1887: who sold it to Van Deusen Eliot Co. 1895.

1458

This involves the land of Helena Jackson and Johann Nystal (see earlier file, on manner in which they acquired ownership. near the Maple P.O., specifically SW¹/₄ Sec. 20, 137N 53W, Watson Township, Cass Co., N.D. when these two ladies sell it to Robert Carr of Mason City, Iowa. Robert has to leave Minneapolis, Minn., 1901, Nov. 13, for a few days to have a sale at home; and he tells Ed Pierce that half of the net profits can be given to George Carr who is a cashier in the bank at Sheldon, N. D. Patrick H. Burke of Streator, Ill. buys the land.

1459

Robert J. Green and Hannah A., his wife, gave up on one quarter in Liberty Township 1899 or thereabouts; their mortgage was to a woman in New York State. Mrs. J. W. Crandall had no intentions of doing so, as her letter to Ed Pierce, April 15, 1901 reveals; but apparently nobody listened to her. The two quarters are put together by Pierce and sold to Jacob Kumba and Charles W. Scharf of Fostoria, Clay County, Iowa. These men have as counselor at law Cory and Bemis from Spencer, Iowa. This is J. W. Cory and W. B. Bemis, who seem very demanding as to detail in the title. Pierre begins dealing through the Citizen Bank at Fostoria, Iowa, and is careful that the half section is not split until it is all sold; and it

is so done. But Scharf who took the SE¹/₄ is anxious to move to Washington Territory. J. B. Folsom of Fargo had brought in the New York interests.

1460

Through the collection office at Enderlin of Fred Underwood, an Enderlin store keeper, Peter P. Burtness garnishes the wages of a Soo Line employee, William Norris; 1901.

1461

Julius O. Nessel bought the NE¹/₄ Sec. 30, in Greene Township Ransom County, N.D., 1897, from interests in New York State. Their interests were taken over by Cook & Dodge for \$1000; after they had sloughed \$200 to Ed Pierce and W. S. Hooper (who represented L. B. Lockhart of Fargo, N.D.) and benefits. Nessel sold and bought back 23 acres of Section 19, just north of the above, realizing \$100 cash in the deal if we say nothing of the use of the land in bad years. Eugene V. McKnight and his wife Elizabeth in the meantime had mortgaged this parcel with the balance of their land; and a legal document reveals that the smaller part was graciously freed from the mortgage. The smaller part was then put on record at the Lisbon courthouse according to the satisfaction of surveyor M. E. Severance, 1901.

1462

This is one file with #1463, but contains the more vital historical material concerning Lucca, N.D. It will be debated whether Reuben P. Jennings, who managed a store for H. Jennings, moved his buildings to evade the law, or to be in New Lucca or both. The Pierces had dealt with Jennings in 1893 through the Enderlin State Bank, attaching his property at that time; and the sheriff of Barnes County saw fit to include the phrase "pretended compliance with the laws of this State" in connection with a sale made by Jennings to M. H. Kiff of Lucca. He seems according to his letters to her, to have had in mind the security of Mrs. A. D. Walter who loaned him money in 1898. The people at Sheldon, N.D. seem to have trusted his wife Hilma Jennings. A practical settlement is reached: see also later files, especially #2364. A head picture of a man appears on the letterhead of R.P. Jennings to Ed Pierce November 11, 1901 it may be a Jennings. Lots assigned to creditors practically worthless

1463

The legal documents in this file duplicate the information contained in #1462.

1464

Keating-Tenneson-Pierce are brought to foreclose on Christian Evanson, Enderlin, N.D. by the insistence on the part of M.H. Wilberg, from the Nome area (west; cfr #1322 to whom Evanson owes notes adding up to \$352.00. Horse and cattle are auctioned off for \$518.00 November 2, 1902 by sheriff A. C. Cooper at the William J. Fowler livery barn in Enderlin, N.D.

1465

A good file. Charles Ufer bought a McCormick binder at Casselton and gave a note in 1885; the Harvesting Co. kept the notes current, and seventeen years later, at the advice of his attorney J. E. Burke of Velva. Ufer made a settlement in 1902 File includes: 1) Pictures: Nicollet Hotel, Minneapolis, Minn. on Geo. Fowle letter to Ed Pierce at Sheldon, Jan. 8, 1902; McCormick Harvesting Machine Co. building when J.D. Moulder was general agent for the Co. (512 Northern Pacific Ave. Fargo, N.D.) 1902; and a McCormick binder of that time, on their letter to Sheffield in LaMoure, N.D., Mar. 29, 1902. 2) Correspondence between Moulder and Casselton and McCormick Co., which establishes Frank Lynch, and Bartlett & Lovell as once their agents there. 3) Cass County, N.D. jury list, Feb. 10, 1902. (Forum) 4) Old note of Ufer, and renewal. On one his post office is listed as Watson (Probably by Bartlett & Lovell), and on the other as Maple (Prob. by Sheffield. 5) Argument for court by Pierce.

1466

This is one file with 1467 and 1468. In order to sell the land in Sec. 35, 133N 57W the town site of Brockway (which never developed), R.C.I.A. had F. W. Froemke buy the entire section. Then by court judgment they were able to clear the cloud in the title created by Andrew H. Laughlin, and the Land Syndicate of the Dakota & Great Southern Railway. See also: #2184; #2212; #2410. It takes longer than anticipated; and the original buyer from Pelican Rapids, Minn. loses heart; he was represented by an attorney from Breckenridge. It also disappoints C. R. Palmer to whom Laughlin sold the land, including the center forties of the section, which was the townsite proper. Tax titles have also to be quieted. C. R. Palmer has a son C. R. Palmer who is cashier in the State Bank at Lisbon. He himself is from 1904 Second Ave. South in Minneapolis, Minn.; this is the same address as the Northern Institute of Osteopathy and he uses their stationery. He uses the same address when using stationery of Fire Extinguishing Co.; & Deer & Weber. Sheriff A. C. Cooper learns from Ball, Watson & McC.

1467

This is one file with #1466 and #1468. In this file is further correspondence from the Pelican Rapids prospect, C. R. Palmer of Minneapolis and other involved with the Brockway site. Among them we find a copy of the contract between Andrew H. Laughlin and A. O. Squier as trustee of the Dakota & Great Southern Railway Land Syndicate, a foreign or Iowa corporation R.C.I.A. began working on this section in 1897, according to the abstract which is complete up to 1896, and shows no liens except the Northern Pacific right-of-way Attorney Robert J. Wells gets to the heart of matters affecting title in his opinion to John Stevenson, at. at Breckenridge for Pelican Rapids prospect. The Court decision, judgment and decree in favor of Froemke, came in Oct. 1901. F. E. French is the only one who appeared out of the five notified for Dakota & Great Southern Railway land syndicate, and he served as the plaintiff's attorney. Mrs. George Blodgett furnished tax information.

1468

This is one file with #1466 and #1467. See also Files like #2212 on Brockway, N.D. This file contains a longhand as well as a typed copy of the contract on Brockway townsite, the center forties of Section 35, 133N 57W, Alleghany Township, Ransom Co., N.D. four letters from C. R. Palmer at Minneapolis; and correspondence between D. S. B. Johnston Land Co. (Charles Johnston, the vice-president is now writing Ed Pierce himself and signing his name) the Northern Pacific Railway Company, in which they make the point that: "We do not handle litigation of the Road which is peculiarly connected with the Land Department" See also #1687.

1469

Ed Pierce and R.C.I.A. make needed loan to Hans Preston, NW¼ Sec. 10, 136N 58W during bad years; his P.O. is Preston, N.D.

1470

E. V. McNight and his thresher for 1901 had a misunderstanding about payment of the bill for \$821.67 which was settled by their attorneys.

1471

John, Halley, (See also #1281; #2215) in 1901 had borrowed money from Ed Pierce; the duns sent by the Enderlin State Bank to John at Sheldon, N.D. were unclaimed. This file contains the envelopes so marked. One of the small loans is described: "...to car."

1472

The NE¼, Sec. 34, 133N 57W was perhaps the homestead of Edward W. Darrow, for he and his wife Clara L. gave a quit claim deed to this quarter to George E. Blodgett November 1, 1887. And then possibly they never followed through on their application for homestead; so in 1895 a homestead certificate numbered 7740 is issued to George E. Blodgett in response to application 17613. Several of

George's letters are contained in this file, including, Nov. 25, 1901 in which he makes clear that hauling grain to market is a job. But mainly the correspondence with Ed Pierce deals with the transaction of selling this quarter of land to R.C.I.A. George's wife's name is Aurelia J. See also #1466 and #1467 for Mrs. George Blodgett. She always writes in good English.

1473

A man who had a store and tinner's tools in Waukon, Iowa, made application to buy on a trade basis with R.C.I.A., Oct. 17, 1901. The land was the N½ Sec. 3, 136N 56W, which is Moore Township in Ransom County, North Dakota.

1474

This is one file with #1475. August Fritz joins John Goetsch in playing tricks in business with N. B. Hannum, postponing the payment of over two hundred dollar's worth of bills. But Justine Goetsch, the wife of John, becomes a State of North Dakota witness; and Fritz settles out of court, to the surprise of his lawyer in Lisbon, Thomas A. Curtis, Sept. 19, 1902. James Banks, as manager of the Southwestern Elevator in Sheldon, cooperates with B. G. Tenmeson; as on the whole does Daniel Cornwell; but the Monarch Elevator Co. represented at Lisbon, N.D., and also N. P. Peterson, Hilton Hotel (address), at Enderlin are not really so. August Fritz is evidently renting quite a bit of land in the area.

1475

This is one file with #1474 and presents the case of Hannum vs. Fritz (August).

1476

William B. Donahue had given his note in payment of the premium of his insurance in 1901. The St. Paul Fire & Marine Insurance Co. sued him in November (Even though, the season when ail could do damage to crops was over. They looked for relief out of the value of the crop from land on which he resided.

1477

Fred Heaton gave a note and chattel mortgage to Peter P. Goodman in 1900 worth \$60.00. Goodman turned it over to the State Bank of Sheldon, who sued for payment. Nota bene: This is the wife of Peter Goodman acting, the husband having died several years earlier.

1478

Dan Flatters gave a chattel mortgage in 1901; and (after the good crop of 1902) is threatened with suit for \$71 by Nathan B. Hannum.

1479

Ed Pierce begins to save records of his more careful dealings with John Goetsch, whose address in 1898 was Gaylord, Minnesota.

1480

William F. Grange and Marshall B. Greene bought a quarter of land, the NW¼ Sec. 10, 134N 55W from William A. Scott, the attorney at Fargo, N.D. for the New Hampshire Trust Company, (successor to the Northwestern Trust Co. of Fargo), 1901. They seem to be doing well.

1481

Elmer U. Hess, a single man of German descent, operates a good farming arrangement, owning and renting land. There is a discrepancy between No.#12 of his Nov. 9, 1901 application for a loan, and No.#17 of his Dec. 2 application. But he evidently honors his business obligations; and when the Minnesota Loan & Trust Co. balks by \$200 as a matter of their principles, Hess arranges with Ed Pierce

and pays back to Ed by bushels of wheat. Hess lives three miles from Lisbon, N.D.; and this is the reason why we find Lisbonites Frank C. Allen and William H. Zozier were the appraisers of Hess property.

1482

Ed Pierce received payment of the monies customarily given lawyers in a case of quieting title, after he Charles A. Vialle, SE¹/₄, Sec. 12, 133N 65W, LaMoure County, N.D. 1901. Letterhead of Oct. 4, 1901 from the sheriff, provides the names of county officials for that year.

1483

Two extension (loan) receipts from Benson & Anderton see #855; especially #1366-1367.

1484

Purcell & Bradley, law firm from Wahpeton, and Divet & Slattery, attorneys at Foreman, the county seat of Sargent County, wrote to Pierce & Tenneson, suggesting they combine forces in buying up twenty-five tag certificates in that County; 1901. Rivet & Slattery had seen the County Commissioners of Sargent County.

1485

This is one file with #1486. Nils J. Fosse also uses the name Nils Johnson; see the agreement April 1, 1901 between himself and Ed Pierce. Johnson (Fosse) had the bad habit of giving chattel mortgages. An abstract of mortgages (in #1486) shows more than thirty mortgages given between 1888 and 1891, a period of three years. One note was made out to Rev. R. K. Fjelstad for \$250; by this Fosse bought a \$1000 note he had given earlier to someone else. He went through two sheriff's sales of his SW¹/₄ Sec. 20, 136N 55W, Liberty Township, Ransom Co., N.D. and the property on it; one sale in 189 and another in 1901. By the last date he owed Ed Pierce \$217.55 for seed grain and hail insurance. Ed had redeemed his land after the first sheriff sale; now they sold the land to a new buyer, and gave Johnson what was left after paying all his debts which had been renewed after 1896. This is a Fargo Loan Agency client. See also #1488 for further papers.

1486

This is one file with #1485.

1487

Iver E. Iverson and his wife Lizzie complete their settlement with Ed Pierce Nov. 27, 1901. They had begun in 1897.

1488

This is one file with #1485-#1486. Mainly the papers are duplicates with those in the above named files. However there is an interesting train picture or drawing printed by the *Republican* at Fargo, N.D. for the Fargo Loan Agency, on its 1892 mortgage coupons. The train is crossing a bridge; its engine has a wider top smokestack; there is a hill in the background.

1490

Anna D. Walter, businesswoman of Sheldon and Lucca, North Dakota, obtained a first mortgage against a quarter of land (SW¹/₄ Sec.13, 137N 57W Barnes County) in 1899, owed by John Silbo, for thirty five dollars. His total indebtedness was \$2400.

1491

After one year Henry Oxenrider is sued by the St. Paul Fire and Marine Insurance Company. He had given a mortgage on E¹/₂, Sec. 23, 135N 56W in order to pay his insurance premium of \$38.35 in 1900. Compare with time elapsed in #1493.

1492

Ed Pierce writes a nice letter in longhand to P. A. Skramstad about \$4.42 allegedly owed through Lucca store to A. D. Walters (see#1943, etc.), addressing the letter to him at Lucca, N.D. The manner in which the mail used to get to its destination is attested to on the backside of Ed's epistle, where Skramstad puts down his return address as "Miller, Ransom Co., N.D. Dec. 17, 1900." He encloses two receipts of payment, one left over from H. Jennings store days, the second printed with A. D. Walter's name. Danielson has receipted the first; and Skramstad avers both bills have been paid.

1493

The same St. Paul Fire & Marine Insurance Company that same year of 1901 sued for payment of premium from Andrew G. (E?) Nordhagen; see #1491. But in this instance the debt goes back to June 17, 1884. Sheriff A. C. Cooper levied against all possible crop on a quarter of land plus several hundred dollars worth of personal property, and then gave back to Nordhagen the right to use. Judge Rourke temporarily paid the bill,

1494

Kaspari Bros. (Jacob and Martin) indorsed a note to the Cummings Harvester Company, Pekin, Illinois during one of the bad years. They probably paid this by crops.

1495

Ed Pierce has to threaten suit against Henry Sonvig at Power, N.D. in order to obtain small bill of Dr. Aylen for medical services rendered to Sonvig's wife. 1901.

1496

T. C. Mahoney of W. W. Cargill Co., at Wells, 1901, bought a second mortgage from Ed Pierce in order to save their own investment in the NW¹/₄, Sec. 8, 136N 43W, "near Coburn". According to leaf from old filing system, Jasper E. Stonebraker and Katie Stonebraker were involved. See#1253.

1497

Frank Kappel bought forty acres northeast of Fingal, N.D. in 1893, and in 1901 he received his title of ownership, having only \$76.88 left to pay. This is a J. B. Folsom deal done for Mary A. Dickenson, a widow from Mapleton, North Dakota, and Francis E. Dickenson.

1498

This is one file with #1499. Edward P. Rhinehart received his homestead certificate in 1887. In these files are contained the legal papers recording the process by which he sold his various parcels of property around the turn of the century, acting as guardian for his children. They realized \$3600.00 profit in 1902.

1499

This is one file with #1498. Contained here are: 1) Homestead certificate of Thomas P. Gross,'87. 2) Homestead Certificate of Edward P. Rhinehart 1887. 3) Satisfaction of mortgage 1889, involving Orlando T. Murray and his wife Addie; Scott N. Sanford, and Vannie J. Sanford. 4) Satisfaction of mortgage acknowledged by Emily Sprat 1894-5) Timber culture certificate 1892 received by Vard P. Rhinehart on river land near Owega. 6) Tenneson's letter noting authorization of guardians to sell real estate 1901. 7) Receipt by E. P. Rhinehart acknowledging margin of \$3600.00 profit, 1902.

1500s Case File Abstracts

1500 Missing September 1972.
1501 Missing September 1972.
1502 Missing September 1972.
1503 Missing September 1972.
1504 Missing September 1972.
1505 Missing September 1972.
1506 Missing September 1972.
1507 Missing September 1972.
1508 Missing September 1972.
1509 Missing September 1972.
1510 Missing September 1972.
1511 Missing September 1972.
1512 Missing September 1972.
1513 Missing September 1972.
1514 Missing September 1972.

1515

George Fowler, James Banks and Lewis Grange owned a quarter of land in partnership, and in 1896 sold it to James Halley Jr. on a contract of crop payments. In 1900 Halley sold out his interests to James Woods and Harvey Cholley, giving Halley a note that he in turn sold to N. B. Hannum. N. B. then sued Woods and Cholley for their non-payment the next year. All men involved were from the town of Sheldon, ND.

1516

Oluf Sunby, living three miles west of Arnelm, having the address of Butzville, N.D., bought an additional quarter of land in 1895. This was from J.W. Morrow of Fargo, N.D. June 20, 1901 H. Doherty, attorney, writes Ed Pierce from Lisbon to intercede for him because "...he is sick and would like the matter put in proper shape before he dies." Ed does not evince emotion in attitude; and in the end Ingebord the wife follows Pierce's plan. The file contains correspondence between Doherty, Pierce and Sunby, besides the legal papers.

1517

This file records the transactions when John Banish bought and held the Sheldon livery in his wife's name, Mary. It included lots 1, 2, and 3, and part of 17 and 18, all in block 19 of original townsite of Sheldon, N.D. and a half section two miles east of town, fenced, all in grass and used for pasture by Banish. He borrowed from Levi Bemis of Chatfield, Minn., who in 1904 would have lived to have seen the mortgage run longer. Banish bought from Aaron McDonald and Guy L. McDonald. See #1593 for a happening.

1518

A farmer in LaMoure County's town-less area on the east is practicing mixed crop farming, and doing reasonably well on his sandy quarter in the poor years; Ole T. Holte. George H. Hollister sold him the land in 1898. The joker in the play may be a certain "Davis", whose first name is not mentioned, and who did not remit to Hollister for an entire year until after the Ed Pierce threatened Holte with suit the following year. H.R. Freitag, Englevale, N.D. does the legwork for R.C.I.A. 1901 on this case.

1519

"Sundry papers sent in by Mrs. Goetsch" are contained in this file; see#1474-75: 1) Ed Pierce's letter to John Goetsch June 30, 1898, wherein he is trying to shake loose of him. 2) Various receipts, notes and checks, showing borrowing by John Goetsch, and sparse repayment. Tax receipts indicate carelessness in paying them.

1520

The growing debt on the SW¹/₄, Sec. 18, 134N 54W (see #1279 and #2396) made the ownership of this quarter which they had bought from J. T. Odegard of Minneapolis, questionable on the part of Perry Crowe and his wife Mary by 1901. A notation says this land was sold at some time to Thomas Patterson.

1521

This simply documents the \$400 mortgage Enderlin State Bank through services of Tom Dierce there, carried for Thomas and Jane Patterson on their three quarters of land in western Highland Township, Cass County, N.D. in 1897. See also preceding file; and #2396 where the Patterson money was still held up in 1904 on quarters of land nearer Lisbon, in Ransom County.

1522

Peter Boyle, NW¹/₄ Sec. 16, 137N 54W, Highland Township Cass County, N.D. took out an insurance policy against hail in 1898 with Red River Valley Mutual Hail Insurance Co. at Wahpeton, N.D., whose officers were: G. W. Pease, press B. J. Howland sec; and. B. F. Zounsbury, treas. If losses were greater, the policy could be assessed "not to exceed five percent of the face value"; and it was. Peter Boyle refused to pay the assessment: and probably refused to answer mail concerning it. \$30 was involved. The Company went into receivership in 1899 to Geo. S. Montgomery, who sued Peter Boyle, 1901. After the judgment before Folsom Dow, attorney and justice at Wahpeton, where Peter failed to appear, costs mounted. The matter was handed over to O.W. Kerr, manager of the North Dakota Collection Agency, Cooperstown, N.D. Kerr at first demanded \$60.62 of Ed Pierce; but Peter Boyle then wrote him such " ... a hard luck story that would sink a ship" and intimated he was leaving for Canada. Kerr settled for \$25.

1523

W. T. Stanbra prospect from Fort Dodge, Iowa buys NW¹/₄ Sec. 15, 136N 53W, Owego Township, Ransom Co. in 1900, and sells it the same summer to another party there related to people in the real estate business.

1524

Robert Altmann and his wife Albertine, make application Nov. 1, 1901 with Minnesota. Loan & Trust Co. for loan; they are buying another quarter of land. They were living on SW¹/₄ Sec. 31, 135N 54W, Shenford Township, and bought NE¹/₄, Sec. 25, 135N 55W, Casey Township nearby; both in Ransom County, N.D. Because the size of buildings is always given on loan applications, one can see that the barn was larger than the house, and also in the instance, so was the granary. But the house stood up higher, and was valued higher in dollar worth. The file includes a letter to, and reply from the Evangelical Mutual Insurance Company, of Milbank, South Dakota, which is an assessment Company.

1525 The Brown and Henry property, as J.B. Lockhart calls N¹/₂, Sec. 14, 135N 56W, Tuller Township, Ransom County, North Dakota, is sold by Cook & Dodge whom he represents, to Thomas Pierce. It is Helen Dodge, an unmarried woman of Scot County, Iowa who gives the warranty deed Oct. 12, 1901.

1526

This file concerns two sections of land eastward of Sheldon, N.D. and north of the Sheyenne River; (both sections are fairly good land area, therefore). Ed Pierce and. R.C.I.A. pay note of \$200 owing John H. Van Dyke in order to clear the way for Mrs. Margaret M. Kilty to obtain a loan from Minnesota Loan & Trust Co. 1898 '01. They also act for her in paying off D. S. B. Johnston Land Company. Thereby, having received the loan she is able to pay the lawyer from Kingston, Ontario, Canada, who had acquired

the other section. This was originally Philander Coburn land. Interestingly this barrister's name was Byron M. Britton.

The lawyer Charles Gram is involved; he perhaps knew Mrs. Kilty well. See also #1527 following.

1527

The contents in this file refer to #1526. From the application to purchase property, one learns that the personal property went with Section 35; and that Ed Pierce himself appraised the Kilty sections. He thought they made a nice farm together. Section one was in the sandhills. George D. VanDyke is not permitted to engage in business matters January 1902, by his physicians in Milwaukee, Wisconsin There are two hurried notes from the Kingston, Ontario barrister, who is busy in Toronto momentarily. And E. J. Scharf wrote from Spencer, Iowa, stating that the reason he has now ceased working together with George Babcock (Dec.1901) is that the latter funneled all the \$960 commission to another.

1528

Andrew Wolters (see #2236) by paying for a quarter of land, SE¹/₄, Sec. 11, 135N 55W, which he had bought from James J. Campbell of Chicago, Illinois in 1898, brought about \$700 payment of mortgage which Nils Johnson (Fosse see #1486) owed to Fargo Loan Agency. Since Campbell was handling this as an investment for Mr. and Mrs. Leach, he was puzzled by what he called North Dakota's laws which required the signature of the wife. Stationery of the Larson-Leach & Co., bankers in Public Securities in Chicago is used. Campbell, James of Chicago has appeared in various files, e.g., #1275.

1529

William B. Donahue is nearly foreclosed on one of his quarters of land in Sec. 3, 134N 54W. He managed to transfer owners ship from Alfred W. Bolton who owed C. & C. Land Co., to R.C.I.A. in 1902.

1530

Through R.C.I.A. lawyers, a one year stay of execution of note given by Baruss at Casselton, N.D. in 1895, is given in 1901 by Walter A. Wood Co. (See#821 for Co.), (C. Barfuss family relates to Leonard, Cass County North Dakota in the early days.)

1531

Ed Pierce specifically states that the Cashier of the Enderlin State Bank, Thomas Pierce, and the assistant cashier, Bartholome Keating, are each worth ten thousand dollars aside from the five thousand they seek together from M. L. & T. Co. in order to pay up purchase price on Sec. 7, 136N 55W. Liberty Township, Ransom County, this became the Jim Nord farm in the 1960s passing over to the Olsons thereafter.)

1532

This file contains the list of Coburn owned section on which the R.C.I.A. paid taxes, as sent to them in December of 1897. These lands are mainly in Cass, Ransom Barnes and Stutsman Counties, though there is one section each in Burleigh and Richland Counties. On these one hundred and sixteen sections was due \$6,311.67 plus \$103.00 on lots in Fargo proper. Ed Pierce took care of this matter for Mr. Buswell of the Coburn organization. 40 sections in Stutsman, 30 in Barnes, 28 in Ransom and 16 in Cass made up the lot with those mentioned above. A nice friendly letter was written by E. W. Marston to Ed, from Oakland, California, Dec. 15, 1897. See also #1534 among others for friendship.

1533

W. H. Mark, who is part of a land company in Buffalo Centers Iowa, buys a half section, E¹/₂ Sec. 33, Moore Township, Ransom County, in 1901, on crop payments plus trading four lots in his town to R.C.I.A.

1534

In the fall of 1901 E. W. Marston, one of the Philander Coburn heirs, has learned the meaning of "Ergina Pectoris" for himself, and he is in process of selling the last of three sections of North Dakota land through Ed Pierce and R.C.I.A. In his eight letters to Ed he reveals the old friendship perduring; but probably due to his illness, Marston worries about details and is not so well able to keep them apart. He is over careful not to make a mistake, wants everything "black and white"; and makes his own investigation of Babcock, even though Ed has already referred to him as a "bad man" (Nov.28, 1901, a Marston to Ed). In his one copy of letter Ed to Marston Dec. 3, 1901, Pierce almost fails to keep abreast of Marston's pettiness, and very definitely Pierce is not worried about Babcock, and Crandall's lease, and the fence.

1535

Ed Pierce made his office force at Sheldon R.C.I.A. file some of his tax receipts for lands for which he was agent in 1901.

1536

Both Andrew Sandager, president of the State Bank of Lisbon 1901, and the land agent from Grand Rapids, Michigan, who calls the tune of foreclosure threatened, treat Ed Pierce's effectiveness with respect. Sandager pays the interest on the \$500 mortgage that Margaret Skogman and her husband Edward did not. Legal proceedings were begun when Lisbon people ignored letters from Grand Rapids, Mich.

1537

This file contains a letter from Ed. Little, written from Chaffee, N.D. 1901 to Dr. Aylen, referring to bad crops and flax. After the extension till fall on a four-year old bill, Dr. Aylen sued for payment.

1538

The Ransom County State Bank makes a loan to Paul Lindemann 1901, so that he can pay his debts to A. D. Walter, which he had contracted through the store at Lucca, operated there by H. Jennings and his helper J. R. Cruff. (Keep in mind that these are poor farming year. T. L. Wiper, cashier at the Ransom County State Bank, makes a mistake still commonly made today in spelling

1539

A man by the name of Tuck had given a mortgage to the Farmers Trust Company (Sioux City, Ia.) and subsequently moved to Watertown, South Dakota on a quarter of land in that State W $\frac{1}{2}$ of W $\frac{1}{2}$ Sec. 15, 127N 59W. The Company became "defunct" in the words of E. A. Cooper of Britton, S.D. which is also in Marshall County (Went into receivership.). But they had assigned the mortgage to Mrs. A. Caroline Whitten, Burlington, Vermont. Cooper calls in Ed Pierce, who obtains a sheriff's certificate for Whitten on the Tuck Land at the reminder of the South Dakota land agent. Cooper then sells this very sandy quarter to the satisfaction of everybody at \$750, 1901.

1540

R.C.I.A. seems to have become involved with this land at Bisbee, N.D. because someone in New York State held a mortgage against it. Documents in the file point toward these items as facts: 1. Elva B. Hannum first held the title legally through a foreclosure sale. 2. This land is near the "Roller claim." 3. Harvesting in northern part of the State of N.D. suffers time-lag. 4. Buyer of land, Tobias Paulson deals with Bank of America, at Bisbee, N. D. in preference over Cando. 5. Cashier there does his letter writing. 6. Contract called for wheat, or other marketable grain. Ed Pierce forgave 10 acres of barley. 7. Paulson had trouble with mustard; crop failure. 8. Error on one receipt in description of land. 9. Pierce makes statement on powers of executors; reflects on Cando, N.D. attorneys. See 1554.

1541

Frank and John Mougey (brothers) bought a quarter in Greene Township, Ransom County, from the Julia Coburn holdings for \$1600. See also #2078.

1542

Another Stanbra land deal; the file also contains letter characteristic of the president of the Peoples Bank at Humboldt, Iowa; and a statement from George Hollister on taxes paid by Fred L. Whitney, which may belong in some other file.

1543

This file reflects another Stanbra land deal, this time on the N $\frac{1}{2}$ Sec. 3 in Moore Township, Ransom County, which Ed Pierce considers one of the best he ever sold. Mrs. Marie B. Ronell is speculating on this piece of land that was once owned by Clapp of Fargo, N.D. She has mortgages; but has a good tenant on the land.

1544

John Piper, who lists himself as a Canadian, 36 year old in 1901, and his wife Maggie apply for a loan of \$800 on a quarter section worth \$3000. He received his papers for the land the following year from Levi Bemis of Chatfield, Minnesota. He owned and lived on an additional section in Greene Township, Sec. 6, the house being on the SW $\frac{1}{2}$.

1545

S. V. R. Hayes, land agent Grand Rapids, Mich., (afr also #1313) gives B. G. Tenneson, attorney for R.C.I.A., the power of attorney to foreclose on William Munger in Sargent County, N.D., SE $\frac{1}{4}$ Sec. 24, 132N 55W. The American Mortgage and Investment Company of St. Paul, Minnesota took over the mortgage, and drew a check on the German American Bank there; 1901.

1546

Loan papers, Ben O. Bergeson to August Kruger, 1901. Casey Township, Ransom County, N.D.

1547

Documents have evidently been lost from this file, which records the strain of farming operations of Robert McRitchie on the north 80 acres of NW $\frac{1}{4}$ Sec. 13, 135N 54W, Shenford Township, Ransom, N.D. during the bad years. (The Sheyenne River probably flows south end of this land, and then quickly moves southeast into the section that is kiddy-corner to 13, and in the next township, being 19, where Pigeon Point is located.)

1548

Missing.

1549

See also #1551 and #1550. Tax lists for 1901 includes correspondence with. George H. Collins, San Francisco, California, who shifted to Ed Pierce from S. G. Roberts of Fargo, N.D. to take care of these matters for him, because Roberts seemed to be too busy in Kentucky; January 13, 1902 (see also of this fact to June, 1902 letter in #2228). S. W. Philbrick straightens out both Pierce and Collins when they mix-up ownership on a half section. Collins, (see #2138) has the responsibility for the Abner Paul Marston Lands, as different from the rest of the Coburn heirs. Another list in this file covers the balance of the Coburn holdings, as cared for by Ed Pierce and R.C.I.A. Collins requests Ed to rent the parcels under his care, for "grass" (Which could be hay or pasture permit)

1550

See also #1549 and #1551. Ed Pierce paid taxes on land in eight different counties, one being in South Dakota, in 1901; Whitney & Wheelock performed a portion of this watchdog work for him with regard to land in Stutsman County. He contacted them through their Fargo office. George Lilly or paid the taxes, for the most part, on lots in Sheldon, N.D.

1551

More tax lists. It is evident that Ed Pierce was concerned and. took time for Paying taxes in May, July and. December of 1901. See also #1549 and #1 550.

1552

Jacob Winistorfer and wife Lena owe many persons in 1901; the crops raised on S½ Sec. 33, 138N 54W, Cass County, are mortgaged to the State Bank of Sheldon; a store bill at Wellentine & Son at Alice, N.D.; some to John Grest, S. B. Bartlett, P. G. Peterson, Sheldon Roller Mills (Sorenson) and N. B. Hannum who was last among creditors. The McCormick Harvesting Machine Company of Chicago held a bill against him. See also #2474.

1553

Everyone would find interesting names among nearly one thousand investors listed here; intriguing are: p.3 A. G. Coolidge, 30 Merchant's Row, Rutland, Vt. p.3 Alburn J. Fargo, 47 Main, Easthampton, Mass. p.4 E. B. Savage, 46 Merrimack, Haverhill, Mass. p.10 Cooke Lounsbury, 75 Pratt, Hartford, Conn. p.14 E. R. Wilcox, 37 Bank Bldg., Watertown, N.Y. p.17 Walter A. Kipp, National Bank Building, Park Avenue, Rutherford, N.J. These names were garnered by someone from the five New England States, and New York and New Jersey.

1554

This file refers back to #1540 and. the Paulsons at Bisbee, N.D.

1555

The R.C.I.A. bought the SW¼ Sec. 2, 136N 53W from the D. M. Osborne & Company in 1900 through F. W. Froemke. Ed Pierce was the attorney for the Osborne Co.; yet he and Froemke represented the R.C.I.A. The dough almost became binding, when a defect in recording had to be corrected and it developed that Allen & Jone, established in Lisbon, N .D. since 1882, had originally foreclosed on this property for the Osborne Co. Two Osbornes appear for the Osborne Company, manufacturer of harvesting machinery, agricultural implement and ropes ("cordage"); neither is a D.M. The Company writes from Auburn, Cayuga County, New York.

1556

Two land deals for R.C.I.A., one on a quarter, and another on eighty acres in Shekford Township, Ransom Co., N.D. begun with buyers in Hawarden, Sioux County, Iowa, falls through in 1901.

1557

Business of the "Pierce & Co." is closed up with the close of the year 1901, aggregating \$17,000.00. This involves Patrick Pierce, the father, Ed Pierce, his brother Thomas Pierce and his sister Joanna Pierce. The Platt mentioned refers to Enderlin, N.D.

1558

John Goetsch, on his land in Owego Township does some borrowing, and involves: Ed Pierce, Charles O'Heckle, Benson & Anderton plus Van Dyke of Milwaukee, and a man from Massachusetts. 1898-1900. See also #855; #1447; #1455; #1474-75; #1479; #1519 for John Goetsch.

1559

Of his legmen, Froemke seems to have been most respected by H. B. Green, in the Elliott country of Ransom County, living on Sec. 22, 133N 57W. Charles Heckle called Green a "bluffer." Paul Blish September 29, 1897 writes to Ed Pierce from Elliott, saying in part: "I think he is a ---- ----." From the context of the letter, one might infer something in the way of "ornery."

1560

C. W. Buttz of Buttzville, N.D. fame, makes settlement with St. Paul Fire & Marine Insurance on a chattel mortgage on the NE¼ Sec. 18, 135N 55W, Casey Township

1561

Anna D. Walter sues for payment of (a store) bill owing from Carl W. Schmidt, witnessed by R. P. Jennings among others (who was her storekeeper at Lucca, N.D.) Cfr, various files on Lucca store. Two other documents seem unrelated, and may have become misplaced from their proper file: 1. Frank Queen's report on an accident with three trying to get out of a broken cutter in a ditch. 2. Ed Pierce argues 1902 with the Pennsylvania Fire Insurance Company of Philadelphia Pa., for which he is agent, over cents.

1562

Anna D. Walter sues John F. Schmidt also over a Lucca store bill. See #1561.

1563

A land speculator in Delaware took a mortgage in 1884 from Charles W. Smith on some surveyor's lots and SW¼ Sec. 26, 154N 67W. This is Benson County, D.T., and four miles from Minnewaukan. The title is shaky through the Farmers Trust Company thinks Hollister when R.C.I.A. takes it in 1902. George Duncan, Minnewaukan replies: "I would not care to invest in the above land. It is not worth over \$500. There is just 30 acres land fit for cultivation and that is stony. The balance is old lakebed, and the worst kind of alkali. The land is badly located, and it is entirely unfit for pasture. Unless you can sell it to a stranger who never saw it, it is no use trying to sell it here. It is only four miles from Minnewaukan, and that fact might float it to a stranger." The land had been sold to a Kean probably in the 1890s; but he died before putting papers on record; nothing had been heard from the family. (Has use for this and been found in the 1950s? Probably.)

1564

The Callahan Hotel situated in the middle of Block 2, lots 21 and 22 (Probably the dry cleaners, 1972) in Enderlin, N.D. on Third Ave, is nearly foreclosed upon in 1902 by Anna Ford (Now Mrs. McKinnon of Casselton; because Patrick H. and his wife Mary Callahan are busy running a boarding camp at Jennings, Montana. The property had been laced in the charge of Mr. Casey, who rented it to Mrs. Smart. Thomas Casey was a cashier at the First State Bank at Litchville, N.D.

1565

William Hutchings and his wife Margaret with the help of R.C.I.A. were able to release themselves from the hands of the Fargo Loan Agency. They had incurred a \$300 mortgage in 1891; and satisfied that mortgage 1912.

1566

Two documents are enclosed: a) Application to purchase real estate, Greene twp by lucky solicitor from Spencer, Iowa b) Receipt giving indication of what this man had made up to March 8, 1902.

1567

Forty-five notes are listed by Walter A Wood Mowing and Reaping Machine Company, Hoosick Falls, New York owed by twenty debtors; Ed Pierce is collecting for them.

1568

Helmuth Schultz's 1889 watering place on the Sheyenne River in Owego Township, Ransom County, N.D. is used as a reference point, when conveying some land by Janet Goodman to William Henschel first, later to W. F. Krueger. Note that someone probably made an error in writing January 1901 and then on another paper, 1902. See also #3375, and #3444.

1569

Albert Shiels farms on land adjoining the town of Fort Ransom, N.D. and owes money to the Fargo Loan Agency In 1901 he threshed 300 bushels of poor wheat and 12 bushels of flax. Ed Pierce intercedes for him; and takes over his loan.

1570

George Cullen of Sheldon, N.D. buys Coburn land in Greene Township, Ransom County, N.D. 1897, obtaining his deed in 1901. He finds that his neighbors do not uniformly pay back the breaking of land that he had done for them S. W. Philbrick corrects R.C.I.A. down to the cent; and in one instance gives him credit for 86 cents.

1571

Erick Gunderson bought E½ Sec. 31 Liberty Township, Ransom County, which was Coburn land, in 1897. In 1900 the crop reporter advises leniency because nothing was harvested. R.C.I.A. took over the loan from the Coburns in 1902. See also #1572.

1572

R.C.I.A. also had to buy out interest of Mathias Nielen in the land described in #1571.

1573

Ed Pierce tries to get all he can for Anna D. Walter; on grounds she is a widow. The banker at Buffalo, N.D. tells Ed that the bankrupt William J. Keeler drove poor horses into town at Buffalo when there; and that Keeler had informed him two of the four horses on which the widow had a mortgage, were dead 1902.

1574

John A. Asheim rents NW¼ Sec. 15 in Liberty Township, Ransom County in 1900 from James F. Simmons in Iowa, through R.C.I.A. Buildings are termed "poor" in 1901. There is some question in minds whether he will continue to rent the land. A letter written in 1911 reveals that John A. Aasheim intends making a loan from the Enderlin State Bank. See also other renting: #1575

1575

See also #1574. Aasheim on July 29, 1901, still thought the prospect for a crop was "fair." Papers in this file show he also rented SW¼ Sec. 12, Liberty Township, this from N. B. Hannum. He considered the condition of buildings on this quarter "good".

1576

This is one file with #1577. Various papers relate to the process of quieting title to LaMoure County half section for R.C.I.A. as opposed to the tax title of George W. Brett of Mason City, Iowa; 1902 This lay within Roscoe School District in Roscoe Township. The United States delivered a latent to Robert Miller in 1896 on the SW¼ Sec. 20, 135N 62W; and on the SE¼ of the same section in 1890 to Franklin Farringer. After various conveyances, this land was delivered to R.C.I.A. by George E. Hollister. Tenneson uses the usual gimmick of proving the tax illegal in the years on which tax title is based. See

also #1315. Abstracts of tax levies shows the amount appropriated for the poor, and for wolf and gopher bounty.

1577

This is one file with #1576, and it contains: 1. Letter from sheriff at Mason City which says that the Bretts are in California, and cannot be served papers in Iowa. 2: Letter from Judge L. Glaspell, Jamestown, N.D. 3. Affidavit of "no answer"; and findings of the court case.

1578

An Iowa prospect abandoned his intent to purchase.

1579

In 1882, Frank Mougey owned these lots in the city of Fargo, D.T., Lot 3, Block 13, Roberts Second Addition. Lot 6, Block 3, in Kirkhams Addition, which he bought for \$250 from Bridgett F. O'Mara and her husband James O'Mara. Lot 2, Block 3, Kirkhams addition, which he bought from William A. Kirkham for \$200. Tax receipts run through 1887.

1580

Jacob J. Scharf (see also #1565, and others) owns NW¼ Sec. 12, 136N 53W just a short time in 1902; but through a stenographer's error, he does not get his money that fast. He is from Spencer, Iowa.

1581

R.C.I.A. is involved with the Kiltys and some property in Stillwater, Minnesota, which was sold by A. T. Jerks in 1900, and who is in the Hudson Sanatorium in 1902.

1582

This is one file with #1583. John Burgess of Sheldon bought a half section from the Coburns in 1898; and in 1899 sold half of this land to James Halley, and the other half of it to James McCready. Both buyers eventually had to make a loan from the Minnesota Loan and Trust Company; and most of the documents in this file concern the debts and notes of theirs, particularly James Halley who barely avoids bankruptcy. The letter by Ed Pierce to the Creditors of James Halley, Dec. 31, 1901 summarizes the situation. See also #1853, #2193, and #2242-2243 (James Halley moved to Velva, N.D., influenced by these transactions)

1583

This is one file with #1582. The Gull River Lumber Company, which according to other files, became the White Lumber Company, gave James Halley, renter, an option to buy NE¼ Sec. 34, 136N 54W in 1896. The file also contains: 1. Deeds for the John Burgess half section (three) 2. 1899 payment of Halley through office of attorney Robert Mitchell. 3. Halley's application for a loan from the M. L. & T. Co. along with that of James McReady in February 1902. 4. Document June 23, 1902, proclaiming that William H. White had been special agent for the Gull River Lumber Co. in the Sheldon area. Letter June 27 shows that William J. Clapp was his lawyer.

1584

Ed Pierce is dealing with one George D. Brown concerning an automobile and a carriage, according to the latter's letter to Ed, March 19, 1902. This is early in the day, in the Sheldon area.

1585

J. E. Burke of Sheldon and A. W. Youngquist may be enjoying an argument between them; because there is a suit at law over \$10. A change of venue is obtained by Youngquist, but A. W. L. Hamilton, city

justice and ex officio Justice of Peace in Ransom County, first makes sure of his \$1.05 fee. Hamilton is also principal of Enderlin Public Schools, February 1902.

1586

Contents: 1. Request by Ed Pierce that George C. Jacobson, county treasurer Jan. 18, 1902 list taxes due on certain lands. 2. List of payments on six tracts, from Pierce. 3. Letter of W. T. Stanbra, Jan. 28, 1902, to Ed, with an interesting comment on taxes "out of all reason in proportion to other lands" in Ransom County.

1587

Carrington and Casey Land Company 1902 would rather sell R.C.I.A. the entire section, or Chester Fisk already obligated to them on a quarter, if R.C.I.A. backed him, than to sell another quarter to an application.

1588

Confusion over title to eighty acres in Sec. 7, 137N 57W, the section east of Oakville, Thordenskjold Township, Barnes County, N.D. 1902 is easily straightened out in favor of Lars Jacobson backed by R.C.I.A. The Court of S. L. Glaspell, Jamestown, N.D. knows that the holder of an 1888 tax title, A. M. Bowdle is dead. Involved in the ownership were N. H. Han, E. H. Presse and Hattie A. Hay. B. G. Tenneson wrote to Charles E. Bassett, editor of the Valley City Alliance to Newman, Spaulding & Stambaugh at Fargo; and to Zuger & Paulson at Valley City, N.D. in his search for information on Bowdle. An updated map of Barnes County is found on reverse of notes from Zuger & Paulson.

1589

J. B. Folsom sold some Richland County land to Andrew Johnson and L.O. Vangsness. Vangsness owed on SW Sec. 18, 136N 52W to Levi Bemis. Ed Pierce interposed with a note for \$1590.42, March 2, 1902; with a note form that had a nice reproduction of a dog's head. In passing we note that Ed Pierce used Hotel Metropole stationery, and Levi Bemis that of the Grand View Hotel, E. H. Sanborn proprietor, Jacksonville, Florida.

1590

Fred Wall of Owego Township (He is still living in 1972.) in 1898 bought a quarter of land from a church organization. (And he may not have been 21 years of age at the time.) He paid \$1.56 per acre to the America Congregational Union of New York, which according to the letter to Ed Pierce November 26, 1900, later changed its name to the Congregational Church Building Society. This is light soil; Fred Wall also hits the poor years; and in 1900 Pierce asks for just the interest to the church people. Wall (though he has never finished grade school) in his letter of Sept. 17 describes SE $\frac{1}{4}$ Sec. 20, 135N 53W very correctly. Charles Gram gets into the act in 1902, a good year; and the church building people are paid their last hundred dollars with interest. The file includes an 1853 text of the purposes of the Association entitled the American Congregational Union. Perhaps it is to be noted that S. B. Chittenden and Henry Ward Beecher were on the board in 1848.

1591

This file contains the Decree of Administration by which Morton Page conveyed title to SE $\frac{1}{4}$ Sec. 25, 137N 54W, Highland Township, Cass County, N.D. 1901 to William; Schmidt, he completing the payments. William Campbell had entered into contract with John B. Trevor for this land April 13, 1887; eleven years later Campbell assigned this contract to William Schmidt. The names of the Trevor heirs are given in this document.

1592

This legal document concerns itself with the court declaration that the title of Marion and Minnie Grange on what was originally Northern Pacific Railroad. land sold to the Coburns was clear and secure, while that of August Fritz of Buffalo, N.D. was null and void because he had not fulfilled the conditions of his contract with the Granges. The Deering Harvester Company had a bill against Fritz; an interesting clipping from the Fargo Call. Feb. 18, 1902 describes their partnership.

1593

Mary Banish sued and received \$25 from Frank Queen for not driving the team properly from Sheldon to Enderlin, Dec. 7, 1902, thus wrecking the cutter. (Note: The husband had placed the Sheldon Livery in his wife's name; they were farmers but owned that horse business briefly; see #1517.)

1594

SW¼ Sec. 24, 138N 65W in Stutsman County, N.D. was 10 miles south of Eldridge, 15 miles southwest of Jamestown, and 12 miles west of Ypslanti; and in 1902 it had a few acres that had once been broken, but not recently farmed. Besides its isolation, it was wet in spring from Beaver Creek. In obtaining information for the Investors Security Company of Boston Massachusetts Ed Pierce contacted various county officials in Jamestown, N.D. The abstract of the land provides mainly tax titles; Joseph H. Grundy apparently obtained the land from the United States in 1883; and he was not married. It was foreclosed in 1887; David Fisk, Joel Edwards and C. A. Belknap held the mortgage in 1888.

1595

The Enderlin State Bank bought a quarter of land east of that town in the same township in 1902 for the amount due at time of sheriff's sale. Michael Hayes, single, had mortgaged it the year previous, and lost the land.

1596

Jacket was empty, Nov. 6, 1972; evidently someone shifted the papers to 1597; for these two form one file.

1597

This is one file with #1596. See also #1439. A. D. French, according to Benson and Anderton of Milwaukee Nov. 3, 1902 (to Ed Pierce had made many monetary advances for his mother-in-law, Emily P. Rockwood who died in Milwaukee March 5, 1900; he had paid the taxes on he SW¼ Sec. 4, 133N 56W in southwest Ransom County of North Dakota; he paid her funeral expenses which include shipment to Connecticut. In 1902 he was in feeble health and needed the money. It was to be obtained by title to the \$1,600 worth of lard through probaton of Emily's will. Three respondents resided in Milwaukee Feb. 11, 1902, one at Castle Creek, Bore County, New York, and another at Philadelphia, Pennsylvania. Benson & Anderton to Ed Pierce Sept. 2, 1902, characterize the other heirs as " ... a suspicious and annoying lot of people ... " See also #1689.

1598

N. B. Hannum foreclosed on the chattel mortgage that had been given by Albert Spitzer and Christian Walsky (Wolsky?) in 1899 on their entire threshing rig which was generally off-brand make.

1599

Congressman T. F. Marshall promises to push the scheme along which has been presented to the postmaster general through Ed Pierce for rural route No. #1 from Sheldon, North Dakota, January 1902.

1600 Case File Abstracts

1600

This is another Lucca Store file, involving H. Jennings, Mrs. A. D. Walter of Sheldon and Ed Pierce her lawyer, Albert Walkinson of Griggs, Cooper Co. of St. Paul, Minn.; and lawyers S. G. Moore of Buffalo, N.D. and grocers Grant, Parks and Morris of Fargo, N.D. It contains seven turn of the century letters, i.e., 1901 and 1902, by H. Jennings; one of 1903 by Mrs. A. D. Walter to Ed, from New York State 1903; one from C. A. Kvelloe who is taking care of this deal for Ed Pierce 1903 and who wishes Ed a speedy return to his customary good health; a reply from Pierce from San Diego, California. H. Jennings had furnished Ed Pierce with a list of Lucca customers who owed a store bill 1901, Dec. 26; and also a list of firms to whom he owed. Both lists are contained here.

1601

The Court set aside the tax title dating back to taxes for 1885, acquired in 1886 by a New Hampshire speculator, in favor of Friederick Reicke on an Owego Township quarter of land, 1902.

1602

William Hanelt of Anselm, N.D. went bankrupt 1902 over \$1029.38.

1603

The papers here of the case of Charles O. Heckle (probably acting for R.C.I.A.) pertain to the case in Dickey County presented by files #1315-1316-1317. Besides Heckle, the matter involves Sheriff S. S. Thompson, Ellendale, N.D. who discovered a mistake in his papers to-be-served, after driving 10 miles February 11, 1902; attorney S. G. Cady of Oakes; Ed A. Smith, editor of Oakes Republican; W.S. Lauder, judge of Fourth District Court at Wahpeton, N.D.; T.F. Marshall, president of the Bank of Oaks (and politician); H.W. Eaton of the James River Valley Lands, address; Hecla, South Dakota, who bought the Dickey County quarter in N.D.; and county officers of Dickey County. S. G. Cady, attorney for the county which was the defendant, stalled for time; but B. G. Tennson and R.C.I.A. won their case for Heckle.

1604

W. A. Van Brunt (see #960) had come to own 2½ sections of southern Ransom County land from which he made \$210.71 that year.

1605

When Ed Pierce tried to clear title for James Walsh on Casey Township, NW¼, Sec. 4, 1901, he had to perfect the title in Josephine Lucas of Chicago, Illinois. Edgar C. Lucas of Lisbon was her attorney now. She had accepted a mortgage in 1898 from Walter C. Anthony that had been given to him by John Kinan and his wife Mary in 1882. But more people are involved with the title and hence this file provides reference for: (a. J. A. Lindberg, attorney at Little Falls, Minn. 1902, to whom Ed wrote for information on Berkey, Talmad. (b. Replies, & especially letter of January 30, 1902, to Ed from George H. Partridge, identifying their dry goods firm, and the firm of Coykendall Bros. & Co. and also the firm of Berkey, Talmadge & Co. (c. Information supplied by R.G. Dun & Co. 2/24/1902: stating Berkey spends most of his time in Little Falls Electric & Water Co.; also that with Talmad they earlier were dealers in coffee & spices. Wyman Mullen & VanDyke was succeeded by Wayman and Partridge. Ryhendel (ca. ?) a partner.

1606 Martha R. Terry took a mortgage in 1882 against NW¼ Sec. 12, 136N 53W Coburn Township from Thomas Eastman who was single, for \$500 due in five years. This was followed by a sheriff's sale in 1888, when T.N. Oium was still sheriff of Ransom County. Martha was from Milwaukee, Wisconsin, and the mortgage went to F. T. Day and his wife Alcy J. of the same City; then back through the administration of Benson & Anderton, before it became the property of land agent and speculator, Jacob

T. Schaff, of Spencer, Iowa who her son acts for Martha, namely Frank T. Terry, invested broker in real estate, bonds, mining stocks and mines 82 Michigan Street, Milwaukee, Wisconsin. And Ed Pierce irons out his wrinkles and folds him in a letter to him February 15, 1902

1607

When Hans Jacobson, of Jacobson & Narveson meat market in Fingal, North Dakota and breeders of Hereford cattle, bought two parcels of land, Winterer & Winterer of Valley City made an effort to avoid payment of costs for providing clear title, and forced Ed Pierce to look up and write down his definitions on various shades of land ownership in 1902. One parcel was in the hands of George M. Young & Lee Combs, attorneys at Valley City, representing W. A. Smith, LL.B., barrister at Kingsville, Ontario, the attorney for the executors of the will of Robert William Kennedy. Ed's client, Hans Jacobson paid most of the bill. The stationery of Jacobson & Narveson has early pictures of Hereford head on it. Jacobson could not spell very well.

1608

Documents on Sec. 21, 135N 55W, near Buttzville, N.D.: (a. Mortgage deed 1898, Ed Pierce bought section from New Hampshire Trust Company by paying off the mortgage Alfred T. Batchelder, their trustee, held against the land. (b. Two identical applications for loan by John Leist Humboldt, Iowa, to pay off the balance due on this section in 1902. His brother farmed this land in Dakota. (c. Letter from New Hampshire Trust Co., October 24, 1902. (d. Batchelder's cancelled mortgage notes. (e. Quitclaim deed from Carrington & Cassey Land Company which reveals their connections in 1880 with Roger S. Munger and Reed M. Newport.

1609

John Kaspari living near Anselm, N.D., but address being Sheldon, N.D., 1972, is son of Jacob Kaspari of the Kaspari Brother mentioned in this file and others. Kaspari Brothers are in trouble with the State Bank of Sheldon in 1900. Ed Pierce arranges for them to pay little in money; and consolidates their loans; see letter from VanBrunt to Ed February 11, 1902.

1610

Earnest F. Stephan and Henry C. Stephen bought into Sec. 30, 137N 52W, which is Coburn land in Cass County in the Township in which Leonard lies. Earnest bought the entire west half lying north of the railroad tracks. Henry's file is #1611.

1611

Henry C. Stephen and Earnest F. Stephan bought into Sec 13, 137N 52W in 1902; and they were from Wells, Minnesota. Henry bought the south half of the section in so far as it lay south of the railroad tracks. Maps in this and the preceding file had been made of this section, detailing the exact division.

1612

Peter Berg collects \$16.30 and costs by suing and guaranteeing the wages of Richard Pedden with the Soo Line. 1902.

1613

Lands belonging to John Y. Kilty and Patrick Kilty were presumably traded to R.C.I.A. The men hailed from Stillwater, Washington County, Minnesota.

1614

The bookkeeper in Gardner's Hardware Store at Haywarden, Iowa speculates in a Coburn Township quarter of land, 1902. Letter February 26, from H.F. Lobbitt uses their stationery, which is illuminated in

color through the courtesy of Stewart stoves and ranges, Fuller-Warren manufacturing company from Milwaukee, Wisconsin.

1615

Another N. B. Hannum suit at law. This one is dated 1902, over note given for ninety-some dollars given by Casper Meil in 1900.

1616

The Stewart-Spencer Land Company bought a half section in Fuller Township, Ransom County, N.D. 1902. They were based at Minneapolis, Minnesota.

1617

Henning Johnson is surprised 1902 when the Sheriff of Ransom County confiscates his 22 Cassopolis Shoe Drill in payment for two of his notes given the year before, as evidence by his letter to George Fowler March 27. While the horses named as chattel would not be found anywhere in the county on the date of the Sheriff's sale Johnson would up with three dollars more debt, no drill, as a reward for his stubbornness with the law. See #1228-1229 on Cassopolis Mfg. Co.

1618

N. B. Hannum sues both Andrew Johnson and Henning Johnson (see 1617) for payment of note. Several agricultural implements were sold 1902.

1619

E. W. Marston, a Coburn heir, had rented the section east of Enderlin, N.D. for \$150 per annum after taxes were paid or worked out, to John W. Crandall of that city, for pasture and hay purposes. After four years Ed Pierce and R.C.I.A. bought Sec. 3, 136N 55W, acquiring the rental lease for his own protection. He then sold the section, O. O. Golberg taking one quarter, and receiving credit for \$1489.99 commission for arranging the deal, as his first payment on the land. One other buyer was Hans J. Fretland of Enderlin; while the buyer of the north half hailed from Lyle, Minnesota, and was named K. L. Leidall. (The Soo Line gravel pit is located in the property then bought by Fretland.) The file includes a map of Sec. 3, showing R.R. and Maple River.

1620

Ed Pierce foreclosed on the quarter of land William Schmidt had in section 25 of Highland Township, Cass County, N.D. 1902.

1621

Jacob Wolters acquired two parcels of land in Casey Township, Ransom Co., N.D. 1902. That he could pay for them at that time so as to get his deed is explained by a notation made by Pierce on the old jacket which reads: "Worked out and settled in full 3/11/1902." The file contains a sample of C. & C. Land Co. contract as handled through James C. Young, agent at Valley City, N.D. 1896. James G. Campbell in his letter to Ed Pierce from New York, May 17, 1898, refers to a "Froemke deal" in which they had to pay something to get a tenant to release his contract on a piece of land. He is seriously heeded by Ed Pierce, as Pierces letter May 20, to Jakob Wolters reveals.

1622

Ransom County Immigration Association recovers 80 acres in Highland Township, Cass County, N.D. by legally suing Clare, Iowa couple 1901. They also owed George B. Caldwell \$50.00 which Ed Pierce allowed, though he had the "hol" crop tied up.

1623

George H. Shellenberger (who in earlier files had entered into argument with Ed Pierce) receives his money on NW¼ Sec. 14, Tuller Township, Ransom County, N.D.

1624

This interesting file contains: 1) Application to purchase Sec. 3, 135N 56W, Tuller Township Ransom County, N.D., March 13, 1902. 2) Letters dated March 24, 1902, from R.C.I.A. showing that Sec. 3 now being sold by George W. Adams and Daniel H. Adams of Lisbon, N.D., had been bought by them from Ed Pierce, and that also he was now receiving commission for having sold the land again, this time to the Nelson Brothers, Lanesboro, Minn. 3) The 1921 request for confidential information made by Ed Pierce concerning S.A. Nelson of Lanesboro, Minnesota (near Iowa line, SE section of the State) and asked of a vice-president of the Midland National Bank, Minneapolis, Minn. 4) The reply indicating the Nelsons were in real estate in that city, and that at no time had kept large sums in the banks.

1625

D. M. Osborne & Co., Auburn, Neat York, an elevator concern, own a quarter section two miles east of Coborn, N.D., which is bought by Frederick W. Froemke for R.C.I.A. The Association resells NW¼ Sec. 2, 136N 53W to a customer furnished by W.T. Stanbra, Humboldt, Iowa, a month later at a profit of about four hundred dollars, less Stanbra's commission. (#1629. See also witness on June 13, 1901 document, for customer.)

1626

A banker in Alden, Minnesota helps Henry Eifling buy the mortgaged land of Nick Hanson one mile east of Butzville appr. W½ Sec. 15, 135N 55W, Casey Township; 1902.

1627

Joseph Goodman sues Thomas Harrison, March 1902, in Justice Court for twenty-five dollar bill on merchandise purchased since Jan. 1901.

1628

Seed grain voucher for E. G. Locke, June 7, 1902.

1629

Elva A. Hannum seals W½, Sec. 12, Liberty Township, Ransom County N.D. 1902 to renter of the land who hailed from Iowa but was moving there in that year, George W. Rathke.

1630

This is one file with #1631; they contain papers relative to the right of way of the Soo Line, and the town sites of Anselm and Enderlin, N.D., as planned in 1891. This file holds: a) Quitclaim deed from Peter Good man and right of way contract, involving Anselm, N.D. b) Relinquishment document by Gullek K. Gulliks (Gulleckson) of homestead rights to Enderlin town site. c) Right of way receipts by Mrs. Orson Rudd, Jacob Kaspari, Miss Ellen Price (Cassopolis, Mich.) Peter Goodman, J.B. Folsom tax receipt, and Ed Pierce with his agreement with the Soo Line for a town site plant. d) Quit claim deed given by Gullick K. Gullicks. e) Plant of five blocks of Enderlin, using Fourth Avenue as the baseline.

1631

This is one file with #1630; and Ranvei Gullickson, the widow of Gullek K. Gulliks, seems to have sold the town site of Enderlin to Ed Pierce, who made an agreement (in the former file) with the Soo Line, technically the Minneapolis, St. Paul & Sault Ste. Marie Railway Company. This file contains: a) Carrie P. Rudd's warrantee deed. b) Four tax receipts. c) Abstract of title Ranvei Gullickson to Ed Pierce. d) Two statements of the Soo Lines account with Ed Pierce, who made money on this deal. He received \$15 also for procuring right of way from others. e) Two maps of Sec. 4, Liberty Township, Ransom Co. that

are supposed to be on the 800:1 scale. They may be easier to understand when we realize that the South Branch of the Maple River used to skirt the west edge of town, instead of running through it as today. f) Additional abstracts.

1632

Henry Larson holds a note against Otto Simons of Granville, N.D. 1902, actually some 20 miles from that town. Simons asks for mercy in a letter dated March 16; and it is evident that he finds it difficult to write, especially to spell words, which may explain the reason why he neglected to answer requests for payment. He writes: "...if i get crop..." The only crop security he can give is upon 10 acres of flax.

1633

Julius M. Johnson is another Johnson; he insures against hail; suffers what he considers three fourths loss, but is allowed only ten per cent loss. The premium is first to be deducted from the payment for the loss. In 1902, three years after the event near New Rockford, N.D., Johnson is sued for payment of the premium by Thomas Baker Jr. of Fargo, N.D.

1634

"This deal busted" tells the tale on the old packet of files regarding an application to purchase land from Iowa, 1902.

1635

John P. Holland, unmarried, makes application for a loan on his NE $\frac{1}{4}$ Sec. 9, 136N 53W (which is therefore in the next section and just south of the site of Coburn today) in order to pay the balance due on this land which he already is renting out. He draws a fine distinction between Leonard which he calls a town in 1902, and Coburn which he dubs a "shipping station." For earlier events regarding J. P. Holland and this land see 41640.

1636

This file contains mainly correspondence from the Investors' Security Company of Boston in which a deal is recorded by which Ed Pierce and his future wife Maggie C. Doran bought four quarters of land in Ransom County and one quarter in Rolette County, from the company; 1902 Miss Doran invested \$2000 and made a profit from the sale of these lands amounting to \$769.09; and Ed invested \$947.45, realizing a profit of \$365.46. The Investors' Security Company shows itself aware of improved conditions in North Dakota in 1902. The file therefore also contains: a) 1896 Quit Claim deed from C. H. Moore, unmarried and from Lincoln, Nebraska, to H. Lincoln Chase, Brookline, Norfolk Co., Massachusetts. Also deed from Hampshire County, Mass., speculator to Nathan B. Green of Massachusetts. 2) 1887 homestead certificate of Mathias Olson Aandahl and preemption certificates of Albert Wells, Byron S. Rice, Ransom C., and F. C. Hansen of Rolette County.

1637

The Milwaukee speculator through Benson & Anderton, John H. VanDyke had given power of attorney to George D. VanDyke and sold SE $\frac{1}{4}$ Sec. 10, 133N 57W to Thomas C. Dye. R. E. L. Grubbs, Elliott, N.D. had been renting this land to obtain four fifths of the crops since 1899, and the Wisconsin people were anxious to protect themselves against claims he might make for work done. In their correspondence, Benson & Anderton make reference to a General Winkler in connection with a quarter of land in Liberty Township, Ransom County, N.D.

1638

(From other sources the fact is known that Thomas D. Hughes was station agent for the Southwestern branch of the Northern Pacific which connected Fargo and Sheldon, Lisbon, etc.) In 1902 Thomas D. Hughes bought Section 33, 140n, 80w, the land that is-today six miles straight north of the State Capitol.

Thomas J. Harris, auditor of R.C.I.A., in his examiner's report on this land says the nearest town, Bismarck has a population of 2000; about 20 farmers in the Township of German and Scandinavian descent; that Iowa people went farther north; that Burnt Creek lays north; his physical description of land fits its appearances today; and he probably saw William Morris, John Seabury, William Burn, James Seabury, James Montgomery, Harvey Bros. The file contains a receipt from the city Livery of John White, Fourth Street between Broadway and Thayer; Abstract till 1902; letters from P. E. Byrne, abstracter at Bismarck; copy of 1907 letter of George M. Register, attorney there; from Philbrick, this being Coburn land. See also #2250.

1639

R.C.I.A. carried W. Bakken in various ways, as is evident from payment of \$214.20 for seed in 1902, before taking the land back in the Enderlin vicinity but in Cass County. To their surprise Goeman Pott, land agent from Raymond, Minnesota demanded and received most of the additional commission that would have been due had Bakken paid up his contract in full; 1905.

1640

John P. Holland bought his quarter in 1899 (see also #1635) and has letters addressed to him at Graettinger, Iowa, and at Story City, Iowa. First commission for this land deal went to D. J. McMahon of the Inter-State Land Company, St. Paul, Minnesota. His deal with R.C.I.A. was completed 1902.

1641

Translation of Samuel Sorgenfrei's last name from the German would be "Samuel Carefree". This man from Estherville, Iowa bought NE¼ Sec. 10, 135N 55W, Casey Township in 1902 through R.C.I.A. and the land agent at Estherville who again occurs in #2254. In this deal, that Iowa agent advanced part of the purchase money.

1642

Oscar Harrington, Stirum, North Dakota wanted to pay up his mortgage a year ahead of time 1910; but the man who held the mortgage was a bachelor in the vicinity of Sheldon who would not have known what to do with the money, So Harrington's wish was denied. Harrington had experienced pinched times in 1903 and 1904, when R.C.I.A., nursed him along, financially. Since the Harrington loan had been turned over to the North Dakota Trust Company at Fargo who by 1910 had turned it back to R.C.I.A. George Hollister came into the action, and H. H. Hollingsworth, and also the Monodnock people in the New England states. Perhaps this explains why some of the Hollingsworth papers on another parcel of land, are found in this file. Note the insect impressed on the letter from Hollister to Ed Pierce, June 26, 1902. Note perhaps, that Harrington in 1902 was addressed both at Superior, and Spencer, Iowa; Hollingsworth at Humboldt, Fort Dodge; Linda Hollingsworth at Kale, Iowa.

1643

The farm of Julius Altman in Shenford Township, Ransom County, N.D. up till the turn of the century, through R.C.I.A. became the property of Oscar E. Van Doren in 1901; and then in 1902, Dr. O. M. Landon owned it. He writes from New Hampton, Iowa, once using stationery of the headquarters of the Republican State Central Committee there that he had asked Myron Brace to procure seed wheat. Myron probably, therefore, operated this farm for him. Landon may have found the seed wheat was high priced as coming from E. P. Rinehart at Anselm; he ordered the 80 sacks to be returned; and then R.C.I.A. wrote him.

1644

R.C.I.A., through the Enderlin State Bank of which Thomas Pierce, brother of Ed Pierce, was the main representative, bought the quarter-section farm of John W. Crandall in Liberty Township, Ransom County, N.D. 1901.

1645

One of the W. T. Stanbra sales begun in 1901 fails in 1902, to the "disgust" of Stanbra (Feb. 10, 1902). Prouty, Coyle & Prouty examined the papers for the customer. Two items are of human interest, Stanbra states that a circular of Ed Pierces hangs in his office. And (Feb. 20, 1901) one man's wife cried all day, so one of Standra's prospects would not be coming to North Dakota.

1646

John Halley had bought the farm that later became the Stoffel farm on the Sheyenne River three miles from Anselm, N.D., from Mary M. Buttz in 1897. In 1902 Halley makes application for a loan of \$1000. He estimates that the log buildings on the quarter are of little value Halley cannot sign his name, but makes his mark. See also #2215.

1647

Herman A. Froemke, 38 year old German and wife Eva make application for a loan of \$2700 in 1902 on the north half Section 20, 135N 54W, Shenford Township, (This could seem to be the irrigation experiment farm of a Froemke during the 1960s.). The loan was to pay the balance of the purchase price. He was not entirely correct in answering one question to say that the whole half section was upland, and then in responding to another question he states that the Sheyenne River runs through part of it.

1648

See also #1642-43. Lydia J. Hollingsworth according to her loan application March 25, 1902, was a widow of 74 years in age, and her address was Anselm, N.D.; and that she lives with her daughter and her husband. Not all is clear. Apparently she lived in Section 10, Sherford and was buying in Section 9, Lcorville Township, what had been the Oscar E. Van Doren farm. She describes this as "Tall river valley" (and H. H. Hollingsworth refers to this as the "river farm" his letter to Ed Pierce March 23, 1902,) yet the map in the application does not show the E½ Sec. 9 as touching the Sheyenne River. Also, in her letter to Froemke, March 29, 1902, Lydia gives her return address as Kabo, Iowa, and says in passing "Hugh was here some time ago. . ." In April she was directing seed grain operations from Sheldon, N.D. Note the two sets of receipts on the identical amounts of money.

1649

This is one file with #1650. The land involved is all in Section 20, 135N 54W, Shenford Township. Records of 1880 were first sent to Richland County, later transcribed. Herman C. Buss, Juluius Altman and William Froemke are names of farmers taking part in the action. Wilhelm Fromke and his wife Helena still used the Bonnersville post office as their address when they gave a mortgage to a man from Davenport, Iowa in 1880. Abner Davison was also from that place and State; he took a mortgage from Julius Altman and wife Louise, 1888. Eventually satisfied to August Kruger. C. F. Stettekorn took a mortgage from Herman Froemke in 1902.

1650

This is one file with #1649; key documents are in this, the second file, in this case. a) Letters of administration, 1896; Rock Island, Illinois b) Affidavit by Walter L. Williamson, Lisbon, N.D. made in 1900. c) Affidavit of May 17, 1900 as to executrix of Abner Davison's will. d) The will of Abner Davison in copy by District Court document. e) Affidavit by Abner Davison who had been resident in the County of Scott, Iowa, since 1852. A pianoforte is among the possessions he bequeathed to his wife.

1651

Several letters from Vivian Morgan, 1902, constable in Barrie Township, Richland County, North Dakota, who wrote "irreverent" for "irrelivant" in her reports on her justice of peace court proceedings, show that she obtained her fees when doing work. The case goes against Sheriff G. S. Moody who levied

against some wheat in a granary near the NW $\frac{1}{4}$ Sec. 19, 136N 52W which according to court testimony actually had been sold to and belonged to other parties: Adolph Hans, Fred Underwood of Enderlin. It was described as "blue stem wheat, not very dirty." Attorneys A. G. Hanson and also J. W. Tilly from Fargo, and B. G. Tenneson from Sheldon became involved. Vivian has stationery for the "Township of Barrie" listing herself as clerk and justice of peace. The file also includes a billing from the People's Department Store, listing E. F. Bruhn as successor to L. H. Sanness as proprietor.

1652

This is one file with #1653. Title to this land is cleared of an error. F. B. Jacobson is not sure at first, but does come up to farm the land himself, which is the south half of Sec. 51 Casey Township in Ransom County, N.D. One paragraph of his land contract requires that he build a suitable dwelling on it within six months or not later than May 1, 1901 plus six months. (See also Stanbra letter next file,) Jacobson may place his payments at either Humboldt or Rutland, Iowa; and he pays by delivering wheat there (The question being left open by this file, as to whether this means Iowa wheat or North Dakota wheat). He and G. L. Tremain president of the Peoples Bank cannot agree on a week in fall of 1901 for coming up to Ransom County. This C. & C. L. Co. section seems to have had B. F. Lowell as first agent; but he did not. W. T. Stanbra says December 9, 1900 he allowed 80 cents on the wheat. And Stanbra claims they have 15 inches snow March 11, 1901.

1653

This is one file with #1652. Ed Pierce and W. T. Stanbra makes an interesting statement: "...I hope that Jacobson will make something else beside a speculative farmer, we are getting to many of them in the Butzville and Lisbon territory, and they do not do the same amount of good for us that actual settlers would." Jacobson came from Unique, Iowa, having done banking in Rutland and Humboldt, Iowa.

1654

R.C.I.A. sold the W $\frac{1}{2}$ Sec. 9, 130N 53W, Sec. 21, 1899, to a speculator in Gracettninger, Iowa; who shortly afterward turned it over to a lawyer from Esterville, Iowa D. J. McMahon of the Inter-State Land Company of St. Paul, Minn. had something to do with it. The Esterville attorney finds Ed Pierce listed in numerous legal directories, and has his card as a Commercial & Collector lawyer. The Iowa lawyer acquires a partner in his office, and goes to spend the winter at 921 East 12th Street, Los Angeles, California; and he there for gets that he had given Ed Pierce authority to sell part of his Dakota lands. He still owes a mortgage on the parcel sold. Having some speculating appetite left, he cautiously asks Ed Pierce April 10, 1902, for his list of bargains in Ransom County lands, placing that word in quotes. The land involved, touched Coburn, N.D. at one place.

1655

Jakob Biever served as insurance agent for the Home Insurance Company of New York; and he and Nicholas Biever bought some of the Boburn land in Cass County, N. D., to wit the W $\frac{1}{2}$ Sec. 27, 137N 52W, which takes in a least part of the townsite of Leonard, N.D. They had to be carried part of the time during the bad years, and this was managed through Ed Pierce and R.C.I.A. The NW $\frac{1}{4}$ and SW $\frac{1}{4}$ are paid up in 1902. As usual Philbrick and Pierce are at odds on small amounts; but he prefers Ed, so he rebuffs the North Dakota Land Loan & Collection Agency, assuring them that they have agents in Valley City and Sheldon.

1656

W. T. Stanbra of Humboldt, Iowa has ten land deals going through R.C.I.A. and compares accounts with Ed Pierce 1901, and 1902. During the first year he figured Ed owes him \$2.096 in commissions; and against this amount Stanbra has drawn upon R.C.I.A. \$955 in order to promote two of the deals.

1657

R.C.I.A. sold 240 acres in Section 11 of Coburn Township, 1902, but the records probably do not reveal the part they played, because the name of the grantee was changed; see letter F. J. Percival of Minneapolis, Minn. to Ed Pierce March 28, 1902. Between Ed and the Association probably over two thousand dollars was realized on this portion, because they had the money control with which to finance the entire transaction at once. A mistake in the abstract by which the deed is dated April 28, 1879, and acknowledged April 28, 1874, is noted. Telegrams included in the file indicate a three-way operation, with L. W. Akin in Spencer, Iowa.

1658

The NW¼ Section 27, in Moore Township, Ransom County is sold to Ed Pierce and R.C.I.A. in 1902. They were in the area. The seller knows an attorney, C. D. Austin who was once in Lisbon; he also procures affidavits from a brother-in-law of Sidney O. Child, who is also a cousin of Gorham P. Cross, and who does not know Jennie Sparks. The seller lives in Minneapolis, Minnesota.

1659

This NW¼ Section 6, 136N 52W is part of the extreme northwest corner of Richland County, N.D. Thomas Eastman received the patent of preemption on this land in June, 1882; the year previous he had already mortgaged it to George Hislop of Wisconsin and Charles McGill of Oregon. The title in 1902 was in the Travelers Insurance Company. John Nei and Fred Wagner (see earlier files for these two men from Sheldon N.D.) bought this quarter in March 1802 (and they may have been working for R.C.I.A.). This is a Lewis Akin deal; and involves his partner at Leonard, James Burgess. And they work over the matter so as to sell it to Adolf Nordin and his wife Georgiana. (Keep in mind that this section lies south of Leonard, N.D., a village that is within Cass County).

1660

This file contains papers taken from correspondence with L. W. Akin concerning several tracts of land, some of which he sold to buyers from near Spirit Lake, county of Dickenson, Iowa, 1902. Among the interesting documents: a) Homestead certificate No. 8616, to application 19978 signed by President William McKinley June 17, 1898, for Adolf Nordin, on NW¼ Sec. 34, 137N 53W, Watson Township, Cass County, N.D. (This seems late for Cass County.) Homestead of George White 1882? b) Two land agreements, perhaps drawn up by Akin, lack dates as to when they were drawn. c) Affidavit on Richland County land given by Mary E. Watts, (a well-known name at Leonard.) Cass County, N.D. d) Warranty deed on this quarter, given by James Burgess to Lewis W. Akin. e) Correspondence from William H. White Lumber Co.; from Whitney & Wheelock; from Joseph Birdseve in New York State; and from the abstractor at Spirit Lake, re; the lots in Milford, Iowa Traded for North Dakota land. For Nordin, see also #1672.

1661

As the old jacket of files says, here contained are various papers on different lands. The name of Daniel Cornwell comes up here. See also following file.

1602

August Kemmer is summoned to appear before the Justice of Peace April 18, 1902, because a year earlier he had given a note to Daniel Cornwell! (Daniel Cornwell was associated in the Sheldon Livery; see #1024 & 1249) Justice court in Pontiac Township. Fred Underwood had taken over this ninety-dollar debt at 12% interest, and was suing because Kemmer was leaving the state. Underwood's sureties were W. J. Fowler and James Walsh. Tenneson became Underwood's lawyer. Kemmer's goods became attachable anywhere in Cass County, N. Dakota, so as to be immobilized until debt was paid. See also preceding file for Cornwell.

1663

Jens Carsen of Milnor, N.D. rented SE $\frac{1}{4}$ Sec. 25, 133N 56W in Ransom County through Ed Pierce and Benson & Anderton. H. F. Labbitt is on hand there when the threshing is done. The quarter is sold in the spring of 1902, and Carlsen notified.

1064

As the jacket reads, this file records various hay permits handled by R.C.I.A. in 1903. The Association made varying amounts of profit, as is suggested by the margin between the amounts remitted to the owner, and the amount received from the farmers and no doubt this was understood by all concerned. It is possible a speculator in land from Brewster, Minnesota thought hay renting was the same as renting the entire land. Another from Beaver, Iowa, understood the difference; he wished to rent his land, but felt he was unable to ante-up the seed wheat portion: 1903. Quarters of land hay rented for twenty-five dollars near Sheldon, though Owego Township land brought less; the entire Sec. 33 north of Bismarck was rented for forty dollars to William C. Morris.

1665

This file contains hay permits for the year 1904. Jacob Matti is now paying \$27.00 for his quarter of rented hay land. The highest returns are realized north of Tower City, N.D.; the lowest in Stutsman County; Owego Township, values remain largely the same, though perhaps James H. French could pay more and did. For the most part the names of the farmers are familiar from other files; though perhaps the name of Anton Mann, renting hay land two miles south of Lucca, N.D. appears for the first time. Carr probably received a courtesy permit, since he paid only one dollar. Two convenient lists summarize the contents of this file

1665a

This is the first time such a sub-title number has been used in these files. It contains the hay permits, now termed hay leases, for 1905. A new name to these files is A. M. Jannsen, Page, N.D. Frank McDonald rents two blocks in Sheldon, in Rudd & Sheldon addition, for \$5 and a promise to keep the fences in repair. Ed Pierce paid land agent from Ormsby, Minnesota \$70 out of the \$80 he received for renting the south half of section one in Greene Township, Ransom County. Homer E. Smith, Dunseith, N.D. asked for and received the hay privileges on SE $\frac{1}{4}$ Sec. 13, 161N 73W, Rolette County, N.D. for five dollars. W. H. Sherman rented hay land in Stutsman County; he was addressed at Spiritwood, N.D. From Tower City, H. Seymour applied for haying rights on S $\frac{1}{2}$ Sec. 5, 151N 55W in Cass County between the Maple River and Minnie Lake on the mainstream, for five years; but this was Coburn land, and Philbrick doubled the price for him after the first year.

1666

This hay permit is in a separate file perhaps because it was cancelled for a man in Leonard.

1667

By April 1902 R.C.I.A. had \$164,569.85 paid in upon and contracts, both their own and land they had sold, and \$91,370.84 was still owing on them. So \$73,569.01 had been paid, which approaches half. A proposed outline for reorganization of land business is included in the file. Van Dyke, Van Brunt, and W. T. Standbra are just about out of the listing of owners.

1668

The father of Ed and Thomas, Patrick Pierce apparently is in a position to invest in lands. He dials through Thomas Pierce, who being at Enderlin, N.D. is living more near to him. In this file a letter from Katherine C. Nash, owner of SE $\frac{1}{4}$ Sec. 12, 136N 55W, Liberty Township, Ransom County, N.D.; and from M. Webster, of Fargo, N.D. who holds the mortgages on the land Nils J. Fosse (alias, Nils, Johnson; see #1485-1486), and also owns the Webster Hotel in Fargo. Picture is on letterhead. Congressman T. F. Marshall, an old acquaintance of Ed Pierce, fails in his attempts to deal for Ed with Miss Nash, who is at

Washington, D.C. 1902. Someone without mechanical art training tried to draw the buildings on a farm. For further details on Nash deal, see #1675.

1669

Minnie Grange, guardian for her minor son 1902, had as renters on N½ Sec. 21, 135N 54W, Shenford Township, Ransom County, N.D. She sold the land through R.C.I.A. and an Irishman in Mason City, Iowa, who was finagling some consideration that failed. So the farm was sold directly for cash, at \$20 an acre, to Frank L. Wheeler; and Ed Pierce says R.C.I.A., has handled the deal "without profit to ourselves."

1670

Lewis A. Nolin sold NE¼ Sec. 30, 137N 53W, Watson Township Cass County, N.D. to Ole R. Hamre in 1902. Since the J. B. Lockhart estate held a mortgage. F. E. Lockhart, administrator, becomes part of the transactions. (A map on the abstract in the file does not show the Surrey Cutoff of the Great Northern, which intersected its Aneta branch south of Page, N.D. at a watchtower locally known as "Nolin, N.D." The Great Northern drilled a wonderful well there.)

1671

A prospect from Spirit Lake, Iowa, who perhaps did banking at Superior, Iowa, declined a proposition to buy R.C.I.A. Dakota land on which he was "stuck" mentally; 1902.

1672

Adolph Nordin (see also #1660-1673) is sued by Dr. James P. Aylene in 1902 for payment of \$36 bill six years old.

1673

Adolph Nordin was hit from several sides 1902. This garnishment proceeding is similar to the preceding file, except that the action is brought by Mrs. Ella Eastman.

1674

Ed Pierce and R.C.I.A. paid the taxes on Mary E. Kane's quarter in Stutsman County for the year 1901. See #1921 for further details.

1675

This file refers to a transaction begun in #1668. Ed Pierce reached Miss Nash through a United States Marshall in Washington, D.C., and forced her to conclude a business transaction with his father.

1676

L. R. Cassey, vice-president and secretary of C & C Co. in his letter to Ed Pierce, April 1, 1902, appears rather secretive about the reason why he is shifting the higher price to the east half rather than the west half of Sec. 15, 134N 54W, where he had first placed it. The land is being sold to buyers from Iowa. See also #1677.

1677

See #1676.

1678

Albert and Albertine Dumke were forced through the courts by Fowler & Banks in 1902 to honor their note given to P. J. Boyle at Chaffee, N.D. in 1896. They lived in Watson Township, and the Cass County sheriff, Treadwell Twichell levied upon their land.

1679

F. W. Froemke waded through a flood of red tape to make some land deals for R.C.I.A. through the Lisbon land agents.

1680

This file is missing; Dec. 18, 1972.

1681

Separate interests are declared in 1902 before two witnesses, on real and personal property in Highland Township, Cass County N.D. by Hulda who is wife, and her husband Herman Oelke; thereupon she makes her will. The will creates an added problem for Stambaugh & Fowler of Fargo in 1912, when they probated the will of Herman who died last. Hulda's will had mentioned her children Frederick, Frank and Dora (Fred being well known and active in the Enderlin Banks and community; 1972.) Among the two witnesses was Rev. Heirich Elster (See also #2100 and #6101), a Lutheran minister of the early days in the Enderlin area,

1682

Casper Meili and his wife undertook a difficult contract on SW¹/₄ Sec. 20, 137N 54W, Watson Township, 1901, which required them to pay two-thirds of the crop to R.C.I.A. If they summer-fallowed, they had to pay two-thirds of what might have been raised that year. They miss their taxes and payments. The Sheriff serves papers on them in Fountain City, Wisconsin; there after the courts declared the contract void. The file contains routine letter from Vernon Jones sheriff of Buffalo County, datelined at Alma, Wisconsin 1902. For the Meilis see also #1864, #2563.

1683

In this file a chattel mortgage dated Feb. 3, 1900, on a "large Tiffin well-boring machine" gives the details of equipment needed for it, including a "large horsepower". Price: \$395.00. According to Fred Underwood of Enderlin, N.D., T. M. Goldberg, with whom Olaus Golberg was involved, had sold this mortgaged property to Robbie W. Robertson without due legal procedure (but perhaps no harm intended). The sheriff's deputy did not find the Golbergs at home in his first attempt to serve the summons when Fowler & Banks sued to secure payment of the Golberg notes. It is interesting that a blotter note reads: "T. M. Golberg is attending Minnesota School of Business at Minneapolis." Note also that the agreement copy bears no date, as it was made between Fowler & Banks, and T. M. Golberg.

1684

John Torbenson bought his land in Moore Township, Ransom County, N. D. in 1898 and hit the bad years. He had paid on his debt; but in three years had gained less than ten dollars on it. Nevertheless the land increased in value; and when Ed Pierce sold it to one of the Lanesboro, Minnesota bankers in preference to an Iowa buyer who wished to trade buildings in Buffalo Center, Iowa, R.C.I.A., sent Torbenson a check for \$1120.10.

1685

Old jacket reads: certificate of patent, James T. Sharples. But the file contained only old jacket; 1972.

1686

This is another Shellenberger files, see also #2148 among others. In addition several sheets seem to have been misplaced, referring to Canadian lands. A communication from the Government of the Northwest Territories of Canada, Regina, reveals that Township 29 Range 25 West 2nd, will be assessed for taxes the first time in 1904. Taxes amount to about \$2.00 a quarter of land. In its advertisement of North Dakota, Canadian farm and stock lands, R.C.I.A. boasts of branch offices at Fargo, Marion, Enderlin, Alice and Leonard.

1687

Julius Herkert (See also #1466 seq.) buyer from Joliet, Illinois, incurred a mortgage on E½ Sec. 35, 133N 57W, the Brockway site, in 1901 to Frederick W. Froemke; arid by 1904 R.C.I.A., assigns the mortgages on this land as a choice selection, to Elva B. Hannum, and her mother Sarah Bonine (See also #2410). In his letter to Mrs. Hannum June 17, 1904, Ed Pierce gives a running account of this latest money received from the Bonine family.

1688

The Stewart-Spencer Land Company of Minneapolis, Minnesota supplies a buyer for the SW¼ Sec. 22, 135N 54W who is a harness maker in Adams, Minnesota. His letterhead shows the shop front of his business there. The guardians of an orphan, from Philadelphia Pennsylvania, sing for the girl.

1689

A coupon dated in Dakota Territory, Dec. 31, 1888, makes the mortgage payable to the office of J. B. Folsom in Fargo, for a lady in Ohio. She is from Portsmouth, County of Sciota then; but when the land is sold to her in 1899 she hails from Minneapolis, Minn. Lared Marrow and Michael Schmidtke become involved with this land. H. W. Geary of the Merchant's Bank at Fargo is mentioned by the notary James Robinson, also of Fargo. J. B. Folsom in his letter to Ed Pierce, April 16, 1902 also mentions that Christian C. Hewitt (See #1439 and #1597) has given a deed to Sec. 21 in Moore Township, Ransom County, to James B. Hove.

1690

This file contains the patent or homestead certificate for NW¼ Sec. 14, 134N 54W, in favor of Otilia Lauf, widow of Adolph Lauf (See #1274), dated 1902, signed by Theodore Roosevelt. See #1717 for marriage of Otilia to Bassen by 1901.

1691

This file contains documentation on information concerning Leonard, Cass County, North Dakotas and also on the extreme northwest corner in Richland County which was mortgaged to a party in Racine, Wisconsin as early as 1880. Mary E. Watts was formerly Mary E. Hewitt, and the townsite of Leonard is her homestead. Edgerton Watts, her husband, being notary in 1884, missed signing a conveyance to a lot by her; this error was amended in 1902. These deals involve John Nei, J. B. Lockhart Estate, Travelers Insurance Co., G. A. Lillie, George B. Hislop; and Chas. McGill, 174 East 33rd. St., Portland, Oregon, Henry Leisen, Nick Maus, Henry J. Schommer among others. This is a Lewis W. Akin deal.

1692

Ludvig B. Gangstad, through solicitor, J. F. Simmons bought a quarter of land from R.C.I.A. at \$21 an acre in 1902 and two years later noticed by way of his tax receipts, that his Dakota farm contained not 159 acres, but 152. He was from Bode, Iowa; and apparently received back the difference. A number of Gangstad letters are in this file. For Gangstad, see also #2177 and #2238.

1693

A letter from Hans Sorenson exhibits 1902 stationery of Tower City Roller Mills, Tower City, N.D. Sorenson & Sons are listed as proprietors. They are selling a little over two lots in block 3 of Rudd & Sheldon Addition to Ed Pierce for \$1,000; this seems to be a good price for Sheldon lots. For Sorensons see also #1004 and other files.

1694

Old checks dated before the reorganization of R.C.I.A. came in late, but were paid; \$2200 worth plus are here contained.

1695

Fowler & Banks took over a note given by Martin Christianson to P. H. Lowe, and since the giver had not paid, they sued. The amount had increased from 1899 to 1902, because of high interest.

1696

Fowler & Banks took a chattel on a threshing rig, and now foreclose John F. Miller, P. H. Lowe and Fred Berg of Barnes County, near Lucca, N.D. One Buffalo Pitts California separator complete with straw stacker and on Gaar Scott traction engine are involved.

1697

As said on the outside, this file contains mortgage papers of F. W. Froemke, probably for R.C.I.A. that he paid in 1903 to the Minnesota Loan & Trust Company. They had loaned some of the money belonging to the Theological Seminary of Auburn, state of New York.

1698

F. W. Froemke and his wife Effie M. borrowed considerable money from Morton & Company at Fargo, and from Minnesota Loan & Trust Co. in Minneapolis, Minnesota, in 1902, on farms on which there was farming equipment, and some on which they hired the work done. F. W. was 34 years old at the time.

1699

Though F. W. Froemke and his wife splurged when he was 34 years old in 1902, just two year before they had to be tided over by a creditor in New York State on land they had bought. However, he made good his obligation. The William H. White Lumber Co. of Sheldon reminded him of his bill for lumber amounting to \$271.35 in 1902.

1700 Case File Abstracts

1700

The earlier 1700 files were quite dirty and soiled (Jan. 3, 1973). For the most part they deal with individuals whom we have already met. In that case I shall merely mention the names that occur in routing land transaction. Files #1700 and #17011 are one, containing the quit claim deeds from the Northern Pacific Railway Company, successor to the Northern Pacific Railroad Company, by which they erased their reservation of right of way in lands west of Marion, and in Greene Township, Ransom County. Thus by these isolated instances, they indicated that the days of R. R. building in the area were over. It also brings out that the two Cobourn brothers acquired their holdings earliest, Oct. 10, 1877; others are Nathan Corwith, John F. Rodgers, George N. Christian

1701

This is one file with #1701, where detailed information on contents is to be found.

1702

According to R.C.I.A. jacket, this file contains two homestead certificates. But the first is a cash entry, certificate 4982, namely the patent of Sealey R. Day for NW $\frac{1}{4}$ Sec. 26, 135N 54W, Shenford Township, Ransom County. (See also #2091 and #2287.) The other patent is a homestead certificate for George Hilbert for land in LaMoure County. It was made cut in 1903, by President Theodore Roosevelt.

1703

Abner Paul Marston and Alonzo Marston, who were Coburn heirs, gave a quit claim deed to John Burgess for a half section in Greene Township, Ransom County, N.D. in 1903.

1704

Maggie C. Doran, still single, on October 1, 1902 gave quitclaim deeds to a half section in Owego Township, and to the SE $\frac{1}{4}$ Sec. 13, 161N 73W to R.C.I.A.

1705

Edward P. Rhindhart, widower, gives warranty deed to F. W. Froemke Feb. 10, 1902, for his quarter section described as having lots and NW $\frac{1}{4}$ Sec. 27, 135N 54W, Shenford Township, Ransom County, N.D.

1706

Later an executor of the Trevor estate, James B. Colgate and his wife are listed as in New York City when they sold a section of land in LaMoure County to Ed Fierce in 1902.

1707

Mrs. and her husband, Jed L. Angell of Fargo, N.D. sold a quarter of land in Section 9 of Coburn Township to R.C.I.A. in 1901.

1708

Greene Township Land changes hands, from Oswego, N.Y. to Edward Fraase in 1900; and from Fraase to George Fowler in 1901.

1709

Charles H. Porritt bought 80 acres in Sec. 6 of Greene Township from George Fowler in 1902, paying some cash and trading a lot in Island Park at Fargo for it. The file also contains acknowledgement of satisfaction of a mortgage by Christian Larsen to James Banks,

1710

Mary Ellen Kane and her husband, Henry C. (This name is sometimes written Caine.) Stutsman County, 1902. Clara A. Metcalf, unmarried, 1898, to land speculator in Massachusetts.

1711

William P. Burton, Olaus O. Golberg and wife Ragnild. Willard A. Van Brunt, of the implements company of that name.

1712

Henry Piper and Robert Piper. August Boehm (also written Bohm). R.C.I.A. from woman in Vermont. Affidavit Oct. 21, 1902 by David Rife, over 40, a resident of State and County, regarding Martha H. Maddocks.

1713

Affidavit by George Fowler states that Knudt P. Svendsdahl in Casey Township, Ransom County, had been single up to 1896 and subsequently; also John Mooney since 1896. Rollin W. Simmons and wife Maggie A. gave a mortgage in 1887; and it was satisfied in 1902. R.C.I.A. acquires two more tracts from out of state owners.

1714

Beloit College trustees accept mortgage from Robert Piper through Rush S. Adams; 1887. Belle Carr and her husband Andrew from Anselm, N. D. accept mortgage from R.C.I.A. on Stutsman County land it 1902; the mortgage is satisfied by the association in 1909. R.C.I.A. bought a quarter of land in Shenford Township, Ransom Co., 1902, from Frank Koehler, tie harness shop man, and his wife Mary. R.C.I.A. bought from the Froemkes in Shenford Township it 1902 and 1904. William & Helen Froemke, his wife; Helene Froemke and Lewis F. Froemke.

1715

George H. Shellenberger, St. Paul, Minn. Elva B. Hannum and her husband, Nathan, to R.C.I.A. a quarter section in Moore Township, Ransom County; 1503. In 1902 Robert Piper pays off on SW $\frac{1}{4}$ Sec. 8, Greene Township, Ransom County. Maud L. is the name of the wife of John R. W. Sargent and they are in Chicago in 1902, Lucinda Lock and her husband Ephraim Lock of Anselm sold their quarter section to R.C.I.A. 1902.

1716

No contents in this file; (Jan. 5, 1973). The jacket lists these names: A. Angevine, A. H. Weston, Geo. H. Schellenberger, J. R. Newton, Robert Piper, R.C.I.A.

1717

An unusual two copies of the preemption certificate No. 7120 for Maggie Friedman 1886, NW $\frac{1}{4}$ Sec. 8, 136N 61W LaMoure County. George Schellenberger bought some Coburn land 1901. R.C.I.A. bought three parcels from C. & C. Land Co. and it is Ottilia Lauf Bassen now; see #1690. Christine Larson, a widow, sells land to R.C.I.A.

1718

James Piper received a homestead certificate to Green Top, land in 1887; SE $\frac{1}{4}$ Sec. 8, 136N 54W, August R. Froemke, a single man, sold his half section in LaMoure County to R.C.I.A. in 1902. The same year Ralph R. Bush and his wife Viva, residing in Cass County, sold their LaMoure County quarter to F. W. Froemke. The Colonial and United States Mortgage Company sold some land to R.C.I.A.

1719

(The jacket lists a sale from Clam Piper to R.I.C.A. but no documents pertaining thereto are contained herein Jan. 5, 1973) The C. & C. Land Co. sold another half to F. W. Froemke in Shenford Township, 1902. The preemption certificate, No. 2968, North Dakota Vol. 35, p. 469) nor Lucius A. Brown to NW¼ Sec. 14 135N 56W, Fuller Township, Ransom County is dated 1882. (This is the year the railroad reached Lisbon, N.D., in that vicinity.) In 1901, this same piece of land is sold by Thomas Pierce and his wife Trena to Geo. H. Schellenberger, the St. Paul land agent and speculator.

1720

R.C.I.A. buys Shenford Township land from James S. Jordan a single man, in 1902. F. W. Froemke bought three parcels from speculators in land in 1902, one of whom was in Nebraska, another in Massachusetts, and the third in California.

1721

This file refers mainly to Marion, LaMoure County, lands; F. W. Froemke and wife transfers several parcels to R.C.I.A. in 1903, and Ed Pierce one, George Maisel of that area and wife Anna one, and Mary B. Geohegan, one, she being the wife once of William S. Smoot who is described by an attorney at LaMoure, N.D. George Fowler and wife also sold a quarter to R.C.I.A.

1722

The Ogilbys from out east give power of attorney to a lawyer who sells to R.C.I.A. in 1902; this is from the estate of Robert W. Russell. Also two transactions are recorded: one by W. T. Stansbra and wife; and the other by Henry Piper and wife.

1723

More R.C.I.A. land deals, including the 1902 transaction that involved Helene Jackson and Johanne Nystal; see also #1458.

1724

Wisconsin people sell a piece of Stutsman County land; and the Ihmes from Anselm, Ransom County, N.D, sell a parcel of Cass County land to R.C.I.A., 1903.

1725

Several sheriff's sales in LaMoure, N.D. in the late 1880s are recorded handwritten. The file also contains two copies of the last will and testament of John B. Trevor, Yonkers, New York, which he made in 1890. And it contains a rather complete abstract of the complaint and proceedings of the District Court of Cass County in the case of Helen S. Coburn et al. vs. Charles A. Marston 1902.

1726

A farmer, Haaken C. Skramstad, receiving his mail in Rolette County, N.D. in what was once the post office of Alcide, owes a bill to Fowler & Banks.

1727

There could be as few as one house on block 20, of Rudd & Sheldon's addition in January 1973. In 1882 E. . Sheldon paid six thousand dollars to John Creswell and wife Emily for the land on which the whole addition was then platted. The following became involved with lots five to ten in block 20: James W. Allen, Karl E. Rudd, James K. Banks, Mark Turnbull) Charles G. Banks, Mrs. Maria Smith, and several Dunns, Thomas E. Dunn using stationery of the William H. White Lumber Company at Fargo.

1728

On his application for loan Henry Hock says he bought the Colton land (West of the Mill) for \$4,000; but his copy of contract in 1900 seems to afford a lower figure. The odd shape of this 240 acres river bottom farm was no doubt influenced by the Sheyenne River.

1729

List of debtors, farmers in the Sheldon, North Dakota area, shows that their notes to N. B. Hannum were taken as collateral by the Grundy County National Bank.

1730

Two agreements dated 1897 concerning the livery barn in Sheldon, N.D. became somewhat unclear when someone used one of them as a practice sheet to formulate an agreement concerning a livery barn in Marion, N.D. See also #2178; #1289.

1731

Anton Johnson (See also #2025), Owego, N.D. is renting half section through Ed Pierce, and R.C.I.A., 1901.

1732

Ernest J. Knapp was renting SE $\frac{1}{4}$ Sec. 12, 133N 55W, through Ed Pierce & R.C.I.A. 1900-1901. Note on old jacket by F.W. Froemke states: "I understand that Knapp has left, 3/1/1902."

1733

Another renter, Ludwig Leining, 1901, farmed NW $\frac{1}{4}$ Sec. 2, 134N 55W, Casey Township, Ransom County, through services of Ed Pierce and R.C.I.A.

1734

Iowa owner leads Ed Pierce on, 1901.

1735

H. R. Freitag is doing the legwork for R.C.I.A. at the threshing machine computations 1901 in the northwest part of Ransom County; and mail comes through Nome, Barnes County, from Ed Nordin, even though his address is Enderlin, N.D. The west half of his SW $\frac{1}{4}$ Sec. 12, 136N 57W (In the section just on from the corner where highway No. 32 turns north to Fingal, and east to Enderlin, and being ten miles from each place; 1973 note.) is described as "rough".

1736

Frank Nohr Sr., Anselm, N.D. rented the quarter in Casey Township that belonged to Nora Lemihan, a schoolteacher from Fort Dodge, Iowa. She began dealing with Minn. Loan & Trust Co.; and depended upon her brother for advice; see letters of 1900. Afterward she turned to Ed Pierce and R.C.I.A. to take care of her Dakota land venture. She reacts to Ed Pierce's question regarding Frank Nohr's honesty; see also #2088; #2301. William M. Freitag has threshing machine and threshes for Frank Nohr. See also #1226 for Nora Lemihan

1737

Farm contract records lease that was cancelled after four days upon Moore Township, Ransom County land; 1902.

1738

P. O. Peterson rents a quarter of land in Casey Township from William H. Strachan, Unique, Iowa, 1901, through Stanbra-Pierce R.C.I.A.

1739

H. F. Labbitt doing the threshing legwork for R.C.I.A. sends several reports on W. E. Palmer renting a quarter in the township south of the one in which Lisbon is located. 1901. No one is very anxious to rent this quarter.

1740

Ed Pierce and R.C.I.A. handle Benson & Anderton interest in the land rented by Sivert Sivertson south of Lisbon, N.D. Sivertson Aug. 22, 1900 letter to Ed Pierce makes an interesting observation regarding sandy land, and advocates spring plowing of it.

1741

Smallness of profit for year's operation on quarter section in the Scoville area of Ransom County 1901 raises the question mind of George E. Gotsch of Black Duck, Minnesota regarding Ed Pierce as to "what was the rest of the money used for." He shared \$1.58 with the renter Ed Skogman.

1742

Ed Pierce owned some land in Casey Township that he rented out to Theodore Seelig May 24, 1901. Since the flax was a total failure, and the ten acres of oats perhaps not better by much, Ed states that he is not interested in a tenant for the next year. Legman H. F. Labbitt mentioned that the cattle were running in the crop.

1743

Ed Pierce and R.C.I.A. "looked after" the NE $\frac{1}{4}$ Sec. 26 of Casey Township, Ransom County for the owner who wrote from Dana, Iowa, where he was a general merchant. The Dakota renter was Peter Sorlein.

1744

This file contains: 1) Self-made rent contract issued by James F. Simmons on Liberty Township land 1900 and the renter John Transgrud rewrote it into his own version and signed it. See also #903 among others for Simmons. 2) Crop report July 30, 1901. 3) Bill from N. Nelson, thresher, to Simmons. 4) Receipt from agent Chas. O. Peterson, for Andrews & Gage elevator at Buttzville, Sept. 3, 1900. (Their general office was lat Minneapolis, Minnesota) Also receipt from 1900. 5) Three business letters 1900 from James F. Simmons, in one of which he refers to land bought from Faussett.

1745

The Fargo Loan Agency requests Ed Pierce and R.C.I.A. to keep the papers for the land farmed by John Torbenson, Fingal, N.D. (E $\frac{1}{2}$ Sec. 33, Moore Township, Ransom County) until he had proved his worth by getting busy on that land in the spring. Transaction was completed. The confidence man for Ed Pierce was Martin H. Willberg, shrew but unschooled; see #1322, #1464. Some one wrote the answer to Pierce from Wilberg on stationery of Wilson & Naves, dealers in agricultural implements at Fingal, N.D. 1898, Fargo Loan Agency refers to this piece as "Harris Land."

1746

Sumner Whipple is renting under Ed Pierce and R.C.I.A. on SW $\frac{1}{4}$ Sec. 1, 133N 57W but is disinclined to do so for the year 1902. Warren Brothers threshed for him. H. R. Freitag, doing legwork, makes comment on Fargo Southwestern freight trains.

1747

Contents: 1) Contract for all of block 34, Horton & Detlor's addition to the town of Sheldon (Which must be farmland now; 1973). Widow and two children of Attorney Mitchell (see #861) sellers N. B.

Hannum buyer; and Anna Ford (see #2079) an indirect beneficiary. 2) Two travelers cash receipts from the Deering Harvester Company at Fargo, 1901.

1748

Frank Forward is renting 80 acres on the inside of the bend of the Sheyenne River; in November of 1901 he is unable to obtain a threshing machine unless he should agree to William Freitag "at 40 per day & pay the help" Forward also ran out of feed while seeding in May, and had to be furnished because he was also low on cash. In September he bought feed grain, i.e., oats, at the machine from Ed Pierce at 25 cents a bushel.

1749

This contains another wheat contract; Marion & Minnie Grange of Sheldon, N.D. sold to August Fritz of Buffalo, N.D. a half section for 9,000 bushels of No. #1 Northern Hard Wheat delivered. Other obligations were written into the contract. Fritz had to break the land he had to build a comfortable dwelling house on the premises during the first year; and he had to pay half the crop each year. After four years, should an unpaid balance remain of the principal, it would begin to bear interest at 7%. Fritz experienced a crop failure the first year.

1750

Whether or not all the warranty deeds in this file are proper to it, is difficult to say. All names have appeared in other files. An interesting piece of script appears on the "In Account with Ed Pierce" receipts, June 9, 1900, and could perhaps be the double effect of a steel point pen in the well-written statement of sale.

1751

This file contains information to the effect that: 1) Sec. 3, 133N 57W (Later sold by Ed Pierce; see #2256, etc) remains one in which he is acting as agent for W. A. VanBrunt. 2) H. B. Cannell, Elliot, N.D. takes on the job of harvesting the crop at \$1 an acre. 3) Ira L. Warren does the threshing. 4) A. J. Fredrich did some cutting. 5) H. R. Freitag, legman, stayed at Horton Hotel when in Lisbon, N.D. A letter of Sept. 12, 1901 contains his comments on 80,000 lbs. capacity railroad car; and weight given at threshing machine. A lot of mail was received at Sheldon relative to this section on September 12 of that year.

1752

Correspondence on SE¼ Sec. 24, 133N 65W, LaMoure County 1900-1901 uncovers the information that renter H. F. Carpenter would never have put in any seed on the land owned by Chas. A. Wialle if he had known that it had been disked for four or five years without plowing. Was he, then, not intending to just disk on the Norby place himself? Carpenter uses the stationery of the City Restaurant at Edgeley, A. W. Grove being proprietor. L. A. Ueland cannot come up with anyone who will plow for Ed Pierce. Chas. Gunthorp (who, from other sources, probably once came from Sheldon. N.D.) land agent provides this very Carpenter, saying Aug. 22, 1901 to Ed Pierce, "this man is rather shiftless and needs looking after." If I interpret the right date for the undated letter of Carpenter, Ed Pierce already knew this about the man.

1753

Ed Pierce wanted land purchased from Carrington & Casey Land Company by R.C.I.A. on crop contract, to be plowed again and kept in shape. He wrote a termination date into the contract with the renter John O. Bergeson, 1901.

1754

Henry Hock, renting in Sec. 4, 133N 55W has his land sold, but knows about the deal. Apparently Hock also owns other land himself.

1755

Pierce-Tenneson asked 10% if \$85.00 was collected without suit, 25% if with suit. They procured a court judgment against N½ Sec. 29, 137N 53W, Watson Township, Cass County, N.D. Oct. 1902; but final settlement was made out of court, when H. G. Scott of Casselton became her attorney. Sheriff Twichell, and other county officials write letters.

1756

Ed Pierce in 1902 released his rights to rent out a quarter of land in Greene Township, Ransom County, to Fargo attorney, C. D, Henline. Bernhard Buss and William F. Freitag are involved.

1757

When Alfred Gunderson bought a quarter of land in Casey Township Ransom County from R.C.I.A. 1901, Carlton College held and \$800.00 mortgage against it; W. L. Williamson, land agent from Lisbon, had \$80 against it.

1758

John Boos, dealer in general merchandise at Leonard, N.D. has acquired title to lands in Leonard Township and across the line into Richland County; this and the following file deal with his title. In this Cass County quarter he is dealing with the land obtained from the United States, first by Knut Olson. Attorneys Francis & Southard later dealt with this land for the Travelers Insurance Company, when it was deeded to Sam Rustad. Both Sheriffs John E. Haggart and John D. Benton became successively involved in the proceeding. At one time it was owned by William Bartholomay and then by Gustav Bartholomay. Akin & Babock worked up the John Boos deal; and the Cass County Abstract and Guarantee Company could not locate a missing envelope of papers concerning the court foreclosures on this property.

1759

This is the Richland County quarter adjoining to the land covered in the previous file, and both owned by John Boos, dealer in general merchandise in Leonard, N.D., 1902. He had sold this land in a rough deal to W. T. Stanbra, having once obtained it from Watts of Leonard, N.D. The old land agent Stanbra from Humboldt, Iowa, had his pockets picked in getting the train at Minneapolis, and therefore again writes for papers. Boos shows signs of backing out, and Stanbra asks Ed Pierce to put the pressure on him, money to be furnished. It becomes necessary to probate the will of Rebecca Keep, Farmington, Conn., who died in 1893; she owned only this one quarter of land in North Dakota. The probaton on it, of course had to be done in the State.

1760

L. G. Gordon sued Henry Boyle and Martin Boyle for payment of two months' wages, plus payment for a fiddle, a razor, and one railroad fare from Fargo to Sheldon, which had been guaranteed by Henry. Judgment is made; and afterward probably set aside, both hearings involving non-appearance.

1761

Join Coover proposes to make repairs on the Dahm building, and the details include a granary and a barn. The file contains names of day laborers: Pete Nelson, John Martin, James Kent, Swan J. Norby, E. Blanchard, and Lewie Harrington. The contractor himself is from Fargo according to calling card, and runs his account locally through Ed Pierce.

1762

Julius Schoenherr started his debts to the Pierces by a small note to the father of Ed. But he had many debts that accrued after 1893. Ed Pierce finally sued 1902. Schoenherr's address was Chaffee, and he

must have lived near that town. The Amenia and Sharon Land Company is notified by Ed Pierce Sept. 9, 1898 that there might be legal action.

1763

The agreement made between Mary Banish to sell the Sheldon Livery to William McSherry and Robert Cowan, lists the equipment of the stables that were all mortgaged, 1902. (See also #1800.) The following year Robert Cowan adds \$500 to this mortgage, receiving that money from W. J. Fowler of Enderlin, North Dakota.

1764

J. D. Moulder, general manager for McCormick Harvesting Machine Company procures Ed Pierce to sue a mutual friend, C. W. Buttz for payment of bills amounting to \$1206.16, and begun in 1891. Buttz does not put up a fight.

1765

Running during the same summer month as the suit in the preceding file, is a separate action against C. W. Buttz for payment of \$100.00 by Levi B. Hanson who had taken that note only the year before, but with a chattel mortgage, which was not honored by Buttz.

1766

The old jacket says the last will and testament of Fred and Wilhelmina Schilaberg was taken out in its old copy, and that the new is in. But the jacket is presently (1973) empty.

1767

The mother hen writes a letter 1901. Mrs. Gertrude (Richard) Huen, Clare, Iowa, October 14 and Oct. 22, lets Ed Pierce know that she and her husband had given up the intention to move onto the Patterson land in Highland Township, Cass County, North Dakota but near Enderlin, because a feeling has been developed in Clare, Iowa, that "...we must have got bit some way..." She is willing to tell the neighbors that they sold the Dakota land "...on account of the house being rather small..." (for she was well pleased with the country.) W. T. Stanbra had written three months earlier, in July anticipating the trouble. According to his view, the word of banker Tremain was usually taken as the final one in Humboldt, Iowa: and Stanbra did not want to lose the commendation of the Huens to other prospects who had come to Humboldt from Illinois in recent years.

1768

Alice S. Hitchcock, Anselm, North Dakota quieted title on a quarter of land on the Soo Line north of Venlo, Ransom County, North Dakota in 1902, having acquired it by absolute tax deed in 1899. Ernest P. Quinby failed to assert his rights.

1769

Apparently a client from Fort Dodge, Iowa, furnished R.C.I.A. by Stanbra, Thomas C. Dye is shaken by the crop failure in his first year of 1900. The file contains his letter Oct. 7, 1900, and the reply from Ed Pierce October 22, in which Ed says: "This is in reality the first failure North Dakota has known." The Upton Manufacturing Company once had ownership of this land; and so did Mary Grobe.

1770

This file contains tax receipt in Cassey Township, paid for interest of George Hollister, 1900. See also next file: #1771.

1771

Lars J. Johnson, having bought the S½ Sec. 17, involving part of platted Buttzville, North Dakota from the Carrington & Casey Land Company, hesitated and then sold to R.C.I.A. January 1902. The Association sold to Robert C. Jones, who listed his address in March as either Beltrami (Minn.) or Sheldon; and their deed did not include the ten acres later vacated by C. & C. Land Co. of the town site of Buttzville; but they graciously remedied this defect in title 1908, from New York. Trimble & Co., Jamestown, North Dakota made the request for R.C.I.A. that C. & C. do this.

1772

80 acres of quarter of Cassey Township land sold by R.C.I.A. to George Coates 1902 had originally belonged to Odegard, the Minnesota speculator who went back to the "old country", according to earlier files.

1773

It is difficult to follow the intricacies of land transactions in this file. Julius Zuelke and Herman Doeling traded some land they had together; and Herman obtained another quarter in the process, that was once the property of Carrie O. Johnson (see#1812) probably because he was able to pay a substantial amount of cash, Lewis W. Akin took over the deal himself from R.C.I.A. Herman Doeling, according to a letter from the law offices of Buck & Kirkpatric, at Spencer, Iowa, Oct. 28, 1902, lived some distance from that town. The Dakota land lies south and west of the crossing of Northern Pacific and Soo Line known then as "Sheldon Junction".

1774

Wallace Galbreath bought his quarter from the Coburn in Moore Township, Ransom County, through Ed Pierce and George H. Collins in 1902. It becomes the Ella Galbreath contract.

1775

Through the legal work of Fred Underwood at Enderlin, North Dakota, Hans Johnson sued the firm of McNight & Boyle (see also #1097 & 1098) for a note given in 1900 to the Sheldon Livery. Underwood used the services of Tenneson-Pierce at Sheldon.

1776

Fred Underwood received a tip from a friend in the Hankinson Drug Company, which was owned by George Fowler and John D. Greene, June 25, 1902, and it alerted him to the fact that the State Mutual Insurance Company of Hankinson had gone into receivership. His bill on July 12, in which he claims wages for over 63 trips to clients of the Insurance Company within a twenty-mile radius of Enderlin, focuses on their names and the distance from Enderlin. He claims \$334.14 is due him; the receiver, attorney F. B. Lambert, Wahpeton, North Dakota says his 10% charge for renewals is twice the usual rate. By October Underwood through Tenneson-Pierce, accepts \$225.00.

1777

Ed Pierce and R.C.I.A. paid Rudolph Froemke \$578.02 July 28, 1902.

1778

This is a lawsuit in which James P. Aylen is not collecting his dues accrued as medical doctor. He bought a tax deed to lots 1 and 2, Block 12, Rudd & Sheldon addition. (This is kiddy-corner across the street today from the empty Methodist church building; the Methodists having merged, took the better E.U.B. church building in Sheldon by about 1970). Aylen is merely quieting title to the tax deed dated three years before 1902. The file includes a letter from E. E. Sheldon, Jackson, Michigan, Aug. 4, 1902 who seems surprised that he has to answer, and pleased to write to an old acquaintance, B. G. Tenneson. Elizabeth Wilson also did not answer the advertised summons. In 1908 J. B. Backland, Lisbon, N.D. evidences an interest of the property.

1779

L. W. Akin manipulated an entire section in Owego Township, Ransom County, operating within the R.C.I.A. and borrowing from the Northern Trust Company of Fargo until the formalities of the deal were completed. Whitney & Wheelock of Fargo, having branch offices in Sheldon and Medina, North Dakota, had a piece of the action through Daniel Cornwell (which they spelled "Cornwall:); as did Benson & Anderton of Milwaukee, Wisconsin R.C.I.A. refers to this as "Winans land."

1780

Three years after Gunerius H. Kaas had bought Barnes County land near Svea, North Dakota from William Gillece of Dickey, North Dakota through services of R.C.I.A. (probably Marion Land office), he had not received his deed.

1781

The widow of Karl E. Rudd, who had remarried and become Emma Powell by 1902, dug her money out of George T. Ashwell, living that year in a shanty and having a sod barn in LaMoure County 1901. Ashwell borrowed \$145.00 from George Fowler of Sheldon, N.D. when he was living in Pontiac Township, Cass County, 1886. Four days later, Fowler had sold the note to Karl E. Rudd (who died 1889); and Rudd took a chattel from him that included a brindle ox, or steer, five years old. This business was transacted in Scott N. Sanford's office; his co-witness in 1886 was F. Jaster; in 1888 the note was witnessed by Ed Pierce and A. O. Runice. The note was extended to 1892; renewed 1899; Ashwell's wife died 1900; the widow, Emma A. Powell sued in 1902; and with aid of Litchville banker, Thomas Casey he, Ashwell, paid \$429.38 in full. Ashwell lived about three miles west of Marion, N.D.; post office at first was Grinswold.

1782

Hiram and Matilda Rice, in southwestern Ransom County incur a bill with the State Bank of Sheldon, for which they give a chattel mortgage on their horses, which is extended in the poor years, and after suit, is paid in 1902.

1783

Doctor James P. Aylen sues John Schmidtke of Anselm, North Dakota for sixteen-dollar medical bill incurred in 1900 for services rendered to him.

1784

One of the few cattle transactions took place between Daniel Cornwell of Ransom County and Jacob Walters & Robert J. Jones of the same County, 1902, when 109 steers and 36 heifers, all two years old, and branded, pasturing on Sections 1 and 12 in Shenford Township, changed owners for four thousand one hundred and seventy dollars.

1785

C. H. Henderson applied for Coburn land, the SE¼ Sec. 11, 136N 56W, Moore Township, Ransom County, North Dakota on July 12, 1902 through R.C.I.A. and their outlet in Enderlin State Bank. By 1905 George H. Collins had received final payment in California, and everybody had deducted their commissions up to that point.

1786

Daniel Cornwell, once a partner in the Sheldon Livery, in 1902 seems to be on the point of liquidating his North Dakota assets; see also #1784. In this file he is involved with two parcels of land. One is the NE¼ Sec. 8, Owego Township, Ransom County, once D. S. B. Johnson Land Co. land. L. W. Alkin received the right to handle this part of the deal June 20, 1902. Observations of the abstracter for A. M. Johnson,

general merchant in Spirit Lake, Iowa are given. The other parcel concerns NW¼ Sec. 30 in the same Township Daniel Cornwell had given a \$650 mortgage note on this land through S. R. V. Hayes of Milwaukee, Wisconsin in 1899. (Stamp collectors probably damaged this note.) Another part of section 30 Greene Township went to H. A. Halvorson/Hayes looked out for the interests of the Minnesota Loan and Trust Company, he was more clear from Grand Rapids, Michigan on everything than they from Minneapolis, Minn.

1787

L. W. Akin buys NW¼ Sec. 10, 136N 52W in Richland County, and runs into two probations of will. One leads back to Stephen Gardner, Hastings, Dakota County, Minnesota and 1889. The other involves Fred H. Andrus as administrator of the estate of William P. Andrus; and a certificate of sale to the Gull River Lumber Company, which had by 1902 become the William H. White Lumber Company; a sheriff's sale may have obviated this last difficulty. See also: #2351, #2292 for George Andrus.

1788

Fessenden Land Company was formed July 26, 1902, officially dating to the 29th. See also #1827, #2273. This file contains the articles of incorporation, and the agreement of the incorporators; W. A. Stickle, pres; Ed Pierce, v-pres; H. K. Schuster, sec; F. W. Froemke, treas.; and B. G. Tenneson, attorney. Each of these men had been given credit for investing \$1,000.00. According to a letter for the records Nov. 8, 1905.

1789

This file contains copies of the papers by which George H. Collins received his authority from George N. Page. Collins lived in California; Page in Maine. And all this matter is related to the will of Abner Coburn, especially in regard to Alonzo C. Marston who inherited only as holder in trust to his son Abner Paul Marston. Dates of the essential to understanding documents here contained are: August term of Maine Court, 1899. To Supreme Judicial Court, 1899. January 25, 1900. August 15, 1900. November 6, 1900. January 18, 1902. (Editorial note: I would think lawyers and abstracters would want documents of this nature to straighten out their thinking on the title to ownership of Coburn lands; hence these should be carefully preserved. For Collins see also: #2187. Fr. A.A.A., Jan. 28, 1973)

1790

Ed Pierce had patience with buyer of a quarter in 134N 54W, Ransom County. This man, Joseph C. Scott came from Onida, South Dakota, and dealt with the Potter County Bank, Gettysburg, South Dakota; the file contains several of his communications, one on paper torn out of a record book. Ed Pierce acquired the land through Morton & Co. of Fargo, who apparently handled the estate of a Mr. Barton in LaMoure and Steele counties as well. See #1793 for Guy C. Barton.

1791

One would judge that this file involves collection of damages for a runaway by the team of L. L. Tregloan caused when James F. Brown emerged from P. Berg store (Enderlin, N.D.?) and lit a pin wheel (Fourth of July sparkler) about 30 feet from the team.

1792

The client dealt with both the bank in Woodard, Oklahoma and Clare, Iowa; he was acquainted with Stanbra and with Hollingsworth there. He had to borrow money to invest in Dakota land; Donohue and Brace charged him for work done on the half section for him. In a letter written from Greenwood, Oklahoma he asks to be given the privilege to sell the land, saying he would rather have settled on the land than to go to the expense of building a barn. Pierce had sent him the bill for the barn. In his instructions to the client, Pierce reminded him that the contract required him to break all the half section (on which 130 acres had been plowed) in two years. Instructions to the thresher, Pierce says he expected

a barn and a granary on the place this fall. The contract does not mention barn or granary. When Mrs. Lydia Hollingsworth takes over the farm, by mortgage, she opposes the idea of breaking the entire prairie.

1793

Nels P. Peterson buys a farm in Liberty Township, Ransom County, 1901 from R.C.I.A. The land had belonged to Guy C. Barton at one time; for Barton see also #1790 and #2522. For Nels P. Peterson, see also #2080.

1794

Bad crop years lie in the background of the content of this file. Martin Opgaard, Fort Ransom, N.D. pays only the interest for the first year, nothing on the purchase price and on the taxes. This client was furnished R.C.I.A. by John Gregor Olson, township clerk of Fort Ransom, Ransom County, N.D., 1900; and he has a flair for letterheads. He tries to lead Ed Pierce into paying the entire commission due him, in advance of the client's having paid anything. He is a notary public in Fort Ransom, a land agent, and sell steamship tickets to all parts of Europe from this railroad-less landlocked town. Opgaard is threatened with foreclosure on E½, Section 7, 135N 58W, a mile-long quarter in west tier of townships in the county; but is unembarrassed about his default in payment. J. T. Peterson, justice of peace in Fort Ransom hardly does better in furnishing his clients: Hans Olson and Ole Gulbrantson, and may have represented same land agency. Their purchase contract was cancelled. The name may be Guttormson. Because of cat-'n-mouse play, farm was not seeded good year of 1902.

1795

See also #2052, regarding Albert Miller and Spencer Milling Company from a town in Iowa by that name. Charles L. Rourke and wife, after talking it over with F. M. Rourke of the firm of Rourke & Rourke in Lisbon, N.D. decides to take a three year lease on Sec. 3 in Shenford Township, Ransom County, as renter. If he could judge well the amount of seed he would need, then there must be some other explanation for the many after-thought receipts for seed grain 1901. W. H. Manning is taking a hand in proceedings on this farm east of Anselm, N.D. (it once belonged to the Mannings). A 1901 map of the section locates the meadow on the north as in both the northwest and northeast quarter sections; and then there is another meadow and prairie in the SE¼ C. L. Rourke requests 125 posts in May 1901; in July 1902 Albert Miller agrees to 100 posts and asks that Mrs. Rourke be informed of his decision. Letters make reference to "Argentine flax", which is classified as large flax.

1796

Daniel Lunoe of Lake Mills, Iowa is a solicitor who successfully sends up clients and quite often visits the Sheldon area. This prospect is in partnership in a drug store in Lake Mills; and pays up well on his Owego section 2, quarter. 1901.

1797

James Woods and Harvey Cholly were looking after Minnie Grange's half section in Shenford Township, Ransom County, August 1902, when it was sold to a man from Mason City, Iowa.

1798

This file furnished itemized account of settlement made with Akin & Babcock August 22, 1902, by R.C.I.A. A total of \$2025.75 was involved.

1799

This is land sold in Casey Township, Ransom County, North Dakota by James G. Campbell, who uses stationery of security bankers. All have two addresses: Chicago and New York. R.C.I.A. sold this land in turn to Jacob Walter. Campbell turns a deaf ear to discounting; but is inclined to be lenient with payments on land during poor years.

1800s Case File Abstracts

1800

A dispute over unpaid wages was tried in Justice of Peace court in his home in Watson Township, Cass County, N.D. August 26, 1902, at 5:00 p.m. Justice of peace: Daniel Driscoll, Hackenberg, Daniel and his wife had worked less than a month for Mike Thornton that spring, and left without consultation. Pierce-Tenneson was consulted by the defendant; George M. Kremer was attorney for plaintiff. The file includes a bill from the Sheldon Livery owned by McSherry & Cowan; also a good copy of Ransom and adjoining counties, authorized by R.C.I.A., of Sheldon, North Dakota.

1801

R.C.I.A., does not allow P. O. Peterson to handle the sale of his wheat from one of the quarters of land he is farming in Casey Township, Ransom County, N.D. H. F. Labbitt is sent out by Ed Pierce with instructions to load the wheat in carload lots at Buttzville, ship them to Ames Brooks Company, Grain Commission and Shipping Merchants, August 1901. Peterson gets his share of the proceeds after deduction of R.C.I.A., share, costs, several notes, including one to Van Brunt (seeder, probably), one of John Deer's plow, and one to Dr. Aylen (Sheldon, N.D.). Also, that quarter of land has been sold to John B. Johnson, though the owner will have to permit Peterson to farm the land in 1902 according to his lease, if he gives R.C.I.A., one fourth the crop net, delivered without costs to them. see. #1804 for sale of land to Johnson.

1802

Edward Little (see also #1285, Lunch Room & Billiards in Sheldon) struggled with a \$2500.00 mortgage taken out in 1891 on NW¼ Sec. 12, 137N 54W, Highland Township in Cass County, N.D. His address was Chaffee. Though the mortgaged was reduced by 1901 by half, other encumbrances brought his total indebtedness up to \$1600.00. Wattley, through J. B. Folsom of Fargo refused to renew Little's contract, and it would appear, sold the quarter to Austad.

1803

Ed Pierce Aug. 21, 1901 sent instructions to H. F. Labbitt to be on hand at the threshing on SW¼ Sec. 28, 133N 55W Ransom County, N.D., farmed by Ole Nelson, and to get one half the crop delivered. The land belonged to J. W. Smith of the Fargo Loan Agency. Smith was president of this corporation, E. H. Lambert, treasurer, John D. Farrand, Sec. & attorney Labbitt reports a difficulty: Nelson has all his crop in a stack and will not thresh for two weeks, from Sept 5. Note: This and four successive files are Fargo Loan Agency farm contracts that Ed Pierce "watched" for them.

1804

John B. Johnson and wife Carrie O. bought NW¼ Sec. 11, 135N 55W, Buttzville P.O. in Ransom County, N. D. May 15, 1901 for \$2400.00 from the R.C.I.A. P. O. Peterson (see #1801) had the right to farm the quarter still in 1902.

1805

This file contains a crop report for the years 1897, 1898, 1899 and 1900; also handwritten letters by Jens N. Sorby, blacksmith in Fort Ransom, N.D. to Ed Pierce, acting for the Fargo Loan Agency. Ed Pierce instructs his field men that R.C.I.A. is interested in collecting the one-half crop share for the Fargo Loan Agency, but that R.C.I.A. had no interest as to the future of the land. Sorby seems to have selected parcels to farm around and between the parts of country described by Ed as "all bluff and pasture," just east and north of Fort Ransom.

1806

Crop reports from some lands in Pontiac Township, Cass Co., N.D. 1901. Ed wrote Gray & Campbell Aug 5, 1902: "No contract in this jacket. Write to Fargo Loan Agency for any contracts they may wish us to look after this year, asking them to forward the same to us without delay."

1807

Jens Carlson, farming on contract with the Fargo Loan Agency SE $\frac{1}{4}$ Sec. 32, 133N 55W, Ransom County south and a bit east of Lisbon, hauled his wheat to Milnor, 815 bushels from 80 acres, Sept. 1901.

1808

This is another Fargo Loan Agency farm contract at Fort Ransom area that Ed Pierce is watching for them. Like Sorby (see 1805) Nicolay Cooley, farming NW $\frac{1}{4}$ Sec. 9, 135N 55W, since at least 1897, reports that he is feeling "blue". The one-half crop to his creditors amounts to \$15.00 on flax and \$10.00 on rye.

1809

This file contains simply statement of judgment of J. H. Burke, justice of peace court, Froemke vs. E. C. Carter.

1810

George Hall using Wells Fargo stationery in his letters, but living at Elmira, New York, by tax deed bought into the homestead in 1888 of Levi Newman that the latter had just proved up on receiving certificate in 1887. In 1902 Mrs. Newman had not yet signed the document deeding the land to Hall (apparently the Newmans were in New York state.) Hall himself was in financial trouble. A. F. Prentice of Cogswell, North Dakota, who had been farming the land since at least 1891, owed just over a hundred dollars. But he paid up the out-of-state creditors, so that he would be allowed to raise feed for more stock on his farm, and a lesser acreage of wheat.

1811

Reuben Snyder, general merchant from Dana, Iowa, speculating in land, paid for NE $\frac{1}{4}$ Sec. 26, 135N 55W by the first crop he took in 1902. Someone else had lost that quarter to R.C.I.A. in previous years. See also #1908 for Snyder's instructions to renter Gilbert Sorlein; and as to making out the deed to Alice C. Snyder.

1812

John B. Johnson (see also #1801-1804) is sued for money he owes D. C. Sanborn over a period of ten years. A certain C. D. Austin appears as attorney at law in Lisbon, N.D. on note; while Charles D. Austin is acting as attorney in 1902, address being Minneapolis, Minnesota. Austin feels Fred Underwood might charge exorbitant fees for doing the collecting on this debt. Ed Pierce is at pains to avoid becoming involved in controversy with Underwood, would he carry out Austin's wishes.

1813

John T. Little in 1903 takes over the land owned by Edward Little (see #1285; #1802).

1814

Casper Meile and wife Minna are required by their land contract with R.C.I.A. to apply two thirds of their grain crop to payment of principal and interest. They received \$70.40 out of their crop of good wheat in 1901 for themselves. Highland Township, Cass County, N.D.; i.e., SW $\frac{1}{4}$ Sec. 20, 137N 54W.

1815

Norman Smith gained his certificate of homestead on a quarter of land in Richland County, 1887, the NW $\frac{1}{4}$ Sec. 8, 136N 56W. September 29, 1902 C. D. Lillie writes from Renville, Bottineau County, N.D.

expressing his willingness to give a quit claim deed to the land, but notes that he is from 15 to 35 miles from a notary public." Mrs. Sophia H. Lillie had held a mortgage on the land against Norman Smith since Nov. 9, 1880; and the legatee of her will, Clinton D. Lillie, of the county of Lynn, Iowa, is selling her rights to title to Luella L. Sherwin, Sept. 9, 1902, now Bottineau County.

1816

Dexter Bunday of Oakes, N.D. did business with Ed Pierce and George H. Hollister.

1817

R.C.I.A. sells all of Sec. 15, 134N 54W for Carrington Casey Land Company to Simon and Jesse Hill from Portland, Iowa. September 9, 1902.

1818

Martin J. Lien and his wife mortgaged SW¼, Sec. 26, 135N 54W Jan. 1, 1902. See also #955 for Daniel Lunoe's letters regarding it in 1896; and #833. If this material is in the correct file, then this land sometime later became the mortgaged property of M. J. Shelver.

1819

E. A. Pfettscher gave a note for \$5.00 to R. J. Creswell in 1895, giving as his address: Peterson, Cass N.D. (Alice, N.D. post office replaced Peterson.)

1820

Mary R. Vance (see #1086) and Frank Koehler buying a quarter of land from a woman of means in Minneapolis, Minnesota, raises a question in the mind of William A. Lancaster, attorney in Minneapolis, as to whether either Mary or Frank are married. Correspondence contained in file: E. T. Danielson, Lucca, N.D. gets his 5% commission on the land deal. (Note: In the Sheldon Enterprise, 1902, March 7, we read has a harness shop established since 1884 in Sheldon, N.D.; and that on March 6 a son was born to Mr. and Mrs. Frank Koehler. This indicates that his connection with Mary Vance was strictly business.)

1821

Ed Pierce of Sheldon carries a loan on Lot 2, Block1, Enderlin; loaner is Martin Smestad.

1822

This is another J. T. Odegard (see #1278) mortgage, being looked after in 1899 by John Anderson of Valley City, which is switched to R.C.I.A. Carrie O. and John B. Johnson carry the indebtedness on NW¼, Sec. 2, 135N 55W.

1823

A lawsuit 1902 by rival solicitors or agents for R.C.I.A. each claiming commission of \$1.00 per acre for land sales contains letters from Halverson & Monserud of Harwick, Minnesota, and John Ottum of Sheldon, N.D. and sample of contract with R.C.I.A., affords good illustration of methods of operation of land agencies. At one point, a hardware store and stock is suggested for application on payment of land; also an M.D. looks for a commission by bringing up a prospect to Ransom County. See also: #2150, H. T. Halvorson at Sheldon, 1902 and #2188 on how the buyer of land made out.

1824

The estate of Frank Baker was not large enough to pay Dr. Gerrish and undertaker W. G. Engle of Enderlin, plus Fred Underwood acting as attorney and William K. Smith of Lisbon, doing the same.

1825

R.C.I.A. buys all of Sec. 27, 136N 53W, Coburn Township, from Julia L. Coburn in 1899, and pays for it by Sept. 1902. (N.b: the price figures out to have been \$2.50 an acre, a figure quite favorable to the R.C.I.A.) Correspondence in the file indicates the deal was transacted through the Coburn Agency, S. W. Philbrick agent, Skowhegan, Maine, as usual (see earlier files on Coburn lands).

1826

Ed Pierce pays road taxes for Stanbra of Humbolt, Iowa, on land that agent owns in Cass County, 1902.

1827

Warren A. Stickley and his wife Leta T., publisher of the *Wells County News*, wanted to speculate in lots in Fessenden, N.D. Terms of the mortgage posited a lien against not only the lots, but the entire printing plant, including the list of as yet unpaid subscriptions, and the good will and continuance of the newspaper. \$800.00 in Sept. 1902. (SHEP: Aug. 1, 1902: W. A. Stickley and H. K. Schuster were in Sheldon last Saturday perfecting the organization of the Fessenden Land Company. Incorporators include these two, and Ed Pierce, F. W. Froemke, and Jas. K. Banks. Mr. Schuster comes from Joliet, Illinois. Stickley is President, Pierce, Vice President, and Schuster, Secretary).

1828

Papers and correspondence by which the Sorleins squared away land bought from the Carrington Casey Land Company. 1901.

1829

Levi B. Hanson, in hardware business at Sheldon, releases a certain William Froemke from share in responsibility for a Red River Special threshing machine, plus a chattel mortgage on two horses and a colt. 1902.

1830

Coyle of Prouty, Coyle & Prouty, Humboldt (see earlier files, e. g., #1246) raises an extraordinary amount of questions concerning land title on quarter his client is about to buy from R.C.I.A. Ed Pierce is anxious to get rid of a piece of land such as this, even agreeing to take over lots in Des Moines, Iowa as part of payment. But he sends the questions back to S. C. Boor, knowing that Boor will take them back to Prouty &, for the work of clearing up title. This quarter had been lost through sheriff's sale by Orlando K. Foster. Note that The People's Bank at Humboldt, Iowa who took on the mortgage from R.C.I.A. had J. W. Foster, cashier.

1831

This file contains the story of a poor piece of land for the purposes of wheat raising. Vermont people holding a mortgage through the Farmers' Trust Company of Sioux City, Iowa, i.e., through Arthur Hazen-Dwinell-Hollister (see earlier files) become critical of them. Hollister depends upon Ed Pierce to furnish proper evaluation of the land; and he says in reply: "The township has not produced an average crop during the past ten years, and during several of those years produced absolute failures." Names: Lavinia P. McFarland, Johnson, Vermont; Charles F. Lamb, unmarried NE $\frac{1}{4}$ Sec. 26, 133N 57W; post office: Elliott, N.D.; years 1889-1901. (N. B. Several papers pertaining to a farm bought by Charles O. Heckle from real estate agent in Britton, S.D., E. A. Cooper, probably were the contents of file #1821, the folder of which is not here.)

1832

Ernest G. Wohlenberg has been farming NW $\frac{1}{2}$ Sec. 12, 134N 62W, and S $\frac{1}{2}$ Sec. 20, 135N 62W (two miles south, half mile west of Dickey N.D.) since at least 1895. A. B. Bickerton had once owed the half. Wohlenberg writes from Kulm address; Hollister-Pierce are anxious to keep him on the land 1901, and adjust their terms to his desires. In Wohlenberg's successive letters his hopes of buying the land fade as

he finds again his crop does not fill out, and is poor. He puts in a word for E. A. Sommers farming in the same section, address Dickey. However it turns out that Porter Brothers buy the land in 1902; also C. H. Porter is county treasurer in Lamourie. Sommer in his letter had the opportunity to tell Ed the land was as good as any in the area; and that Wohlenberg did not farm well. The SW $\frac{1}{4}$ of Wohlenberg's S $\frac{1}{2}$ of Sec. 20 above, had been the homestead of Robert B. Miller, certified in 1888; sold at sheriffs sale 1893.

1833

Hollister is ready to foreclose, because he feels the South Dakota farmer will never make it on his own, May 1901 E. A. Cooper of Britton, South Dakota intercedes through Ed Pierce, saying that John D. Brehmer is known to him through a good many years, is a "nice fellow to do business with...and particularly square." Ed the crop on NE $\frac{1}{4}$ Sec. 12, 127N 57W was mostly feed, and that his party cannot pay until Dec. 1st, when he will have used the feed to fatten some hogs. In December Cooper sends up only a partial payment, explaining that Brehmer was sick with typhoid fever three or four weeks. Ed again agrees, setting up a new schedule of payments; clearing up that part of the title, however, still held by Henry Brehmer who had gone back to New York State. See also: List of assets, #1848; correspondence Cooper to Ed Pierce, and Heckle #1849.

1834

Stock certificates of A. H. Hazen (see also: #1821, #943), signed by Emmett E. Hazen, secretary of the Farmers Trust Company of Sioux City, Iowa. See also: List of assets in #1848.

1835

The NE $\frac{1}{4}$ Sec. 17, 127N 59W is sold to sheriffs sale 1902, the details being carried out by H. W. Eaton at Hecla, South Dakota.

1836

The Investors Security Company (see also #1157) advises Ed Pierce that his stocks in the Northern Investment Company are of no value; 1901.

1837

Ed Pierce clears up title on NW $\frac{1}{4}$ Sec. 31, 131N 52W in Richland County, for C. N. Wood who eventually buys it in 1902. Previous owners had been Hazen, Dwinell; Benjamin Romang and Paul Dushabek if Milnor, and John Murach of Lidgerwood, North Dakota. See also: List in #1848.

1838

C. O. Heckle temporarily became the legal owner of a small house in Ord, Nebraska, and beneficiary of insurance policies attached there to. This was the property of a certain Earl E. Bryan and his wife Jennie; though an Albert Bryan paid up the taxes till 1900. Also involved obliquely were 27 shares of preferred stock in the Vermont Building Company that were sold by Hollister-Pierce in Heckle's name to L. L. Honsinger, West Chasey, N.Y. Heckle had been the field man for these two in buying the remaining assets of the Farmers Trust Company of Sioux City, Iowa, on March 28, 1901. Letter from Honsinger contained in file. Hollister-Pierce lost \$150 dealing on these items of the Sioux City Company's remains. See also: #1840 and #1848.

1839

Correspondence between Hollister and Ed Pierce regarding lands involved in the list of assets of the Farmers Trust Company (see #1848.) 1901. Through a slip of the pencil, Hollister and Ed jumble their numbering system on these assets, with the result that Ed presents a bill of \$100 dollars for seed on a quarter of land in Valley County, Nebraska, so "tough" to sell that Hollister has not had a previous bid in five years, and he sold now in 1901 for \$175.

1840

The file contains a splendid letter from Wells & Dickey Co., land agents in Jamestown, N.D. to Hollister July 21, 1900, on the year "without precedent" in North Dakota in the total loss of crops. The deal concerns a quarter of land in Griggs County, N.D., part of the list of assets (see #1848). Originally bought by Thomas E. Warner in 1893, Alexander Miller had acquired it in that year by Sheriff's deed. Frithiof Greenland was sheriff 1893 of that county, James H. Sinclair, register of deeds, 1901, and Nels P. Nelson official abstractor.

1841

More correspondence is found in this file pertaining to lands included in the lost of assets (see #18481) of the Farmers Trust Co., of Sioux City, Iowa, sold at receiver's sale to C. O. Heckle acting for Ed Pierce and George Hollister. Farmers involved include: C. J. Bjorlin and Alma on SE $\frac{1}{4}$ Sec. 26, 126N 44W Stevens County, Minnesota; Earl Bryan and Jennie, two lots and house in Ord, Nebraska, 12e, lots 1 and 2, block II; George Foley and Octavia and judgment against NW $\frac{1}{4}$ Sec. 2 and SE $\frac{1}{4}$ Sec. 24, 139N 49W, Cass County, N.D. and their lawyer, J. W. Tilly of Fargo, N.D.; R. Chapin of Kidder, South Dakota and title to the NW $\frac{1}{4}$ Sec. 20, 128N 57W; F. S. Parker, 217 Breuning Bldg., West Superior, Wisconsin, the mayor of that city, no less who bought up tax title to SE $\frac{1}{4}$ Sec. 10, 129N 59W, Dickey County, N.D. The file also contains a letter from William Ross of Fargo, N.D.; E. A. Cooper of Britton, S.D.; attorneys Morphy and Equing (Saint Paul, Minn.; Trwin & Irwin of Ellendale, N.D.; and H. W. Porritt, cashier of the Moorhead National Bank, Moorhead, Minnesota.

1842

Louis Ostbloom, Lehigh, Iowa speculates in Coburn land in Ransom County but is not very familiar with proceedings. The file contains several of his manuscript letters. He first accepts the help of the First National Bank in Lehigh, whose president is at the same time president of the Fort Dodge National Bank at Fort Dodge, Iowa, and where a Mr. Dunscombe gets commission from the R.C.I.A. Later Ostbloom switches to advisement from the Lehigh Valley Savings Bank, C. M. Trumbauer, cashier. For Ostbloom see also: #2114, #2159, #2186, #2216.

1843

Benson & Anxderton sold another quarter, NW $\frac{1}{4}$, Sec. 34, 134N 55W for John Van Dyke (see #855) 1902

1844

John Van Dyke (see #855; #1088; #1266) sold another quarter of land to R.C.I.A., the SE $\frac{1}{4}$ Sec. 9, 133N 55W. Benson and Anderton of Milwaukee, Wisconsin, as usual, sent the papers.

1845

Halvor Gunderson and his wife Margit sell NE $\frac{1}{4}$ Sec. 15, 136N 52W, Richland county (area south of Leonard, Cass Co.) to Lewis W. Alkin, July 23, 1902.

1846

Frank E. Shaw of Sheldon went to Enderlin to serve a summons of garnishment of wages of Marcus Hagen, employed by the Soo Line. He left the summons with W. A. Thompson, agent for that Corporation at Enderlin, Oct. 4, 1902. Comment: This is one of the many instances where Ed Pierce carries out the legal work for his brother Tom Pierce and the Enderlin State Bank. Thomas Pierce and B. I. Keating are only the cashiers in this bank at the time; Ed Pierce of Sheldon is president, and Jas. K. Banks of Sheldon is vice-president. The city of Enderlin in 1902 was twelve years old; Sheldon more than twenty. In the 1960s the surviving Sheldon Bank, Ed Pierce's, became a branch bank to the successor Enderlin institution, namely the Enderlin and Peoples Bank, Virgil Hegeholz, president.

1847

Chjarles A. Marston, resident of Skowhegan, Somerset County, Maine (see Coburn heirs) transfers ownership of Sec. 17, 136N 53W to R.C.I.A. September 1902.

1848

The list of asserts of the Farmers Trust Company of Sioux City, Iowa to be sold at receivers sale on Thursday, March 28, 1901 in Room 202, Masonic Building, Sioux City, Iowa includes several transactions recorded in other files numbered in the 1800s in Pierce Papers. Two days after the sale was confirmed, April 14, 1901, Hollister, writing from Hotel Nicollet, Minneapolis, Minn. to Ed Pierce, gives detailed instructions on the way to handle the various items. He is at points that their future correspondence should contain no reference to his partnership with Ed in these transactions, for half of the ultimate profit, using C. O. Heckle as a front. For further developments of list of assets, see also: #1919 and #1920, #2246, and 1902.

1849

Various papers relating to #1848 and the list of assets: Robert B. Millert's homestead certificate in LaMoure County, two sheets of Hollister to Pierce, April 14, 1901; appraisal of South Dakota quarter by Geo. W. Bale, Harlem, N.D. mentioning Shanty and Shed Barn; Hecklers information to Ed concerning Honsinger's interest in Vermont Building Stock; Hecklers description of the big deal he made for him writing from Des Moines, Iowa the next day; Hollister letters to Ed, May 17, 1901, one asking for his half of the "take", and the other evidencing irritation against Mr. deLendrecie.

1850

Mortgage of A. H. Hazen originally, against lots in Higman's Park Addition to Sioux City, Iowa is disposed of see list of assets, receivers' sale #1838, #1848, #1849 for further details.

1851

Correspondence concerning items in the list of assets (see #1848, #1849) brings out the fact that Andy M. Jackson may not have been good security, but his mother, Henrietta owned a great deal of property in Sioux City, Iowa, which he might inherit; E. E. Selmser a real estate hustler with expensive habits, had shortly before gone through bankruptcy; and that B. K. Stacy was a brother-in-law of Arthur H. Hazen (see on Hazen #943 & 1841) and had perhaps only given accommodation notes in the first place.

1852

Daniel Weaver, farming near Woods, Cass County, N.D. felt that Prank Dumski of Wyndmere, N.D. caused his mare to founder by watering the animal while she was too warm. After three years, in 1895, he was still waiting to see if the mare would fully recover. Suit is brought against him. He has sold his tree claim and is farming only one-quarter section of land.

1853

N. B. Hannum is agent for Minneapolis Thresher Company; through Levi B. Hanson hardware store he sells a complete outfit--described in detail in file--to James Halley, with part of the contract stipulating that one-half the gross earning of the machine in 1902 go for its payment. Halley resells the rig to John Henry Woods, farmer two miles east of Sheldon, who will sell his Gaar Scott threshing ensemble, but fails to do so. Understandable complications set in.

1854

William Trumble, renting all of Sec. 3, 133N 57W, approximately three miles south of Elliott, Ransom County, N.D. in the light soil area of southwest portion of the County, is satisfied that R.C.I.A. hold two tickets of macaroni wheat in storage at the Monarch Elevator in Elliott, N.D. till it can be ascertained if

Trumble is fulfilling his obligations with regard to summer fallow. But he expresses mild wonder as to what they did with his barley.

1855

George Adams of Humboldt, Iowa (see #1246) turns the rent money from Thomas Hanson and SW¼ Sec 2, 134N 54W over to A. E. Beebe, the owner of the land; 1902.

1856

Mary E. Kester's letters to Ed Pierce reveal her business timidity and feminine tendency for details. She lives at Humboldt, Iowa; (see also #1237 for her brother James F. Simmons of Bode, Ia). See also: #2129.

1857

Frank Nohr farms the land he rents from schoolteacher Nora Lenihan from Iowa (see #1226). 1902.

1858

Wagor & Co. sues O. A. Saunders. For Wagor, see also: #892, #1278, #1096. Saunders is in Fargo, N.D. by time of suit.

1859

F. W. Froemke (Frederick) sues on another of his Anselm notes, this one made by Joseph Legg six years earlier. Now 1902.

1860

Pension requests for Civil War veteran, Marion Grange. See also #3096. File contains pamphlet entitled "Blue Book and Pension Guide," by M. Garrett, 1900. Note: from newspapers published at Sheldon it is known that Marion Grange's wife was a sister of Adam Goodman of Sheldon, and for a time they managed a meat market together there. Later Marion advertises undertaking "in all its branches", and also sells furniture.)

1861

Continuation of contest over inadequate estate of Frank Baker, see #1824. Attorneys Bosard & Bosard agree with Ed Pierce "that it looks like a cold-blooded steal on the part of the administrator" namely, Fred Underwood.

1862

William Murray whose post office is McHenry, N.D. living in Eddy County, is sued by the H. T. White Lumber Company, which formerly was called the Gull River Lumber Company. See also #1161; #987.

1863

Another suit by the William H. White Lumber Company. This one for \$61.40 is against August Fritz. See also #1862.

1864

SW¼ Sec. 20, 137N 54N the homestead of Thomas Sanness and wife Anne, passed through several ownerships after they sold it in 1893, to go into a store business in Enderlin (then two years old) (see #859, #952) in this order: Sanness to August Boehm, 1893; Boehm to Thomas Patterson, 1898; Patterson to R.C.I.A. R.C.I.A. to Casper Meili, 1901.

1865

Anna D. Walter collects from N. W. Brockett, and from Joseph M. Puhr who is working for Mike Schlagel. 1902. She is from Lucca, Barnes County, N.D.

1866

Ed Pierce is confident it is not necessary to send out a man to look after R.C.I.A. interests when threshing was going on at the quarter rented by Robert H. Anderson in Coburn Township Reuben Clayton of Walnut, Illinois thought his share should be one third instead of one fourth the crop. See also: #2201: Anderson sells some land, 1902.

1867

One of early homesteaders in Sheldon area, Frant M. Probert and wife Katie B., take out a mortgage of \$600.00 with Levi Bemis (see earlier files) in 1890.. In 1900 their land is sold to Daniel Cornwall: SW1/4, Sec 18, 135N 53W.

1868

Charles A. Marston, of the Coburn relationship (see earlier files) sells two parcels of land in Sec. 5, 136N 55W in dealings beginning in 1896, completed in 1902. he Pierces show interest in the area west of Enderlin, by buying one of these pieces, and Ed's willingness to support the other buyer, Julia Norde, to the extent of making her payment the bad year of 1900 for her, if required by Philbrick, the Coburns' executive. (Continued in #1869).

1869

Continuation of #1868.

1870

These files (#1870-#1875) contain legal actions instituted by F. W. Froemke against former customers at his store at Anselm, N.D. Defendants include the following: Knud Steenerson, from Owego, N.D.; in Foster Co. at the time, working on a threshing rig. Oct. 13, 1902; Peter Dahl, papers served from Sheldon by Conrad A. Kvello; Alfred W. Bolton, south of Sheldon, but gone for years, when inquiry was made of E. C. Carter (Aug. 19, 1912); Ernest C. Carter, most of his debt incurred in 1893; Isaac Flatters, papers given to daughter Anna, age 15; P. H. Keenan , Amenia, N.D.; also owed Ed Pierces father.

1871

These files (#1870-#1875) contain legal actions instituted by F. W. Froemke against former customers at his store at Anselm, N.D. Defendants include the following: Knud Steenerson, from Owego, N.D.; in Foster Co. at the time, working on a threshing rig. Oct. 13, 1902; Peter Dahl, papers served from Sheldon by Conrad A. Kvello; Alfred W. Bolton, south of Sheldon, but gone for years, when inquiry was made of E. C. Carter (Aug. 19, 1912); Ernest C. Carter, most of his debt incurred in 1893; Isaac Flatters, papers given to daughter Anna, age 15; P. H. Keenan, Amenia, N.D.; also owed Ed Pierces father.

1872

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1873

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E. C. Carter (Aug. 19, 1912); Ernest C. Carter, most of his debt incurred in 1893; Isaac Flatters, papers given to daughter Anna, age 15; P. H. Keenan, Amenia, N.D.; also owed Ed Pierces father.

1874

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1875

These files (#1870 and #1875) contain legal actions instituted by F. W. Froemke against former customers at his store at Anselm, N.D. Defendants include the following: Knud Steenerson, from Owego, N.D.; in Foster Co. at the time, working on a threshing rig. Oct. 13, 1902; Peter Dahl, papers served from Sheldon by Conrad A. Kvello; Alfred W. Bolton, south of Sheldon, but gone for years, when inquiry was made of E. C. Carter (Aug. 19, 1912); Ernest C. Carter, most of his debt incurred in 1893; Isaac Flatters, papers given to daughter Anna, age 15; P. H. Keenan, Amenia, N.D.; also owed Ed Pierces father.

1876

Justice John H. Burke held court on quite a number of cases this week; but this is not a Froemke suit. E. A. Lucia brings complaint against F. D. Maddock, on a promissory note executed in 1895 (when Lucia and Ed Pierce were still partners in business at Sheldon. H. R. Freitag, often doing fieldwork on collections made by R.C.I.A. being asked for evaluation in Sept. 1901, describes F. D. Maddock as rather stubborn, and adds that "Business people here, Fort Ransom speak poor of him."

1877

Froemke suit vs. E. T. Breland, see #1870 through #1875.

1878

"Pope & Paradis" represents a growing string of monetary encumbrances incurred by Edwin C. Pope in the Fullerton-Monango area of North Dakota; with J. E. Paradis becoming involved as a co-singer often notes, apparently. Pope is thought to be in the Black Hills, while his hired man has taken six mortgaged horses to St. Cloud, Minnesota, when investigations were being made in 1892. William Steadman of Fullerton, N.D.; and A. H. Moore of (the Lisbon area) were among the creditors. E. G. Valentine of Breckenridge, Minnesota is working with Ed Pierce to clear up the debts in 1894, with the help of Paradis.

1879

Miscellaneous notes for collection.

1880

Andrew Walters transfers all his rights to SW¹/₄ Sec. 11, 135N 55W, which he had bought from James G. Campbell in 1898, now to E. P. Rhinehart, 1901.

1881

Over 700 members of the Mankota Mutual Hail and Cyclone Insurance Company have suffered losses in the summer of 1902, the principal storms occurring, June 28, August 1 and 18.

1882

Hollister arranged with pierce to sell R.C.I.A. some land in Richland County, and after that unearthed a thirty-dollar indebtedness against it. Fred Baird, the maker of the note is already dead. The two letters from G. E. Moody, sheriff of Richland County has a letterhead listing County officials in 1902, and a good township map of Richland County, produced by E. K. Morrill.

1883

P. J. Hoff (druggist and farmer at Sheldon, N.D. appeals a decision in Justice Court to the District Court, 1902, involving horses and Mike O'Hern. The Justice of Peace judge was F. M. Rourke; the judge of the district court, P. H. Rourke.

1884

Poll list for 1902 as developed by the Republican County Central Committee, shows the large majority of voters in Ransom County were considered Republicans.

1885

Nothing remains of the Henry Christmann, (Anselm, N.D.) file except the blank application form for filing entry upon NW¼ Sec. 10, 135N 54W. From #1889: Papers of another transaction on SW¼ Sec. 18, of the same township, where L. B. Gangstead, of the drugstore firm of Gangstead & Helmen, Bode, Iowa, had invested in a quarter of land in May 1902. By October 14 of that year he writes R.C.I.A. to send him the money for his share of the crop. "I need the money at once. Otherwise it would not be in such a hurry. Foemke promised to ten to it right away when I was up there..."

1886

The Sheldon Roller Mill Company, a partnership of James Sorenson (the father) and Lewis, Hans and William, sue Timothy J. Corcoran on an indebtedness of \$9.70 in 1902.

1887

Lars J. Johnson gave a note for eighty-five dollars to N. B. Hannum (a machinery dealer in Sheldon; see earlier files) in 1899. He was allowed an extension the next year. In 1902 it cost Johnson a total of one hundred twenty eight dollars to settle in justice court. (Note: According to numerous other files, 1902 was the first really good farming year since 1896.)

1888

This file records the poor years from 1897 through 1901, in the letters of explanation from Nels J. Tollefson, (Who went back to Staples, Minnesota) and Nels P Rasmussen who stuck it out. For Nels J. five acres of breaking were under water; wheat ground was burned and disked in spring, sown May 11, 1897, but wheat will not amount to much owing to lake frost and its being seeded on low ground. Flax will make good, although some was washed out by big rains in spring. He made over the contract to Nels O. and left for Staples. When Pierce asked Nels for a crop report, he found that the gentleman had made over the land to Nels P. Rasmussen. All three left the legal details for a more convenient time. Rasmussen has other land, and keeps making payments; but poor crops with 10% interest bring the total back up.

1890

R.C.I.A. bought the E¼ Sec. 19, 136N 53W from Julia L. Coburn (see Coburns is previous files) in 1892. In 1900 they also are granted an extension on their payments for it. In 1902 the deeds are sent to Miss Coburn for her signature.

1891

Carrington Casey Land Company sell all of Sec. 31, 135N 55W to Charles Hitchcock in 1896. By 1902 R.C.I.A. have taken over the mortgage; paid half the price of the land, and received a deed to the south half of the section with qualifications.

1892

Another parcel of Julia C. Coburn land to R.C.I.A., this time in Barnes County, Raritan Township, NE $\frac{1}{4}$ Sec. 25, 137W 56W, 1902.

1893

Ed N. Mott writes from Sandoun, N.D. May 27, 1902, promising payment on a \$30.00 note held against him since 1901 by Ed Pierce. But he fails to deliver. When threatened with attachment of his property that might be free, it appears to Ed that Mott was about to move some of his property out of the State.

1894

William Hackenberg of Webster County, Iowa, bought a half section in Coburn Township five miles east of Sheldon, through the services of Stanbra (see earlier files) from R.C.I.A. His lawyers insisted upon deletion in the contract of a clause inserted by Ed Pierce which would have required Hackenberg to build a comfortable dwelling place and barn on the premises within a year and half. Date of contract: Nov. 27, 1899. Upon default in his payments on W $\frac{1}{2}$, Sec. 17, 136N 53W, R.C.I.A. took back half the obligation upon itself, but insisted the buyer meet his payments on the remaining obligation in 1902. In his manuscript letter Stanbra to Pierce Dec. 27, 1899, the Iowa dealer makes it plain he is taking his commission immediately; and that he is smarting from a remark dropped by Pierce previously, that Stanbra's customers do not bring along enough cash to negotiations.

1895

At the end of the poor year of 1900, the two Kaspari brothers, Jacob and Margaret Kaspari and Martin and Anna Kaspari give R.C.I.A. authority to sell the NE $\frac{1}{4}$, Sec. 4, 135N 55W at a stipulated price, for the purpose of meeting Kaspari indebtedness to W. A. Van Brunt in the amount of \$611.00, and indebtedness to Enderlin State Bank. Thereby the Kasparis might free themselves to be enabled to sell the NW $\frac{1}{4}$ of the same section 4.

1896

Two transactions are recorded for April 6, 1900 regarding the E $\frac{1}{2}$ of E $\frac{1}{2}$, Sec. 7, 135N 58W on the once-military reservation of Fort Ransom, to wit: 1. For \$800.00 the R.C.I.A. buys the mile-long 160 acres from Fayette Armsby, Hannum & Tenneson signing for R. C. Iowa. 2. For \$1100.00 the R.C.I.A. sells the same quarter to Martin Opgaard of Fort Ransom, N.D.

1897

K. O. Severson gave a note for \$92.00 to Ole Christianson at Larabee, N.D. July 10, 1901. Tom Pierce of the Enderlin State Bank took the note for collection in Nov. 1902. Judgment was given in Eddy County court December 1902. Seversons: see also #920, #1123.

1898

Ole Qualey, Hardware and Furniture at Kindred, N.D., and Alfin Qualey, dealer in general merchandise at Marion (P.O. Elmo) N.D., sue Ole H. Graff, a single man in the Owego area, in 1902. He pays the money into the hands of Henry Ylvisaker of Owego, who will bring it in as soon as possible.

1899

The Southwestern Elevator Company (see also #968, #993) at Sheldon sue a farmer on a bill for seed grain incurred in 1899. Justice court at Sheldon renders judgment against John Noon.

1900 Case File Abstracts

1900

This file involves the crop from SW $\frac{1}{4}$, Sec. 20, 137N 53W farmed by Lewis W. Akin (See also #1845). P. W. Burke had an interest in the crop. According to his contract, he would not be called upon to pay for more than 4 cents per bushel for threshing; and he was charge 9 cents. Also, for his share he was paid \$843.46, whereas he should have been credited with \$21.86 more.

1901

Divorce proceedings between Ferdinand A. Feldmann and his wife Emma A. He had gone to the Kalispell region in Montana.

1902

A list of names of persons on the collection schedule of R.C.I.A. made by John Howell in 1898. More than five hundred items.

1903

R.C.I.A. collect rent from Thomas Hanson on SW $\frac{1}{4}$, Sec. 2, 134N 54W for George W. Adams of Humboldt, Iowa (see #1855 file).

1904

Andrew Lee notes considerable unbroken prairie on his 240 acres in Sec. 14, 57W in 1897. Other physical characteristics noted by F. W. Froemke for R.C.I.A. in 1901 including the fact that the subsoil is yellow clay under a layer of loam; the terrain is rolling with a "deep lake bed" on one 40 acres. Some documents give Lee's address as Preston, N.D., while others record it as being Plymouth, N.D.

1905

Ed Pierce and R.C.I.A. buy a quarter of land from S. Melissa Lamb, a widow holding mortgage on NE $\frac{1}{4}$ Sec. 6, 133N 54W within the framework of Fargo Loan Agency. The land is not worth over \$500, being light. Ed is in process of selling it to another Pierce, namely, L.W. Pierce. Farm Lands, Minneapolis, Minnesota, for \$500, 1901.

1906

George Losey (see #864, #1133) using stationery of John N. Fox and Z. T. Shepherd of the firm of Fox & Shepherd, real estate at Breckenridge, Minn., August 1901, had made great efforts to induce John E. Stevenson to go up to Sheldon. J. L. Uptegrove meanwhile, effectively induced him to buy land, W $\frac{1}{2}$, Sec. 1, 133N 57W from Ed Pierce. They fight over the sub-commission; make an agreement between themselves. John Stevenson incurs an increase in his debts, and asks Ed to sell his half section, or if not possible; to rent it out for him. His land is three miles, mainly south of Elliott, N.D., which he estimates as a town of 100 population. Having sold to Stevenson on August 15th, Ed Pierce now resells on Sept. 19, to Frances (ne: Little, see #1019) E. Dolson, 609 South Street, Kalamazoo, Michigan. Some of the papers go through Thomas Pierce and the Enderlin State Bank; but Ed is trying to channel Mrs. Dolson's affairs through his own hands. In 1915 real estate men, Chisman and Conboy of Lisbon are getting the recorders in that County Seat to catch up with the transactions of 1901. Warranty Deed of Winfred E. Plamer and Maude B. his wife, misplace into this file. See also: #2418 for Losey at Lisbon. #9527.

1907

The files contain miscellaneous checks of Ed Pierce, cancelled and not otherwise classified. Dated 1893-1897. Note: A clip of 1899 cancelled checks were lying loose in the Pierce papers, and were inserted into this file for convenience, Aug. 26, 1971.

1908

Reuben Snyder, storekeeper in Dana, Iowa (see #1811) sends two requests to Ed Pierce. One, that he may allow his renter who farms an adjoining quarter, to seed some of Snyder land to oats on condition of being given credit for an equal number of acres but in wheat on Reuben Sorlein's quarter. Two, that Ed accept \$960.00 to complete payment for NE $\frac{1}{4}$, Sec. 26, 135N 55W and possibly to have the deed made out directly now to Alice C. Snyder "for \$1.00 and other valuable considerations."

1909

When the Wolski brothers, Rudolph, William, and Fred make application to buy another quarter of land in Green Township, by taking out a mortgage on the land they already own there, complications set in. The money loaned on their land is to come through R.C.I.A. from Ida M. Kruggel and her mother in Minneapolis, Minn. But there is difficulty clearing up the title, going back to Herman Whipple (an Andreas Atlas name) and Jennie Green, both of Maine While Ida is gold bricking on her job in Minneapolis, Ed is working hard to get all the papers through, and also carrying the amount of the loan. Ida does not wish to pay him interest on this money because they have been holding their own in readiness to loan out. She settles for a 50-50 split on the matter of \$15.50 interest. However in his very first instructions to his office help, Ed had directed that not 7% as Ida thought, but 12% had been charged the Wolskies. Therefore Ed Pierce came through on the temporary arrangement, getting 8 $\frac{1}{2}$ %, while Ida accepted 3 $\frac{1}{2}$.

1910

This file contains correspondence on financial figures of the bad year of 1900 when the crop was not worth cutting. Marion and Lewis Grange were also in business in Sheldon. They managed to hang on; and in 1902, Julia L. Coburn turns over the deed to the W $\frac{1}{2}$, Sec. 19, 136N 53W to Marion Grange and Minnie and Charles Clayton Grange. See #2297 for sale of NW $\frac{1}{4}$ of this land, 1903.

1911

Evandice E. Carrel and his wife Estella buy eighty acres near Sheldon at the turn of the century. (See #1911 for rest of section). Evandice cannot write or spell English very well, but he figures accurately with exact records.

1912

Bad years in Dakota, sickness and death in the family in Border Plains, Iowa, forced Vance L. Hollingsworth and his wife Clara Ellen to retrench on their capitalistic investments. He induced Evandice Carrel (see #1911) to take responsibility for a portion of his land in North Dakota, Mortgaged to R.C.I.A. W. T. Stanbra had a hand in the deal.

1913

Papers enclosed reflect the facts that Patrick J. Dalton lives on a homestead in Ward County; and also works in many places in Iowa getting his mail when going to town for church services on Sunday. The mortgage is shifted from Elva B. Hannum to Mary B. Cougan, Niles, Berrien Co., Michigan. Gottlieb Geske has the land in 1907.

1914

Election returns from Ransom County, 1902, the year Ed Pierce successfully ran for the State Senate. Returns for 1900 election on reverse.

1915

Fredrick W. Froemke is given the opportunity by R.C.I.A. to buy a quarter of land in Coburn Township from the investor, Charles A. Austin, of Orange, New Jersey, 1900. Paid it up by 1902.

1916

R.C.I.A. invests in choice remaining lots of Sheldon in 1897. The Northern Pacific sell all of theirs for \$400.00; and partners Horace Horton and J. C. Detlor, North Bay, Ontario, sell 107 lots of original townsite of Sheldon, and 48 lots of Horace & Detlor Addition for \$500.00.

1917

O. C. Anderson bought a quarter of land in the fold of the bend of the Sheyenne, through Stanbra of Humboldt, Iowa, in 1900; and being advised by Ed Pierce that this country is not favorable for renters, comes up himself. But after one year he wants to sell his land for double what he paid for it. There are so many O. C. Andersons around Humboldt, that Mr. Tremai of the Peoples Bank there has difficulty locating the right one.

1918

The Sheldon Roller Mill Co., namely, James Sorenson, father, and sons Lewis, Hans, and William Sorenson, sue Myron and Lizzie Brace on a debit of \$15.00 one year old. Fowler and Banks had already garnished income of Brace.

1919

One of the lists of assets of the Farmers Trust Co., Sioux City, Iowa living near Milnerville, Iowa (see #1848-1849), pays \$300 of his debt, but due to sickness of wife and drought, cannot raise the final hundred still owing. He rents his land in Iowa, and moves, by doctor's advice, by wagon to Charles Mix County, South Dakota, where his father lives; 1901. R.C.I.A. is anxious to have him borrow more locally to pay the final installment to them.

1920

Out of another item in the List of Assets (see #1848 and #1849), R.C.I.A. realizes \$7.50 out of two hundred dollars worth of "assets". Feb. 19, 1902.

1921

Maggie C. Doran, (Postmistress of Sheldon, H.D.; see also #1215) holds a \$250.00 mortgage against a quarter of land in Stutsman County owned by Mary Ellen Kane (sometimes spelled Caine) and her husband Henry C. R.C.I.A. takes over the mortgage when after one year the debt increases to \$720.00. See also #1674.

1922

Innocence immigrant, George Hilbert filed the legal papers of final proof on NW $\frac{1}{4}$, Sec. 12, 136N 62W LaMoure County, 1900, several days before completing the legal documents on his naturalization. He has a mortgage of four hundred against the land, held by Lorenzen and W. Farley of Ogden, Iowa. Hilbert probably rents out the land to Farley who farms it, and departs for Arkansas; selling the land to R.C.I.A. at \$8.00 per acre. Senator Hansbrough gets the Commissioner of the General Land Office in Washington D.C. to move the case into the Board of Equitable Adjustment, 1902.

1823

Two actions (#1823-#1824) against Mathias Adrian, SW $\frac{1}{4}$, Sec. 5, 137N 55W near Lucca, N.D., bring about garnishment against his crops; thereupon the Atlantic Elevator Company at Minneapolis, Minn., and their agent, W. J. Loomis in Barnes County become involved. Anna D. Walter and Dr. Olaf D. Sherping (see #1256) brought the original suits.

1926

Mathew Shea and his wife Catherine borrowed \$1,500.00 from the Middlesex Banking Company, Middletown, Conn. at 7 1/2%, and paid it back by 1902 installments of one hundred fifty dollars annually. Matt owned NW1/4, Sec. 30, 137N 53W Watson Township, Cass County, N.D., the title of the SW1/4 was erroneously recorded at one time; this was known locally as the "Rife" land. Matt bought this quarter also through Mr. John Carmody, attorney at Hillsboro, N. D., from Cornelia M. Arnold, nee Cole, the only heir of Harriet M. Cole, in 1902. See also #1949.

1927

Emil Seelig, ranting an eighty acres, is informed the land has been sold by R.C.I.A. as well as the eighty south of it, in Sec. 23, 135N 55W; but the new owner will probably continue to let out the land for rent. A neighbor buys some oats, or wishes to, as it comes from the threshing machine.

1928

Private papers by Anna D. Walter.

1929

Theodore Seelig, renting land, is in the same position as Emil Seelig; see #1927.

1930

In a case tried in Justice Court, Pontiac Township, Cass County, N.D., Nov. 24, 1902, Henry Rathje sues George Krois for \$201.39 due him.

1931

Esten L. Rud, owner of 160 acres in Barnes County, died 1896; file contains estate proceedings on the part of the sole heir, Ellen K. Rud, Plano post office, Barnes County, N.D. 1903. The Marion Land Company and the Northern Trust Company are both involved. Ed Pierce is an officer in both organizations. The first is located at Marion, N.D., but its post office is Elmo, N.D.; the acting manager is B. P. Harding.

1932

The title to August Finger's NE1/4, Sec. 22, 137N 55W is being held up by the Merchants State Bank of Fargo. Ed Pierce leaves written instruction to Tenneson to "give them a roast."

1933

A quarter of Jason Downer land, in so far as Downer acting as trustee for Standish Rood since 1874, invested five thousand dollars in mortgages. Downer died in 1883. Fred T. Day appointed in his place, Rood still being insane in 1902, accounted for everything to the three children when Julia Rood, the widow, died in 1891, except that NW1/4, Sec. 32, 130N 56W had certain second mortgages against it. These were also duly cleared up. Purcell & Bradley at Wahpeton did much of the legal work together with Benson & Anderton in Milwaukee (see previous files on Milwaukee firm.)

1934

Julius Froemke, living near Marion, N.D., post office Elmo, N.D. is sued by his father August Froemke, and should have won his case except that he had "a farmer for his attorney" according to the banker at Marion, B. P. Harding.

1935

Thomas Anderson is getting along fine paying for SE1/4, Sec. 22, 136N 53W bought in 1900, at payments of \$100.00 each November.

1936

Martin Shelver, Butzville, N.D. buys NW¼ Sec. 35, 136N 55W. This is Coburn land, Helen S. Coburn specifically involved, but also Mrs. Pepper, according to Philbrick (see earlier files on the Coburn Land Agency). William C. Smith had paid up this land in 1900; but due to an error in computation, was \$100.00 short; and Philbrick insisted this be made up.

1937

William A. McLeod buys SW¼, Sec. 18, 135N 55W the warrantee deed coming from Arthur A. Rose, with the help of Winterer & Winterer of Valley City, N.D.

1938

Nicolay E. Arntson rents E½ Sec. 29, 136N 53W from Olesvand wife Helen Hanson in 1901. Farm contract enclosed.

1939

Coburn descendents, William Long, Nina Dell Long and Ralph W. Long, all of El Paso, Texas, 1900, sell all of Sec. 7, 136N 55W to B. I. Keating cashier at the Enderlin State Bank, and therefore, to R.C.I.A.

1940

James A. Schenum (see #947 and #955) 42 years old, Norwegian and having wife named Ida, lives on NW¼, Sec. 9, 136N 54W address Lisbon, N.D. now seeks to also buy NW¼, Sec. 8 of the same Township.

1941

Abstract of title of railroad land SW¼ and SW½ of NW¼ Section 6, 135N 55W shows the following: United States to Thomas N. Pugh, receiver, Fargo, D.T. 1881; Pugh to Herbert S. Harcourt. 1883; Herbert S. Harcourt and Amanda to James E. Wisner, 1883; James Wisner to Artemus Wheeler, 1883; Artemus Wheeler and Phelura to David Buttz, 1888; David Buttz to Mary Buttz, 1888. She died in 1891 and willed it to her two children.

1942

The White Lumber Company sues for payment of fifteen dollars, 1902, due from Martin Gulbrandson.

1943

Underwood & McIlvane (see earlier files) are hungry for payment from John Janisch, who already has hauled some of his crop to two elevators at Alice, N.D. and the bank at Fingal, N.D., having a number of claims subsequent to Underwood and McIlvane, is making a real estate loan to pay off Janisch's land contract. Papers were served on: W. M. Cattanach, agent for Monarch Elevator, at Alice, N.D., J. D. Zegler, agent for Andrews & Gage Elevator, Alice, N.D., C. E. Batcheller, cashier at Bank at Fingal, N.D. At this point, Anna D. Walter, businesswoman, holding a note Janisch had given H. Jennings at Lucca, also sues. See also: #1928, A. D. Walter.

1944

Albert Fraederick, Sheldon, N.D. purchase of land from RCIA; Section 19, 136N 53W, 1899-1902. No summary by Schmirler

1945

Myron & Lizzie Brace purchase of land, Sec. 9 134N 54W, 1901-1902 and Ed Pierce. Land apparently later owned by O.M. Landon of New Hampton, Iowa. No summary by Schmirler.

1946

Ole T. Olson, Owego, N.D. purchase of land, Sec. 18, 135N 53W, 1899-1902. No summary by Schmirler.

1947

George H. Collins, S.W. Philbrick with Ed Pierce and tax statements, 1902-1903. No summary by Schmirler.

1948

A.C. Egart, Contestant v. Tillie C. Hanson, Contestee; related to land Sec. 15, 154N, 80W, 1902. No summary by Schmirler.

1949

Matthew Shea bought a quarter of land adjoining his in Watson Township, Cass County, N.D., in 1902, known locally as the 'Rife' land; at the time it was owned by a daughter of Harriet M. Cole. For further details, see case number 1926. (Summary card found in file)

1950

Hugh McCusker homestead land, Sec. 22, 154N, 30W, 1902. No summary by Schmirler.

1951

W.J. Muller loan regarding land Sec. 4, 149N, 69W. Also letter from Fessenden Land Company, 1903. No summary by Schmirler.

1952

John H. Trangrud purchased land from Perry B. Utley of New York City, Sec. 27, 136N, 55W, 1900-1903. No summary by Schmirler.

1953

Margaret and Martin Kaspari v. George F. Hamilton and Maria E. Smith, et al. action related land title, Sec. 9, 135N, 54W, 1902-1903. No summary by Schmirler.

1954

N. B. Hannum v. Roy W. Schossow regarding loan, 1902-1903. No summary by Schmirler.

1955

L. Adelia Mulinex, Rock Rapids, Iowa purchased land from RCIA, Sec. 31, 135N, 55W, 1899-1902. See also file 1956. No summary by Schmirler.

1956

L. Adelia Mulinex, Rock Rapids, Iowa purchase of land from RCIA, Sec. 31, 135N 55W, 1899-1902. See also file 1955. No summary by Schmirler.

1957

Andrew Walters farm contract, working with Ed Pierce, 1901-1902. No summary by Schmirler.

1958

John Olson farm tenant on land of George W. Adams, Sec. 25, 135N 56W, 1901-1902. No summary by Schmirler.

1959

Mortgage documents of Martin Christianson, loan from Hans O. Hagen and Julia Hagen of Fingal, N.D., 1900-1902. No summary by Schmirler.

1960

John and Rachel Stevenson of Breckenridge, Minn. lands, Sec. 1, 133N, 57W, 1902. No summary by Schmirler.

1961

Christain Staiger with Carrington and Casey Land Company, Alex Mason, O.Z. Johnson, James Peterman, James Goodman, 1895-1925. See also 1962 and 1963. No summary by Schmirler.

1962

Christain Staiger with Carrington and Casey Land Company, Alex Mason, O.Z. Johnson, James Peterman, James Goodman, 1895-1925. See also 1961 and 1963. No summary by Schmirler.

1963

Christain Staiger with Carrington and Casey Land Company, Alex Mason, O.Z. Johnson, James Peterman, James Goodman, 1895-1925. See also 1961 and 1962. No summary by Schmirler.

1964

C.W. Buttz, tenant and Ed Pierce regarding land, Sec. 18, 135N, 55W., 1902. Christain Staiger with Carrington and Casey Land Company, Alex Mason, O.Z. Johnson, James Peterman, James Goodman, 1895-1925. See also 1962 and 1963. No summary by Schmirler.

1965

W.E. Daniels purchase of land from RCIA, Sec. 17, 136N, 53W, 1899-1902. No summary by Schmirler.

1966

John Burgess, et al. to Charles F. Oeder satisfaction of mortgage, 1900-1902. No summary by Schmirler.

1967

William B. Conohue v. F.M. and L. Devendorf land transaction, 1902-1903. No summary by Schmirler.

1968

N.B. Hannum, plaintiff v. William H. Young, defendant for recovery of \$152.67 for goods sold, 1902. No summary by Schmirler.

1969

American Type Founders Co. v. Charles H. Potter for recovery of money due, 1902-1903. No summary by Schmirler.

1970

Niels Jensen and Helen S. Coburn, Louise H. Coburn, Frances C. Petter and Grace C. Smith regarding land sale, 1899-1903. No summary by Schmirler.

1971

State Bank of Sheldon v. T.D. Platt for collection against note, 1903. No summary by Schmirler.

1972

Lewis Sorenson v. John B. Johnson for collection against note, 1902-1903. No summary by Schmirler.

1973

State Bank of Sheldon v. Martin Gulbrandson for collection of promissory note, 1902-1903. No summary by Schmirler.

1974

J.J. McDonald to George W. Manning mortgage papers, 1900-1902. No summary by Schmirler.

1975

J. W. Prentice to J.I. Case Implement Company promissory note, 1895-1902. No summary by Schmirler.

1976

J.H. Grady, Fargo, N.D. to George H. Hollister promissory note, 1901-1902. No summary by Schmirler.

1977

Edward J. Scharf to Ed Pierce mortgage, 1902-1903. No summary by Schmirler.

1978

“Private letters & copies mostly in re S.T. Wolfe and C.O. Heckle’ includes letterpress copies, Correspondent includes E. A. Barber, president Humboldt Frist National Bank, Humboldt, Kansas, 1892-1898. No summary by Schmirler.

1979

John G. Campbell and Robert R. Gray, tenants, with RCIA, land Sec. 27, T137W, R54W, 1899-1903. No summary by Schmirler.

1980

RCIA, tenant with Board of Trustees of Oberlin College, on land Sec. 27, T137N, R54W, 1899-1902. No summary by Schmirler.

1981

G. B. Balderson, tenant and Ed Peirce, agent, alnd Sec. 13, T133, R57, 1901-1902. No summary by Schmirler.

1982

William Fraederick and Julia L. Coburn, lands, Sec. 5, 136-54, 1899-1902. No summary by Schmirler.

1983

M.C. Doran (later Mrs. Ed Pierce) and RCIA, 1903-1904. No summary by Schmirler.

1984

Oliver Rasnick, tenant and Frank C. Turner, landlord, land is Sec. 25, 139-67, 1900-1902. No summary by Schmirler.

1985

W.A. Wood Mowing & Reaping Machine Company v. Thomas Patterson, et al., 1899-1902. No summary by Schmirler.

1986

“Old notes and miscellaneous papers v. Charles Kruger and wife”, 1882-1891. No summary by Schmirler.

1987

W.W. McIlvain and Ed Peirce, lands, Sec. 30, 136-54, 1903. No summary by Schmirler.

1988

“Old Miscellaneous papers of Ed Pierce”, 1889-1925. No summary by Schmirler.

1989

Land contract, Herman Fernow, Enderling, N.D., tenant with RCIA; land Sec. 25, 137-56, 1900-1902. No summary by Schmirler.

1990

Land contract, Knudt H. Ringheim, Enderlin, N.D. with RCIA; land Sec. 17, 136-55, 1899-1901. No summary by Schmirler.

1991

Land contract, RCIA, tenant with Julia L. Coburn, landlord; land Sec. 17, T136 R55, 1899-1902. No summary by Schmirler.

1992

Land contract, Christian Austad, Enderlin, N.D., tenant with RCIA; land Sec. 17, 136-55, 1899-1901. No summary by Schmirler.

1993

Land contract, Ole A. Olson, Enderlin, N.D., tenant with RCIA; land Sec. 17, 136-55. No summary by Schmirler.

1994

Farm contract, James Hally, tenant with John Hally; land Sec. 15, 135-54, 1902. No summary by Schmirler.

1995

James Dugan, debtor and H. Jennings. Lucca, N.D., 1901-1903. No summary by Schmirler.

1996

M. B. De La Bere post office matter, 1903-1908. Appointment as postmaster at Sheldon, N.D. No summary by Schmirler.

1997

W.S. Denett of Bangor, Maine and his attorney S. F. Humphrey of Bangor, 1903. No summary by Schmirler.

1998

Land contract, A. G. Norde, et al., tenants with Edward Anderson et al., Land Sec. 22, 136-53 and Sec. 1, 135-53, 1898-1903. No summary by Schmirler.

1999

Mathew Shay and Cornelia M. Arnold sale of land, Sec. 30, 137-53, 1900-1903. No summary by Schmirler.

2000 Case File Abstracts

2000

This file contains revealing details about: 1) Temper of General Land Office investigation of malpractices rumored about homesteading 1900 as represented by Special Agent, Col. C.A. Lounsberry. 2) Sheldonites in the Velva, N.D. area: Burke, Boyles, Burgess, Hughes, and Carr; R.C. Sanborn. 3) Tarpapered claim shanties. 4) Good offices of Senator Hansbrough, and others. 5) Rigors and tragedy in homesteading. 7) Homesteading by the weaker sex: Mary E. Smith. See also: #2383; case of Peter Berg.

2001

Envelope was empty, though inscribed as containing the last will and testament of Nicholas E. Breaw; Marth E. Breaw having received the contents Feb. 25, 1915.

2002

E. F. Green, a renter in southwest Ransom County makes R.C.I.A. come through with 20 quarts flax seed per acre. He needed 72 bushels seed at \$2.00 per bushel. Somehow between Charlie Heckle, Henry Boos of Lisbon, and Ed Pierce a misunderstanding had arisen; they were ordering only 50 bushels in the first instance. The crop sold at 98 cents per bushel at the Andrews & Gage Elevator in Elliott, N.D. in October 1902. The share of the R.C.I.A. from the crop on the first ticket mounted to \$55.00 as against the \$144.00 they had expended upon seed; but they also had reserved the hay on that quarter section. The "eastern inverter" spoken of in the correspondence, must have been getting interest on the unpaid balance of the mortgage from someone. SE $\frac{1}{4}$, Sec. 22, 133N 57W lies in the sandy, light soil area of the southwest corner of the county.

2003

Ed Pierce, October 1900, takes over house and lot of R. G. Hillen, former bank employee in Sheldon, now gone to Colorado gold fields (see #1220). He assigns house and lot to Miss Maggie Doran (later Ed's wife); and the property is sold to Thomas Harrison, who in February of the following year is one of the signers of the petition that Maggie be reinstated in her job as postmaster when the Sheldon post office had been elevated in classification. In August 1903 after the monthly payments had been sporadic, but two-thirds the principal of the \$300 debt had been paid, Mrs. Harrison was of a mind to clear the debt and sell the property herself. But Ed Pierce -- [surprisingly?] -- instructs F. H. Richardson to foreclose the Harrison contract; the property was sold to Harold S. Jewell. The Harrison contract had stipulated that if the Harrison's failed to make their payments, monies paid in previously would be considered merely as payment of rent for the use of the premises.

2004

At the close of 1903, big operator William Hurtz (see #1190-1195) is threatened with foreclosure by joint action of the Enderlin State Bank (a Pierce bank) and the Minnesota Loan and Trust Company, on a debt totaling over ten thousand. Know second mortgages and liens come up over three thousand additional. One of the creditors, Charles J. Lee of the Hub Clothing House in Valley City, N.D., thinks the two and a half sections of land known to him are worth floating a loan for the fourteen thousand dollar total of debts, and he wishes not to write down the amount owing his store. Also, according to letter January 11, 1904, Sturges & Burn Mfg. Co. of Chicago, Illinois, had acquired the Cornish & Co of Valley City and its obligations, in December of 1900. They specialized in creamery and cheese factory machinery.

2005

Ed Pierce has a buyer from Iowa who will pay twenty dollars an acre for Section 21 in Moore Township, Ransom County, N.D., 1903. But Mr. J. G. Schmidt, president of the Northfield National Bank, Northfield, Minn., and S. A. Netland, cashier and vice-president of the Bank of Hampton, at Hampton,

Minn., who own the section want to keep the crop that year too. Pierce says the land has been hard to get offers on.

2006

Shareholders in the Enderlin Savings Bank, Enderlin, N.D., included two men coming to that town from Sheldon namely, Herman Shirley (druggist) and W. J. Fowler; the others were J. C. Harper (general store, and active town promoter, W. A. Thompson, Ed Falkenborg, N. P. Peterson, John Gruye (Glidden bakery owner), Daniel Murphy and C. C. Chamberlain, November 1, 1902. A second copy of the articles of incorporation shows the name crossed out, and Ward County Immigration Association, substituted for it, in 1905. The indication would be that the same articles were used in the process of setting up an institution of that name and nature at Minot, N.D.

2007

Statement of Ed Pierces account with R.C.I.A. shows a turnover of \$54,188.89 for the year May 1902-August 1903.

2008

Amos A. Gates, who transferred title to 80 acres in Ransom County north of Lisbon says his wife never resided in North Dakota, and neither did the couple to whom he transferred title. Other papers indicate that after reorganization, May 27, 1882, headquarters of the Carrington & Casey Land Company were located at Minneapolis, Minnesota. (See also #1013). The President had authority to sign for the company.

2009

Henry Hanson (see #1004, 41180, #1902) consolidates his debts into one loan of \$1800 from Levi Bemis obtained through R.C.I.A. On his farm he has by this time, a house and two barns, consisting \$2000; three one half miles west of Sheldon, about the same distance from Enderlin.

2010

Statement of one hundred and eighteen judgments procured by Ed Pierce as a lawyer, for a period ending July 17, 1903.

2011

Statement for the last year's half 1903, on receipts and expenditures on rented property, on the part of Ed Pierce, and some by N. B. Hannum. Ed realized a thousand dollars profit over what he re-invested in R.C.I.A.

2012

Henry Dieter has gone to Mandan by 1903, and not paid on a forty-dollar note given two years before to State Bank of Sheldon. He has noted in pencil instructions as a "German preacher."

2013

Caspar Meili (who according to Sheldon newspapers bought the furniture store first operated in Sheldon by the Neelands, back in the 1880s) (and the Sannes farm in 1902) is sued by Ed Pierce on a fifty-dollar note which is four years old in 1903. The note is made "O.K." by Mrs. Meili's signature, and the case is dismissed. Mrs. Meili was a Lindemann.

2014

As trustee of the Northern Trust Company (Fargo, N.D.) Ed Pierces transactions ran up to nearly ten thousand dollars in the last half of 1903. Statement given here.

2015

This file evidences that a turning point in the personal relationship between Ed Pierce and Charles A. Gram (see #820, #921, etc.) both long-time attorneys in the small town of Sheldon, had occurred. Gram rents three rooms in the State Bank of Sheldon (Pierce's building) and buys the fixtures. Pierce agrees to turn over all insurance agencies he represents in Sheldon July 1, 1903, except one, the St. Paul Fire & Marina Insurance Co. agency.

2016

The matter of suit concerns a small amount of money between Ed Pierce and Iver Swiggum. In the letter by Pierce-Tennessee to Ed Pierce, dictated, can be found the key to the numbering system used by Ed Pierce when he had little help, and before he completely reorganized his system of filing and numbers so the files would be identically numbered at Sheldon Office and at his Fargo office. The ink numbers refer to the inactive files kept in the bank vault at Sheldon, it would seem, and as first-numbered and kept by Ed Pierce when he was more alone to do his own filing.

2017

Distance proved no seclusion for Frank A. Burner (see 41096, 41102, #1127, #1286) and a chattel mortgage he gave in lieu of paying his insurance premium to Ed Pierce in 1899. Through the services of a Sheldon boy, Judge J. E. Burke of Velva, it costs Frank \$20 additional. The file contains 1903 letter from clerk of court at Towner, McHenry County, N.D., listing county officials in letterhead.

2018

Ed Pierce gets a succession of persons to hold the mortgage given by Lewis W. Akin against a half section of land in Coburn Township, Ransom County, (through the years 1900-1906. (The Sheldon local newspaper referred to the man as the "Coburn boomer" in 1902. For one year the mortgage was assigned to Minnie Grange; at one time to an E. E. Cole at Spencer, Iowa.)

2019

Through Ed Pierce and R.C.I.A., S. Edwin Day, president of the Moravia National Bank, Moravia, New York, sells a piece of land in Brown County, South Dakota. He had foreclosed on it ten years earlier. The real estate contact for Ed Pierce at Aberdeen, South Dakota, C. C. Fletcher says the NE¼ Sec. 26, 125N 63W is not a very desirable piece of land ". . . as there is no one living around it, and it is hard to rent." 1900. Day asks Pierce that he might also sell the McIntyre land in Ransom County.

2020

Accounts with R.C.I.A. handled by Kvello for Hans A. Halvorson, Clarkfield, Minnesota, 1903, relating to supplies for seed wheat, and other grains. Goose wheat and blue stem named among wheat varieties, the first being obtained from Jacob Kaspari. (See also #1823 on Hans T. Halvorson, Hardvick, Minnesota.)

2021

John Baskerville of Joliet, Illinois buys N½, Sec. 2, and NE¼, Sec. 3, 147N 70W, when R.C.I.A. clears mortgage held by the Fessenden Land Company. R.C.I.A. also paid \$58.00 to the Secretary of State for Incorporation of the Fessenden Land Company. May 1903.

2022

Anna D. Walters (businesswomen Sheldon and Lucca, N.D. see #1928) turns over 40 accounts owing her for collection by Ed Pierce, May 15, 1903. (According to Sheldon newspaper accounts, she was preparing to leave for New York State.)

2023

When S. W. Philbrick of the Coburn Agency (see previous files) wonders why payments or at least interest on payments due on land for which papers have been sent, are not remitted as yet by The North Dakota Land and Investment Company, Medina, Minnesota, Ed Pierce and R.C.I.A. take over the process of selling sections 1 and 23, 139N 69W, Stutsman County, N.D. The deal involves Albert H. Weston of the State of Maine, and final buyer, Oliver Rasnick, of St. Cloud, Minnesota. Papers include two letter 1902, of C. A. Wheelock, (see also #5018), secretary of the Medina realty company already mentioned. A good map of Stutsman County on reverse of stationery. For his final payment on some of these lands in 1904, see #2400; #2407; and note that these lands are west of the river in peoples' minds at that time.

2024

Ellis Rifenburg is summoned to court for payment of one hundred and fifty dollar doctor bill for services by Doctor Sherping (see #1256) requested by himself and an unknown party six years earlier.

2025

Anton Johnson detains a mare in the "pound" at Owego, N.D., allegedly to collect damages done by the animal according to Ed Thompson to his property. The owner, E. U. Marsh sues for payment of fifty dollars by Johnson, spring of 1903, in Justice Court at Lisbon, H. H. Grover (see #937, #938; #1160). Note that the Notary, Ada E. Sperry corrects only one half Grover's error in the official statement of the case.

2026

John E. Balizet (barber in Sheldon) speculates by buying all of block 12 in the original townsite of Sheldon from Ed Pierce for two hundred dollars, paying fifty down November 1902. In one and a third years he loses his investment.

2027

Herein are contained: Articles of co-partnership of Pierce & Tenneson, Jan. 1, 1903. Pierce Tenneson & Cupler, Jan. 1, 1913. Note that the principal place of business and office of both general law firms was Fargo, North Dakota

2028

Eberhard Olson Fausett, "Justice of Peace, Stock Raiser and Farmer," as his letterhead styles himself, living on adjoining Section 30, Liberty Township, Ransom County, N.D., (Address: Enderlin) buys an additional quarter of Section 31, which is Coburn land. Coburn family descendants in letter to Ed Pierce March 23, 1903 clarify a point in the signatures quit claim deeds. Fausett buys the land at nine dollars per acre in 1897, the second of the very poor four years in this whole area, and yet pays for the land two years before the contract runs its term. See #2401; Fausett a partner in livery business.

2029

In 1898 D. H. Buttz of Buttzville perhaps got the better of machinery dealer N. B. Hannum (see earlier files for I.D. of both men). in Sheldon on a swap sight unseen of a buggy for a header. Five years later N. B. sues for equalization. The case being tried before the Justice of Peace in Sheldon, Buttzville loses to Sheldon in their home court.

2030

John R. Dagman of Ransom County, N.D. bought the NE¹/₄, Sec. 17, 136N 55W at nine dollars per acre, to be paid in equal payments per annum of \$160. He paid up in full four years ahead of term.

2031

This file contains statement on condition of the Northern Trust Company, Fargo, North Dakota in August 1903, including a list of subscribers of stock drawn up by Hollister, who included also information on the change to a savings bank type of institution.

2032

Treadwell Twichell in his farming operations in the sand delta area of Ransom County seeds brome grass with other grains, after some horse trading in quarters of land with Austin H. Strand, 1900.

2033

Surveyors' field notes and plat for Shenford Township, Ransom County, N.D. (copy).

2034

Statement of condition of the Ransom County Immigration Association at the close of the fiscal year, June 1, 1903.

2035

Akin and Babcock Land Co., a corporation, sell a quarter of land to Albert G. Schreiber who hails from Sibley, Osceola County, Iowa, 1903. (For Akin see #1845, #2018)

2036

Jane Goodman, wife of Joseph Goodman (General and clothing store in Sheldon; see #1197, #1139, #1227) sold Thomas J. McCully three quarters of land kiddy-corner east from Anselm, N.D., at twenty dollars per acre. This price [seemingly high] was to be paid by applying half the crop each year as payment from 280 acres in either wheat or flax. Jane furnished the seed. McCully was free to grow whatever and keep all on the remaining 200 acres, when broken Cooper Spencer, superintendent of the Fosston Win Stacker Company has money invested in the deal, according to his letter to Ed Pierce February 1, 1901. At this time R.C.I.A. has taken over the mortgage with less complex conditions for payment. By 1909 Lydia E. Stacks -- from somewhere -- holds the remaining mortgage through R.C.I.A., and it is paid in December of that year.

2037

N. B. Hannum (hardware dealer in Sheldon; see earlier files) bought Section 21 in Liberty Township, Ransom County, N.D., in 1899, the month of July, at \$10.50 an acre, or a total of \$6720. By November of 1902 he should have reduced the debt to under five thousand, but it still stood at six thousand. In 1903 R.C.I.A. takes over the mortgage, and Hannum is enabled to pay off the Coburns, and continue. In December 1900, Ed Pierce had written S. W. Philbrick, manager for the Coburn interests, advising leniency.

2038

Karen, Mrs. Fred Berg, was widowed about two years after they had bought NE $\frac{1}{4}$, Sec. 33, 137N 56W, Barnes County from the Coburns in 1897. Eighteen acres new breaking occurs on the land nevertheless. Ed Pierce encourages her to be businesslike in reporting the time her crop will be threshed -- according to the usual practice to satisfy the Coburns; in 1901 Philbrick says he is in favor of canceling the contract next year. Ed allows shortcuts of procedure in dealing with himself. There is a crop in 1902; she makes a payment. In 1903 R.C.I.A. through Thomas Pierce and the Enderlin State Bank advance the money to pay off the Coburns, and take over the remaining mortgage. Pierce & Tenneson probate the estate of Fred Berg for \$27.50, so that all property of the deceased is vested in Karen Berg. In this file occurs the first printed form for a "thresher's certificate."

2039

Cassopolis Manufacturing Company (see #1228, #1229) sues Ole J. Lee for payment of \$130 note five months old. November 1903.

2040

Sec. 21, 136N 54W, adjoins Sheldon, N.D. on the east side, and south of the public school there. A & P. Coburn acquired it from the Northern Pacific Railroad in 1877; the Tracy's had succeeded to ownership of it at least by 1894, when they obtained a quit claim deed from the railroad company as to their reservation of right of way. This cost \$10.00 total. They sold the section at \$16 per acre. Henry R. Tracy and wife Isabella M., reside in Roxbury district of Boston, Massachusetts. Confidential rating by P. G. Dun & Co. included in this file. They sell to Aaron McDonald in 1897; and he obtains his deed in 1904.

2041

Benton Galbreath, six miles west of Enderlin has acquired his second quarter of land since 1897, and in 1903 seeks to shift the mortgage remaining on it, from Jacob Lowell, Fargo, N.D., to the Minnesota Loan & Trust Company, through the services of Thomas Pierce.

2042

Catherine Woods of Sheldon, died and made a will earlier. In her charity she wills whatever was left after payment of debts to Catholic purposes. More claims arose than seem to have been anticipated or remembered by her. E.g., Mrs. Harvey Cholly to Ed Pierce Sept. 21, 1904; ". . . if she leaves the money I hear she has left I think we ought to be paid for the things we bought for her we couldn't afford to buy for ourselves and the nursing of 4 weeks . . ." Out of the picture that evidently was in her mind, the Diocese of Fargo would have realized about five hundred dollars; Bishop John Shanley gives a receipt for \$75.73 for the Seminary Fund from the estate of Catherine Woods; Aug. 26, 1904.

2043

Anton Johnson (see also #2025) of Owego, N.D. fails to come in to settle up on an appointed day three years successively, as his letters show. In 1903 suit is brought against him by Qualey Brothers of Kindred, N.D. and the Sorensons of the Sheldon Roller Mill Company, for small bills.

2044

A certain John Olson, in Casey Township, Ransom County mails application for a loan of \$700 to cover a mortgage made on his SW¹/₄, Sec. 18, in 1895. Date of application

2045

1903 Nathan B. Hannum, farmer and merchant (see also earlier files, e.g., #825) makes application for \$6500 loan against sec. 21, Liberty Township, Ransom Co., first applying to Northern Trust Co. in Fargo, N.D., and then to the Minnesota Loan and Trust Co. at Minneapolis, Minn. His application reveals he has a store in Sheldon and also in Enderlin, N.D., but his residence in the first place.

2046

Carl Bartholomay and his wife Antonia, bought Sec. 21, 137N 53W, Watson Township in Cass County, in 1897 for \$5500; and they seek a loan of \$6,000 in 1903, first from Tollef Jacobson & Co. in Fargo, and after that from the Minnesota Loan & Trust Co. A smaller debt owing to E. B. Qualley also comes into the proceedings.

2047

R. G. Hillen, bank cashier in Sheldon, N.D. as early as 1887, went west following the gold lure (see #1220, #1238, #2003). 1903 finds his wife still in Denver, Colorado and Mr. Hillen in Calgary, Edmonton, and High River, Alberta, Canada. John Seney, formerly of Denver is also with him in Canada, and has loaned Hillen money. To reimburse Seney, Hillen is in process of selling lot 10, 11, 12 and 13

block 6, Rudd & Sheldon Addition to the town of Sheldon, to Geo. Carr (see #2000). The deal is temporarily held up by a clerical error made in deeding earlier, by Carl Rudd. Rudd's heir, Emma Ruud now Emma Powell, helps correct the records.

2048

Hugh F. McCusker buys some land and gets a loan on it in McHenry County, North Dakota, aided by the service of a former Sheldonite, J. E. Burker of Velva, N.D. 1901-1903.

2049

Gustav Doeling and his wife Ida are digging a well on their quarter section in Casey Township three miles west of Anselm, N.D.; they have no buildings, but will build at once on this land which has been under cultivation "1 to 3 years." They request a loan of \$1500 from R.C.I.A. to pay balance due on the land. They have a complete outfit for farming; and as yet no debts. In 1905 Gustav lost most of his crop by hail; and they were requested to come in to town to talk things over. Mr. Bangert was suggested as a substitute, should the writer not be there. See also #2050; #2236. (Note from personal knowledge: Mr. Bangert worked at Sheldon for R.C.I.A., later going to Enderlin, N.D. to take up a role as attorney-banker-realtor until the 1960s.)

2050

(See also #2049) Three days after application by Gustav Goeling to Minnesota Title Insurance and Trust CO. Herman Doeling age 38, and wife Minnie, apply for the same amount to be used in purchase of the identical quarter described by Gustav. Herman has a \$700 debt on his own quarter nearer to Buttzville, N.D. owing the Northern Trust Company at Fargo, N.D. Letter to Herman in 1911 is addressed to Bordulac, N.D. acknowledging a \$72.00 payment on a first mortgage by Doeling to R.C.I.A. See also #2311.

2051

The Minnesota Loan and Trust Company of Minneapolis, Minnesota, does not like erasures on mortgages and notes, preferring the documents be redrawn by Ed Pierce. The mortgage of a farmer near Buttzville, N.D. held by the Enderlin State Bank, Thomas Pierce cashier, is unloaded through R.C.I.A. upon the Minnesota investors. The farmer is John Stensby.

2052

This file concerns the lots in Emmetsburg, Iowa that were traded to R.C.I.A. as part payment for a section of land one mile east of Anselm, N.D. (see #960, #961). Evidently they were an inheritance. Abstract of title to lots goes back to 1859 and Thomas Magher (Maher) who homesteaded the land. The McGregor & Missouri River Railway Company mentioned for its right of way 1875, became the Burlington, Cedar Rapids and Northern Railway. See also #1795.

2053

When Mrs. Leverous's acknowledgement to deed on property in Lisbon, N.D. in favor of Lena Donahue is taken, she is in Norway, and it has to be translated from the Norwegian.

2054

Marion Grange sues a garnishee, namely Henry Woods for interfering with the payment of a thirty dollar bill owing him for goods and merchandise delivered to John Woods and Harvey Cholley. (See also #2042.)

2055

Clarence Matt, Canadian, single, bought a quarter of land in the Sandouin (McCleod) N.D. area, sandy lands of Ransom County, in 1900 and received a refund of \$31.25 from the U.S. Government in 1903. \$2.50 per acre.

2056

Otto Redetzke claims George Schmidt represented himself to be in the employ of George Carr, and the latter was obliged to pay for his suit of clothes sold at \$33.50. Payment was not forthcoming until suit at law was brought.

2057

The Cassopolis Manufacturing Company sues Charles R. Strachan for payment of bill. (RE: Company see #1228-1229; Frank Koehler, see #1036) Frank Koehler is involved as garnishee.

2058

P. H. Burke, Steator, Illinois prefers to rent his quarter section in Watson Township, Cass County, N.D. in the years 1902-1904, and makes out well; Gustav Schmidt being the renter. Four business letters from the gentleman in Illinois.

2059

Letter Ed Pierce to S. W. Philbrick (Mgr. Coburn land sales) January 13, 1902 reveals that Gustav Dagman, buyer of a quarter of the Helen S. Coburn lands in Barnes County, (SW¼, Sec. 33, 137N 56W) (address Lucca, N.D.) in June 1898, lost his crop by hail in 1899, and by general crop failure in 1900; so that R.C.I.A. had to loan him money to pay his taxes (see #935). Gustav catches up in 1902 and the next year of 1903 pays off the mortgage. The firm of Turner & Buwell is doing the clerical work on the papers. Philbrick to Ed, April 9, 1902, is written upon stationery of the Coburn Steamboat Company, of which he is treasurer. Crumpton & Crumpton grain market report Nov. 25, 1901 copy in this file. Reverse of Ed Pierce to Dagman, Aug. 8, 1902 is written report from Gustav showing his optimism is up.

2060

The State Bank of Sheldon sues L. S. Lord for payment of \$50, September 1903. See also #2536

2061

N. B. Hannum also (see #2054) sues Harvey Cholley for payment of a small indebtedness.

2062

Mainly of interest to Lisbon, N.D., this file contains letters on his big capitalistic venture by the little clerk of court at the county seat. While H. P. Grinager is clerk, a house and lot in Lisbon is bought and recorded in his wife's name, Ingebord A. Grinager for \$450.00. Illness afflicts him in 1900; and since he always writes on stationery furnished by someone else, his correspondence records a career of odd jobs in Lisbon: Curtis & Lamb; Billing & Gilbertson dealers in agricultural implements; and Geo. C. Jacobson, county treasurer. Between 1900 and 1903 the slate of Ransom County officers changes completely, except Superintendent of School, W. G. Crocker, and a coroner and surveyor are added to the list. A pencil description of house and lot is included in the file; and shows that the house was built in 1887, raised up on stone foundation 1889, and finished off inside. Lot 5, Block 5, Burhyte's Addition.

2063

One of Ed Pierce's banks, the Marion Land Company Bank in the village of that name, orders its oak counter from the St. Paul Furniture Co., St. Paul, Minn., and the marble dealing plate plus black counter grille from the Phoenix Furniture Co., Eau Claire, Wisconsin. Total F.O.B. cost: \$250.00

2064

The Northern Trust Company of Fargo, represented by Pierce & Tenneson, take up tax certificates of redemption on a considerable number of lots in Sheldon in 1904. County Auditor's lists for 1903 enclosed in file.

2065

With Ed Pierce running interference for him vs. Philbrick of the Coburn Agency, Edward Anderson, after the bad years of 1898-1900, comes out on top and pays for the west half of Sec. 13, 136N 53W, Coburn Township, Ransom County, one quarter being deeded to him by Charles A. Marston, the other by Julia L. Coburn. (Continued in #2066).

2066

Continuation of #2065.

2067

Arbitration asked, but rejected in advance: James D. Flatt and T. L. Wiper (bank cashier) remain \$150 apart on a mutual purpose to buy out the other from joint ownership of SE¹/₄, Sec. 3, 136N 54W, Greene Township, Ransom County.

2068

James Sorenson (Sheldon Roller Mill) buys lot 13, block 4, Rudd & Sheldon Addition, Sheldon, N.D., with another party associated in the deal a year earlier.

2069

Elva B. Hannum forces payment of \$275 still due her on lots 5 and 6, block 19, original townsite, acquired by the Sheldon Livery, being composed at various dates of these partners: George M. Babcock, Charles E. Smart and Daniel Cornwell.

2070

F. W. Froemke finds a clerical error in a deed to his father's land, i.e., Herman C. Froemke, in Shenford Township C.O. Heckle (see earlier files), who became an attorney through his work for R.C.I.A., now lawyer for Lisbon Land & Loan Agency, traces the agent through Mr. LaDu of Lisbon. E. S. Ellis had been the business partner of LaDu before he left North Dakota in 1889 (Ellis to Froemke, Jan. 16, 1904), and doing loan business in Indian Territory in Nebraska. He is careful to avoid identifying his responsibilities with those of Mrs. Rebecca L. Thorne, a rolling stone.

2071

File is a continuation of the purchase of Herman Froemke's lands in Shenford Township, by F. W. Froemke and R.C.I.A., 1904.

2072

Lewis W. Akin tentatively made a sale of half a section in Coburn Township of a section he had bought from R.C.I.A. Sale to a gentleman from Indiana. Note Solicitor Commission Certificate form, and the irregularity on it.

2073

List of scratch pad figures relating to business in the Minot National Bank, Minot, North Dakota.

2074

Herman Oehlke buys a half section in Highland Township Cass County, N.D. from Anna Watson Symms of the town of Warren, Warren County, Pennsylvania, 1898, for \$4480.

2075

Frank W. Koehler, (Harnes shop proprietor in Sheldon; see #1036) and wife Mary buy a quarter section in Shenford Township, Ransom County, 1904, from John F. Duncan, Lewisburg, Pennsylvania, through offices of R.C.I.A.

2076

Creditors agree to establish a trusteeship in settling their accounts with Joe Goodman (see #1197, #1139, etc.) one of the early storekeepers of Sheldon, N.D. now experiencing insolvency in 1904. Two companies express regret to hear the news, one registers surprise Joe had estimated his assets as \$19,000 a year before; they turn out to be nearer \$13,000. File furnishes convenient list of mercantile firms supplying a local merchant at the turn of the century; two letterheads with pictures of their main place of business, horse drawn vehicles in front.

2077

Application for loan on the SW $\frac{1}{4}$ of the extreme southwest section of Cass County, N.D. (Sec. 31, 137N 55W), December 1903, by Ernest C. Fernow, who owned the entire S $\frac{1}{2}$ of that section though mortgaged to O. S. Powers.

2078

Another man, George Cullen manages to pay for a quarter of Coburn land, NE $\frac{1}{4}$, Sec. 15, 136N 54W, Coburn Township, Ransom County, in the five years from 1899-1904. Philbrick in his letters mentions that Cullen owns another quarter of land. This was the NW $\frac{1}{4}$ Sec. 15. see #1570

2079

Matters pertaining to the estate of Capt. Robert J. Mitchell (see also #1188-1189), attorney at Sheldon are fully settled 1903. He had borrowed \$600 from Anna Ford at Casselton in 1897.

2080

N. B. Hannum, (husband of one of the Bonines and early big businessman and farmer in Sheldon-Enderlin area) December 1903 gives Ed Pierce power of attorney over all his property and business: to settle with creditors while Hannum recuperates in West Baden and Mudlavia baths in Indiana. Ed sells Section 21 in Liberty Township and his store in Enderlin, the last going to N. P. Peterson. O. O. Goldberg bought the farm, acting for the bank at Enderlin.

2081

Tax statements and receipts for the year 1903 show that R.C.I.A. paid taxes on only 21 sections of Coburn lands in Cass, Barnes and Stutsman counties. Philbrick to Ed Pierce in 1904 says he is sending the same list for that year, for he has not heard of any land sold by the Coburn heirs in the meantime.

2082

Hubert R. Freitag, German, 30 years old in 1904, through services of R.C.I.A. pays of O. T. Odegard mortgage against NE $\frac{1}{4}$, Sec: 6, Shenford Township, Ransom County, N.D. since 1892. By 1904, Hubert has also acquired a homestead in McHenry County, (in the Velva, N.D. vicinity).

2083

(Together with #2031) this file contains material important to the knowledge about the Northern Trust Co. of Fargo, N.D. Having concluded a partnership with B. G. Tenneson, Ed Pierce relieves himself of work by the further step of placing his holdings in R.C.I.A. in trust with the Northern Trust Co., beginning Jan. 16, 1903. Tenneson sends instructions in detail to a colleague in their bank at Sheldon and at Enderlin, N.D. Besides usual documents, this file contains Ed's letter of Jan. 16, 1903 detailing the consignment of land contracts placed in trust; two Tenneson instruction sheets; duplicate sheets I, II, III, IV, V and VI

plus itemized statement of E. P.'s Trust account Feb. 1, 1903 to Jan. 1, 1904; and discussion of title of George Johnson's quarter in Coburn Township, NW¼, Sec. 17, recorded Jan. 29, 1903, Book 5, pages 198-199. Also checks by, to and from between Ed Piece and Northern Trust Co. (see for Geo. Johnson #1330)

2084

Peder J. Hoff and his wife Josephine (the second drug store in Sheldon, N.D.), own some land west of Buttzville and north of Lisbon, N.D., with J. A. Gunderson renting from them. Minnie Grange, widow of Louis Grange and guardian of Clayton Grange (see #882) holds a mortgage against the land; the Hoff's borrow \$800 to pay her off, 1904.

2085

James A. Schenum's (see #955, #1940) title to NE¼, Sec. 8, 134N 54W was not yet perfect until the heirs of Abraham Anderson, deceased, had signed the deed to the contested quarter. According to Pierce, Schenum had acquired the quarter at a much lower figure in 1893 than the worth of the land, from August Weeker of Butte, Montana, later Alexandria, Minnesota, Mrs. Anna Weeker, sister of Schenum, in 1904 refused to sign the deed unless Schenum first paid her \$40 for a horse of hers he allegedly kept. When the deed was settled, 1904, Edwin Day (see #2019) took over a mortgage that was two hundred dollars higher than the original buying price in 1893. And Schenum had title to the quarter for which he once allegedly committed violence against his father to retain.

2086

Jakob Wolters, 33 year old German 1904 and wife Mary make application for a loan of \$1000 in order to pay the purchase price balance on another quarter of land near them in Casey Township, Ransom County, near Buttzville, N.D. They already owned three quarters in one chunk and another quarter a half-mile from it.

2087

Wheelock & Wheelock, now of Fargo (1904) and successors to Whitney & Wheelock, North Dakota and Minnesota Lands and Mortgages, formerly of Medina where Whitney and Wheelock were the North Dakota Land and Investment Co., sell Coburn lands near Crystal Springs, Windsor and Cleveland, N.D. after buying them through R.C.I.A. They have a branch office in Medina, Chaffee, and the Ransom County Bank in Sheldon, N.D. The manager of the Coburn Agency in Skowhegan, Maine, Philbrick (see earlier files) has just returned "from the woods" and is awaiting the return also from the woods of Chas A. Marston, a Coburn heir needed to sign papers on these lands. Oliver Rasnick, St. Cloud, Stearns County, Minnesota is the buyer of this section from Charles Marston.

2088

This file contains crop reports as early as 1894, when William M. Freitag and Fred Nohr, in partnership on the NE¼, Sec. 6, Casey Township, Ransom County, a parcel of Odegard land (see earlier files) were still cutting their wheat with a header, and putting it in stacks to wait a month before threshing. The next year Tobey reported to R.C.I.A. that they had a good crop in shocks. Odegard feels Freitag-Nohr are not giving him his full share of the crop. Ed Pierce is not satisfied with them (probably their negligence in keeping up the taxes on the land), and is going out to talk to them. Freitag's house has burned in 1898. Fred Nohr is deceased by 1901. Bertha Nohr, after Freitag writes off his interest "for value received," in 1903 brings the original debt at \$2000 in 1892 down under half that figure and R.C.I.A. is willing to take over the mortgage.

2089

Additional papers on same contract; and it is Hubert Freitag who receives deed to the quarter. Find payment \$1031.03.

2090

Co-partners of the Sheldon Roller Mill, Lewis and William Sorenson, sue George Leist for payment of \$16.45 bill for flour bought the year before at a sack at a time during the harvest season of 1903.

2091

Ed. T. Olsen, Scandinavian after living on 80 acres for fifteen years, which had once been acquired by the Hadleys and lost by Sheriff's sale, was ready in 1903 to buy another 80 acres in the section north, for pasture. Sandhills area. Bought at \$8.25 an acre, from the D. S. B. Johnston Land Co. Ltd. This land had once been homesteaded by Selia R. Day and wife Maria; mortgaged to the Hadleys. See also #2287 for probably pre-emption by Day.

2092

R.C.I.A. has not realized enough to pay expenses out of Sec. 23, 133N 55W in the last three or four years. O. P. Melby renter brings through a crop in 1903. Letters written on stationery of the People's Store at Lisbon, N.D. assuage the patience of Ed Pierce in early part of harvest time, one of them being written not by Melby but by H. B. Hendricks, proprietor of the store. [Note: Hendricks pioneer counseling with farmers has appeared in earlier files, but was not noted down. -Rev. A.A.A. Schmirler, Feb. 23, 1972.]

2093

Fifteen citizens form a School Section Syndicate in preparation for the public sale of school lands, Dec. 16, 1903. Because Section 16 adjoins the original townsite of Sheldon on the east. They intend disposing as much of this section to the local School District as they might require for school grounds; and also as much as needed by the village of Sheldon for dump grounds; the remainder to be sold in parts according to the decision of a majority vote of the pool; the members receiving one fifteenth of the proceeds. A profit was realized. Three maps of section 16 show three variations of the railway location through it. This is the first file to contain strips of adding machine figures and paper.

2094

David H. Buttz and Mary M. Buttz make application for loan of \$1000, April 1904, and accept stiff conditions as regards securities demanded by T. L. Richardson and C. G. Bangert, acting for R.C.I.A.

2095

R.C.I.A. seeks to sell about 6100 acres of Canadian land in Township 28-24, west of Long Lake, Saskatchewan. Correspondence with Currie, Clark & Co., realtors in Regina, N.W.T. 1904, successors to a Qu Appelle Land agency, and who own a quarter of land four miles south of Englevale, Ransom County, N.D. A letter from a Division Engineer of the Canadian Pacific Railway Co., 1904 states that after anticipated grading on the Pheasant Hills Branch westward from Lipton, the end of the line would be forty five miles from the settlement of Long Lake; and other projected lines would not cross nearby either, on their way to Saskatoon.

2096

Xavier N. Newkam's patent to NW¼, Sec. 24, 134N 58W westward of Englevale, Ransom County, N.D. is signed May 15, 1883 by President Chester A. Arthur. Yet more than a year earlier Newkam gave a mortgage on his quarter to the trustees of a portion of the building fund that had been raised by subscription for Trinity Church, Geneva, New York, in return for a loan of \$550. The Clere Story Fund, as it is noted in the documents, forced a sheriff's sale at Lisbon, N.D. 1902, and paid an additional \$1684.11 to buy the land at the sale. George Young, of Young & Wright law firm, Valley City, N.D. seems anxious to shunt this dubiously titled piece of real estate into the hands of R.C.I.A. The latter see it to W. T. Stanbra 1904, but for only \$800.

2097

This file contains Ed Pierce's old list of 240 sales solicitors for R.C.I.A. in various states, mainly Iowa. An updated list for 1906 recognizes 176 solicitors. Another list is included of some 440 names whose connection with R.C.I.A. was perhaps more loose. (see E.W. Scharf, the second name on the list, and #2099 correspondence). See George Fowler letter Feb. 17, 1903, #2258 for purpose of such a list. See also a list that was not padded #2395.

2098

Harry L. Sisson, Spiritwood, N.D. buys a Coburn quarter (SW $\frac{1}{4}$, Sec. 11, 139N 62W) the month of May 1904, and pays for in fall of 1910. Wells & Dickey sell him the land, their headquarters at Jamestown; by 1910, that is the branch office main office in Minneapolis, Minn. Philbrick also has a new address in Skowhegan, Maine. Many short letters concerning details. Philbrick insists on computing interest from Nov. 1 to Nov. 1, disregarding the date when Wells & Dickey remittance might have reached R.C.I.A. The final payment is made 13 days early, interest computed for that much less than one year, as Wells & Dickey point out, buyer has right to make (final) payment at any time, according to contract. Philbrick agrees, lamely.

2099

E. J. Scharf, Spencer, Iowa (see #2097 list of 440 names unclassified). 1904 finally makes some money out of a deal he arranges for D. F. O. Cuttell, when he brings about his purchase of a half section near Venlo, N.D. (Sand delta area.) Cuttell uses stationery of the Western Underwriters Association Incorporated, 153-155 La Salle Street, Chicago, Illinois, as used by Thomas their agent at Spencer Iowa. Cuttell's spelling of "attorney" might indicate lack of familiarity with the English language. Also, a clerical error made by George W. Van Dusen & Co., of Hennepin County, Minn., in 1899 when deeding one of the quarters of N $\frac{1}{2}$, Sec. 26, 135N 54W to R.C.I.A. is corrected. Scharf did not have a hard and fast connection with R.C.I.A.; correspondence reveals he was uncertain about his dollar per acre commission.

2100 Case File Abstracts

2100

Rev. H. Elster, Route #1, Enderlin, N.D., 1904 buys a quarter of land in Oliver County, N.D. "to help a poor friend." He does so without having the \$1150 price at his disposal personally. The Swedish American National Bank and its land company at Minneapolis is involved. Eugene D. Ease, attorney at New Salem, N.D. does work on the abstract, though the land is in Oliver County, of which Center, N.D. is the county seat.

2101

John Boyle receives tip that someone wishes to make trouble for him, May 1904.

2102

Ed Pierce and attorney Alfred M. Kvelloe of Lisbon make a cooperative effort to prevent a lawsuit Village of Sheldon vs. Ransom County, from entering the court room.

2103

Oberlin College gives a quit claim deed to NW¼ Sec. 27, 137N 54W, Highland Township Cass County, N.D., in 1904, in favor of Gray & Campbell. This is John G. Campbell and Robert R. Gray. The Caldwells relinquish the other quarter of the N½ Sec. 27 to Gray & Campbell. (See also #1275)

2104

Oliver Rasnick (see #2087) brought 13½ sections of Coburn lands in Stutsman County, N.D., this file pertaining to Sec. 17, 140N 69W, acquired from Erastus W. Marston, April 1900, at two dollars an acre, originally Abner Coburn land acquired from the Northern Pacific Railway Company. In this file are contained letters from Senator Erastus W. Marston to R.C.I.A. and Ed Pierce, dated: February 24, 1901, January 14, 1902, August 9, 1903, September 19, 1903, February 16, 1903, February 29, 1904, March 12, 1904, May 9, 1904, and one letter written at his request by his son Fred C. Marston, February 4, 1904.

2105

Ed Pierce tries for Commission from Jahnston, and one dollar per acre from client also. His luck at fishing near Glenwood, Minnesota was better, June 1904.

2106

These two files provide figures on bids and actual costs of building Ed Pierce's "New Store" on lots 9, 10 and 11, block 3, Enderlin townsite, 1903. (This customarily housed three business places in Enderlin, on south side of 3rd Avenue, to still in use, 1972.) Harper's old store was added to, and then heated by the heating plant in the New Store. Pierces building cost over \$10,000. Mrs. E. B. Hannum was involved with the project. These two files furnish names of workmen, and others not occurring in the farm-real estate work in general. A. W. Younquist was general contractor; from Enderlin, and procured his materials through Chamberlain Wallace Co., hardware, lumber and fuel. J. B. Marsh did the chimney work; Charles Smart, and Chase Sinart were paid for painting; Chase Jude and R. Jones, for maple wood; W. J. Fowler, Dye & Wold, Caldwell Brothers, and E. A. Fetcher, for Halving. J. C. Wilson, station agent; A. V. Seifert, Salzer, Halvor Olson John Olson. William Riley, workman. (Continued in #2107)

2107

Continuation of #2106.

2108

Joseph E. Brunton and Emma, bought parcels of land in Sec. 18, 135N 56W, Tuller Township, Ransom County in 1892, which had been the preemption of E. C. Geary in 1883, passing through four successive owners to Brunton, and in 1895 back to Elizabeth Sabin and R.C.I.A.

2109

Another piece of E. C. Geary property, once sold to Della Corson, unmarried who held it 1883-1890, was the NW¼ Sec. 6, Coburn Township, Ransom County, N.D., and the year 1901 finds Roy S. Schossow owner.

2110

Fred Maisel and wife Louisa, 1898 by NW¼ Sec. 8, 136N 61W, LaMoure County, N.D., from the Friedman's of Stearns County and the Weilers of Meeker County, Minn. For further developments concerning this land, see #2140, #2141, #2142, #2143, #2144. Establishes the Maggie Friedman procured final proof of NW¼, Sec.8, 136N 61W as early as 1883. Her brother Jacob Friedmann came to Dakota in 1888; the Maisels in 1884.

2111

T.D. Platt is in Real Estate and Loans at Lisbon, N.D. Carington & Casey Land Co. and R.C.I.A. ease him out of the dealings on NW¼, Sec. 3, 134N 54W, land once contracted by Alfred William Bolton. 1904. Correspondence enclosed in file. See also #2302 for Platt

2112

Some more J. B. Folsom land is sold through R.C.I.A. Sec. 21 135N 56W, Moore Township Ransom County, goes in Minnesota bank workers, one of them being James B. Hove who is eager to have Ed Pierce make \$2100 profit for them in thirty days.

2113

O. C. Anderson of Humboldt, Iowa, in the fall of 1900 buys a quarter section of land southeast of Lisbon, Ransom County, N.D. (NW¼ Sec. 22, 134N 55W) for seventeen hundred dollars, with a payment of \$320 in earnest money and first payment to R.C.I.A.

2114

Lehigh Valley Savings Bank stationery is used by a land speculator whose address is Webster, Iowa; 1902. Several letters by Louis Ostblom probably were semi-dictated and actually handwritten by C. M. Rumbauer, the cashier at the bank see Trumbauer-Ostblom to Ed September 10, 1902. See also: #1842, Ostblom; #2159; #2186, #2187 #2216.

2115

Edward P. Rhinehart, guardian for four Rhinehart minors, and Ethel L. Rhinehart make the selling of the north eighty acres of the SE¼ Sec. 10 (where the Soo Line crosses the Sheyenne River, near Anselm, Ransom County, N.D.) a matter of legal record. Ethel is oldest of the children; see #1448.

2116

Truman Wood, living with Lucca, North Dakota as address, is sued for small debt by R.C.I.A.

2117

Presbyterian minister, Rev. William Graham, is disappointed by his church officers in their non-payment of his salary due. In consequence when the Lucca store goes into bankruptcy he is caught with an unpaid account there 1903. He pays, after moving to Minnesota. See also #2524.

2118

A four-way deal on two half sections and a quarter of land in three different townships involves owners Weston: George H. Shellenberger, St. Paul, Minn. in the Germania Life Insurance Building; E. E. Bennet of Humboldt, Iowa, contact man; D. L. Richardson, also contact man or sales solicitor and from Britt, Iowa; Glaesemann, owner; Fowler & Banks, and Ed Pierce; Poeter H. Ackerman, client; and S. W. Philbrick. Shellenberger, at the time in some need of the money he was to realize, grows impatient with Ed Pierce, sending him a three-day ultimatum, despite fact that some misunderstandings have been cleared up; intimates others of his acquaintances do not like Ed's way of dealing. Ed evinces no fear of the suit threatened; but does invite Shellenberger to keep his "clothes on." See also #2138; D. L. Richardson is from Britt, Iowa, according to his letters; and Frederick Glaeseman is buyer from Barnes County, N.D. See also #2162 re NW1/4 Sec. 14. See #2350 for Sec. 1, 136N 56W, More Township

2119

Another North Dakota farmer mortgaged to Van Brunt of Horicon, Dodge County, Wisconsin, 1892-1902 for \$500 worth of machinery, makes good. After selling their eighty-acre farm in Coburn Township Ransom County, James and Charlotte A. P. McConnell have over \$2000 clear. Cancelled mortgages as also the abstract of the land are in closed in the file.

2120

Janet Goodman, widow of Peter Goodman, sold her section of land near Anselm, and the lots in the townsite of that place, realizing eleven thousand dollars clear, in 1902. #2368: Farm sold at over 33 thousand in 1918. Some drawings of the town plat are not clear. See also #2233: Banker Matt Hendricks thought he was going to get commission for bringing client for Janet Goodman, Peter's widow's Sec. 5 at Anselm, and loan money (no doubt) to his fellow townsman, attorney S. E. Smalley of Cuba City, Wisconsin, Richard Greaham of Cuba City, his brother Owen Graham of Sterling, Illinois, backed out of deal, buying in Clark County, Wisconsin instead. Smalley gulps and plunges, calling attention to R.C.I.A. to the "limit on size of my pile" which in week previous letter he had admitted was "nothing but gall" to go on. Everybody lost the commission: H. P. Murphy, Lynchburg, N.D. whose clients backed out; Matt Hendricks, to secure his loan to Smillie of \$2700; lowers price by \$2 per acre for R.C.I.A.; and Smillie.

2121

James McCready, widower, sells his three quarters (E½ Sec. 28, and NW¼ Sec. 27, 136N 54W) in 1901 to R.C.I.A. for a clear amount of five thousand dollars after debts. Mortgages had been held by the Minnesota Title Insurance and Trust Company, of Minneapolis.

2122

Peter Austad (see also #2112), after nine or ten years of work sells his homestead in 1893 to Ludvig E. Loney realizing \$300 clear. Loney sells to R.C.I.A. nine years later, and realizes only half that amount clear. SE¼ Sec. 14, 136N 55W. See also #2189, in which it becomes evident that Austad was depending upon Loney to pay his mortgage, in order to pay one of his own not indicated in the papers of #2122. In other words, Austad's \$3000 clear had a lien against it, which was not cleared up until 1902.

2123

Another farmer, Henry Piper and his wife Christiana, who had borrowed \$2000 against their NW¼, Sec. 8, 136N 54W in Greene Township, Ransom County, made out well financially by selling to R.C.I.A. realizing \$5000 clear after debts in 1902. See #2139 for further developments of ownership of land sold by Piper to R.C.I.A.

2124

Lewis Akin (See #2035, etc.) and P. O. Peterson (#1801) J. H. Kelcheson rent a number of pieces of land under R.C.I.A., Hans T. Olson doing the plowing on one, 1902.

2125

Papers relate the accounts with renters of R.C.I.A. lands by William B. Donahue; Nils C. Anderson, S. P. Benson. They receive one dollar per acre credit for plowing. R.C.I.A. furnishes the seed, and two cents per bushel on the threshing of their half the crop, and one cent to the renter for hauling it to the elevator, 1902. See also: #2167.

2126

F. W. Froemke is slow in getting the title perfected on 240 acres, in LaMoure County for which the seller, John Rothenberger and his wife Lizaette thought they had furnished adequate abstract. for. They became impatient waiting for their money from May 15th through July, and hire R. W. S. Blackwell, attorney at LaMoure to write a letter for them July 22, 1902. Bank at Marion is still using Elmo, N.D. stationery

2127

A section and a quarter of lands rented out by these individuals: Christian Stager, George Hilbert, August R. Froemke, and John Herman, all in LaMoure County. (File cards only in this file).

2128

In June 1902, Belle Carr sells all of Section 23, 143N 62W, to R.C.I.A. at \$13 an acre. Stutsman County Only mistake noticed so far in Ed Pierce's records is found on his older file card, where he put it down as 142N. (see also: #2168)

2129

Ed Pierce and Ransom County Immigration Association acquire a speculator in N.D. lands in the person of Mary E. Kester who seems to be doing a great deal of talking in Humboldt, Iowa. 1902, letters from her. See also: #2129; #1856.

2130

R.C.I.A. authorized the building of a store and office combination designed by Hancock Brothers of Fargo, N.D., 1902, at Marion, N.D., on lots 1 and 2, block 5. T. E. Dolan contracted the work for the "stoar & office building", realizing \$575 for his work, after paying materials from the Powers Elevator Co. and Bomberg & Co., and these men: William Gallup, draying #2178, G. Jerchkott, stone work; C. N. Berry, lathing; W. B. Avery, painting; J. N. Leckvold, labor; C Odnos, labor; George Sorgard, labor; Gustav Schultz, labor; Claus Johnson, labor; Charles Freiberg, labor; William Elliason, labor; A. C. Arndt, labor; Christ Larson, labor; Emil Swensrued, labor; Amund Halvorson, labor. Total cost of the store & office, plus a fuel house authorized by one of the cashiers in the Marion Land Co. Bank, came to \$3531.90. #2368 P.O. was still Elmo, N.D. See also: #2336.

2131

J. Frederich and wife Emilie Lohman sell SE¼ Sec. 24, 136N 62W, LaMoure County, to R.C.I.A. for \$1600, half of which is clear to them. The deal is made in May; but Wells & Dickey Company of Jamestown, who held the mortgage against this property, found reasons to drag their feet until September before coughing up the deed.

2132

A widow in Watertown, Wisconsin sells one of best half sections in that part of LaMoure County, N.D. at a time when an undertaker dealing in furniture and sewing machines in Hartley, Iowa, is ready to buy. R.C.I.A. spearheaded by F. W. Froemke clean up this "snap." Four Froemke names come up in the papers: F. W. at Sheldon Ralph at Marion Land Company, August who rents the land, and Rudolph authorized by Ralph to break and sow 51 acres into flax on it. F. C. Brasted of Hartley who buys S¼ Sec. 136N 61W is under pressure, in having to go to New York the week the land sale comes through, for the funeral of his mother. W. P. Briggs is his attorney. E. F. Elliott abstracter for LaMoure County, handles

that department in the legal process. Alfred Steel of Jamestown, N.D., insurance and financial agent, persuaded the first owner to sell.

2133

Another piece of LaMoure County land in the Marion area is acquired by R.C.I.A., NW¼, Sec. 19, 136N 61W. It might be that B. G. Tenneson was on the steering committee on this one.

2134

Frank Peters in 1902 is in position to use the sale of one quarter of originally Carrington & Casey Land Co. land to pay off the mortgage, that Carrington & Casey Land Co. has on the second quarter. He sells SE¼ Sec. 1, 135N, 55W to R.C.I.A. He pays up NW¼ Sec. 13 in the same Casey Township, Ransom County while the two land companies watch him closely.

2135

Attorney Hugh Doherty, Lisbon and Palo Alto, California, is no longer incensed with Ed Pierce (See #888) but almost and quietly slips over an uncertain title to land in his wife's name to R.C.I.A. B. G. Tenneson checkmates him. And Doherty works his own way out of a confrontation with the Statute of Limitations.

2136

Two applications to buy Barnes County land are made on the same day in October 1903. One, by Adolph and wife Ernestine Kurtz; the other by Frederick Matzal.

2137

John B. Johnson and wife Carrie O. (See #1822) sell their mortgaged NW¼ Sec. 11, Casey Township, Ransom County, N.D. to R.C.I.A.; whereby James A. Campbell with his connection with security bankers, Larson Leach & Co. at Chicago and New York, seem relieved; 1902. Carrie gives her consent to the deal separately.

2138

This file, along with #2118, in the correspondence contained, shows up Ed Pierce in comparison with other lawyers and land agents and speculators. E. E. Bennett who has his own land agency in Humboldt, Iowa seems to be practicing high finance methods with Sec. 1 in Moore Township, Ransom County. He gets a fellow solicitor and speculator from Britt, Iowa, D. L. Richardson, involved who in turn solicits the help of Wesley & Aldridge of Britt, Iowa, (who confine themselves to inconclusive statements and indeterminate demands), and Shellenberger, Bryan & Helmes of St. Paul, who threaten Ed Pierce's Achilles deal, is an action by Fowler & Banks of Sheldon, perhaps unwitting. Pierce and Philbrick (this was Weston-Coburn land), go by what is legal; and Ed takes no bluff or "guff." References made to the contents of this file, in #2148. Letter of threat above in file #2149. See also #2269.

2139

Quarter of land sold to R.C.I.A. by Henry Piper (see #2123) is resold to Joseph Larson, but by strings tied to another quarter by Taylor Z. Gillett, cashier at bank in Packwood, Iowa, and speculating and dealing in lands from that place. Both quarters had to be either sold together, or Gillett's alone; otherwise Larson would come up and farm both.

2140

This file provides the basics for numbers #2141, #2142, #2143, #2144 and #2146 and #2147, in so far as Higley & Mitchell are concerned. This is a land agency located at Sheldon, Iowa, with a branch office at Glenwood, Minnesota. They begin dealing in LaMoure County lands obtained through R.C.I.A. in the Marion, N.D. area, e.g. the Maggie Friedmann homestead NW¼ Sec. 8, 136N 61W (see #2110) now

owned by Fred Maise when the realtors suffer heavy losses due to hail followed by a bank failure in Iowa, 1904. By 1905, Ed Pierce and F. W. Froemke of R.C.I.A. are shifting their burden to other land speculators, through the efforts of J. P. Early, Dubuque, Iowa, representing a The German Insurance Co. of Freeport; and to Alliance Mortgage and Investment Company Ltd. of Manchester, England (American office: Jamestown, N.D.), See also: #2467.

2141

Papers regarding N½ Sec. 19, 136N 61W, involving Higley & Mitchell from Sheldon, Iowa See #2140.

2142

R.C.I.A. sells NE¼ Sec. 14, 136N 62W for the overextended firm of Higley & Mitchell. 1904. See #2140 for basic understanding of this file. The Northern Trust Co., Fargo, N.D. (See #2031) take over two halves and a quarter all in 136N 61W, March 1904.

2143

Additional papers on the land deal beginning in file #2140.

2144

Papers concern the W½, Sec. 12, 136N 62W. Higley has withdrawn from these lands, Mitchell buying his interest. The half section is comprised of two homesteads taken out in 1900, signed by Theodore Roosevelt; one to a man who has friends in Iowa; the other to the widow of Joseph Numan. Since the Numans had at least a quarter of land east of Buttzville when they acquire this homestead, the new transaction does not represent a growth in size of farms.

2145

Man from Springfield, Minnesota buys a quarter of land in Coburn Township, correspondence through the State Bank of Springfield; Mortgage is assigned to Edwin S. Day of Moravia, New York, for some years an investor in Dakota lands. See also #2151, for further activity of solicitor M. G. Frank, cashier in the State Bank of Springfield. #2233: Frank feels no more buyers left around Springfield.

2146

W. E. Higley is having some lands listed in German to interest and area of German speaking farmers in the Marion, N.D. lands. Other papers relate to Sec. 15, 136N 62W involving Higley & Mitchell (see #2140).

2147

Sale of NW¼ Sec. 7, 136N 61W and Sec. 11, 136N 62W, to R. H. Martin, realtor in Minneapolis, according to an agreement between himself and Higley. Among letters is that of R. H. Martin to F. F. Froemke addressed to him at Marion, July 17, 1904, in which he evidently tries to build a fire under Ed Pierce, by expressing his lack of credibility that Ed can get papers to him, and therefore it would be "...little use in us bringing men to look the country over..." He asks about the condition of crops at Marion, and if there now are daily trains from Casselton (Questions to which he might well have known the answers before asking.)

2148

Important inclusion in this file is copy of Final Decree of Heirship of Coburns; 1893. See also #2138 references. George H. Shellenberger again, this time rearra_____ Sec. 1, 136N 53W, originally Albert Weston Coburn land, in Coburn Township, Ransom County, N.D. Philbrick points out a correction to be made in the papers, in so far as this section has not 640 but 651 acres in it; and Shellenberger is quick to point out that he sold the section at \$12 an acre (\$132 more due him) through the total price could not be raised anymore after agreements had all been discussed. To be kept in mind, is that Shellenberger is the

one who bought subdivision of the section into the deal, in order to move the land. He also insists the revenue stamps are not his obligation, because he directly takes and sells only one out of four quarters. Hollister: "You will have to convince Hanna, Farrand and myself that" revenue stamps are necessary. What are Ed Pierce's feelings when he instructs his man : "We had dispute with Shellenberger over this sale, and we offered Hollister \$150 if he could place the mortgages.....Pay it.....close the deal."

2149

Another George Shelleberger land transaction. He began buying this section of Coburn land in 1897; buys E½ and SW¼, Sec. 35, 136N 55W, Liberty Township, Ransom County, N.D. in 1898, and Ed Pierce's older file is incorrect in its description. Shellenberger subdivides, and sells SW¼ to John P. Arne of Humboldt, Iowa. Shellenberger tries to by-pass Ed Pierce, letter to Philbrick October 25, 1899; Philbrick to Shellenberger, remains neutral in expression, but checks him from doing so (Oct. 28, 1899). The St. Paul lawyer then writes Ed, Nov. 4, 1899: " I had no idea of usurping any authority vested in you..." On Nov. 15, Philbrick misses a correct date, and a clause (when interest shall begin) and makes a \$68.24 miscalculation. Shellenberger catches it, and writes to Ed this time. Ed relays the message to Philbrick with this comment: For the first time, I am able to say it's a horse on you." In June 1900, Shellenberger makes an error of \$188.80 against himself. Aug. 20, 1902 the threatening letter if referred to in #2138.

2150

Daniel Cornwell, land owner (and partner in the Sheldon Livery stable, see #1024, #1249) of parcels totaling two sections, sells one quarter, shifts debt to other one, and pays off one, with the help of R.C.I.A. and Lewis W. Akin. Abstract of NW¼ Sec. 30 Coburn Township Ransom County contained in file complete up to 1899. Halvorson at Sheldon; see also: #1823, #2188. See #2408 for land agent who held mortgage against Cornwell, a man from Grand Rapids, Mich.

2151

Correspondence again (See #2145) from William G. Frank, cashier in the State Bank of Springfield, Minnesota; Gottlieb Timm of that city buys a farm in LaMoure County, N.D., Aug. 19, 1902, specifically, N½ Sec. 15, 136N 62W. Reference is made to Fred Maisel; see then also #2110, #2140 seq. See also #2153 and #2155: #2232.

2152

W. T. Stanbra (the most successful solicitor for R.C.I.A., see previous files) Humboldt, Iowa. Gets his prospect Erwin W. Seaver, of Pioneer, Iowa. (Later from Havelock) to close the deal, though he runs short on his first payment, and presents a good sized railroad bill for refund July 21, 1902. Stanbra makes himself liable for unpaid balance of the first payment however and collect 50 cents and acre commission on this quarter in Casey Township, Ransom County, N.D., which is Carrington & Casey Land Co. land sold through R.C.I.A. Apparently sparing in his use of paper, Seaver's letter Oct. 25, 1902 to R.C.I.A. bears on the back side an unfinished letter of Oct. 21 which reads: "The Clover Company. Please send 1 doz. shirt and waist supporters on 30 days time." This would indicate some connection with a dry goods store in Iowa. (see #2076 for Clover Company as wholesale supplier to Joseph Goodman in Sheldon, N.D.) See #2472 Re: Seaver, 1905.

2153

Prospect from near Lamberton, Minnesota was unable to go through with land contract for which application to purchase had been made. See also: #2151

2154

John Larson, Fairfield, Iowa, a Bundy & Gillett, Packwood Iowa prospect; see #2139) was so "busie" shucking corn he did not have time to get his mail for three weeks, he tells Ed Pierce. The deal for SW¼

Sec. 8, 136N 54W, Greene Township, Ransom County, N.D., was closed nonetheless. See also: #2213, Joseph Larson and NW¹/₄.

2155

Prospect from near Lamberton, Minnesota unable to go through with land contract after application to purchase had been made. See also: #2153, 2151.

2156

Arthur Peterson and wife Annie by E¹/₂ Sec 25, 136N 55W, Liberty Township, Ransom County, N.D. through the services of Alexander & Selen of Heron Lake, Minnesota. R.C.I.A. uses the funds of Northern Trust Company at Fargo to provide capital for 30 days to lift a mortgage against the land, so that the deal with Peterson may be consummated, the papers given him, his cash received and new mortgage; two letters. (See earlier files for Bemis.) Copy of Solicitors Commission certificate, which in this case was only 20 cents an acre.

2157

William G. Green buys a quarter of land south of Venlo, Shenford Township, Ransom County, N.D. in 1902; R.C.I.A. makes out solicitor's receipt of dollar per acre commission for the sale, but W. F. Green up signs that he received same. Both men are from Forest City, Iowa; letters from both contained in this file. Note well: The Greens and Greenes in earlier files were from Michigan, and one from Indiana) See also #2167, for another Greenup prospect.

2158

August F. Werner, the Grimm business letter to R.C.I.A. reveals July 12, 1902, was able to follow up on his application to purchase LaMoure County land. Out of five applications, the Lamberton, Minn, banker figures only two will be able; actually only the one succeeded. For ill-success story of Herman Dommer, see #2163. For August Werner (without F.) brief capitalistic venture see #2170. Other pertinent files are #2153, #755. See also: #2232, August F. Werner gets partial commission when Gottlieb Timm (see #2151) buys some more land.

2159

S. W. Johnson, banker of the commercial Bank, Rippey, Iowa (see also #2186) buys a quarter of land in Coburn Township summer of 1902 at \$17 an acre; and he is ready to sell it at \$21 an acre that fall. Johnson was a prospect procured by C. P. Walker, Land Agent and solicitor at Paton, Iowa; and he predicts that Johnson will get other customers for Ed Pierce that fall. (According to #2186, his prediction came true.) See #2503 for more information on Walker.

2160

Another Ole Olson, this one Ole H. homesteaded in Liberty Township, Ransom County, earning his patent 1892. Charles G. Banks, father of James K. Banks, associated of Fowler and Pierce in the State Bank at Sheldon, N.D. among other activities there, sold to Charles Edmund. O. F. Fryer, of the Farmers' Savings Bank, Packwood, Iowa (See 2140, #2154) writes the letters, and Bundy & Gillett get the commission.

2161

R.C.I.A. gives authorization to the Sheyenne Valley Land Company, Lisbon, N.D. to sell NW¹/₄ Sec. 14, 135N 56W Tuller Township, Ransom County, north of Lisbon, June 1902. The firm is composed of C. E. Pierson, states attorney, and M. L. Engle, ex state senator; A. C. Lacey retiring from the firm before the deal is completed. The sale is to a customer from Emmetsburg, Iowa, Eugene J. Sprout.

2162

These papers constitute a continuation of #2161, and of developments in ownership of one of the old (#2118) Shellenberger quarters, the NW¼, Sec. 14, 135N 56W. Another Lisbon, N.D. land agency appears, Rourke's Land, Land and Insurance Agency; listing branch officers that might well be simply solicitors in thirty six cities. F. M. Rourke also understands that the financial condition of the Sheyenne Valley Land Company (cfr: #2161) might make it necessary to slap a lien against the poor land that might now belong to one of four different parties. Pierson & Engle had resold the land the same day as purchase from R.C.I.A. at an \$800 profit to themselves asking permission to so do, only afterward. Their buyer had resold. A process of quitclaim deeds apparently was worked out eventually.

2163

Herman Dommer (see #2158) panicked when he thought he saw that the first payment for SE¼ Sec. 3, 136N 62W was \$960 instead of \$560. If correct, adjustment was made and the Lamberton Bank sent up a draft for five hundred and some dollars. By 1905, Lamberton people and everyone else in the area of addresses given for Dommer, says there is "no such man" here. Suit is brought 1905 to quit title by F. W. Froemke, pres, of R.C.I.A. WHILE Ed Pierce is in Florida presumably (at least is gone). Tenneson guides, Froemke pushes through the legality. Arthur V. Bush, editor of the *Marion Sentinel*, Marion, N.D. is dangerously ill, and residing at home of W. A. Wells, publisher of the *Litchville Bulletin*, the official paper of Barnes County, April 1905.

2164

The First National Bank, Nora Springs, Iowa, and J. O. Mullaney bring up two customers for Section 27, 134N 54W, which is C. & C. L. C., land. R. O. Bell buys three quarters and Andrew Schlosser one quarter. Mullaney is anxious that their check totaling \$640 earnest money be cashed at once, 1902.

2165

Robert J. Jones applies for purchase of NW¼ Sec. 2, 135N 54W, 1902, and agrees to assume \$1000 mortgage already held against this land by Minnesota Loan & Trust Company. Sometime after acquiring possession of the quarter, he assigns all his rights to Lloyd Jones, also of Sheldon, N.D.

2166

Letter from the Bank of Glenwood, Glenwood, Pope County, Minnesota, of which A. Webster is president, to Ed Piper relates to abstract required by E. M. Webster attorney for Thomas M. Pulford, Villard, Minn. Mr. F. F. Froemke and R.C.I.A. have just sold him one of Henry Piper's (see #2123, 2139) quarters at \$24 per acre, which they had acquired that same day from Piper at \$18 per acre. According to penciled notation, Higley & Mitchell (see Earlier #2140's files) get the solicitors' commission. 1902; Coburn Township land.

2167

Letters from Alfred Duran 1902 reflect disenchantment with absentee farming south of the bend of the Sheyenne River, (presumably in the sand delta area); 1902. Durant a Greenup prospect (#2157); RFD. 2, Forest City, Iowa W. B. Donohue (See #1055, 2053) operated his land for him: had Otto Gottenberg, and E. C. Carter working for him, the last at \$25 per month during seeding. Apparently it was an early year, because seeding was well along by April 19; and 1902 was a good crop year in the area (according to other files.) Box car shortage noted by correspondence Sept. 13, 1902.

2168

(See also: #2128, 2570) Belle Carr, Anselm, N.D. invests in 257½ acres of land in Stutsman County, but only 1½ miles from Wimbledon, which is in Barnes County, in 1899, her husband in this case also signs the papers. They have a half section near Anselm with only \$500 against it in 1900. The \$350 mortgage taken out with R.C.I.A. in 1900 to pay the balance of the purchase price on the Stutsman County land in 1900, because their wheat there was hurt by hail and averaged only slightly under 9 bushels per acre.

1904 is marked by the elegant perforation of the world "PAID." They paid \$1515 for it; the banker in Wimbledon had offered \$2200. Eventually he got the mortgage on it, because the Feckler Brothers, druggists in Wimbledon, who bought it for \$3863 in 1902, also built a store and implement ware room, and ran short of money Ed Pierce refused to extend their loan; so they had to be carried locally. John J. Feckler says land exposed to "Cactus", Russian Thistle after Soo Line was built through it. 1909 Feckler is Sec. of Pioneer Lib. Insurance of N.D. and got his abstract to the land.

2169

Peter Beck of Rutland, Iowa, dealing through a new Humboldt, Iowa bank, the Safety Savings Bank, and being a client furnished R.C.I.A. by James F. Simmons (see #1856, 1237) buys a quarter in Liberty Township 1902, and is ready to sell it Jan. 1904, notifying R.C.I.A. to take it off their list. P.O. Peterson (see 1801, #2124) is renting the land. Edith Prouty, of Prouty, Coyle & Prouty, Humboldt, checking the abstract for Beck spells the name with a "d"; and she says when James K. Banks acquired this quarter at Sheriff's sale, Claus O. Goldberg had sold this property to his wife Ragnild Goldberg previous to the levy.

2170

August Werner (without middle F) prospect from Lamberton, Minnesota, unable to go through with his application to buy LaMoure County land, N.D. 1902.

2171

The first case in files where earnest money was sent back; land had been sold to someone else by the association; previous to the agreement made with the Steil Land Co. of Mallard, Iowa, and sealed by earnest money of \$100.

2172

Another sales fell thorough, from Raymond, Minn. This time. Older file says "drafts returned." The application to purchase is retained. On it, the original figure of \$100 earnest money is scratched out with something like a penknife, and \$10 is written anew. Did the man from Minnesota get back one hundred dollars or ninety? The prospect had sold his Minnesota land, but was having abstract trouble, and so was unable to meet his N.D. down payment, because he himself had not received money anticipated.

2173

Another sale failed to go through May 1902, this to people from Inwood, Iowa, also being near Pocahontas Iowa \$100 returned.

2174

Another section of LaMoure County land is bought by F. W. Froemke, for R.C.I.A. in 1902. Title had to be cleared of defect owing to rights vested in estate of gentlemen from Douglas County, Wisconsin, deceased.

2175

Froemke and R.C.I.A. run into two snags on one quarter of land in LaMoure County, N.D.; NE $\frac{1}{4}$ Sec. 19 136N 61W. This is part of lands granted William S. Smoot by Northern Pacific Railway Co. in 1881; first probate proceedings of his estate are found illegal by B. G. Tenneson. C. W. Davis is slow in working out new probate. Secondly, the railroad company refuses to give a release of its right of way, Dec. 8, 1903.

2176

An eighty acres bought by Froemke and R.C.I.A. from James A. Daly is the W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 9, 136N 61W. See also #2232

2177

The W½ Sec. 1, 136N, 56W, Moore Township Ransom County, N.D. is sold in 1902 by R.C.I.A. to Lars K. Opheim, advertising a dry good store in Bode, Iowa. He writes Ed Pierce to the effect that John Aasheim should be paid the commission; because he secretly felt Aasheim would pay the money back to Opheim. L. B. Gangstad, solicitor and brother-in-law of Opheim, who had obtained the tickets, one of which Opheim used on the railroad makes it hot for Opheim, who backs down. G. L. Tremain comments to Ed August 20, 1902; "...Lars K. Opheim...reserved a little time to kick—that all done he completes payment..." G. L. Tremain, president of the Peoples Bank, Humboldt, Iowa. See also #2238; letters from L. B. Gangstad on his side of the argument.

2178

William Gallup, owner of the Pioneer Livery at Casselton, N.D. invests in a second Pioneer Livery in the new town on the "Casselton Branch," namely Marion, N.D. Ed Pierce makes the same deal with him there as he had enjoyed at Sheldon in favor of R.C.I.A., though Gallup disagrees a bit on paying interest on the principal which is in effect steadily reducing. He sells his Marion property at the end of the year to Struble Brothers, Elmo, N.D. for nearly a thousand dollars profit. Gallup also caught Froemke on overcharge of \$25.00. See also: #2130: Gallup-dray work.

2179

A key file on Marion, N.D. as regards R.C.I.A. letter from Fairmont, N.D. bank evidences their participation in the Marion Land Company Bank directed by Pierce-Froemke. Pierce and Froemke separately from them became agents of lots 1903, for Christian and Eliza Baertsch who own the land on which the town is located. Moron & Co. of Fargo express their approval of F. W. Froemke's land deals in the vicinity. John W. Muir, St. Paul, Minn., with branch offices in Jackson, Minn., and LaMoure, N.D. lists 41 sections with R.C.I.A., but at \$1 per acre commission. This places agent, and the trend of westward land boom has moved beyond Sheldon, N.D.

2180

John E. Stevenson, of the land agency calling itself Stevenson Brothers, Breckenridge, Minnesota, buys a slice of controlling land in Sec. 22, Watson Township, Cass County, N.D., 1902; with J. L. Uptegrove (see #1906) receiving the commission of solicitor. Herman Ihme had incurred a mortgage on this land with an investor from Texas in 1881, which was satisfied in 1902. A lady from Brooklyn, County of Kings, New York State held the title originally. Lewis Akin had a man overhearing conversation (see #2018, 2035) of Ed Pierce concerning the land deal. Map of Wilkin County, Minn. on reverse of Stevenson Brothers stationery.

2181

Three letters are from the Security Improvement Co. of Grand Forks, N.D., two of them being written to Ed Pierce by F. S. Sargent, treasurer; 1902. They were in no hurry to sell a quarter of land in Owego and another in Coburn townships.

2182

Is this the end of the trail for Mary E. Kester, Humboldt, Iowa? See also: #1856, 1237, and 2129.

2183

R.C.I.A. buys NW¼ Sec. 28, 136N 54W, Greene Township, Ransom County, N.D. 1902 from Louis Austad who may have been in financial difficulty.

2184

Man from Goodell, Iowa is interested in buying half section in Ransom County, which happens to be the half section on which part of the town of Brockway, N.D. was platted by Julius Herkert in 1884 and vacated in 1902. R.C.I.A. is too slow in bringing through the papers through Ransom County Land Company at Lisbon; a partnership of R. D. Hodgkinson and G. H. Freeman which has just dissolved. The deal falls through. But some time later the half section (35, 133N 57W) goes to Elva B. Hannum. One of the investors in stocks in R.C.I.A. (The action production this file takes its beginnings form that completed and recorded in #2212.)

2185

Jackson, Minnesota people put through purchase of E½ Sec. 1, 136N 56W, Moore Township, Ransom Co. N.D. the same year Lars K. Opheim bought the W½ (see #2177). Chase F. Wentland needs Albert Redmann to go together with himself to meet the schedule of payments required by R.C.I.A. on the \$6720 total for 320 acres at \$21 per acre. Then the papers reveal the half section is short somewhat over 15 acres. Difference settled.

2186

William Patterson applies to buy all of Sec. 19, 137N 52W, Cass County, N.D. (west of Leonard, N.D.), Aug. 29, 1902 formerly Collins land.. W. T. Standbra and S. W. Johnson (see #2159) of the Commercial Bank in Rippey, Iowa, the P.O. address of Patterson, are involved. Patterson is selling 160 acres of his land in Iowa; and wants the Dakota land for a home. A solicitor from Jefferson, Iowa, gets the commission, but he does use the bank's stationery. See next file #2187, for further developments; and #2200. For Ostbloom see also #1842; #2114, #2216.

2187

W. T. Standbra ends up holding the sack on Sec. 19, 137N 52W (see #2186) when he subdivides, and finds himself \$5092.48 in the red. The mortgage against him is held by George H. Collins, 508 Montgomery Street, San Francisco, California. Standbra had someone default on three quarters, and Akin & Babcock had someone default on one quarter of Collins land. Collins, president of Higgins & Collins, Commission Merchants and cargo dealers in building supplies in San Francisco, stays at Hotel Metropole when in Fargo; W. T. Stanbra at the Elliott Hotel. See also: #2186 and @2200: Collins; Babcock & Akin. Amount Stanbra in red, May 1902; his buyers defaulted by Nov. 1902. See Collins to Ed Pierce, June 25, 1902, comment on Stanbra illness. See also #2269. See also Sec. 35: See #2410. See also #1789 for Collins authority.

2188

Albert Anderson bought E¼ Sec. 28, 136N 54W, Coburn Township 1902 (See also #1823, #2150). Robert H. Dodd received his patent on the SE¼ of this section, Aug. 19, 1881. A mortgage to Marion S. Melliken (or Milliken) was satisfied in 1885. Eliza C., wife of James E., Ward granted a deed to it in 1884, and Josephine Lucas gave a deed to the whole E½ to James McCready in 1902. And then comes Albert Anderson, after McCready's bill is settled with Minnesota Title Insurance and Trust Co., Minneapolis, Minn. In January 1905, R.C.I.A. takes back the land under its own first mortgage, and carry him. In 1909 the R.C.I.A. mortgaged it to the Kratt Realty Co., his northern trust company. In 1911 the Minnesota Loan & Trust Co. takes over the extension of time for payment of debt on the part of Albert Anderson.

2189

An 1891 mortgage by Peter Austad to the Canadian & American Mortgage & Trust Co. Ltd., Liverpool, England is finally paid in 1902, when R.C.I.A. takes over his quarter of land; which he had sold to Loney, 1893, accepting a mortgage from Loney as part payment. See #2122. Albert E. Larson buys the land from R.C.I.A. and he hails from Harpers Ferry, Iowa, with wife named Karm; and they deal through the First National Bank of Waukon, Waukon, Iowa. He was in default on his payment in 1903, Nov. 1st, and

received cryptic reminder. In 1907, he paid up the debt ahead of date, and R.C.I.A. commiserates with Minnesota Loan & Trust Co., Oct. 19: "as I advised you some time ago, farmers of this locality have an unusual amount of money on hand this fall..."

2190

Samuel Sturgen, Real Estate Broker, who lives in Clarion, Ia., but has connections in Garner and Mason City, buys the old Harry S. Oliver homestead in south-west Ransom County. This SE $\frac{1}{4}$ Sec. 10, 133N 57W, Alleghany Township, south of Elliott, N.D., is also at the same time another quarter on which John Van Dyke held the mortgage; apparently Thos. C. Dye did not do so well either. Sturgeon says June 26, 1902, he wants this for a party who seeks a "pretty well improved 4 near which he could lease 2 or 3 sections with a view to starting a ranch. Isley Twp bordering Alleghany on the west, the parcel sold should just about "fill the bill." The Broker from Iowa feels he has received a bit of an education from the Land Agent in Dakota whom he terms "fellows in practical business"; but he invokes God's blessing on N.D. and all its people. (January 17, 1903)

2191

A man from Minnesota, comes up to Sheldon, N.D. from Faribault and puts down \$70 in earnest money to make application for a quarter of land. The title had to go through probate proceedings. March 3, 1903 he writes Froemke --in German script--that he does not understand how it could have come about that he had to wait so long for the papers on the piece of land they had talked about when together: till in winter! He wants Froemke to answer by April 1. He expresses the thought that if Froemke had planned to do business with him only after winter, he should have sent the \$70 or \$80 back to the Citizens National Bank at Fairbault paid (as earnest money) toward the contract, and then he might have been able to buy more land than just one quarter. In April he gives up the deal, and gets his refund. See #2192, for man who bought the land thereafter.

2192

Frank G. Stangler, Lucca, N.D. had worked under a mortgage during the bad years that was owing to a land speculator from Twinsburg, Ohio. He sold SW $\frac{1}{4}$ Sec. 23, 138N 56W, Cass County, N.D. in June before the (first good crop in four years) was in, to R.C.I.A. so as to realize a thousand dollars for his labor of those years. Two days before, Froemke had already sold the land verbally to a client from Minnesota stopping at Sheldon (see preceding #2191). But the Ohioan died, and probate proceedings took so long the client eventually reversed himself.

2193

A partnership of three Sheldon businessmen, George Fowler, James K. Banks, and Louis Grange, in #1896 sold NW $\frac{1}{4}$ Sec. 26, 136N 54W, Greene Township for \$2000 to a woman Christen Larsen. Papers show that James Woods and Harvey Cholley of Sheldon, N.D. sold the same quarter back to George Fowler 1901. Other financial obligations of Harvey Cholley (see 1853) and the Woods brothers became involved in proceedings, which brings James Halley into the tangle, and Gust Dahm (see #2195). These proceedings are preparatory to R.C.I.A. selling three quarters of land in Section 26, and other parcels, to the Cooper Brothers Paul H. Cooper does the writing and visits Sheldon in the transactions. Coopers are reputed to be worth \$50,000 by the credit department of the John V. Farwell Co., Chicago, Illinois. They had department stores in Aurora, Illinois and Mendota, Illinois. One letterhead image in file. Fowler & Banks bought from them as wholesalers, box of clothing. See also #1582.

2194

From the further papers of the deal begun in #2193 it can be seen that Gust Dahm in 1896 had acquired the SW $\frac{1}{4}$ Sec. 26, in 1896 from Anna Harrison, the widow of William J. Harrison deceased. It had once been owned by [unfinished].

2195

This file pertains specifically to the NE $\frac{1}{4}$ Sec. 26, 136N 54W, of the three quarter sections bought by the Cooper Brothers of Illinois. (see #2193) and reinforces the thought that the three businessmen from Sheldon in #2193 were in fact working up a selection of land for a client gained for R.C.I.A. through contacts in the clothing business. This piece goes to Fowler and Banks for the moment. Adams and Frees Company, Lisbon, N.D. had held the mortgage on this piece against Gustav C. Dahm, until 1902. Rush S. Adams does the letter writing in this instance.

2196

Paul H. Cooper (see #2193) buys the W $\frac{1}{2}$, Sec. 23, 136N 54W, Greene Township, which has a mortgage on it by the seller through R.C.I.A., Alexander Fender, owing to the Canadian & American Mortgage & Trust Co., 1902 Paul visits Sheldon area, staying at the Grand Pacific Hotel, H. F. Labbitt, prop.

2197

One of the partners in a dry goods business in Charles City, Ia., grows bolder and invests in a half section of land in Casey Township Ransom County, N.D., 1902. He is able to pay \$1880 after looking over the land; and his note covered by a mortgage of \$5000 against the land is no problem for R.C.I.A. The sell the mortgage up to \$4000 of it, to Colonial and United States Mortgage Company, St. Paul, Minnesota; thus freeing their own capital funds for other activities, except for one five hundred dollar payment, held in trust for three months.

2198

A. A. Sanden, of the A. A. Sanden Land Co., Lake Mills, Iowa, does not know how to spell very well in English. But he has many deals running through his mind all the time balancing out one against the other. Without authority he changes the land contract with one of the applicants for R.C.I.A. land. But he has the confidence of the bankers in Lake Mills Bank, and the cash to give R.C.I.A. so they do not lose by it. The legal imperfection heals out.

2199

Pleas (Pleasant) Mullins made application in the summer of 1902 to purchase the south half of section eighteen in Pontiac Township Cass County, N.D., being himself from Adele, Dallas County, Iowa and he had money enough for the down payment at the time. After contract was drawn, delays set in. Fowler & Banks had to close up their purchase of the west half of this south half, buying from Anders and wife Jonson at Lucca, N.D., accepting their \$800 mortgage. James Shaw and wife Jennie gave a quit claim to Fowler & Bannks, to E $\frac{1}{2}$ of SW $\frac{1}{4}$; and clearance from the bank at Fingal where the Shaws of Lucca had their mortgage. Mortgagers of the east half of the south half were Reuben Jennings and wife Hanna S. by now from Langdon, N.D., to Mary P. Elden in 1888, identified 1902 by a former Sheldonite, L. S. Champine, Langdon. During these delays, wrote the solicitor from Adel, Iowa, Pleasant Mullins "lead" "a life that lost him his money & credit." Mullins himself said he was "...tired of monkeying with" the land deal, and refused to turn over a horse and buggy.

2200 Case File Abstracts

2200

Some more wheeling and dealing of the firm of Akin & Babcock. File includes letter from George H. Collins, Commission Merchant in San Francisco (see #2186 and #2187). Two differing applications to purchase S½, Sec. 23 of Coburn Township, Ransom County, from this firm. See also: #2269.

2201

Robert H. Anderson (see #1866) sells part of his farm to R.C.I.A., who are dealing with Jacob Weigal, town clerk of North Stat, Brown County, Minn., the address being Springfield. Weigal has "no compunction" about a little confidential business arrangement with James K. Banks and R.C.I.A., on the side. Stationery shows that banker John R. Schmid was also agent for the Continental Insurance Company in Springfield area. See #2245; further Weigal activity, 1902.

2202

This file corrects a mistake made by County Record as contained in papers in #1242. The correction agrees with #1801 and #1804. Ed Pierce in his interoffice communication correctly calls it the John B. Johnson land, Aug. 30, 1902. The buyer is Henry H. Strait and wife Lottie May from Paton, Iowa; the solicitor not being C. P. Walder the banker from that town, but Dodds. In his letter to T. J. Harris, auditor, R.C.I.A. at Sheldon, Sept. 24, 1902, Ed Pierce points out that there have been four owners involved with this piece of land, besides the Leachs from New Jersey, who were all non-residents of North Dakota, and who had never resided on the land in question.

2203

Rush S. Adams, and old land agent in Lisbon, N.D., now of the firm of Adams & Frees, sells a quarter of land in Sherford Township to a land speculator in Forest City, Iowa, through the services of R.C.I.A., in 1902, upon which Rush had taken a mortgage in 1887 from Ephraim G. Lock and his wife Lucinda. The winning solicitor again was Greenup; see #2167, #2190.

2204

This file is companion to #2203, in so far as the south 80 of the SW¼, Sec. 28, 135N 54W is sold here. One of cashiers in First National Bank at Forest City, namely R. C. Plummer writes R.C.I.A. "we had a time with LaRue he wanted to back out and have us return the papers." He demanded an abstract before going through with payment; also, reimbursement to the amount of \$24.30 for railroad fare, and the two trips he had to make from Garner to Forest City, where Nounweiler had possession of the one only abstract R.C.I.A. had provided for the SW¼. No commitment had been made on railroad fare in this instance; but R.C.I.A. allowed that amount now; and in Nov. sent LaRue a charge for interest to the amount of \$25.90 which he paid.

2205

Henry Kinderfather, a solicitor from Centerville, South Dakota, 1902, buys a quarter of North Dakota land himself, and so collected 50% the usual commission for a sale; he is in doubt whether he should resell SW¼, Sec. 3, 134N 54W, preferring apparently to farm it himself if Pierce would find him a quarter nearby with buildings, water, pasture and 100-120 acres tillable.

2206

Another debate about the commission for the soliciting is successful in bringing about a land sale. This time the buyer, a dealer in Clothing in Wykoff, Minn., admits he came to Sheldon to look at the land with another solicitor; but when he did not buy, that one tried to sell him some land near Fairmont, North Dakota. However, after getting back to Wykoff and thinking over things, the clothing dealer sent another

solicitor of R.C.I.A. up to Sheldon to buy the land for him at the best terms. This solicitor then received the commission.

2207

Another Greenup success in 1902: a buyer from Forest City, Iowa purchases the SE $\frac{1}{4}$, Sec. 12, 136N 55W, Liberty Township Ransom County. This is the homestead bought by the Nashes in 1883 from the original entryman, Knud Knudsen Grasland; sold by their daughter to Patrick Pierce; to R.C.I.A. then to man from Iowa; the last sending up \$100 to pay M. J. Freeman for plowing 100 acres. See also #1668 for Katherine Nash correspondence.

2208

This file deals with land John B. Trevor, investor bought in 1888 as wild land in LaMoure County, sough of Verona, N.D., Nathan Corwith never having lived on it. In 1904 two quarters of Sec. 9, 136N 62W are being sold to two Germans from Springfield, Minnesota: Franz Luck who has 80 acres and some town lots in Lamberton, Minn., and Gustav Mielke, of Springfield. Both are critical about details of the transaction. And Luck favors R.C.I.A. with a letter in German script, impressing them with the view that if they want to charge him \$20 per acre for land in the Marion area, he should receive not \$35 but \$40 per acre for his Minnesota eighty, and more for his town lots. The partial abstract establishes the validity of the Trevor-Colgate succession of ownership. The application to purchase by Mielke states that only to the north is the land cultivated; rest "prairie." See also: P. P. #2232: Affidavits substantiate observation. #2267: Settlement will Luck; 42467 1902

2209

These papers pertain to the sale of the NW $\frac{1}{4}$, Sec. 9, in this instance to Edward Krueger from Springfield, Minn. and his wife Mary; 1902; and the abstract for section 9 is much better in this file than in the foregoing.

2210

Ferdinand Krueger bought the last quarter, the SW $\frac{1}{4}$ Sec. 9. See two previous files.

2211

SE $\frac{1}{4}$, Sec. 1, Shenford Township is acquired by Bundy & Gillett (See also: #2139, 2154, 2160) of Packwood, Iowa. In their application to purchase they make explicit what is understood so often when land speculators invested through R.C.I.A. placed upon the Association was the responsibility: "You to guarantee to keep it rented to good responsible parties on usual one half crop plan."

2212

This file completed transactions from which the action in #2184 could begin. Both A. H. Laughlin and Charles R. Palmer of Lisbon, N.D. successively owned 160 acres of the Sec. 35, 133N 57W in which the townsite of Brockway (see #2184) was platted in 1884. F. W. Froemke procured this parcel from Winfred E. Palmer; and also the remaining 480 acres from D. S. B. Johnston Land Co., for R.C.I.A. Whereupon the attorneys and land agent from Joliet, Illinois guided Michael Bartholeme into ownership of the W $\frac{1}{2}$, and Julius Herkert to proprietorship of the W $\frac{1}{2}$, with intention to resell. Both clients were from Joliet. Note that in the otherwise identical copies of application to purchase, Sept. 1, 1901, two different handwritings are evident in the various signatures of both Herkert and Bartholeme. See #2410, for sale of Sec. 35 in 1904.

2213

The old Hugh McIntosh homestead, the NW $\frac{1}{4}$, Sec. 8, Coburn Township, Ransom County, later acquired by Henry Piper, is sold by R.C.I.A. to Joseph Larson, of Iowa, through the services of Bundy & Gillett of

Packwood, Iowa, 1902. Copy of St. Paul Fire & Marine Insurance policy, 1900, in file. See also: #2154: John Larson, brother, same sec.

2214

Application to purchase NE¼, Sec. 19, 135N 54W by H. A. Froemke (probably Herman; see #2071; #2205) is here contained, and nothing more. Owner refused to sell.

2215

After the interval of Mary Buttz ownership #1281) from 1897-1901, John Halley is again owner in fee simple of his land on the south bank of the Sheyenne River great bend in sections 10 and 15, 135N 54W, Shenford, Township, Ransom County, N.D., though John still single, is now himself resident in the Territory of Alberta, Canada. His brother James Halley in 1902 of Sheldon, N.D. later Velva, N.D. had a verbal agreement with Ed Pierce; he gets Nick Stoffel (P.O. Roaring Creek, Wisconsin) interested. R.C.I.A. fails in its attempt to clear up the proper papers within the time specified. Nick hews close to the line drawn by his attorney in Black River Falls, Wisconsin writes objections; and is particularly disturbed over changes in the original agreement. He refuses to buy in 1902. April 17, 1903 a new agreement is drawn up through the intervention of George Fowler; and Nick buys. Ed tells James he himself has no "interest" in the new agreement (though he did act with power of attorney for John Halley); and James received no money. See also: #2217.

2216

Lewis Ostbloom disposes of N½, Sec. 1, 136N 54W, Greene Township through R.C.I.A. at \$20 per acre. He had wanted \$21, see #2114. Instead of following Ed Pierce's suggestion as to the S½. Just why he sold the N½ to R.C.I.A. for something over \$14 an acre is difficult to understand. Probably Coburn interest must be added. For further files involving Ostbloom, see: #2159, #2186-87. Buyer of S½ is W. G. Cain of Jefferson, Iowa, Route #3. Also from Jefferson is Joseph Lampman, the agent who gets the commission.

2217

This file includes patent of homestead of John Halley (see also #2215) to SW¼, Sec. 10, 135N 54W, Shenford Township. John is tough, cannot sign his name, located at Heather Brae, Alberta, where C. E. Valentine, general merchant, does his writing for him; and John realizes approximately \$4000 out of the sale of his lands in Ransom County. He has plans of going to British Columbia the summer of 1904.

2218

A man from LeHigh, Iowa, makes application to purchase a quarter of land in Coburn Township, Ransom County.

2219

The Coburns are not anxious to sell land in 1902. Client from Adel, Iowa offers \$17 per acre for quarter in Raritan Township, Barnes Township, Barnes County, N.D., and Philbrick says he could sell another quarter in that section but not the one asked for. Solicitor C. O. Tomlinson says nay to that.

2220

William M. Freitag of Anselm, N.D. buys a quarter of land in 1899, the NE¼, Sec. 19, Shenford Township, Ransom County from R. R. Ogilby and his advisor from Fargo, Ernest C. Eddy, administering the estate of Robert William Russell of New York, at \$12.50 an acre. The deal stands up in post factum litigation. G. E. Peterman, publisher of the *Steele County Tribune*, Sherbrooke, D.T, prints notices 1888 and in 1889 concerning contest over power to administer the estate, involving Sherman W. Knevals of Steele County; and other persons from New Brighton, New York and Elizabeth, New Jersey.

2221

The Utley Brothers are druggists in New York City; Perry a widower, according to his letters, inherited all his brother Eugene O. Utley's lands; the other, W. D. Utley is the executor of the will. Decree of probate of will is alleged to have been entered in either Cass or Ransom county records, by their attorneys, Goodwin and Val Pelt. See also: #2279 where Utley lack of publication of probate proceedings shows up 1903.

2222

This file is an all-Iowa file: solicitors, bankers and land speculators from Humboldt, Iowa sell R.C.I.A. a half section of land in Alleghany Township, Ransom County, 1904.

2223

R.C.I.A. buys John Stenerson's land in Watson Township, and sells it to Enderlin State Bank, 1902.

2224

B. E. Winkelman, Adrian, N.D., son of Fred W. Winkelman, who sold his SE $\frac{1}{4}$, Sec. 9, 136N 61W, Marion, N.D. retiring to Buffalo, New York, Oct. 1902, is very much discouraged by two year's delay in final payment of \$82.73 for his fathers land still due after the first \$300 earnest money paid in 1902. R.C.I.A. has to clear title going back to John R. W. Sargent and the Colgates; and also clear up judgments against the land, by J. D. Moulder and McCormick International Harvester Co., Fargo N.D.; Bomberg & Co., Marion, formerly Griswold, N.D.; the Peerless Machine Co. (distributors of farm machinery at Valley City) represented by Hugh McDonald and C. F. Mudgett; Brooks Elevator, Marion, N.D., and Thomas Casey and Outreman connected with the First State Bank of Litchville, N.D. and the associated Bank of Fingal and First Bank of Nome; also N. O. Monserud at Marion. Transactions on mortgages channeled through Morton & Co. of Fargo, N.D.

2225

B. P. Harding, having managed the Marion Land Co. for R.C.I.A. from Sept. 19, 1902 to Aug. 6, 1903, in turning it over to N. O. Monserud, submits his final report, and reveals additional names of persons in Marion, N.D. and the area. For check: see #2331, Harding's original sheets kept probably at Marion office.

2226

For some reason when Elizabeth C. Trott sold sections 3 and 10 in Wheatland Township, Cass County, N.D. 1901 to M. F. Pullin, also of Wheatland, the deal became included in R.C.I.A. files. Section 3 had been obtained by Elizabeth and her husband George E. E. Trott, in 1896 from the Amenia and Sharon Land Company, with some of the debt on it still owing that Company in 1901. The presumably widow, Trott, must have chosen to list her lands with R.C.I.A.

2227

The description of the land homesteaded by Clarence E. Murray, his wife Sarah E., does not seem to add up to 160 acres. Patent received in 1890; mortgaged that year, and lost by sheriff's sale in 1893. William A. Scott, attorney in Fargo, N.D. involved with the land transactions, sells to R.C.I.A. 1902. Ed Pierce's old file describes the land as E $\frac{1}{2}$, Sec. 2. This would make 160 acres. So the error may exist in the land patent and various mortgage documents.

2228

The Pribbenows of Nora Springs, Iowa finally (see #2187) make a deal for Coburn land through Geo. Collins of San Francisco and R.C.I.A., for Liberty Township, Ransom County land in January 1903. Note retention of one acre in SE $\frac{1}{4}$ Sec. 29, 136N 55W, for schoolhouse site, by Liberty School District. Commission to J. O. Mullaney. Old warhorses showing signs of fatigue W. T. Standbra is seriously ill in

Humboldt, Iowa. Ed Pierce is recuperating in San Diego, California. Obliquely, S. G. Roberts, Fargo attorney is mentioned (Collins to Ed, June 25, 1902) as "spending nearly all his time in Kentucky developing an oil proposition . . ." See also: #2229 for complementary information. #1549: letter of Collins to Ed confirms S. G. Roberts in Kentucky of that year, January.

2229

This file complements #2228; and records especially that the patience of the Pribbenows was worn taut by the technicalities of land transfer which they themselves were insisting upon at the instance of their lawyer. Further documents on the Coburn land title transmission are noteworthy on that score. And one wonders if the attorney in Forest City, Iowa was aware of some of the tenuousness of title involved, without mentioning that directly?

2230

J. O. Mullaney, Winterset, Iowa, and Portland, Iowa (see #2235) who received the commission (#2228) when the Pribbenows bought land in Sec. 29, himself bought Sec. 19 which the Pribbenows did not buy. Joseph Lampman of Jefferson, Iowa acted as the middleman on the deal, along with the Northern Trust Company of Fargo, N.D.

2231

Notes refer to papers not in this file, covering sale of eighty acres made by Con. Driscoll (probably Cornelius Driscoll who lived on this corner of Sec. 28 (see #1800) in 1905.

2232

William C. Frank (see #2145, #2151 seq.) to R.C.I.A. Dec. 15, 1902: "P. S. It seems we have no land buyers left here anymore." He is cashier in the State Bank of Springfield, Minnesota. Gottlieb Timm (see #2151) of Springfield bought two more parcels of land in Sec. 9 136N 61W; and August F. Werner (see #2158) received some commission for the sale. It is interesting that the title involved a mortgage given by Henry Hubbell as early as July 1, 1884 to Charlotte M. Rosborough; while affidavits state that the land remained wild, and not anyone lived on it up until 1888 (See also #2176). After her death, a nephew Joseph H. Cogswell and niece Charlotte M. Towler sold the mortgage to James A. Daly of Indiana; who later bought the land in fee simple from Youmans. See also same section involved, #2208. See also: #2610

2233

Small Wisconsin town lawyer's manner preemptory when making demands for legal requirements of land contract and decision as to who shall pay last years taxes and he is willing to sell his portion of Sec. 5, 135N 54W (old Peter Goodman's Anselm section; #2120) at \$2 less than price he is paying. With commission to the banker there involved on the remaining portion of the section, and one good crop, using the banker's money, lawyer could have come out safely. When the clients for the larger part of the section "throw up" the deal, and lawyer is faced with the whole bite, he no longer lets R.C.I.A. know what he wishes "to sow," Feb. 16: ". . . kind of seed . . . I don't know anything about that . . . use your best judgment.. Feb. 23, " . . . \$500 or more for seed . . . there is a limit on the size of my pile . . ." which in the previous letter he had admitted was "nothing buy gall" to go on. Judging from other transactions in this township, the lawyer paid from 5 to 8 dollars more than anyone else for Janet Goodman's land, 1902. See also: #2248, #2296, #2368.

2234

(See also #2256) R. S. Adams, of the Adams & Frees Company in real estate at Lisbon, N.D., to Ed Pierce, Oct. 31, 1902, says he is glad R.C.I.A. sold to parties from Sterling, Illinois, ". . . as there is quite a settlement going from that part of the country into that immediate vicinity . . ." i.e., Illinois people into Alleghany Township, Ransom County, N.D. One of buyers sports a letterhead reading: *Twilight Fancy*

Stock Farm, J. H. Baer, prop., farm three miles west of Sterling, Illinois; Shetland ponies, horses, pet animals, fancy poultry. See also #2306, their N.D. farm operation. Correspondence from F. W. Froemke illustrates expense and wear it took to close land deals; Sterling at the Galt Hotel, March 3, 1903; at the Duncan hotel, Joliet, March 4 going to Rippey, Iowa the next day. Also a land agents thinking: "It takes gall to make people believe those abstracts are all right. Next time you send me out I want you to give me something easy . . . Try and get Van Brunt and Doherty to pay the 1902 taxes if possible . . . " if not, " ... need those letters to Sterling."

2235

J. O. Mulaney, Portland, Iowa, which is near Mason City is noted in this file as receiving two more commissions and he together with F. W. Froemke imperil the closing of this land deal by changing terms and conditions without consulting the buyer. See especially buyer's letter from Portland, Iowa to Ed Pierce July 12, 1902; a lumber dealer he is also speculating in town lots in Hanford, and Storm Lake, Iowa, and the changes put the worth of the lots to the test. The City National Bank and the Iowa Mortgage Loan & Trust Co., both of Mason City, drag their feet; to bank and customer; May 13, 1902. The mortgage necessary is finally carried by a man in general merchandise located in Alma City, near Janesville, Minnesota, through the efforts of the lumberman in Iowa.

2236

Andrew Wolters, Anselm, N.D. living on another piece of land also in Casey Township, Ransom County, N.D. bought SE $\frac{1}{4}$ Sec. 11, 135N 55W, which is sold to Gustav Doeling another farmer of German descent in 1903. Apparently the bad years had their effect on Andrew. Note that in the description of the quarter when making application for a loan in 1901, Andrew Wolters loses sight of 10 acres out of the 160, somehow. See also #2049-2050; #2311. Nothing in file contents makes reference to Frank Creed, though that is the name on the outside folder.

2237

Joseph Lampman, Jefferson, Iowa, (see #2159, #2186, #2216 and #2230) brings through another customer for R.C.I.A. receiving \$4 per acre commission instead of the usual fee. There were difficulties. The quarter was nearly 20 acres short of the customary number; and the Iowa client changes from Miss to Mrs. during the duration of closing the land deal. (For explanation of the \$4 per acre commission, see #2242, Lampman to R.C.I.A., March 30, 1903: i.e., Lampman bought the land for \$21 per acre, tying up his own funds, and sold it at \$25 to Miss Roggenkamp.)

2238

Besides dealing with the quarter of land and its profits (SW $\frac{1}{4}$ Sec. 18, 135N 54W) owned by the druggist-land speculator and solicitor from Bode Iowa, this file also complements #2177 in throwing more light on the controversy over the commission for a half section sold in Moore Township to Opheim, 1902; and there seems to be a typing error as to date in the affidavit by John Pederson. L. B. Gangstad's land in Shenford. Fred Wall is paid \$123 by R.C.I.A. in connection with L. B. Gangstad's land in Shenford, the receipt being questionable in its accuracy, though probably honest. See also: #1252 for Fred Wall.

2239

What stimulates one's interest in this file is the evidence in W. T. Standbra's letters to R.C.I.A. Oct. 18 and Dec. 6, 1902. In the first he asks for a loan on his NE $\frac{1}{4}$ Sec. 10, 134N 54W; in the second he acknowledges this land has been sold instead, according to his preference. However as early as Sept. 18, 1902, R.C.I.A. through the efforts of solicitor N. O. Monserud (see #1823 among others) all the land deal papers: application to purchase warranty deed, and mortgage terms; had already been set up on Sept. 18, 1902, with A. O. Ronbak from Kenneth, Rock County, Minn. (near Hardwick), the man who did buy the quarter. W. T. Standbra's letterhead Dec. 6, 1902 shows a new sideline; he is proprietor and successor as

such to A. G. Koeppe, owning "The Little Hardware Store" in Humboldt, Iowa. "Our store is small: so are our prices." For Monserud: see also #2225, #2239.

2240

A buyer from Hardwick, Minnesota changes his mind for fear of not being able to meet the payments, the file includes no record of return of his earnest money despite an eloquent plea from him Dec. 26, 1902. H. T. Halvorson (see #1823) sends notice of the dissolution of the firm of Halverson & Monserude. H. T. says he will continue as solicitor alone. This was John R. W. Sargent land, SE $\frac{1}{4}$, Sec. 31, 135N 54W; and Morton & Co. of Fargo was getting the deed ready.

2241

A client from Manchester-Guttenberg-Earlville, Iowa area, Delaward County, is saved one percent interest on a necessary \$1000 mortgage; because Cloud & Cloud, attorneys at Earlville, brought through a probate of will on time, and then procured a partial payment for their client by the executor Joseph H. Brinkmann, Gurrenberg, Iowa, immediately despite dissatisfaction on the part of other heirs of Helena Westemeier. Anton Westemeier and wife Hattie bought SW $\frac{1}{4}$, Sec. 34, 137N 56W, Raritan Township, Barnes County, N.D. 1903. (See #2318 for 1903 operation of this land.) Nels, or Nils, C. Anderson and wife Gunda were moving off this land (Then remote; now near Highway 46); the land being mortgaged to the Monadnock Savings Bank, through stewardship of the Enderlin State Bank, Enderlin, N.D. Cloud & Cloud use a different kind of ink when writing longhand letters; some are typed.

2242

In this and the following file can be traced an informal abstract of ownership of the east half of Section 27 in Coburn Township: Northern Pacific Railroad to Abner and Philander Coburn, Abner and Philander Coburn to John Burgess. John Burgess to James Halley and his wife Mary. SE $\frac{1}{4}$ by James Halley to Joseph Lampman, solicitor, 1902. SE $\frac{1}{4}$, Joseph Lampman to John W. Jackson and wife Maude, 1902. and Gilbert Jackson and wife Florida A. Lampman being from Jefferson, Iowa; John Jackson from the same place and Gilbert Jackson from Rippey, Iowa A John Burgess is named among the former Sheldonites who migrated to Velva, N.D. area; as is James Halley (see #2215) (Halley is also spelled: Hally, Hawly, and Haley). Halley's first mortgage was incurred in payment for a Monitor 6-foot seeder; Monitor Mfg. Co. being the successor to Van Brunt & Davis Co. from whom the Halley's bought this implement through local representative names Hughes, in 1889. The Halleys. See also: #1582.

2243

(Continuing #2242; material on Jacksons mainly in 2243) paid up their mortgage before leaving in 1902, as to R.C.I.A. and Monitor Co. However their total loans had been assigned to Minnesota Loan & Trust Co., holding against the land. In consequence it continues to draw interest and principal payments; which become a bone of contention between Ed Pierce and Joseph Lampman, each convinced the other should shoulder this obligation while the papers are being perfected to the satisfaction of the Jacksons' attorney. Each desires continuing the others business association, they compromise, Pierce going down from 8 to 4% which Lampman accepts. The burden of the debt is also on his shoulders, then, unless he can complete the sale. There must have been a James Halley Sr., whose taxes for four years in the 1880s are forgiven, by County Commissioners, because he is deceased, and the taxes un-collectable. See also #2249 for next buyer? #2253.

2244

It is recorded here that Mary C. Starkweather earned a patent on SW $\frac{1}{4}$ Sec. 34, 136N 54W, Greene Township by 1889. She was in debt on the land as early as 1886 to C. E. Geary; in 1887 to George Manning (see #960, #2050); and presumably died at Black Brook, Wisconsin. This last fact is attested by curious document, insofar as the attending licensed physician attending her death from Clear Lake, Wisconsin, 1892. Philander Gates, in his affidavit 1896 is unable to sign his name, but makes his mark,

and this is done in Pennsylvania, the words "Polk County, Wisconsin" being crossed out. Mannings are in Fergus Falls by 1902. Lampman procures a client's confidence; but R.C.I.A. does not prove as thoughtful as he anticipated; he asked them to rent a house for his family till he could build one on the building-less quarter he bought 1902. The Iowa client refuses to pay 1902 taxes just because his application to purchase was made out Sept. 25, 1902. Next see: #2254. See also: #2558 for Mary Starkweather. #2262.

2245

Jacob Wigal (see #2201) buys another quarter of land the SW $\frac{1}{4}$ Sec. 18, 136N 53W, Coburn Township, Ransom County, N.D. in Sept. 1902, just several months after a six thousand dollar purchase in June. He asks that his earnest money paid on the first purchase be applied to the second. R.C.I.A. reminds him that land mortgaged by Van Brunt must carry insurance on the buildings. And apparently Wigal is protected against both fire and tornado by continuation of James W. McConnell's policy paid up till Nov. 1903 with St. Paul Fire and Marine Insurance Company.

2246

Charles Heckle sells S $\frac{1}{2}$ NE $\frac{1}{4}$ and lots 1 and 2 of Sec. 5, 127N 58W Marshall County, South Dakota, June 22, 1902, to Ed Pierce for one dollar. This parcel was procured with a bid of \$106 a year before (see #1848). How the other half of the quarter was obtained is not in evidence here. Now the NE $\frac{1}{4}$ is sold, bringing E. A. Cooper, of Britton South Dakota a hundred dollar commission and Ed Pierce a one hundred sixty dollar commission; all expenses paid R.C.I.A. incurred, plus a cash profit of \$601 and the enjoyment of an interest-bearing mortgage on the land, of \$800. The buyer making possible success in this salvage operation hails from Blooming Prairie, Minn., and is single.

2247

K. H. Thomte and J. H. Thomte comprising the Thomte Brothers Boston Clothing House at Lisbon, N.D. 1903, according to George W. Kniss, insurance agent and land solicitor at Luverne, Minnesota, have so much of their father's money tied up in the purchase of stock in their store, that the old merchant tailor Hans J. Thomte, Luverne, cannot raise the cash to make the down payment on NW $\frac{1}{4}$, Sec. 22, 134N 55W he had made application to buy. Kniss, who sells North American of Philadelphia, Royal and Queen Insurance of Chicago, has the temerity to advise the old pros of R.C.I.A. that the elder Thomte "likes a good cigar." The deal fades away nevertheless.

2248

Attorney S. E. Smalley, Cuba City, Wisconsin (see #2233) and Matt Hendricks, cashier, assist widow Delia Breen and her son to buy a quarter of land in Liberty Township, Ransom County, N.D., 1902 (at higher than the going prices) and in such a manner that they realize double the usual commission of \$1 per acre for solicitors for R.C.I.A. The lawyer winks, and F. W. Froemke sticks him for carfare, but the Association", for sake of further possible business, lets him off the hood. See also: #2233; #2296; and #2327, where the widow takes a rooking.

2249

The NE $\frac{1}{4}$ Sec. 27, 136N 54W, Greene Township, Ransom County, N.D. is Coburn land sold to James Wilson with a mortgage in 1882, which is assigned to Turner Buswell, who subsequently foreclosed. E. E. Cole of Sheldon became involved, and John Burgess (see #2242). It is now bought by Charles Oskar Nelson, Packwood, Iowa, a Bundy & Gillette prospect, who is speculating.

2250

Thomas D. Hughes station agent at Sheldon (who according to Sheldon newspaper was ill to a point of debilitation in 1902) sell a section of land in Burleigh County, N.D. that he had not finished paying for with the Coburns. R.C.I.A. sells this Sec. 33, 140N 80W to the Sults from Dows, Iowa, and assigns their

mortgage to Louise K. Jones from Northhampton County, Pennsylvania. Plato T. Jones, writing from the Pastor's Study, First Presbyterian Church, Easton, Pennsylvania, Sept. 23, 1907, to R.C.I.A. is pushing to have Sult's final payment on the mortgage come in a month early, because "I have a large payment to make Nov. 1st . . . Mrs. Jones business is for the present entirely in my hands. They stood to draw interest in 1908 from: Geo. Lytte; J. M. Colter et alia; Evelyn M. Bryan I. E. Arntson; J. Legkoduck; A. Tofflemeier; and Ole Velne. George Sult made his last payment one month early, but frightened R.C.I.A. a bit by asking if he could make a \$5000 loan against the section in Burleigh County, 1907. See also: #1638.

2251

The administrator of the estate of J. B. Lockhart, Edward Block, Fargo, N.D., 1902 sells two parcels of Sec. 22, in Watson Township, Cass County, N.D. to R.C.I.A.; and perfects title, involving former owner Emil G. Renz and mortgage holder, Mr. Holmes.

2252

One of the Froemkes, Herman C. and wife Louisa, sell SW¹/₄ Sec. 3, 134N 54W to R.C.I.A. in 1902. Identity of Charles G. Froemke, as he signed himself in 1885, and C. Gottlieb Froemke as in 1892 is established.

2253

Additional papers to transaction in #2242 and #2243.

2254

Estherville, Iowa solicitor gets a client from there for George Mannings SW¹/₄ Sec. 34 (see #2244) in time for the "early spring seeding" of March 1902; and he sells it back to R.C.I.A. in September. See #1641 for Estherville solicitor and land agent.

2255

Thomas Pierce, unmarried, March 18, 1889 takes out a \$600 mortgage in favor of Willard A. Van Brunt, and his brother Ed Pierce stamps the mortgage deed with his notary public seal. The mortgage note carries a nice picture of survey group scene. Two persons in Sheldon successively become involved with this land, later moving from Sheldon. Emma A. A. Powell. Rudd, later Emma (See also #2047) is in residence in Chicago in 1902. John W. Smith who bought the land from her in 1892, is in Spencer, Indiana, 1902, and suffers nostalgia for "good old times" in Sheldon, N.D. Pierce mortgage was satisfied in 1895. Smith sold to Louis Qualley, who did not acquire a large equity in the land. Underwood & McIlvain become involved with the procurement of papers, probably as persons doing business with the Qualleys.

2256

Apparently Van Brunt had once foreclosed on the Lebos on Sec. 3, Alleghany Township, Ransom County, N.D. This file pertains to the transfer of ownership from the Horicon, Wisconsin farm machinery manufacturer and financier, to R.C.I.A. Several business letters are from W. A. Van Brunt. This Lebo instance is one in which Van Brunt foreclosed a mortgage. (Sandy area of southwest Ransom County.) See #2234 for disposition of land in 1903.

2257

F. E. Brain never does give R.C.I.A. the names for which the initials stand; his wife's name was Sophie. He dealt through the bank at Elkton, South Dakota; but he was there only temporarily, his permanent residence being Stuttgart, Arkansas. One letter, Oct. 20, 1905 is dated at Ward, South Dakota, and relates to his final payment through R.C.I.A. to George Collins for E¹/₂ Sec. 19, 139N 62W, Stutsman County, N.D. This is one of the three pieces of land (see also #2187, #2200, #2138) on which R.C.I.A. and

George Collins in San Francisco and the Coburns there, were dealing simultaneously 1902-1903, with Standbra, Akin & Babcock, and Wells & Dickey Co. Also #2269.

2258

Through the enterprise of George Fowler, Sheldon, N.D. acting in this instance as a R.C.I.A. man, the Association from that village in Ransom County gets in on the ground floor of development of the land grant of the Canadian Northern Railway Company in Western Canada, 1902, via the Saskatchewan Valley Land Company, Winnipeg Manitoba and St. Paul, Minnesota. This is the main file, and included a map. Other files immediately noted are #2095, #2260 and #2261. Facts and remark of oblique reference to the mainstream of events may be called from #2215, #2199 (and #2189). See #2323 #2324: raising cash. Map is now missing from this file; the map from #2278 is of some help, but does not show the lands in question here. #2370: standing of account in 1904. Letter of George (Fowler) to home office Feb. 2, 1903,

2259

The file contains a standard version of a farm contract in which the land is leased to the operator by the owners for payment of one-half the crop. Fowler & Banks of Sheldon, Ransom Co., N.D. owners, rent out SE¼ Sec. 20, 137N 56W, Raritan Township, Barnes County, to Martin Gjivold of Lucca, N.D.

2260

A list of stations which had advertising frames in the waiting rooms on the Chicago, Milwaukee and St. Paul Railway System ("the Milwaukee Road") August 1901, is included here. For \$30 a month, Ed Pierce agreed with C. J. Wall to advertise in 100 stations; the agreement being accepted by G. S. MacKenzie. Ed orders Harris to select stations in Iowa, southern Minnesota and a few in Illinois. The 11" by 21" cards were inserted, and changed by the R. R. personnel, and receipts sent the person advertising. Picture of advertising frame, and one copy of first R.C.I.A. insert are enclosed in file. See also: #2258

2261

Further details concerning R.C.I.A. dealing in Canadian lands, 1902. See #2258, #2370.

2262

Underwood and McIlvain of Enderlin, N.D. collect a threshing bill from Thos. J. Gilbertson, in Sec. 1 of Raritan Township, Barnes County. (the SE corner township of Barnes county which is near Enderlin).

2263

Another instance of renting land by Sheldon owners. (See also #2259.) Ed Pierce rents out his S½ Sec. 29 in Casey Township, Ransom County, 1902 to Joseph Kinser and Fred Grinnell. Only new note on local persons involved with the operation, as regards mention in these files, is Chas. O. Peterson in his capacity as General Merchant at Buttzville. "Macaroni" wheat also is mentioned for the first time in these files; the farm shipped a small carload to Duluth. Net proceeds out of the year's operation after plowing for the next year, produced a half share of \$1144.25. For Ed this was all gravy; for the two renters, after their expenses, there remained a total of \$445.59 to be divided between them. Ed had to deduct depreciation on four head of horses with harnesses, one gangplow, one drag, one drill, and one harvester and binder.

2264

Anna D. Walter's store under manager Jennings is in difficulty, with perhaps \$3000 stock on hand and \$4800 claims against it. Griggs Cooper & Co. of St. Paul take over under a trust deed from Jennings; and in turn sell their interest to Ed Pierce. The trust deed contains a list of suppliers for store in small town, 1902. See also: #2268, #1600, among others.

2265

Frank Stangler, farming SW¼ Sec. 23, 138N 56W, Binghampton Township, Barnes County, N.D. 1902 delivers their ¼ crop share to R.C.I.A. and it is sold at Duluth, Minnesota to three different grain commission firms: McKindly & Nichols McCarthy Brothers Company Ames-Brooks Co.

2266

R.C.I.A. had an outlay amounting to over \$750 in tax paid for 1902 by Jan. 15, 1903. Some of these payments were made simply because the mortgage had not met them by that date; and the Association would later be reimbursed. The largest portion of these monies applied to Ransom County; and in that county out of these taxes paid, \$8.30 went toward gopher destruction, a feature not noted in the other tax receipts. Letter of Ed Pierce to State Bank of Springfield, Minnesota, Nov. 28, 1904 gives the reason for reversal of the trend of business; up to this point the Minnesota cashier had been bringing clients to R.C.I.A. and now the Association begins bringing clients to the cashier in Minnesota to be mortgaged. The reason is that the R.C.I.A. as organized formerly was being dissolved, with the purpose of operating under a new mode of procedure: see the letter for the particular land deal involved, see also #2201, #2208, #2232, and #2145 seq. Re: reorganization of R.C.I.A. see also #2478 and #2479.

2267

Missing.

2268

Ed Pierce takes out insurance on the stock in the store at Lucca, N.D. after he takes over direction of its management (see #2264)

2269

This is Section 23, 136N 53W again; see also: #2138, #2187, #2200, and #2252. George Collins writes Ed Pierce Dec. 11, 1907, that the note and mortgage given by Lewis W. Akin on NW¼ Sec. 23, were destroyed in the great fire in San Francisco, April 18, 19 and 20th, 1906 "in my private safe, which was so badly burned that what was left of it could not be identified from some thirty other safes in the same building."

2270

Robert Grieve and wife Hannah sell N½ Sec. 33, 136N 54W at about the same time that they are buying Canadian land in deals involving R.C.I.A., 1902. They had a mortgage against this quarter as early as 1888, held by L. S. Champine. See: #2258, re: Canadian lands. #2258, and #2199 for Champine.

2271

R.C.I.A. buys school section in Binghampton Township, Barnes County, and one mile east of Fingal, N.D., 1904, for \$19 dollars per acre.

2272

Julius Probst, farming SE¼ Sec. 20, 137N 56W, 1½ mile east of Nome, N.D., Raritan Township, Barnes County, turns over his interests to Charles H. Probst and wife Ida in 1904, who in turn takes out loan in order to pay balance due on the land to the Minnesota Loan and Trust Co. A scramble for the final commission that will be paid by M.L.T. Co. results between the Bank of Fingal who first contacted Charles, and the R.C.I.A. Ed writes from the Senate Chambers of the Ninth Legislative Assembly, but the Batchellers know their business, and Ed ends up splitting the commission. Part of a letter in corrupted German script is included in the file; in which Julius Probst asks: What kind of contract do you want to set up? He adds that he has talked with Otto Marschke who will surely underwrite Probst's note. Julius wants to enter a contract which will allow him to pay as much money next fall, in order to pay up half the price of purchase as soon as possible (and thus thereupon receive his deed to the land).

2273

Note a colossal slip of the pen in dating the receipt of earnest money from W. A. Stickley (see #1827), George M. Lyness wrote "1892" for 1902 as is born out by rest of correspondence. Robert J. and George M. Lyness were selling homestead and other land (railroad section) adjoining in Wells County. Robert at first had in mind taking up a homestead somewhere, but changed his mind. Stickley knows about other R.C.I.A. deals, and refers to them, though they have nothing to do with the file here; e.g. Westemeier (#2241), Herkert (see #2184) and M. P. Schuster in \$2212. There are three Schusters involved here: H. K. at Fessenden, N.D. and Martin B. and Joseph N. Schuster at Joliet, Illinois, including letter from each. The Fessenden Land Co. has its office in the News Building, i.e., of the *Wells County News*, official county paper of which Stickley is editor. Early county officials on letterheads and documents, especially the deputy abstractor (Irene Willis, Jessie B. Noble) women.

2274

Both R.C.I.A. and Wilson & Naves of Fingal, N.D. obtain a client for the quarter section of Frank Stangle, deceased (see #2265), 1903. J. C. Wilson & Alex Naves feature the picture of a buggy with the top down, a one seat vehicle, only ten spokes in the wheels, side springs (or "Concord") in their stationery masthead. They do not realize that they came in second, and try to argue into a share of the commission pie; but Ed Pierce cools them.

2275

R.C.I.A. buys 242-16 acres from a Cleveland, Ohio land speculator; 1903.

2276

R.C.I.A. hires a sale solicitor at large on a monthly wage and expenses. Accounts for two months, and nine days, 1903, are contained and never more. New town names appear in the daily expense account in Minnesota, Iowa and North Dakota. See also: #2225 and #2239.

2277

Fowler and Banks, "General Dealers" at Sheldon, N.D. rent out their E½ Sec. 35, Highland Township, Cass County, N.D.. 1902; to William Schmidt, at the usual terms.

2278

Connor & Martin list their lands around Weyburn, Assiniboia (Saskatchewan) June 1903 with R.C.I.A. as their local agents around Sheldon, N.D., at an agreement of \$1 per acre commission, especially 19 townships (684 sections, or 437,760 acres) map included shows sections marked which are described in letter of June 2nd. It also shows no settlements south and west of railroad from North Portal, N.D.-Weyburn to Pasqua Moosjaw, except a small dot for Willow Bunch. Farther north, a town the size of Melville is not on the map at all. While the mainline goes through from the 2nd meridian to the 3rd, the branch lines end at Hayward (northwest of Abernathy about 18 miles, the other line probably goes through Insinger, at north edge of map; print may have faded; and another branch ends at Arcola, farther south). A forked trail, one end beginning at near Broadview, the other at Manybone Creek near Kronau, meeting at Hudson Bay and Fort Qu'lapelle; thence north to Touchwood Hills. Kutawa, missing Wishart by 8 miles, having veered northwest. See also: #2258, #2260, #2261, #2095.

2279

Hilmer (or, Helmer) F. Larson and wife Christine R. in process of acquiring the E½ Sec. 27, 136N 55W, Liberty Township Ransom County, N.D., accept a \$4000 mortgage on the land and besides trade in their lot 11, block 3 in Enderlin along with the restaurant and fixtures on it. An itemized statement on the restaurant, listing everything from Regina Music Box, a hollow wire gasoline lighting system to an \$8 stock of chewing tobacco and a tobacco cutter, estimates the total value at \$968.50. To perfect title a number of old names come up: Claus O. Goldberg, Hans C. Mathiason and his wife Maggie; Morgens

(also: Mongens, Morgns, Mogns) Rasmussen; Alvina Bartlet now Alvina Crockett (see #1119). For Utley: See #2221. See #2280 for abstract of title to Goldberg's lot.

2280

Abstract of title to lot 11, block 3, Enderlin, N.D., the subject of file #2279, also provides the lineage of land ownership for the townsite of Enderlin.

2281

The executor of the estate of the sole owner of the Green Mountain Remedies (see #1234) felt that he was having trouble satisfying Holland Frost, but with the possibility now of having his wife give a quit claim deed to George Card for 80 acres of pasture that had the Maple River running through it, he is happy, June 13, 1903, because ". . . this is what Mr. Frost wanted . . ." See the wax seals on one of the Green Mountain stationery pieces. Ed Pierce suggests to cashier in Alice to play George Card, the buyer, against H. Frost the user, and vice versa. In turn, Lowry smoothly says "You can remit this bank the usual commission; and Thomas Pierce some time later writes to R.C.I.A. that this bank (Enderlin) did all the work, and therefore the commission due here should be remitted.

2282

A strange case. Perhaps the land buyer from Magnolia, Minnesota lost his earnest money in a battle with "City Hall" in Ransom County, North Dakota.

2283

Albert Nachtigal, Franceville, Pulowki County, Indiana buys two parcels of Ransom County, N.D. land; and when he has paid half the purchase price so as to obtain his deed three years later, he places this property in the name of his wife Bertha. Nachtigal did not himself manage the operation of the land the year of purchase; and there are bills for plowing that year, from E. G. Lock (see #2234), Myron Brace (see #1160) and Chas. Hitchcock (see #1283-1284). There were several mortgages against these lands, including one to Minnesota Loan & Trust Co., and one through F. W. Froemke, through Morton & Co. of Fargo to John R. W. Sargent.

2284

This file contains papers that are quite confusing unless reference is made to #2288, and the letter of explanation by Walter L. Williamson June 20, 1903, to R.C.I.A. after he discovered that not only Charles Gram was renting this once the homestead of Helen D. Maddocks, widow and now deceased, but also that a land sollichior in Iowa was double timing Williamson land agency and R.C.I.A. In this file Joseph Lampman has as customer for this quarter, his bank's cashier, Henry Haag and wife Minnie H. "protected." For identification of other land titleholders see #2288.

2285

Nicholas E. Breaw and wife Martha E. buy William X. Grieve land in Coburn Township Ransom County, N.D. in 1903, through cooperation of R.C.I.A. and the Sycamore National Bank at city of that name in Illinois. \$35 per acre; over 16 years. See also: last will & testament of Breaw, contents of which were missing in an earlier file.

2286

Another application for land from Francesville, Indiana This is the third application in which the customer seeks to get away from carrying the interest on the land value involved, while R.C.I.A. perfects the title; by demanding that ¼ the current crop on the land be applied to the payment to be made when abstract is received. (See #2282 for disappointed buyer.) R.C.I.A. is not yet going along with this procedure.

2287

In Sealy R. Day and sheriff's sale of preemption 1885 see #2567. R.C.I.A. bought the north half of Sec. 26 in Shenford Township, Ransom County, N.D. whose northwest corner is at Venlo, N.D. at \$10 per acre. This included one quarter that had been the preemption of Sealey R. Day. (This looks very much like the name Selia R. Day and wife Maria, who homesteaded part of Sec. 18, 135N 53W; #2091). The present owner of both quarters is unmarried Jens K. Gaaserud with \$1000 mortgage against this land in the sand delta. F. W. Froemke goes to Joliet, Illinois, and with the help of the Schuster Brothers (see #2273) contracts to sell this land at \$15 per acre to the Herkert Brothers, (see #2212, #2184). This would have been high profit, if it had worked successfully. The letter March 4, 1903, signed by Joe Schuster but perhaps in a lady's handwriting, advises that they are bringing Herkert up to look at the land. May 28 papers are returned, and M. P. Schuster speaks of "fraudulent representations by Mr. Froemke." Fargo Land Office, March 1903, replied Day patent destroyed by Fargo Fire 1893. (The writer took picture of last building of Venlo, smoking in ruins 1960s-A.A.A.)

2288

See also #2576, for abstract SE¼ Sec. 2, 136N 54W. As noted in #2284, SE¼ Sec. 2, 136N 54W is the preemption which Helen D. Maddocks, widow, paid up in full and received patent Feb. 16, 1888, though by that date she had married Fred D. Marsh about 1881, and deeded because of mortgage the land to Henry F. Miller, Dec. 17, 1881 as Helen D. Marsh; and both Fred and Helen are deceased by 1903. The Marshes must have delivered land and mortgage to Frank A. Semour 1888, who satisfied the mortgage. But by 1903, James H. Love and wife Susan, from Albia, which is near Lake Mills, Iowa give this quarter as a gift to their daughter, Mrs. Sarah J. Arnold (husband is M. T. Arnold), Burlington, Kansas; she sells it to Walter L. Williamson, land agent at Lisbon N.D. at \$12.50 an acre (which is low); and he to R.C.I.A. at a profit of \$400; and the association to Joseph Lampman's banker friend in Jefferson City, Iowa again for \$480 profit after Lampman's commission. But Twito, double-timing sales solicitor, Lake Mills, Iowa, professing to represent both the land agency in Sheldon and in Lisbon, nearly set them at each other's throat. And Sam Love, son of James Love, worked out of Lisbon for Williamsoi

2289

W. B. Donohue (who in various files has shown up as over all farm manager of lands that R.C.I.A. had to operate temporarily), in 1903 has become a traveling solicitor of sales, though perhaps on a less firm basis than N. O. Monserud (see #2276). W. B. wires back for money; and in one instance a fellow agent G. M. Babcock, traveling for Akin & Babcock, loans him \$50 because "Donahue is stranded with four parties on good prospects." W. B. came back with six prospects, and Babcock was reimbursed by R.C.I.A. at Ed Pierce's nod. Checks included of the Bank of Francesville, Indiana, with picture differing from the wheat motif of so many rural decorations, in that it depicts a man shocking corn.

2290

Louis Lundahl, widower, rents his E½ Sec. 32, 137N 55W, Pontiac Township, Cass County, N.D. to Petter Karlsson at half the crop "at the machine" for three years, reserving " ... hay, pasturage for one horse, stable room for one horse, and all the second story in the house, for his own use." Within two years he sells this half section to R.C.I.A. at better than \$20 per acre.

2291

Papers are filed in which another client of Martin Schuster contracted to buy land 1901; but the deal is marked cancelled. The prospect, Mathias Nielen (Neilien; Nielen) could be the one against whom D. C. Cullen, general merchandise at Anself, 1901 has a bill of \$73.92. This Neilien's address was Buttzville, N.D.

2292

As one of the instances demonstrating that the south east townships of Barnes County were settled ten years later than the land around Sheldon, the abstract of title records that Jacob O. Hagen for \$8.00 was

given a receiver's receipt by the United States to SW¼, Sec. 34, 137N 56W, Raritan Township, Barnes County, N.D. on April 17, 1890. He and his wife Peterine mortgaged it to the Canadian and American Mortgage & Trust Co.; and they sold the mortgage to a land speculator in Arapahoe County, Colorado; and they in turn gave a warranty deed to Nils (Nels) C. Anderson 1901. He shifts the debt to Enderlin State Bank, and they to Monadnock Savings Bank. At this point Ed Pierce and R.C.I.A. buy the land, clearing off the mortgages 1902, and perfecting title by obtaining copy of Hagen's patent to the land.

2293

To understand this file, see #1266. Here is added the knowledge that John Van Dyke of Milwaukee is not in the best of health, and therefore Benson & Anderton land agents who represent his interests there desire that there should be no delay in transferring ownership of this section in Alleghany Township, Ransom County, to N. Viola Glenn. W. T. Standbra receives \$640 commission for this sale to the woman from his own town in Iowa.

2294

W½ Sec. 11 & NW¼ Sec. 14, 136N 53W to A. E. Stonebrook, Spencer Iowa Coburn Township land that had never been property of the Coburn family, and also had lain unbroken, uncultivated and unoccupied through the successive ownerships of it by William A. Kindred, Seneca De La Vergne, Le Baron Yerxa (and G. M. Phillips of the First National Bank of Northfield, Minnesota) right up to the date of affidavit by Joseph Goodman, April 14, 1902, is now sold to parties from Spencer, Iowa by Aiken & Babcock for R.C.I.A. Aiken received \$18 per acre, of which R. C.I.A. received \$12; the successive land speculators having paid all the taxes to date. W½ Sec. 11, 136N 53W. Kindred sold the land to Seneca De La Vergne Oct. 28, 1878, and a year after the sale, Joseph Goodman drove out to the land company with S. De La Vergne, to look at it. La Vergne sold it to Le Baron Yerxa March 3, 1883. The NW¼ adjoining on the south (Sec. 14) is also conveyed to the same parties in this one deal, but from another source of ownership pedigree. This land is one mile south of Half-Way Tavern on Highway 46 crossing the railroad.

2295

A rubber stamp, a safe for \$150 and a gun are procured for the Marion Bank, 1903.

2296

Hendricks and Smalley from Cuba City, Wisconsin and F. W. Froemke of R.C.I.A. again cannot work together; and they lose their prospect. See also #2233 and #2248.

2297

One quarter of a half section in Coburn Township brought by Lewis and Marion Grange together before 1900, (see #1910), is now sold in 1903, Marion and the minor heir of Lewis each realizing over \$1200 after expenses. A three-way rhubarb develops between Joseph Larson in Fargo, agent, Winslow in Cannon Falls, Minn., agent, and prospect Nick Thill from the Minnesota city, who thought Larson had authority to give him 50 cents commission out of the per acre arrangement. John Bihmer and his wife Jennie F. are the customers.

2298

Prospect from Earlville, Iowa applies to purchase SE¼ Sec. 26, 136N 54W, 1903.

2299

This file contains probably the only letter brought by hand from out of State in these files. Parker Miller land agent in Spirit Lake, Iowa, gave a letter, undated, addressed to Froemke, into the hand of C. Uptagrafft, whom Miller was sending in August to do the plowing on the farm of A.M. Johnson (described as W½ Sec. 30. 135N 53W) and he asked that R.C.I.A. give Uptagrafft feed for his horses (i.e.,

money for that purpose) and to show him the place " . . that is if he goes out to the place and goes to work." It was so done.

2300 Case File Abstracts

2300

The three files #2300 - #2302, cover collections at the thresh machine made by agents of R.C.I.A. for C. & C. Land Co. along with collections for their own association 1903. Casey and Shenford townships are involved. In files #2335, Marion Land Company does the same for C & C in LaMoure County. And in #2347, #2348, #2376, affairs again are being conducted for C & C, but in connection with one specific farmer, whose name will be mentioned in that file card number. Several convenient lists of the names of farmers involved are contained in these files; only some of them will be mentioned for #2300, #2301 #2302 also. In this file, then, notable names are: Ludvig, Liening, John Thomasen, Julius Altman, C.O. Olson who paid for his land, and Hans Sandvold. See #2464 and #2465 for C & C Land Co. collections, 1904.

2301

See #23:00. Noteworthy names: O. A. Sanders, William J. Cowen, Nels (Nils) O. Rud, T. D. and wife Lydia A. Platt, Frank J. Nohr.

2302

See #2300. Namea: Kathryn Saegren - T. D. Platt - Fred Heaton. See #2111, re: Platt.

2303

See #2333 and #2334, It is interesting that H. T. Halvorson, with whom No. Monserud dissolved partnership in land agency in Minnesota in December, 7 1903, goes surety for him in Sept. 1903 in his position as cashier of the Marion Land Company Bank at Marion, North Dakota.

2304

Ransom County Immigration Association became an overseer for farming operations on farms owned by distant clients, whether those awaiting the rise in land values as the Coburns, or land agents like Stanbra, or small investors of spare cash like Viola Glenn, as well as farm with which an anticipated sale did not close out for the association itself. A number of files in 1903 so bunch the critical records of such operations. From these the name of persons living in the area will be noted on cards, so as to add to their record of participation in local life; while only the place will be noted of the absentee owners unless there be special reason to note their name. In this centenium, such files are these: #2304 – Michael Schmidtke; Adams, Minn.; letters Schmitz. 2305, 2307, 2314, 2363, 2306, 2310, 2315

2305

See #2304. Ed Pierce, owner. C. W. Buttz: the Major's word is taken around Buttzville to be worth more than wheat weighed by the scale; for C. O. Villine is agent for Andrews & Gage in their elevator at Buttzville see his receipt Sept. 22, 1903. Major Buttz was farming the land belonging to Mrs. Larson, for which Ed Pierce was overseer. Other farmers: Theo. Torgerson of Owego, J. L. Green, various grain commission firms in Twin Cities and Duluth always show up in receipts; Sioux Rapids, Iowa owner; M. G. Bird of Mohall, N.D., absentee owner NW $\frac{1}{4}$, Sec.14, 136N 54W, and leased to Torgerson for one-fifth of the crop. Absentee owner from Sioux Rapids, Iowa occurs also in #2307.

2306

See #2304. New names of local participants: David Painter, Ole Velnu, Previously mentioned in files: Anton Johnson, Henry Piper, J. F. and Andrew Carr, Hugh Doherty, Wolsky Brothers John Carr and Andres Carr of Anselm, N.D. were farming for an owner from Sterling, Illinois (see #2234 & #2317) . The South Dakota Office of the Northwestern Land Companies, Aberdeen, S.D. is a newcomer to these files. For comparison to newcomer above, see #2434 as regards North Dakota.

2307

See 2304. New names of farmer renting: Emil and Theodore Seelig, J. W. Doty & W. A. Isles; Thomas Wilson; Alexander Fender. On Charles Gram and Margaret Hickey contract, see #2284 & #2288. In this file we note two men combination renting twice, and, it occurred once in the previous file. Reason for this remains speculative. As to absentee owners: from Charles City, Pioneer and Sioux Rapids, Iowa, and one from Villard, Minnesota The man from Charles City writes a nice left-handed script requests that not all his quarter be sown to wheat, but a good portion to barley; he himself is in dry goods in Iowa. The Sioux Rapids speculator in rise of land prices prices also in #2305.

2308

Jacob Yenter from Geneva, Iowa, and John & Charles Kienberger from Ackley, Iowa each buy an E $\frac{1}{4}$ of Sec. 22 in Alleghany Township, Ransom County, N.D. Yenter taking the southeast quarter, acquires a piece of the forth Dakota lands in which Anne Charlotte Fenimore Cooper had once invested. The file contains letters testamentary issued by Susan Augusta Fenimore Cooper, her daughter, as to the will of Anne Charlotte; from the Otsego County Surrogate Office, Cooperstown, New York. In addition an affidavit from the former associate of Gilbert LaDu, namely Edward S. Ellie, states that a Maria F. Cooper also regularly made investments in North Dakota lands through their real estate and loan business in Lisbon, N.D. See also #2309, for continuation of Kienberger deal.

2309

See #2308. A greater number of the items of correspondence were retained by R.C.I.A. on the purchase of the NE $\frac{1}{4}$, Sec.22, 133N 57W, and on the SE $\frac{1}{4}$ as well, because a misunderstanding arose as to the amount of commission Laughlin and Ranes were to receive. Long letter; Ed Pierce to Laughlin April 12, 1904, and A. H. Laughlin to Ed. April 13, bring out the importance of Pierce's rule in R.C.I.A. to close commission sales only in writing. Ed himself seems to have violated the rule by carelessness in dealing with someone often relied upon in the past, as Laughlin wrote to Ed " ... but as I had known you so long personally ... ". Title for this file might well be: *Life of a Land Agent*. Charles Kienberger was married, wife's name Laura; John Kienberger was a widower, and wished to withdraw from the deal. Ed said he could do that by quitclaim deed to his brother afterward, so that legal papers would not need to be drawn over at the moment.

2310

See #2304. New names of farmers renting: H. A. Froemke, who also owned land of his own according to previous files; William Hoefte, and Thomas Gilbertson. The Wimbledon, N.D. firm of Barnes County Land Company showed up in earlier files, e.g. #2136, as doing business mainly in Stutsman County being so near that border; so also two members of that land agency, the Feckler Brothers, in an earlier file found difficulty paying up the land they had bought personally from R.C.I.A.

2311

Gust Doeling and wife Ida, see #2049-2050, #2226, took over Andrew T. Walter's quarter in Casey Township, with a mortgage due on it that he accrued. Ed. Pierce notes in Sept. 1, 1905 letter to Enderlin State Bank who assigned the earlier mortgage to Monadnock Savings Bank that Doeling had not only been hailed out as to crop that year, but had lost everything else by lightning. Ed still places his confidence in Doelings; and through maneuverability is able to extend time on the numerous debts of Doeling. Frand Creed had diphtheria at the time he agreed to sell his interest to R.C.I.A.; from Duncombe, Iowa.

2312

Gust Oehlke (see #1231) bought the Shaw Land in Pontiac Township, Cass County, the S $\frac{1}{2}$ Sec.18, 137N 55W, in November 1903; put the land in his wife Annie's name with \$5000 mortgages against it; and

satisfied the mortgages by 1906. Of the five thousand indebtedness R.C.I.A. had carried two, and the Northern Trust Company, three.

2313

George Fowler, on the road for R.C.I.A. in Illinois writes his friend "Billy", October 12, 1903: "I sold the White place Saturday; I have been chasing after this part ever since leaving Sheldon." However, it took the help of a cashier in the bank at Harvel, Illinois, and another trip by F. W. Froemke, plus doubling the usual expenses, to help close the deal, and make '\$300 or 400' for the association. The land involved was SE¼ Sec.9, 139N 49W, Barnes Township, Cass County, N.D., the township in which Fargo is located and sold at \$42 an acre in 1903. For that reason the abstracts and other legal land contract papers enhance value of this file: 2 abstracts; Edwin S. Typer mortgage deeds, affidavits by Lemuel Beaton and Livingston M. Guthrie concerning Elisha Hall, Alexander N. Bentley. Stephan William White; William H. White; also Minnie M. Baylor and Ella Henderson can be identified from these papers.

2314

See #2304 New Name: Mark Kemmer rented the NE¼ Sec. 6, 134N 54W, which lies west of the Sheyenne River in Scoville Township, 1903. Doty & Isles' (#2307) renting the other parcel of R.C.I.A. owner land. Familiar names among renters; Ephraim G. Lock, Thomas Hanson, and William K. Smith.

2315 See #2304. New names: Charles Uhrhammer, James C. Mark, and perhaps Robert D. Grieve, and T. D. Phillips whose vouchers are counter signed by C. F. Ellsbury but seemingly both signatures made by the same hand; also John Sullivan who seeks to rent the old Shaw farm in Pontiac Township (See #2119) or possibly to buy it. Sullivan did some of the harvest cutting on the Sham farm and is anxious to have someone come out to measure it; and to get his money, some misunderstanding on amount per acre on that score. The barley had to be re-shocked on the Shaw farm. A receipt is in the file from the Brotherhood of American Yeomen, signed by M. N. Hudnall, correspondent to Uhrhammer.

2316

Receipts for the \$1842.60 collected by R.C.I.A. for George H. Colling (see #2178), San Francisco, California, in 1903.

2317

Two farming operations directed by R.C.I.A. in 1903 required an outlay of capital. Instructions from the association office at Sheldon by Thomas Harris, say about the old Shaw farm: "This land is owned by Ransom County Immigration Association, and cropped by them; no one has any interest but ourselves." Frank Stangler received \$408.26 for plowing and seeding; among other workmen, Emil Trapp sends an account of grain delivered at Lucca from the farm. And James A. Shaw & Co. presenting the association with a livery bill, leave evidence of his new occupation at Lucca, N.D.; he had sold this land to R.C.I.A. (cfr, #2199) The other farm operation seems to have been managed by John McKay out of Elliott, N.D., who had a successful year, because in Jan. 23, 1904 he still received \$29.00 in final settlement on contract covering management of E½ Sec.22, and Sec.3, 133N 57W. Men who worked under him were: J. A. Miner, James Mark, Fraederich, James. M. Brown, Goodman. See also #1287, Kays #2540, Baer #2234, #2256, #2306.

2318

Anton Westemeier (from Earville, Iowa in 42241) now of nearby Dyersville, Iowa feigns ignorance that he would be billed for seed, and surprise that R.C.I.A. rented out his land. Actually he wanted them to take care of it for him. And in truth, he was short of cash. His quarter in Barnes County was rented to S. O. Waline for the season of 1903. The other contract place in this file is the purchase of another mile-long 160 acres, bordering the north line of Sec. 6, Greene Township, Ransom County, N.D. Five such divisions of a section have been noted in these files; either topography or the wish to later control the entire section might dictate such a move. A. D. Fraedrich purchased by giving a mortgage to Charles H.

Porritt, of Fargo, N.D. as part of payment price. L903. See #2320 for land in Highland Township that Fraedrich rents; two miles north of his long, narrow 160, in Ransom County.

2319

Julius Zuelke, in 1903 from Anselm post office area, makes application to buy a farm in LaMoure County, (today on Highway 46, five miles before the crossing of the James River when going west.)

2320

Albert Fraedrich rents 160 acres in Highland Township, Cass County, just two miles north of the long, narrow 160 he bought in Sec.6. Greene Township, Ransom County (see #2318) the same year of 1903. The other farm contract gives renter William Saxlund, Lisbon, N.D. the bigger share, R.C.I.A. receiving ¼ the crop, on NW¼, Sec. 22, 134N 55W, Casey Township; 1903. K. H. Thomte was the agent who brought about the deal. Lisbon Land and Loan Agency; see #2070.

2321

In four files: #2321, 2322, 2337, and 2381, the usefulness of the Northern Trust Company toward more efficient action of R.C.I.A. and allied corporation and partnerships can be seen. In this file, Northern Trust Company's existence and purpose made it possible for Ed Pierce and F. W. Froemke to give N. C. Monserud, the unmarried, 26 years of old Norwegian from Iowa, once partner of Halvorson in Minnesota as seen in previous files, a very free hand. Three parcels of land are sold, eight not sold, in one year, but without stress or strain on anyone: neither on land companies, on the customers, on the bans involved. The tongue-in-cheek recommendation Ed Pierce writes to the Northern Trust Company of which Pierce is vice-president, is essentially truthful; "He is so fixed that he could carry his lands for several years if need be . ." refers to the necessary backing R.C.I.A. had to give him if need be, and could give, being largely Pierce himself.

2322

See #2321. Some of the eight parcels not sold according to previous files, are included in the eight warrantee deeds in this file and several cancelled obligations of Monserud to Northern Trust Company at Fargo, N.D. The getting tough letter, June 22, 1904, written for Northern Trust Co. to R.C.I.A. at Sheldon by Hollister, was simply he, Ed Pierce and Tenneson shooting a little salt at their own boys out beating the bust for them.

2323

See also #2324, to note difference in operation in which both men were engaged November of 1903. Here Frederick W. Rroemae, 35 years old, German American, borrows on five quarters of land he owns; doing so by having the Northern Trust Company act as his agent for making the loan from the Minnesota Loan & Trust Co. He then sells these lands to R.C.I.A. with the line against them. He is president of the association. For the reason for seeing to raise \$64.00 ready cash, see #2095 and #2258; he and George Fowler were engaged in the process of buying a block of Canadian Lands for resale

2324

See also #2323, to note difference in operation in which both men were engaged in November of 1903. Here George Fowler, Canadian by birth, not giving his age (which was older than F. W. Froemke), buys \$20,000 worth of lands from R.C.I.A. of which he is an active member; and then has the Northern Trust Company act as his agent in procuring a loan from the Minnesota Loan & Trust Company on his own lands otherwise free of liens. For the reason for seeking to raise \$6200 ready cash (see #2095 and #2258) he and F. W. Froemke were engaged in buying a block of Canadian lands, for resale.

2325

R.C.I.A. sells NW¼, Sec. 18, 136N 53W, Coburn Township again in 1904, with a mortgage on it from W. A. Brundage. It is a large quarter, having nearly ten acres more than the usual. Letter of R.C.I.A. to

State Bank of Springfield, Minnesota, indicates that the association is in need of ready cash for its routine operations.

2326

Farmers with obligations to Ed Pierce and R.C.I.A. could take wheat to Great Western Elevator Company's elevator at Sheldon, and apply it to payment of interest and debt at market price for the day. This file contains the account of such barter type payments for Ed. The elevator gave Ed Pierce storage space at a confidential rate for 5000 bushels of wheat through the fall til April. Should a rise of more than 31 cents per bushel occur, as invariably was the case, by that month, Ed was making additional profit. Thomas Harris, cashier and auditor of R.C.I.A. received credit for screenings. (The individual farmer was wont to leave these lie in the fields, because his small amount of screenings did not pay the trouble to market. But if one individual picked up screenings from several farmers, he could make a good wage in spare hours. Such may be the significance of the screenings credited to Harris in this file.)

2327

Widow, rich and with son, (efr.#2248) took a rooking in the operation of her NE $\frac{1}{4}$ Sec. 14, 136N 55W, Liberty Township Ransom County the fall of 1903. Her lawyer from Wisconsin wrote R.C.I.A. that if they could not obtain a renter, to hire a crop put in; his letter is dated May 23, whereupon it was too late for anything but flax. -- which yielded 4 bu. per acre. Chief offender was Charles Urhammer, who charged 4.0 cents per bushel to thresh and haul to market the flax. This more than doubles the figure for such work in other files, e.g. #2315 and #2317, for that same fall on other farms. As it reads, the widow lost \$172.51 on her farm for that year. R.C.I.A, under Harris' management, allowed these figures, as receipts sent out and signed and returned, show. (Doty & Isles also did part of the field work; see #2420 for their own farming operations.)

2328

Receipts for taxes paid on only 6 $\frac{1}{4}$ sections of land by R.C.I.A., a much diminished figure as compared to previous years.

2329

The tide of land office business, as noted in an earlier file, had moved to the west of Sheldon trading area; and the Marion venture for R.C.I.A. had proved an exciting and fast moving venture. Within two years the bonanza period was over. When N. O. Monserud was sent to replace B. P. Harding as manager of the Marion Land Company, discussions had already been initiated with other bankers drawing business from the area; Monserud was to wind up the Marion Land Company and the bank. This action reflects itself in every file relating to the company in this long series of files: #2330, #2340, #2353, #2360, #2392, #2331, #2341, #2354, #2361, #2332, #2342, #2355, #2378, #2333, #2343, #2356, #2337, #2344, #2357, #2338, #2345, #2358, #2339, #2346, #2359

2330

See #2329-2333. This file relates to applications for loans. Names involved are: R. H. Martin; Leopold Weight, Frank Zillmer; also a statement of receipts and expenditures Marion Land Company, under B. P. Hardin, Manager.

2331

B. P. Harding probably worked from the weekly accounts kept in this file to draw up his final reports submitted to Sheldon, as found in #2225. Harding spent only one fourth the money Monserud spent for running expenses of the office of Marion Land Company. (R.C.I.A. replaced Harding with Monserud.)

2332

See #2329 and 2333. Copies of telegrams sent from and to Marion Land Company 1903.

2333

It was indicated in #2329 that more than change of managers, from Handing to Jlonserud, was afoot. And in this file the meeting Jan. 2, 1904 is recorded at which the directors of Marion Land Company's bank at Marion, N.D. voted to sell the "stoar and office building" (see #2130) to the First State Bank at Marion. It is reflected in a block of this centennium of files how N. O. Monserud wound up business of both Marion Land Company and its bank as 1903 and 1904 unfolded. Two problems confronted R.C.I.A.: 1. Too many banks in Marion, Alice, Buffalo and Tower City. 2. A charter could not be dropped (from Tower City) without someone else picking it up, and again overstaffing the area with banks. The solution is partly indicated in letter from Buffalo Bank to Ed Pierce, Sept. 22, 1903; and is completed in #2392; and a venture begun 1902 is dismantled without loss of prestige for R.C.I.A. in 1904.

2334

See #2333. Re: Bank at Alice, see also #2426 #2480.

2335

See #2300. Convenient list of farmers and farms involved.

2336

See #2130 for identity of "stoar and office building" of the Marion Land Company; and #2333-2334 for its sale. In this file are found the specification for the building written by the architects. Among other things, they specified Mankato lime be used in mortar, Portland cement in cement works, Berry Brothers hard finish oil in office and its back room; plaster to be the Adamant brand. White pine lath was used; inside finish woodwork was to be clear pine; store front of pine; doors to be of pine; even the two-hole seat of outdoor privie on the farthest corner (of the lot) from the street, was specified to be of pine. Privy was equipped with a vent. The office walls were lined with wainscoting up to a height of 3'6" with 6" base and 4" band and 3" cap mould at top. 6" lap siding over ship lath covered outside walls. All studdings were 2" by 22, except in show window bench and outside privy. Vault constructed of two 8" walls with air space between bonded across with iron wall ties. The cistern had remarkably good specifications. Sidewalk of plants, front and on one side.

2337

See #2329 and #2333. This file contains simply vouchers which help to give details about current expenses in running the office of a land company 1903, specifically, the Marion Land Co., including three entries for bicycle repairs.

2338

See #2329 and #2333. This file contains simply vouchers for expenses of the Marion Land Company, such as for workmen who are named, and their board bills; 1903.

2339

See #2329. This file: copy of various bills paid by Marion Land Company, 1903, notably livery bills with Struble Brothers, bill for items of office equipment with Brown, Treacy and Sperry Co. of St. Paul, Minnesota; and amount paid toward purchasing charter and amending same, plus certified copy thereof (see #2333). Bills for advertising in the *Marion Sentinel*, along with supplies, total over \$330, a full page ad for one month costing \$30. The premium for burglar insurance was \$27.

2340 See #2329 and #2333. This file is a continuation of bills of Marion Land Company from preceding file; more money spent on advertising; C. H. Leyoe, druggist at Marion; also sells ready-mixed paint; bills from A. B. Farnham Co., Minneapolis, Minnesota; and the Rand Company, Towanda, New York.

2341

See #2329 and #2333, This file and the following one contain copies of farm contracts held by R.C.I.A. through the Marion Land Company, and receipts for work paid.

2342

See #2329 and #2333. This file as the preceding contains farm contracts held by R.C.I.A. through Marion Land Company, and has some new names: J. J. Waldie, A. C. Moll, NW¹/₄, Sec. 35, 136N 61W, J. F. Lohman. (Note: from personal knowledge. A son, Arthur, of J. J. Waldie, who leased a half section for purposes of meadow in 1903 for \$25 was buried by his minister in the Catholic Cemetery at Enderlin., N.D., 1971, Though in his eighties, he had driven to the Marion area to look at lands he owned, as a matter of enjoyment. A car at his right, which he did not see, hit him at a country road intersection. Aloofness toward Jehovah Witness or "Kingdom Hall" religion existing among denominations, his daughter, Mrs. Erwin Schmitz, a Catholic, asked and received permission that the Jehovah preacher bury her father, Art Waldie, and his wife. -- A.A .A. April 15, 1972)

2343

See #2329 and #2333. This file and the following contain more receipts. Otto. W. Henker shows up as someone working quite regularly on a salary for Marion Land Company.

2344

See #2329 and #2333. The Marion Land Company, though using Marion as the post office by this time, evidently was not spending money to get new checks printed; the check blanks read: The First State Bank, Marion N.D. at "Elmo, P.O., North Dakota."

2345

See #2329 and #2333. This file and the following contain correspondence that took place where R.C.I.A. moved into the Marion Land Company, and its bank venture. Replies from land agents and several individuals, indicate that Ed Pierce early in 1902 circularized them as to lands they might list with Marion Land Company for sale. The response represents a total over 313 sections, Wells & Dickey of Jamestown listing 134 alone. Lands in LaMoure, Dickey, Stutsman, Barnes and Ransom, in the area of Litchville, Marion and Griswold, especially were sought; some in Sargent and Logan were included in the replies. In this file, F. W. Froemke notes that the creamery in Marion is complete, machinery expected "tomorrow" May 7, 1902. Frank O. Osborne speaks lovingly about a sod house and barn on his NE¹/₄ Sec. 28, 136N 57W, Preston Township, Ransom County, April 28, 1902. New land agent names: W. B. S. Trimble, Jamestown; Gunningham and Sheffield, LaMoure; B. S. Russell & Co, Valley City, Western Land Co., St. Paul, Minn.

2346

See #2329 and #233. See also foregoing file 2345. This file contains letter from A. E. Jones of the firm of Allen and Jones of Lisbon, North Dakota; more of those letters showing completed consideration on the part of the writer for the interest of the person written to, from someone in Morton and Company, Fargo, and they have a map printed by the Record Publishing Company of Fargo, 1897, containing names of many little postoffices and towns that have now disappeared, from eastern Minnesota to Napoleon and the Turtle Mountains on the west.

2347

See #2300. C & C Land Company and Otto Sather on N¹/₂ of the SW¹/₂ Sec. 23, 135N 55W, or Casey Township, Ransom County, North Dakota an 80 acre tract.

2348

See #2300. R.C.I.A. takes over the contract of Ole J. Lee and Ed Goplen, from C & C, for S½ Sec. 29 in Casey Township. File contains letters written in English and in Norwegian by Goplen, who hails from Langor, Minn.

2349

James Shaw and his wife pay off the mortgage on their land in Pontiac Township, Cass County, N.D., the southwest corner township of "imperial Cass." 1902. On this description of land again occur the names of L. S. Champine, and Mary P. Elden as in #2199

2350

The four-way misunderstanding that arose over Sec. 1, Moore Township, Ransom County, as evidenced in correspondence in #2118, generating heat between George H. Shellenberger of St. Paul and Ed Pierce, is resolved by the calmer head of Richardson's lawyer from Britt, Iowa. Richardson writes Ed Aug. 1902; letter enclosed in file, and example of Norwegian English.

2351

Gullick Strand receives patent to his homestead, the SE¼, Sec. 21, 137N56W, Raritan Township Barnes County, in 1894. Wife's name is Carrie. Mortgages on the place begin with M. B. Andrus of Valley City, N.D. holding, and who later shows up in Denver, Colorado; H. A. Bonhus of Valley City next; Ever Miller and Charles Horton after them; then Fowler Banks; then 1902 R.C.I.A.

2352

This file makes clear that James Shaw had sold his farm in Pontiac Township, Cass County, N.D. to Anders Jonsson in 1899; who borrowed to make payments, but ended up losing the land to the mortgagees, Fowler & Banks, in 1902, another victim, perhaps, of the bad years. See #2349 for file complementing this one.

2353

See #2329 and #2333. Persons who listed their land for sale, through Marion Land Company, from that area, under B. P. Harding's management. (See #2357, under N. O. Monserud, Mgr.) were: LaMoure County: L. C. Bordwell, J. M. Wheeler, Frederick Zielke, Gustav Zielke, Swan Tulin, Fred Maisel, Ole Christofersen (sod barn), G. Yinchott, Augusta Lebus, Frank W. Haselen (straw roof, barn and granary); Barnes County: Knudt R. Rud, Mrs. Maggie J. Murdock, Gunerius H. Kaas (pole barn), Hans C. Bay (sod barn), John Lund (sod granary), John Lund (sod barn), Erik Foslund, Stutsman County: Ed Hanson, Ed Pederson (or Peterson), one unnamed from Plano, North Dakota post office, though land in Stutsman. These were people living in the area who had a reason to desire to sell their land at a good price: debts, widowhood generally small buildings. One farm notes stone chicken coop, feed mill, feed cutter, and good size buildings (G. Zielke). Two note "shanty" for shed. Six have no well. Rud had lumber and sod house, sod barn; see #2354. Note: This file contains those listings that expired in 1903; several were renewed #2357; files #2354 and #2355 are 1902 listings.

2354

1902 listings with Marion Land Company in this file and in the following #2355, exclusive of those mentioned in #2353 and #2357, are in LaMoure County: Andrew Hodem, N. J. Sinclair, F. W. Winkelmann, Halvor Johnson, Z. Hardke, A. E. Larson, E. Ton, Florian Liepold from Griswold, N.D., Henry Brosius, Griswold, N.D., S. O. Berg, J. W. Johnston from LaMoure itself and machinery merchant, Julius Froemke, Fredrich Reiter (Reifer, Reiser?) from Adrian, N.D., Christ Fichtelman from Griswold, John Herring; Barnes County: F. Y. Clark, these four from Plano: Ole Syverson, Chas. Liljehohn, Lawrence Nelson, (sod barn), two from Svea, John Sandin, Nils M. Johnson (Joneson), Thore Gudmestad from Litcheville, George Williams, A. D. Williams (with barn 24 by 80 by 8, the largest); Stutsman

County: John A. Konoske; and Fred Maisel from Dickey County. Two descriptions listed a well house; one 1½ acres of timber SE¼, Sec. 32, 238N 60W, one machine shed.

2355

Continuing file #2354; LaMoure County: Ludwig Froemke, listing two descriptions, and whose barn had a straw roof; Jacob Schazmann from Adrian, N.D. who had a "badroom 14 x 16 " besides two shanties; William J. Greer, Martin H. Dustrud, Fred Spoerl, Charles Lauf from Grand Rapids, John Schmith, Henry Bassen, William Gilmer, John Helmers land speculator from Titonka, Iowa; Hans T. Holt, Christine Meiklejohn from Dickey, N.D.; Barnes County: William J. Wicklund from Svea, John Pa. Johnson from Svea, A. E. Lillehoff (sod barn), Erik Nyberg from Plano, Swan Anderson from Litchville, John from Svea, J. J. Dougherty (sod barn), Syver Syverson from Plano, Ole Fosmark, C. F. Johnston, Thomas M. Davis. In these two files out of 50 descriptions, 11 have no buildings, one being a tree claim; 37 houses; 33 barns plus 4 sod barns; 31 granaries; 3 well houses; 2 machine shed, one blacksmith shop; 1 coal house or shed; 6 shanties, 1 hog barn; 1 "badroom"; 1 1/2 acres timber. 25 are LaMoure County, 23 Barnes County, one each Stutsman County and Dickey County.

2356

Several insurance policies of Marion Land Company, including Saint Paul Fire & Marine, the Greenwich Insurance Company of New York, and the Northwestern Fire and Marine Insurance Company of Grand Forks, North Dakota. An odd picture on a hail insurance policy of the St. Paul Company shows bundles blowing in the wind of a storm scene, and growing rye field bending flat; while two trees at the edge of the field stand serenely with no evident tremor.

2357

See #2329, #2333, and also #2353. In this file persons listing their land with Marion Land Company to sell, N. O. Monserud, Mgr., 1903-04; LaMoure County: C. C. Sandness, R. H. Martin (land agent) [3 farms, 2 of them "all prairie] Herman Zielke (stone smokehouse), Walter Livear (2 farms), Struble Brothers (see#2178), Henrietta Holweg whose husband also signs (2 farms), Max Henker (blacksmith shop, and flowing spring), Frank Lister (running spring), J. D. Barnhard, M. E. Larson, plus three land agents and one land speculator from elsewhere; Barnes County: Mathias Hanson (sod barn), Andrew Anderson; Stutsman County: Julius Schultz; Kidder County: another parcel belonging to R.H. Martin, west of Horsehead Lake. Moserud perhaps appealed to the desire to "cash in"; his clients have better buildings, more land. One house was noted as having steel siding. Out of the parcels of land described in both #2353 and #2357, 14 had no buildings, two being raw prairie; 23 had houses, 19 barns plus 4 sod barns, 20 granaries, 6 sheds or shanties; 3 special buildings.

2358

Sample of a pass book for the Marion Land Co. at the First State Bank of Marion, for part of a year. One overdraft.

2359

Checks, receipts, figures of the account of Marion Land Company Bank with their clearing house, the Security Bank of Minnesota, Minneapolis, Minnesota, 1903. Continued in next file.

2360

Continuation of #2359.

2361

Account closed with the Security Bank of Minnesota. See two foregoing files. Now dealing directly with the First National Bank at Minneapolis. See also file #2378.

2362

The papers in this file complement those in #2250 only in part, being for the greater part repetitive. The land involved is Sec. 33, 140N 80W, Burnt Creek Township, Burleigh County, map of county in file, five miles approximately straight north of the State Capitol. The Northern Pacific Railroad stationmaster at Sheldon had acquired this as part of his small land speculations; I. C. Feninger of the Bismarck Land Company had interested a friend of his in the insurance business in Dows, Iowa in it. Since this was originally Coburn land, the usual complications attending the perfection of title, procuring signatures of the Coburn heirs occurred, with their resulting documents included in the file. Jacob Lowell, Jr. also once gave a mortgage against this land. Legal process further delayed: Judge Birdsall was busy in the political election campaign making speeches throughout the state of Iowa, went to Washington D.C. taking the abstract he was to examine and pass upon, with him. A curious document: the Abstractor appraises the land after R.C.I.A. had sold it. Could it have been done before, postdating the letter?

2363

See #2304 Edward Ihme and Walter Ihme rent from R.C.I.A. 1903 in Shenford Township, Ransom County, N.D. Julia Schrader owns a quarter section in that township which the association seeks to obtain.

2364

Accounts on the books for Gaaserud & Mann, Lucca, N.D. have been handed over to R.C.I.A. to collect; and George Fowler (April 8, 1904) seems chagrined to have been elected to the office of "trustee" in the matter. Out of \$144.80 collected, \$44.80 goes for expenses. See also #2524.

2365

Statements reflecting payments made on five parcels of land sold for the Saskatchewan Valley Land Company. See also #2258, #2260-2261, #2370.

2366

Numa Brandt and his wife Mary Brandt who signs with her mark, are associated with E. Brandt & Co. blacksmiths and wagon makers, manufacturers of Standard Revolving Globe Gate, at Francesville, Indiana. Presumably on the idea to buy land in Dakota and let it pay for itself, they invested June 22, 1903. When they found that the flax crop paid only the interest and \$9.05 on the principal that year. Numa wrote Dec. 7, 1903: "...I was surprised to see such a little amount of grain raised on 175 acres of land so if you dont made no mistack it would be a bad mistack for me to invest anymore. And so I thought I better drop the land Bile to goret. I dont want it no more." Deal was: ¼ crop (on 160 acres).

2367

Thomas J. Gilbertson has the contract to farm a quarter in Greene Township, Ransom County, N.D. owned by a land speculator in Beaver, Iowa, for the year of 1903. The contract is cancelled for 1904.

2368

This file now continues papers on the old Peter Goodman farm at town of Anselm through the year 1918, when Ransom County Immigration Association is called the Ransom County Trust Company. Sec. 5, 135N 55W, which sold at \$30 and acre in 1902, is being sold at \$52.50 an acre in 1918.

2369

Missing

2370

Correspondence with the Saskatchewan Valley Land Company, showing amounts due to and from the same, after one year. R.C.I.A. under the names of George Fowler and F. W. Froemke had earned an

equity of \$768 on their 10,000 acre block. 1904 price list included in file. See also: #2258, #2261, #2365; also #2324.

2371

Ihmes purchase land they had rented, Dec. 14, 1903. See #2363.

2372

See #2361. Deposit slips with First National Bank of Minneapolis, Minnesota, 1903-1904, with other receipts and vouchers of Marion Land Company Bank, under N. O. Monserud.

2373

Land speculator from Spencer, Iowa buys a half section in Shenford Township Ransom County, N.D., assuming a \$1000 mortgage already on the land over and above money paid. How \$18.30 interest on Gaaserud mortgage figures in here is not clear. A certain Gaaserude was mentioned in #2364.

2374

James D. Flatt took a seed loan May 20, 1904 from R.C.I.A. for 100 bushels Blue Stem and 60 bushels Hard wheat to be sown on quarter section in Highland Township, Cass County, totaling \$152 in cost.

2375

Land agent and land speculator, George H. Shellenberger pays up a half section of Coburn land in North Dakota two years ahead of schedule. The E½, Sec. 35, Liberty Township, Ransom County. For Shellenberger, see #2135 and later files.

2376

See #2300. Richard Creed buys the S½ SW¼ Sec. 23, Casey Township, of which Otto Sather bought the N½ (see #2347); and Creed hails from Duncombe, Iowa. Letters from P. T. Flynn, cashier in the Bank of Duncombe, concerning the deal whereby Richard turned over the land to Frank Creed, after three years; 1904. The Creeds then sell this eighty, and other lands near Marion, N.D.; thereby involving Northern Trust Company. After second mortgages, matters rest with S. B. Raymond, Grundy Center, Iowa and Oklahoma City, Oklahoma. 1907.

2377

Tore Syverson, Enderlin, N.D. buys another quarter of land this one in Moore Township, Ransom County, even though balks at the deal. In 1904 his wife balks at the deal. See also #2379.

2378 Miscellaneous vouchers, cashed checks, records relating to the closing of accounts in the Marion Land Company January sometime in 1904. George Fowler received a check for \$1000 for ten shares of stock he had held; so did Ed Pierce, James Banks, and F. W. Froemke. See also previous files, in this connection, particularly #2359, #2360, #2361.

2379

See #2377. At the turn of the century, Elva B. Hannum (nee Bonine and wife of Nathan B. Hannum; see earlier files) sold two parcels of land, one in Casey Township the other in Moore Township, Ransom County, N.D. NE¼, Sec. 27, 136N 56W is here provided with an affidavit by Albert J. Murdock which demonstrates the pedigree of ownership by land speculators to a later date than in the eastern portion of the County. Jennie Sparks and H. S. Sparks her husband, granted a quit claim deed to Phineas S. Rose Aug. 19, 1886. Rose mortgaged to Murdock September 1886. Murdock transferred title to Gorham P. Cross Oct. 1887 and his wife Lina Acton Cross; and then the property came back to Albert J. Murdock and his wife Sarah H. Murdock was a physician and surgeon, resident in Minneapolis, Minn. since 1887. All this while a mortgage was satisfied by Sidney O. Child. But it was Colin C. Joslyn and wife Marie A.,

who in 1902 sell the quarter to Elva B. Hannum. Mrs. Hannum buys the Casey Township quarter from O. F. Gaylord and his wife Martha A. (1899), from Oswego, N.Y.

2380

Elva B. Hannum sold the SW $\frac{1}{4}$ Sec. 12, Liberty Township, Ransom County to a Pioneer, Iowa sales solicitor (see #2097) for R.C.I.A., George W. Rathke, 1901. John A. Asheim, (see #2177) rented the land. This land had once belonged to Louis Grange. While a lawsuit of 1887 had rendered a decision favorable to M. D. Chamberlain and Joseph R. Chamberlain, against Andrew Nelson, the latter still carried insurance on the farm buildings in 1900. Scott N. Sanford, at Sheldon was attorney for the plaintiff, Nelson; and his address a year later was Rochester, Minnesota. File contains copy of the insurance policy; also a Land Tax Road Receipts dated 1900, to Andrew Nelson.

2381

This and the next file might be entitled: The day lots in Sheldon, N.D. sold for from 17 cents to 90 cents a piece. Northern Trust Company, after various tax titles were turned over to it by individuals some of whom were stockholders in the corporation, sued to have other tax titles declared null and void: on grounds of non-possession of the other defendants non-appearance at the court hearing. Ed Pierce himself was among the defendants who did not appear at the trial; and yet he was a big part of the "plaintiff" (N. Trust Co.). Other individual defendants would have had a long distance to travel, in some instances the cost of travel would have exceeded the value of the property. Four of the defendants, whom the sheriff could not find in order to serve the summons, could have been located by myself from information contained in previous files read. (A.A.A.; 1972). Daniel Cornwell was listed as a non-resident of the State; see #2150; also #1024, #1249

2382

See #2381. Present file contains various tax titles whose validity was established by court order. Ransom County Auditor's Tax Deeds to Northern Trust Company for purchase of lots in Sheldon, N.D. and other lands. George W. Ferguson was the auditor for all transactions, 1904

2383

Special Agent Col. C. A. Lounsberry recommended cancellation of Peter berg's homestead entry at Velva, N.D. made through the Devils Lake Land Office 1899, for SE $\frac{1}{4}$ Sec. 28, 154N 80W. Berg had a house at Enderlin and ran a men's clothing store there, while at the same time proving up on his claim in McHenry County. The file contains notice of cancellation; two letters by Berg containing poor spelling; letters by J. E. Burke (see #2048) of Velva, N.D.; some of the testimony taken in the appeal against the Land Office decision. Moving defense statement is made by Ed Pierce and B. G. Tenneson is set to work on the case in 1904. Notes: see also #2000. This section is 85 miles on a straight line north of Bismarck. One of the questions on the Homestead Proof/Testimony of Claimant sheet asks: "are there any indications of coal..." Answered: "No..." Truax-Traer coal property is found in 152N 80W or seven miles south.

2384

Land speculator from Exira, Iowa petitions for separation of one quarter out of three in sections of the northwest corner township in Ransom County, N.D., so that he and his wife can sell it independently of the other partner in the ownership of the three; 1904. Seven letters from the Exira, Iowa investor; and two from Seth K. Humphrey, Investment Securities, 53 State Street, Boston, Mass and holder of the mortgage, are contained in this file. Notary nearly jammed proceedings when he used an old stamp; B. H. Born from Exira comments "...which led to the destruction of the stamp in my presence." (June 9, 1904 to Ed Pierce.) Note that this is only the second land entry from these files in Bear Creek Township which is 15 miles from Enderlin and 20 from Sheldon, 18 from Lisbon, 18 from Valley City and 14 from the new town of Marion, N.D., 24 from LaMoure. A remote corner.

2385

Mainly Stutsman County facts. Maps of Stutsman County and Barnes County used by land agents 1904 in this file; also two townships; map used by Barchus & Britt of Jamestown has "boomer" message on reverse. William Kavanaugh seems small dealer. George Collins to Barchus & Britt says all his (Coburn) lands in N.D. are looked after by Ed Pierce (May 10, 1904) C. G. Bangert, having been sent out to look after lands in Stutsman Co. gives impression that much land is still wild and remote; and he records names of County people: W. Farmley, who has several letters; W. F. Gringery; Mr. Culver; Carl Hillins; R. H. Davis and E. R. Davis; N. E. Whipple who fenced part of a Coburn section surreptitiously; R. Gainsworth; Mrs. Edith French; Henry Broughton; George Allen; Harold Smith; J. Hackenswiler; six Tower City haymakers; E. Williamson in Lane Hospital, San Francisco; and M. F. Vondebogert, Fargo, N.D. now Neepewa, Manitoba. Joe Still from Page, N.D. Pencil maps of parcels by Bangert. Description of Sec. 31, 142N 65W which happens to be highest elevation according to geodetic survey in 1897.

2386

R.C.I.A. notes in 1903 that the Edward Altman farm contract on quarter of land he bought 1900 in Casey Township is badly in default Widowed Katie Altman by Oct. 1904 is declared the only legal heir by effect of statement on the part of Robert Altman, the executor of the will. Jacob Muth, acting as agent for R.C.I.A. obtains agreement dated July 5, testifying Katie will sell her land through the Association to whomever he suggests; on July 11 a statement giving Muth power of attorney is made out clearly as an afterthought. When the land is sold to Ever L. Stokstad, Muth receives a commission of \$160. Stokstad has another quarter of land six miles from Lisbon, in Casey Township worth \$3200 without any buildings; he also owns a house in Enderlin worth \$1500. He now borrows some fourteen hundred from Minnesota Loan & Trust Co. In the loan application he states there are no unimproved land in the vicinity of his farm, 1904. (Contrast with conditions in Stutsman County 1904; #2385.)

2387

Ralph Wilson in his letter from Dunseith very plainly tells R.C.I.A. that other agents are selling improved quarters of land for from \$9.50 to \$14 per acre, while the association is holding too high, a quarter which is all prairie and about 50 acres of it unfit to cultivate. SE $\frac{1}{4}$ Sec. 13, 161N 73W, about two miles south of Dunseith, N.D. A very interesting concept of Rolette County is presented in map clipped out of a newspaper and attached to the 1904 land purchase application. It identifies a number of forgotten name sites.

2388

The Shermans of the First National Bank of Tower City and James K. Banks of the First National Bank at Sheldon, July 1904 begin making arrangements to deal with mortgage and other debts against Charles C. Dalrymple, whose financial condition they consider critical. One mortgage is an assignment against the contract of Mr. Dalrymple with the Northwestern Telephone Company for the Sheldon Exchange. Someone using Dr. Aylen's stationery prepares statement on the net profits of this exchange and the one at Tower City. See also #2333-2334 regarding relations between banks at Sheldon and Tower City.

2389

Moses O. Little seems to fall into a new category of land speculators. Not only is he from the West, that is Port Townsend, Washington; but he seems to be hypercritical of everything to the East. The tenant, the insurance rate, the abstractor in Ransom County are "be-littled." Minnesota Loan & Trust Company gave Ed Pierce a \$25 dollar bonus for dealing with him. Moses is a land speculator, and his wife has some position with the United States Immigration Service in Port Townsend.

2390

W. T. Stanbra, veteran land agent from Humboldt, Iowa, buys another quarter of land from R.C.I.A. in the Venlo-Shenford area, Shenford Township, Ransom County, North Dakota 1904.

2391

R.C.I.A. sells school Section 16, adjoining the village of Fingal, Barnes County, N.D. in 1904, to the banker in that town C. E. Batcheller, and his cashier Thomas Casey who manages the affiliate bank of Batcheller in Litchville, N. D. Batcheller feels he missed a trick, writing to the association July 6, 1904, in so far as his purchase of the land was not completed early enough in the season of that year so that he might have received the income from the "grass contracts." It might further be reasoned that if hay land existed on this section which actually adjoins the village on the east side, as evidently did exist: then, a portion of this section had not been put under cultivation by the year of 1904.

2392

See #2333 and #2334. This file contains papers pertinent to the solution of the problems posed in file #2333-34. Tower City, Cass County bank sold its name and charter, and principal place of business to Marion Land Company Bank at Marion. Whereupon that formerly private bank could and did sell the charter it now possessed to the bank at Colgate, Steele County, along with the legal entity that was formerly the Tower City bank; and that Colgate institution became the property of the bankers from Hope, Steele Co., N.D. 1904. As to the physical properties, the Marion Land Company by these moves was enabled to sell its "store and office building" (see #2130) to another existing bank in Marion, N.D. at a price that would appear to be \$500 over the original cost of building and equipment. Appropriate documents from the Secretary of State are contained in copies in this file.

2393

Mortgage held by land speculator in Kansas, and Robert H. Martin of Minneapolis, Minn., originally Mineral Point, Wisconsin became the occasion for a hearing in court, 1905. M. C. Lasell Co. Brokers and General Collection Agents. Collection Department seems to be winding up the affair in 1910 with Johnston State Bank at Marion, N.D. See also #2354 and #2355 for other R. H. Martin land holdings in LaMoure and Stutsman counties (His name was not listed on cards for those files, because of non-residence in North Dakota). Note: An address specifying Mineral Point, Wisconsin occurred in the older file system. See also: #2506-#2507; Blewett; and Lasell.

2394

When Claus O. Golberg, Enderlin, N.D., through Enderlin State Bank operating as a subsidiary in the land business for R.C.I.A. seeks to buy parcels of land in LaMoure County, 1905, it comes to light that B. F. Elliott is sole agent for the estate lands of Samuel H. Heaton, deceased. The heirs have consigned bargaining powers to one R. Augustus Heaton, Washington, D.C.

2395

Earlier files reflected an anticipation of greater numbers of land seekers coming to North Dakota in 1902. Previous files record those buying land through R.C.I.A. Now appears the evidence of the organized effort made by the association in January 1902, and therefore in anticipation of a good year. This file contains a list of 87 solicitors in Iowa, Illinois, Minnesota and Indiana to whom a letter was sent asking each to send in 25 names of well-to-do farmers in their locality who might possibly be considering the purchase of N.D. lands. The association would send each name a copy of a special Land Seekers Edition of the *Minneapolis Journal* published the first week of February. 18 solicitors submitted 436 names. Of these 20 names seemed familiar from the files already read, and perhaps became buyers through this advertising. List of solicitors can be compared with that in #2097, which was known to have been "padded."

2396

"Patterson farm" in Big Bend Township, Ransom County, east from Lisbon, N.D. is sold in 1904. To remove a flaw in the title a mechanic's lien against it from the time when Perry Crow (see #1279) owned

it had to be cleared up. The Gull River (later White) Lumber Company yard at Lisbon, A. F. Norton manager, furnished the materials; and the itemized list adding up to \$47.21 needed to build a settler's house, is perhaps the more important document here contained.

2397

Ole J. Weston of Fargo seeks information on a possible trade for an Oregon half section of timber land near Florence, Oregon, 1904. E½ Sec. 36, 17 11W. Two letters from Oregon bank at Eugene, and land agency in Portland.

2398

Two applications are submitted through R.C.I.A. to Minnesota Loan & Trust Company, 1904. Ludvig Liening is from one mile from Venlo, and August Jaster's post office is Anselm. Both are involved with Casey Township land; both are middle aged; both are German. The answers they gave on the questionnaire indicate they are both doing well financially.

2399

Ed Pierce takes over the obligations of the Grobes (see #853, #974 #975, #1007, #1008) to the Fargo Loan Company, 1904.

2400 Case File Abstracts

2400

Oliver Rasnick of St. Cloud, who bought several sections of Coburn lands in Stutsman County (see #2023) in 1900, south of Windsor and Cleveland and north of Crystal Springs, N.D., now four years later makes final payment on them. See also #2407.

2401

Peter Boyle (See also #844, #1097 and #1098) in 1898 mortgages his Enderlin Livery Barn with considerable rolling stock to William J. Fowler, Barrie, Ontario. It is located on lots 16, 17 and 18 block 2, Enderlin, N.D. (Where for the last number of years, including the present stands the Red Owl Store, 1972) Equipment included one tread power, three Portland cutters, one pair of light bobsleds, one heavy bobsled. Tread power probably used on "one wood sawing machine." File contains a floor sketch of the old buildings of the livery; correspondence concerning fire insurance paid by quite a number of companies. Basement for a new barn 60 x 60 feet has been cast in 1905, but not as yet built. By this time ownership of the property had changed several times R.C.I.A. to Enderlin State Bank, Sept. 11, 1907, list twelve documents pertaining to these changes, which are included in this file. Peter Boyle is a bachelor; Thomas C. Dye is single, and his partner John C. Wold sold out his interest; Gustav A. Oelke bought the livery at one time; ends with Faucett & Severson. (see #2028.)

2402

Chris J. Wold, 27-year old Norwegian and his wife, Agatha, Enderlin, N.D. seek a loan 1904 to pay off mortgage made on their land by James O. Wold the year before. The Chris Wolds feel they have a well-finished four-room house newly completed on their SE $\frac{1}{4}$ section, Liberty Township, Ransom County, N.D. See #2401 for John C. Wold.

2403

Charles A. Norde is paying steadily on Coburn land, the E $\frac{1}{2}$ Sec. 13, 136N 56W, Moore Township, and there is some tie-in with Bertha A. Norde. 1904.

2404

Philbrick and the Coburns assign the mortgage against Thomas J. Gilbertson, W $\frac{1}{2}$ Sec. 13, Moore Township, Ransom County to Fred Underwood May 1902 (see #2403 and #2367); because compared to the progress of the Nordes on the east $\frac{1}{2}$ of the same section, Gilbertson has not done so well. Thomas and Ed Pierce May 31 to August 8 are slow to cooperate with Fred Underwood. Aug. 11 (it being the good crop year.) Fred exultingly assures Ed Pierce that he has been assigned the Gilbertson contract and "...I shall endeavor to see that the proper portion of the crop is applied on the sale contract and possibly also pay up the entire balance on the contract." Worried because Gilbertson has been up in Coal Harbor country. By 1903 Fred has mislaid the figures Ed finally furnished him; and he made a big payment without specifying that part of it was interest in advance for 1903, as he might have done. Tries to get Ed to remedy the matter. Ed sidesteps. And in 1904 Fred Underwood is paying interest on interest, and can do nothing about it.

2405

Albert E. Jones and wife Blance D. of the land agency of Allen and Jones, (see e.g. #2157), Lisbon, N.D. in 1904 have a 1 $\frac{1}{2}$ story house two miles south of Verona, on all of Sec. 7, 133N 58W, and a barn with a stone basement. The copy of the loan application goes on to say "above buildings are contracted to be built by Nov. 1, 1904." He further wrote in the application that the land without the buildings is worth \$12,800.00, and with the buildings \$1000 more. He, Albert E. Jones, states that he bought this land three years before, for \$6,400.

2406

The case before Justice of the Peace, John. H. Burke at Sheldon, N.D. Oct. 17, 1904, entitled Wolfe vs. McDonald involves a charge of "assault with intent to kill." This name evidently should be spelled MacDonald; see papers in #2466.

2407

See #2400.

2408

Lewis Austad (see #2183) buys a quarter of land in the sand hills knowing their worth. F. W. Froemke reports 80 acres can be cultivated, and there are 80 acres choppy sand knolls good for pasture only; soil found is sandy loam and sandy marl. Good water at 10 or 20 feet. 80 acres in center of section are slightly rolling, the balance choppy. Sheyenne River runs two miles north. None of the land is under cultivation, 1904, and it is worth about six dollars an acre. Austad buys it for \$8, plus some expenses. The file contains a copy of the then new 1904 Congressional Act, by which copies made of land documents by the General Land Office, authenticated and signed the seal and recorder of such office, shall be evidence equal to the originals. See also #2150 for land agent.

2409

E. S. Munson and Sarah E. his wife, make application to purchase NE $\frac{1}{4}$ Sec. 10, 135N 55W, Casey Township, Ransom County, N.D., with the unusual condition that the seller put down a good well and curb it and leave enough hay on the place to do the spring seeding (i.e., as feed for the horses. Munson is concerned later about "...how muchint I will have to pay write soon..." Feb. 3, 1905; and on Nov. 29, 1904, "Whish you would have out Buildings inshured...I have my corn all husked have about 3300 bu. will commence to shell next week so I will be ready to move the first of March shure." And he hopes to see the house with all its good screens and windows intact when he gets to Casey Township. This quarter is one of the Buss parcels of land, concerning which several mix-ups have appeared: #1011, #1226. Affidavit here says August Buss, father of Ferdinand Buss, resident in Ransom County since 1884, had a patent issued to him on April 27, 1886 for the NE $\frac{1}{4}$, Sec. 10, 135N 55W, but though recorded, the description was erroneous. Homestead a different piece of land.

2410

The section of land in which the town of Brockway had been plotted (see #2184, #2212) in Alleghaney Township, Ransom County, N.D. comes up again. Abstract to E $\frac{1}{2}$ records activities of the Northern Pacific Railroad and the Dakota & Great Southern Railway Land Company; and men like Andrew H. Laughlin, and Charles R. Palmer with surveyor Thomas Allison in 1883; also George H. Ellsbury, Benj. F. Keller, E. Young, Jas. E. Wisner, and A. O. Squier. The brother of Elva B. Hannum and her mother, Isaac A. Bonine and Sarah A. Bonine respectively, are given very special consideration by Ed Pierce and Elva when making an investment in the W $\frac{1}{2}$ of this section, a first-class tract and carrying the prospect of profit. A lady and her sons from Lake Mills, Iowa buy the land. See also the following #2411 file #1687.

2411

The Gutormson loans (see #2410) on Sec. 35 the Brockway location, are assigned to the Enderlin State Bank, for "the reason that we expect the purchasers will pay them up in full within the next six or eight months, and therefore we do not want them to dispose of them outside where we cannot reach them when we want them." Mr. Gutormson gets excited about the prospects of a railroad station on her land.

2412 S $\frac{1}{2}$ and other lands, in Sec. 17, 134N 55W, Big Bend Township, Ransom County, N.D. was among the Thaw lands (see #1241, #1247). Acquired from the Northern Pacific Railroad Co. in 1878, this came under ownership of Frank Semple in 1891; and in 1904 Edward Martin and wife Maggie and Leon

Martin and wife Mame, take out a loan from Minnesota Loan and Trust Co. to buy this land. Thaw lands are handled by James. C. Young Land Company; but J. L. Uptegrove and R.C.I.A. play a part. James C. Young writes Ed Pierce Dec. 19, 1904, that Frank Semple is leaving on a trip to Egypt in January, and he himself is thinking of accompanying him. Partial abstract 1902, affords a number of the Thaw heirs' names. Re: J. L. Uptegrove, see also #2180 and #1906

2413

This file contains two separate 1904 loan applications to Minnesota Loan & Trust Co. via R.C.I.A., from Lisbon-Buttville area; that of Knudt Kval and his wife Mgeborg, having no children, but buildings valued at \$500, Norwegian and being 32 years old; and Johan Thomasen, Norwegian, age 57, and his wife Gunda, having nine children, whose buildings are valued at \$175, and who note the distance to school and to church. Minnesota Loan and Trust Company presents its disinclination to make the second loan. R.C.I.A. letter to Thomasen July 22, 1914 documents that Ed Pierce became the advocate of the second loan.

2414

John M. Rolie and his wife Anna, from Nome, Barnes County, N.D. apply for a loan from Minnesota Loan & Trust Co. 1904 in order to complete the purchase price of their land bought in 1902 from M. H. Wilberg. The Rolie's have built a ten-room frame two-story house in 1903.

2415

Edmund B. Murphy, mail clerk borrows to pay for deed to three eighties of land in Big Bend Township, Ransom County bought four years earlier; part of the Thaw lands (see #1247; #2412). James C. Young, April 6, 1905, insists upon 74 cents due him.

2416

This file contains further developments, in 1904, of the R.C.I.A. speculations in Canadian lands, engineered by George Fowler with F. W. Froemke as overseer; see for reference: #2258-#2261. A portion of the ten thousand acre block is sold to two Canadian clients of the Tracksell Land Company. Specimen papers of some interest: A) Application and sale bill, at 40 cents profit to Tracksell per acre. B) Form of telegram: 1) The Great North Western Telegraph Company of Canada, 2) Canadian Pacific Railway Company's Telegraph, T.D. 1, and T.D.2 giving terms and conditions. C) Letterhead 1904 showing that the Saskatchewan Valley Land Company, is now the Saskatchewan Valley and Manitoba Land Company; Canadian Northern Building, corner Portage and Main, Winnipeg, and 305 Jackson St., St. Paul. This file contains further developments in the R.C.I.A.

2417

In 1884 John Thompson, Jr. and his wife Salome gave a mortgage to Benjamin J. Atkinson of Marlborough, New York; whose only daughter Mary A. being in 1891 Mrs. Walter Howell of Jersey City, New Jersey, inherited title to the two center eighties of the south half of Sec. 32 135N 54W, being Shenford Township, Ransom County. A foreclosure and sheriff's sale at Kinan's Hall, serving as seat of district court for Ransom County (Lisbon) D.T. had occurred in 1888. In 1903, Lucy A. Freeman, the wife of Maitland Freeman (see #1289) still had a \$1200 mortgage against this land when he sold it to R.C.I.A.; the association in turn sold the land to Bernhard Buss and his wife Auguste, whose post office address was Leonard, N.D. Goldwin, VanPelt and Cammons were lawyers at Lisbon, D.T. in 1888; and R. M. Davis was register of deeds.

2418

In order to establish clear title to SE¼ Sec. 28, 134N 54W, George Jacobson, working under George E. Losey (see #1906; #864, #1133) and Charles O. Heckle of Lisbon, N.D. the tax certificate which Henry C. Southard began taking up on the farm of James Devitt had to be proven invalid. The ownership

reverted to Travelers Insurance Company, New Hartford, Connecticut, who sold it to R.C.I.A. W. C. Resser of Fargo, acted as attorney for widow Juliet C. Southard and her children Clarke, Elizabeth Marie, and Harry Coddling Southard; Robert B. Blakemore having completed his work as administrator of the will in 1901. Re; Losey see also #864; #1133; #1906; #2527. Re: Jacobson, see #2427 also.

2419

Eli O. Anderson, Scandinavian, 58 years old, address Buttzville, N.D. and her husband Nils O. Anderson borrow \$1400 on their NE¼ Sec. 33, 135N 55W, Casey Township, Ransom County, N.D. in 1904 at 6%. They have seven children. Both make their mark instead of signature upon extension of this loan in 1909. It is again extended in 1910 (which makes Eli 64 years of age at that time.) This file also includes a 1904 loan application by Rudolph Altman, 26 years old German against a quarter in Casey Township. See also #2431: re: Thaw lands.

2420

John W. Doty, age 30, and William A. Isles, age 29, both from Iowa, each buy a half of Sec. 25, Coburn land in Coburn Township, Ransom County and in 1904 each makes application for a \$2500 loan. They both have same size barn and granary, with only 4-foot difference in width of lean-to on house. Doty's wife is Carrie and Isles' is Anna. They bought this land in 1901 and Ed Pierce by affidavit 1904 states that in his previous 20 years' residence in Ransom County he has known this land was unbroken and unoccupied prairie land (until 1901). They have 225 and 245 acres under cultivation in 1904 respectively (see also #2327, Doty & Isles doing custom field work). Doty owns 6 cows and 191 calves; Isles no cows, but 19 calves. (This is the first instance noted of feeder cattle in the area in these files.) See #2445 for Charles M. Doty, age 29 in 1904.

2421

John F. McKnight, (see #844, #1059, #2315, #2426) having an office now in Minot, North Dakota, draws the job from the First National Bank at Sheldon, N.D. (Ed Pierce's) of collecting notes due the Cassopolis Manufacturing Company (see #1228 and #1229) held for collection by the First National Bank at Cassopolis, Cass County, Michigan, 1904. J. A. Ritter cashier there, and the Kingsburys probably (having lost their suit over the shoe drills; #1228 above) are trying to meet their loses honestly. Ritter to McKnight Oct. 3, 1904, expresses some distrust of M. L. Howell, president of that bank, and McKnight Oct. 23, 1904, to James K. Banks at Sheldon says "they had a traveller up here." Henry Erickson, dealer in just about everything at Towner, N.D. in machinery at Rugby, and partner in machine business with R. J. Folden at Berwick, N.D. underwrote notes; and McKnight says to Sheldon Nov. 5 that "In most all cases makers of this collateral are Germans or Russians that cannot write...English" and that Erickson doubled their figures. (Out of 50 names I recognized 4 German Russian from Blumenfeld sandhills; 2 from Rugby; 1 Kandel and 1 Drake)

2422

R.C.I.A. sells a quarter of Coburn land in Raritan Township, Barnes County, for George H. Collins in San Francisco; 1904, to James M. Faricy at \$16.00 per acre, making the usual 5% commission.

2423

This file merely notes that the papers proper to it have been sent to Levi Bemis, Chatfield, Minnesota, May 1, 1906. (Bemis noted in many previous files.)

2424

Cancelled loan papers of Matthew Shea and his wife Catharine, of Highland Township on a quarter of land in Watson Township, Cass County, N.D., 1904. For Matt Shea see also #1926, #2083. This file contains abstract NW¼ Sec. 18, 137N 53W. Section 18 was acquired by Ellef G. Nordhagen from the United States in 1880. (This land lays roughly one township south of Chaffee, N.D.)

2425

Thomas J. Berrisford, address: Watson, Cass County, N.D., in 1904 cannot raise the first payment for purchase of a quarter of land from the Northern Trust Co.

2426

The First State Bank of Alice, Cass County, N.D. in its charter and business is moved to Minot, Ward County, N.D. to become the Minot State Bank, 1905. R. C. Sanborn (see #1199) is already there in the United States Land Office, Dept, of the Interior; John F. McKnight, stockholder is kept busy in his office at Minot. see #2421 The OPTIC comes up for special mention in correspondence relating to the new establishment, which has leased the building vacated by the First National Bank that failed at Minot. The Second National Bank beats Ed Pierce to the draw in receiving recognition of a Minneapolis correspondent bank; but N.O. Werner Oct. 12, 1905, assures Ed Pierce: "...you have been doing business with us for so many years that I would prefer your business to anybody else's. See also #2334; #2480.

2427

George Jacobsen (see #2418) deposits varying contributions totaling \$5,654.00 Dec. 2, 1904, in the First National Bank of Sheldon to credit of the Anselm School Land Syndicate, which had in mind the purchase of Sec. 16 Shenford Township 135N 54W. Evidences of bickering and differences can be seen in notations. Pencil question in file jacket asks: "Should not Herman Froemke & Buss have paid in their share of the first payment too?" And a receipt dated Dec. 10, 1904 reads: "Received of F. W. Froemke one hundred dollars being in full for any and all claims & demands I may have in or against a school land purchase made by Ransom County Immigration Association of the N½ Sec. 16, 135N 54W Jacob Kaspari."

2428

Two applications are made for a loan. Harry A. Pherigo, living in Moore Township, Ransom County, N.D. on a quarter of land he bought in 1893, an American, now after seven years being 31 years of age, not married, address Enderlin, N.D. seeks loan on quarter of land in neighboring Preston Township. Ben O. Bergeson, a widower, Norwegian, age 54, who also bought a quarter in 1893 but in Casey Township, address Lisbon; and who estimates population of Butzville at 25 also seeks loan on an adjoining quarter without buildings. Ed Pierce and R.C.I.A. seem to have bought him out instead.

2429

Jacket cover says Horton & Detlor's Addition; but the plat contained is that of Rudd & Sheldon Addition to Sheldon.

2430

This file contains three letters from a sales solicitor written from Bowsmont, Pembina County, N.D. in 1904, who also had connections in Hampton, Iowa. Two letters from the Bowsmont State Bank represent the part of L. T. Sowle and Ralph C. Sowle, the bankers Alexander J. Stinson is dealing through them in buying the W½ Sec.22 of Owego Township, Ransom County, N.D.

2431

Investigation into the title of Eli O. Anderson's land (see #2419 brings out an opinion by C. J. Cahaley, attorney for the James C. Young Land Company -- and Frank Semple -- on the will of William Thaw, coal magnate and owner of extensive lands in North Dakota.

2432

Apparently when suit was threatened to the extent that court papers were drawn and summons served, B. S. Feneide paid his note owing the First National Bank in Sheldon before moving from the area. 1904.

2433

William B. Donohue (see #1055, #2167) has taken notes from a list of twenty-nine persons in the Sheldon area. Charles Haggeman had bought a red cow and some lumber moved from another part of the section on which he lived, from Donohue, giving a note as part of the payment of purchase. Later he pays the note to Donohue, but the latter had already turned it in to the First National Bank of Sheldon as collateral for himself.

2434

According to Morton Page, the North Dakota Land Syndicate "has proven of no value, as far as I can learn, to none of us who have subscribed to it." (Note: Page used a double negative, probably unintentionally. That is he meant to say it proved of no value to any of the members.) It included seven land agencies who were big operators, and had a St. Paul office; namely. Ed Pierce, Churchill and Baldwin, H. H. Jenkins, Wheelock & Wheelock received rent for a room used as office in Fargo by the manager of the syndicate, R. H. Bush. File contains a statement for the last half year 1904, of syndicate's receipts and expenditures. See #2306 for comparative venture in South Dakota.

2435

C. & M. E. Lewis Co., Orange City, Iowa, held the mortgage of Harry F. Fisher against E $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 33 and W $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 34, 163N 36W, or 12 miles southeast of Warroad, Roseau County, Minnesota held in 1905 by Mrs. Anna Clemens, widow, at Leonard, Cass County, N.D. A reply on the mortgage condition Fisher had with Lewis Company is addressed by them from Moscow, Idaho. For further information, see next file #2436.

2436

Ed Pierce to J. Friend Holmes, land agent, Roseau, Minn., March 7, 1905, explains that Mrs. Clemens (see 2435) left her widowed with five children, and no money excepting about \$5000 life insurance. All of this sum except \$1000 had been borrowed or converted by her brothers or other relatives. She saved the quarter of land because it was not so easily saleable; and according to Ed, had now come to her senses as to how to save her money when she might have some. She wrote to Ed March 16, 1905, entrusting her business affairs into his hands, adding that "...my brothers John Nei had me so frightened at the phone that day I did not know what to do ...I hope it is not too late to recover the money which belongs to my children..." The March 12 letter of her brother would indicate that he was speculating with his sister's money, on the future of that land with the prospect of a second railroad coming through it. Mike Holm, judge of probate court at Roseau recalls work of mercy Ed Pierce extended him (Oct. 13, 1904) and he sent recommendations and 1902 map Roseau County; very good.

2437

In 1904 Ed Pierce advertised fifty small mortgages for sale in *Everybody's Magazine*, and in the *National Bankers*. List is included in these files, including lands in Marion area, Ward County, McClean County, Ransom County, McHenry County. Three of those in McHenry County and one in Ward County utilize a sod building in 1903. Replies to advertisement come from six potential investors; from El Paso, Texas; Philadelphia, Pennsylvania; Browns, Illinois; Mishawaka, Indiana; Indianapolis, Indiana; Concord, New Hampshire; Pine Bluff, Arkansas; and two from New York.

2438

Fort Dodge, Iowa people buy the N $\frac{1}{2}$ Sec. 5, Coburn Township, Ransom County, N.D. By coincidence, one of the buyers' partnership is J. B. Butler, attorney at Fort Dodge; and the official abstractor of Ransom County, N.D. is P. H. Butler; 1906. See also: #2091: P. H. Butler, successor to LaDu.

2439

Minnesota Loan & Trust Co. assigned a mortgage on Dakota land to the Theological Seminary, Auburn, N.Y. who in turn bestowed it upon Carlton College, Northfield, Minnesota; it was satisfied in 1904. Walter L. Williamson of Lisbon overseeing the process. This was a Geissler homestead (see #1169: on which the abstractor in 1904 made an error.) now in possession of Alfred Gunderson and wife Ida of Butzville, N.D.

2440

Albert Newton, Sheldon, N.D. took out a two thousand dollar loan in 1904 against the SW $\frac{1}{4}$ Sec. 5, 136N 54W, which he had still to renew in 1913. In this last year he is insured with the Ransom County Farmers' Mutual Insurance Company.

2441

Struggle in the sandhills area (McLeod) Sandouin, N.D., Ransom County. George Van Horn began making small debt in 1899; is sued by F. W. Froemke before Justice Court in Sheldon in 1905; and approached a settlement on these small debts in 1912. "...really a pretty good sort of fellow, had pretty hard luck for a good many years, but of late, since he commenced to make a little money, has been paying his debt as promptly as anybody." Note: that the town was still called Sandouin at this time. But we see here the firm of McLeod & Sandouin, dealers in farm implements Sandouin, N.D.

2442

Eighty acres is a small plot of land; W $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 13, 135N 54W, also lies on the south bank of the Sheyenne River, which the surveyors notes listed as less suitable for farming. Originally Northern Pacific Railroad land, Frank M. Probert and his wife Katie bought the eighty from land speculator Chester H. Davis in 1880; mortgaged it in 1881; lost it by sheriff's sale in 1893, to the highest bidder, S. S. Lyon according the affidavit of Fred D. Aplin, editor of the *Ransom County Gazette*, the sale was duly advertised. Robert McRitchie, through Ball, Watson & Maclay, attorneys at Fargo, N.D., bought this eighty in 1902, and finished paying for the land in 1905.

2443

1903-1904 regulations by the Bureau of Animal Industry to prevent the spread of scabies (Mange, or Scab) in sheep, and cattle in general were supplied Ed Pierce by Underwood & McIlvane; three statements printed by government being contained in this file.

2444

Mortgages against Robert E. M. Cain and wife Lizzie in Tuller Township, 3 $\frac{1}{2}$ miles from Lisbon, N.D., are held by the First National Bank at Canton, Pennsylvania. A judgment of \$40.15 Cain held against T. D. Platt is personal, and not a lien against the other Tuller Township farmer's land. In corresponding with Ed Pierce, Cain uses stationery of Muralt Brothers, dealers in fresh and salted meats, fancy and staple groceries, fruit in season; and that of Billing and Gilbertson (Thos.; see #2367, #2403) dealers in farm machinery, wagons and buggies, at Lisbon Cain is willing to pay 7 1/2 interest, but loath to allow R.C.I.A, commission for obtaining loan (from Minnesota Loan & Trust Co.). The stationery and the letter of January 6, 1905 may be indications that pressure is being brought on both Pierce and the Minneapolis Trust Co. to fence Ed Pierce out of Lisbon territory.

2445

Charles M. Doty, age 29 in 1904, makes application for a loan on his lone quarter of land in Casey Township, Ransom County (See also #2420 for John W. Doty, age 30, in 1904.) Another loan from Minnesota Loan & Trust Co., Ed Pierce being agent, is requested by Nels P. Peterson and wife Regina, E1/2 Sec. 31, Liberty Township for the purpose of paying the last half of a \$9,600 quarter without buildings but nearby in Moore Township, Ransom County, N.D. Mary Peterson was joint owner of this

quarter with Nels and Regina. Nels was cash renting all his land (see also #2080). A loan like this came to Ed Pierce and R.C.I.A. through their Enderlin State Bank and brother Thomas Pierce.

2446

"Seal this stuff up ,when you file it" wrote Ed Pierce. It was not found sealed (1972). North Dakota Govenor White, N. B. Hannum, Ed Pierce, and F. W. Froemke are participants in a critical moment in N. B. Hannum's life.

2447

An hotel at Royal, Iowa is traded for a quarter section of Brookings County, South Dakota land, 1904 by a dealer in ice at Sioux Rapids, Iowa, through R.C.I.A.

2448

Augusta Schoenher, wife of Julius Schoenher, in 1904 made application for a rather large loan on the SE $\frac{1}{4}$ Sec. 10, 138N 53W, all the quarter except the townsite of Chaffee, N.D. Application for loan made to Northern Trust Company of Fargo finds its way to the Minnesota Loan and Trust Company. W. L. Moore treasurer in his reply December 30, 1904, to Ed Pierce, states that he himself has personally been in Chaffee a number of times and is familiar with the locality. He appreciates the desirableness of the location and the good quality of the soil.

2449

Missing.

2450

C. W. Lovelance, Elliott, N.D. writes for payment of 1903 bill, \$56 for pure Manila twine (400 pounds) bought by Johy R. McKay who charged it to R.C.I.A.

2451

The Northern Trust Company bought 5 $\frac{1}{2}$ quarter sections of Stutsman County land in 137N 56W or two townships south of Eldridge, N.D. in 1905, at about eight dollars per acre from the Travelers Insurance Company, New Hartford, Connecticut. Could this be called a "snap"? See also #2418 for Travelers Insurance Co.

2452

(See 42399) Strategy of Ed Pierce in dealing with the Grobe case, with the help of Heckle directed the signing over of a section of land to Mrs. Grobe; and also paying some taxes due as far back as 1885, in 1905. Ed seems to have achieved a better relationship with the James C. Young Land Company of Minneapolis; and they have now sold all their holdings in Ransom County. That involved the Thaw-Semple-Young holdings. See Thaw.

2453

Albert Erickson, buying Barnes County land from James C. Young Land Company, borrows from Ed Pierce, 1904. Erickson is tired of being a blacksmith in Gary, S.D.

2454

James Faricy buys Coburn land 194; NE $\frac{1}{4}$ Sec. 23, 137N 56W, Raritan Township, Barnes County, N.D. Deed will be held up a few days because one of the Coburn heirs has just given birth to a child.

2455

Three quarters of the Thaw lands in Big Bend Township, near Lisbon, N.D. were bought and operated by Joseph P. Grange and Frank H. Lyons. In three years since 1901 these two had reduced their four

thousand dollar contract with the James C. Young Land Company exactly \$10.40. Young feels that the land company has not been treated fairly; he has written them asking where they sold their grain and at what price, but they do not answer letters. Ed Pierce agrees that "they have not been successful in anything, and are very heavily in debt," Dec. 3, 1904 to Young, "Unfortunatley...our relations are very close and very pleasant with a number of relatives of Grange and Lyons.." The farm contract is sold to Ed Pierce at a 5% discount; and he assigns the mortgage to Minnesota Loan & Trust Co. To do so he finds it necessary to pay a \$12,023 judgment held against Grange and Lyone by Purcell, Bradley and Divet of Wahpeton and Forman, N.D. M. L. Grobe, it was claimed by Grange & Lyons, did the threshing for them. Young not inclined to accept his word either.

2256

Man from Fond du Lac, Wisconsin, whom a solicitor from the same city got to buy SW¼ Sec. 30, 136N 54W in 1904, defaulted on his contract. In 1906 he hires an attorney to collect on the rise on land values, what might be due him, having something of a case because a step was omitted when carrying out the legal process of canceling his contract. A letter in 1912 indicates that this land ended up as the property of Patrick Pierce and (his daughter) Joanna Wolfe, being traded for some piece of Riverside addition in Enderlin, N.D.

2457

Sealed bids that were submitted on Minnie Grange's new house to be built at Sheldon, N.D. 1904. General contract: Youngquist, Enderlin; #2600. Heating and Plumbing: M.R. O'Neill, Fargo; \$275, Fargo Plumbing & Heating; \$278, E.J. Harrington, Fargo; \$330

2458

Tower City and Sheldon telephone exchanges existed. See #2388. In this file a list of their assets is contained; it is an interesting list giving items likes cant hooks and carry hook, road wagon, and rubber tired run about, two bay horses valued at \$150 and one automobile valued at \$500. In his letter of information Charles C. Dalrymple states there are 80 miles of rural lines with a total of 60 phones in operation, and 60 residences that have no phones; the lines have been in operation 1½ years. Total estimated value: \$13,304; and liabilities \$7,411.09; 1904. A projected articles of incorporation for "Dalrymple Electric Company" allowed for manufacture and transmission of everything electric, including heat, from Sheldon to Tower City immediately and extendable to Cass, Steele, Griggs, Barnes, Stutsman, LaMoure and Ransom counties. A sample agreement for City of Enderlin was written up. Dalrymple, James K. Banks, and George H. Carr, directors. See also #2488.

2459

This file contains the bond roughly drawn up for R. A. Bell in his capacity as manager of the Bell Mercantile Company at Enderlin, while Ed Pierce was busy at the Ninth Legislative Assembly, Feb. 4, 1905.

2460

This is copy of legal papers reinstating a judgment of 1894 against Nils J. Fosse in favor of the Pope Manufacturing Company in 1904.

2461

Tax receipts for 1904, including newspaper list of some townships in Cass County showing delinquent taxes. Ed Pierce bought a number of tax certificates, county officials, e.g. in Barnes County, feeling honored to put in his bid at the tax sales because he was "a good customer."

2462

Lewis Sorenson, miller from Sheldon being at Dr. Beaudoux Hospital, Fargo, N.D. Jan. 1906, sent a certain J. F. Foster to R.C.I.A. for all his papers he had in their vault at Sheldon, N.D. Ed Pierce complied with the request; except that he did not confide the assignment Sorenson had made at the time he had given Foster a loan of money, but mailed that to Lewis directly.

2463

Ella C. Roberts, the Green Mountain Remedies again, and mortgage satisfied. See also #2550 for quit claim deed, 1905.

2464

Carrington Casey Land Company Collections, Ransom County, 1904 (for 1903 see #2300, #2301, #2302, besides cases in separate files.) Seventeen different renters are listed, being the same names as in 1903. However, there has occurred a problem with rust the 1904 season damaging the crop so that it will be difficult for some farmers to apply half their crop toward liquidation of purchase price. R.C.I.A. moves to obtain second mortgage on these farms, and a five percent commission for doing so, i.e., for loaning money so that the farmer could keep the entire crop that year whereby to meet other high interest obligations (which might cancel out the commission.) See also #2465.

2465

See also #2464. Carrington & Casey Land Company threshing machine collections 1904 continued; this file contains letters from the farmers reporting their crops; Nils Anderson, O. A. Saunders; and T. D. Platt Jr., Real Estate and Loans, Lisbon. T. D. Platt Sr. died on Dec. 23, 1904. Dealing through Harley C. Grover's Lisbon Loan & Land Agency, wife Lydia A. Platt, and S. B. Babcock each took over part of deceased Platt's land, Carrington & Casey Land Company being anxious about their share of the crops, owing to the circumstances of Platt's death.

2466

William H. Manning appears to be the innocent loser in a series of events in which he was neutral, so far as is indicated here. His partner faced a criminal charge (see #2406) met a grain buyer and they came in to Pierces office together. Lewis Shepard bought the farm of the partners for \$3200, while it was worth \$4000. This is a loss of one-fifth the worth. Further, assuming that the partners had not yet paid up their contract purchase previously; and seeing that Alex McDonald had received \$916.75 of the proceeds of the sale, and needed more, there does not seem to be much left to settle or adjust between McDonald and Manning. In correspondence on the matter with Minnesota Loan and Trust Co., Pierce admonishes his R.C.I.A. president not to be so wordy sending out information to the company.

2467

Another Higley & Mitchell (see #2140 through #2144) file, and Frantz Luck is still writing German script letters, trying to tie in an 80 acres he owns in Minnesota and wishes to dispose of, with a deal in Dakota lands. Higley and Mitchell separately find themselves low on resources and willing to sell, even at a loss; they are not able to pay on their loans. For the past two years they have not turned over many land sales; and the deal that hurt was the one (in an earlier file) in which the prospect had the money to pay for the land, in the bank in Iowa which failed before the title could be perfected. Ed Pierce and Froemke are trying to sell their land near Marion for them to LUCK. See also #2146, #2147; #2267; #2467.

2468

A man in the nursery business at St. Ansgar, Iowa applies for loan on a half section of land in Pontiac Township, Cass County, N.D. and Minnesota Loan & Trust Co. checks his credit. Letters of recommendation from Ed and Tom Pierce are included. 1905.

2469

Anna Watson Syms, Philadelphia, Penna., sells SW¼ Sec. 1, 137N 54W, Highland Township, Cass County, N.D.; and this piece of land was acquired by inheritance. (Note: They're in this vicinity, Watson Township, Watson Post office and Watson crossing of Maple River, of local historical interest. The file does not bring out any necessary connection). She sold to Whitney & Wheelock, Oct. 10, 1904; and they in turn to Fowler & Banks, ages 57 and 47 respectively. Letter from Minnesota Loan & Trust Company sets up negative waves in response to the loan Ed Pierce requests for them, even though the loan passes.

2470

Carrington & Casey Land Company sell two of the farms tended for them by R.C.I.A. at threshing time, to the operators. See #2464 and compare for names.

2471

Another of the farms visited at threshing time, see #2464, and wins its competence. That is to say, Ludwig Liming and wife Emelia, do; they sell SE¼ Sec. 18, 134N 54W to R.C.I.A. so they may sell to Lewis E. Froemke. Michel Schmitke received his homestead certificate to this quarter in 1885.

2472

Adams & Frees (of Lisbon) is giving R.C.I.A. solicitors Gar (?) ett P. Doyle, usually signing himself G. P. Doyle, competition in landing Fred Brehmer. F. W. Froemke makes one trip himself, writing to headquarters from the Palmer House at Fond du Lac, Wisconsin, a picture of the hotel being on the masthead. But he painted the prospects too enthusiastically, leading Brehmer to expect the land would yield 45 to 55 bushels of wheat, and 64 to 75 bushels of oats to the acre; the thresher's report does not record such a yield (Brehmer to R.C.I.A. Nov. 15, 1904). Doyle also has a certain Geelan, and a Norton on the string. H. M. Potter, president of the Commercial National Bank at Fond du Lac helps. After two years effort, the land deal is completed, and nearly lost because Casey is slow to get the satisfaction of mortgage signed. Negative "sell" works. Richard E. Creed had once been interested in this land. See #2152 for Seaver introduction by Standbra. Re: Norton, see #2490.

2473

This loan application based against a section of land three miles west of Sandouin, Sec. 21, 134N 53W, was turned down by both Ed Pierce writing from Bismarck, and by the Minnesota Loan and Trust Company. The R.R. #1, Akron, Iowa had bought it from D. S. G. Johnston Land Co., three years earlier.

2474

Jacob Winistorfer, Alice, N.D. is not able to express his request very gracefully that his notes be carried by businessman N. B. Hannum, 1905, as well as one with Koehler the Harness Shop man, so that his harness be not impounded before spring's work. Both Hannum and Koehler sue him before justice Burke's court.

2475

The score of names on the trust fund account of Ed Pierce with the Northern Trust Company remains the same in 1905; but four have paid up their indebtedness: Edward Altman, Matt Shead, Richard E. Creed and James Hamilton.

2476

Ole Johnson and wife Louise homesteaded in the sandhills area of Owego Township, Ransom County, N.D. somewhere in Section 14 with a well and the river for water. He built a frame house in 1894, a barn in 1903 and a granary in 1904; and by 1911 had paid his debts and built a new house and barn. This Scandinavian Johnson, who does not note how far he lives from church, proves the exception to the rule for this area financially. He made a loan application, having six children in 1905 but no encumbrances, in order to assist his son to buy land. The Minnesota Land & Co. murmured that they had never made any

loans in this country ...where the lands are not uniformly good "...but this would seem to be a well secured loan." And in 1910 Ole Johnson paid \$68 to the R.C.I.A. for a steamship ticket from Tronyan, Norway to McLeod, N.D. for Peter Johnson.

2477

F. W. Froemke examines this application for a loan on the part of Albert N. Plum and his wife Katie, and he speaks well of this farmer one mile south of Buttzville and three and a half miles east of Lisbon. "Good standing character and successful farmer. New house, well-kept and finished and painted..." Title had to be perfected by legally voiding a kind of extensive squatting action (which the Petersons seem to have carried on in this area during the thinly organized 1890s. Previous files have dealt with unrecorded claims.) W. A. Spencer and J. H. Stewart acknowledge satisfaction of their mortgage, from Independence, Kansas. Ed Pierce seems to have lost sight of the fact that he paid it, according to George Hollister, of the Northern Trust Co. Question: Does this indicate that Ed Pierce was a bit befuddled about the actual meaning of a trust company used for establishing collateral?

2478

Stock certificates and figures for reorganized Ransom County Immigration Association (see #2267; 1902). Ed Pierce retaining the controlling interest, but with F. W. Froemke in definite second command. In fact Froemke, Fowler, Banks and Elva B. Hannum seem to have 51% of the stock, if they can stick together. Add information from #2479.

2479

See #2478.

2480

The file contains simply a copy of the certificate of corporate existence of the First State Bank of Alice. See also: #2334; #2426.

2481

Frank Koehler (harness shop at Sheldon) sues H. Schultz for \$11.75 bill, February 1905.

2482

This begins two files of a story of discouragement. In 1902 Joseph Kinser and wife Mabel, with Fred Grinnell and wife Sadie borrow \$800 from Ida H. Rogers of Humboldt, Iowa, and permission being given to move the chatted animals to Ransom County, North Dakota. Grinnell disappears from the scene early. Kinser comes to work Mrs. Roger's land at Buttzville, N.D. and not too far east of Lisbon (E $\frac{1}{2}$, Sec. 32, 135N 55W, Casey Township). Kinser buys more horses; mortgages more machinery and cattle, including a Jackson Spring Buggy, also listed as a "Jaxon" buggy in the succeeding file. T. W. Rogers, the husband of Ida is one of a breed (that became known as a promoter's category of citizens under the name of a "Butter & Eggs Man" in the 1920s and 1930s; see newspapers of that period) being a member of the firm of Roger & Smith, Butter, Eggs & Poultry, Humboldt, Iowa. He keeps accurate accounts of Kinser's crops and plowing. Kinser says there is no use in plowing any more; C. O. Heckle gives Charles Holiday positive; R.C.I.A. negative recommendation.

2483

(Continuing file #2482) A. C. Cooper, sheriff of Ransom County held sale of mortgaged property of Kinser; F. W. Froemke was deputy sheriff of the county. The profit realized from the sale still left Kinser with a deficiency judgment against him. He abandoned one team and a cow on the farm when he left; also an additional debt of \$100 for plowing he had not done, but had received credit on. It is interesting that the abstract of chattel mortgages distinguishes a "vertical lift" McCormick 5-foot mower, and also a McCormick "righthand cut". When Sheriff A. C. Cooper served papers on Joseph Kinser, he locked his

granary and left a receipt for it; and also noticed that the millet was warm, and therefore shoveled it over lest it spoil; and assured Ed Pierce that in two or three days he would go out to repeat the operation.

2484

(The three files #2484, #2485, #2486 should be related to a study of the court battle between Buttz vs. Colton over the townsite of Lisbon, N.D.) These three files contain papers pertaining to a careless, considerable indebtedness incurred by Major Charles W. Buttz, founder of Buttzville, N.D. (in a subsequent period of his life.) This file contains, among other things, 1887 quit claim deed from Carrington & Casey Land Co. to John R. Buttz covering Sec. 5, Casey Township; Charles account with the New Hampshire Trust Co.; list of \$8000 worth of debts; communications between C. G. Church, William A. Scott, George Hollister, C. O. Heckle, Pierce-Tenneson regarding these debts; together with letters from some of the smaller creditors namely, Underwood & McIlvain, Enderlin; Andrew Sandager, State Bank of Lisbon involving Sandager & Haugen general store there; Rourke, Kvelloe & Adams representing H. B. Henricks of Lisbon; and P. P. Burtness, general store at Enderlin. One script from C. W. Buttz, the old gentleman.

2485

(See also #2484 and #2486) More correspondence on Major Charles W. Buttz indebtedness, 1905. Pierce-Tenneson deal with the question as to possible application of the statute of limitations to the original mortgages with the New Hampshire company, in their letter of March 17, 1905. The Northern Trust Co. of Fargo, N.D. prepares to negotiate a new loan for the first \$16,000 debts; the total indebtedness runs up over \$23,000.00. Statements of creditors coming after the first sixteen thousand are found here, accepting the method Ed Pierce proposes to solve the problem of the old man; Sandager discovers himself as member of the Lisbon Land & Loan Agency. Two more letters from Barbara A. Walker, sister of the Major, but one is written by her niece. Scrawled communiqué of the Major Sept. 4, 1905 identifies Mary J. Buttz as widow of J. R. Buttz; also writes concerning the 40s, and William A. Scott whose own letters reveal his anxiousness to gobble some of the spoils from a fortune possibly dissolving.

2486

(See also #2484, #2485) The most important document here may well be the letter of Ed Pierce to the Northern Trust Company, April 8, 1905, written for the record; it could be entitled THE TRAGEDY OF BUTTZVILLE. Admirably it summarizes the situation out of which these three files grew; and it is complemented by the thank you letter of the Major, August 14, 1905, written as if by a southern gentleman, (though he seems to have been a Yankee New Englander.) The affidavit of William A. Scott provides link up of Northwestern Trust Company, not to be confused with the Northern Trust Company, of Fargo, and the New Hampshire Trust Company. The Pierce - I. W. Clapp correspondence is also interesting. Total indebtedness exceeded, as was noted before, a figure of twenty three thousand; the total value of the lands bearing this load was estimated by Pierce to exceed sixty-five thousand.

2487

Mary Brundage, Sheldon, N.D. Pays all except four cents of a \$6.04 bill owing A. D. Wolters, now of Newburgh, N.Y.; 1906.

2488

Two years after Enderlin, N.D. was founded the Soo Line railway gave permission to set telephone poles for four miles east (south, as residents would term it) of the railroad station. Correspondence is addressed to Joseph Goodman, Enderlin, N.D. The telephone line was operated out of the office of the Southwestern Elevator Co. at Sheldon; (see 973, Jas. K. Banks, manager of Southwestern Elevator at Sheldon) (And also #2458 for later developments). W. W. McIlvain was given five years free service for allowing poles

to be set across one of his section. SOO superintendent's questioning the existence of telephone line on their right of way in 1905, brings out the above information. See also #2458.

2489

Ed Pierce sold the SW $\frac{1}{4}$ Sec. 1, 137N 54W, Highland Township, Cass County, N.D. directly to Herman Freitag and wife, March 1905. It was owned and mortgaged in the name of Fowler & Banks; and Ed notified them as to figures that would be properly recorded to their credit at their bank. And he notified Matt Shea that his lease for 1905 on that quarter was now cancelled.

2490

Prospect from Fond du Lac, Wisconsin, who sold land at Colby of that State, gave solicitor note instead of cash as earnest money. The sale was never acted upon by R.C.I.A. See also: Norton #2472.

2491

Robert B. Reed and F. E. Sargent apply for a loan of ten thousand dollars against the Sheyenne Valley Stock Farm (see #4116, #4162, #4163) through R.C.I.A. Minnesota Loan & Trust Company avoids the loan; Ed Pierce asks Froemke to make excuse for not being able to place the loan. But S. R. Raymond, president of the Grundy County National Bank, Grundy Center, Iowa (see many previous files, esp. on Nathan B. Hannum collaterals, or also a clue in #1168 perhaps) in his subsequent communications seems prepared to make that loan. Letter of Ed Pierce to Minnesota Land & Trust Co., Feb. 6, 1905, gives good description of Sheyenne Valley Stock Farm lands, valued at \$23,980.00 by Pierce. Robert B. Reed evidently is agent of Insurance Company of North America, Philadelphia, one of the older insurance companies.

2492

Orian M. Bundy, of the land agency firm of Bundy & Gillett, or earlier, Bundy & Weller, had another business of his own in Packwood, Iowa. He was a dealer in drugs, jewelry, wallpaper, paints, oil, etc. along with all kinds of musical instruments. (Previous files: #2139, #2154, #2160, #2211, #2213, #2249, #2350). Bundy besides other land bought the SW $\frac{1}{4}$ Sec. 1, 135 N 55W, Casey Township, in June 1902. His letters 1903 indicate he had to scratch to make a March payment of \$580, despite the boastful masthead of Bundy & Gillett stationary claiming to be solicitors for nearly 1 million acres of fertile Minnesota and Dakota Red River Valley land. However, he pays all the interest and principal by March 1905. Some of Bundy's indebtedness in 1903 was assigned Maggie C. Doran, who had invested \$3000 in a note payable on demand, bearing 7% interest with R.C.I.A. in 1902. She is also listed on brown jacket clipping as Mrs. M. C. Pierce. (She is Ed Pierce's wife by 1903). Bringing this into focus; the quarter is less than 3 miles south of Northern Pacific and Soo crossing.

2493

The manager of Marion Land Company Bank (see #2063, and later files) being younger proved himself more of a hustler than the old pro's at R.C.I.A. headquarters in Sheldon, N.D. But in picking a solicitor at Valley City, N.D., his lack of experience shows. Attorney Martin E. Remanen, who advertises land title work as his specialty, buys SE $\frac{1}{4}$ Sec. 9, 136N 61W, LaMoure County, nonetheless is surprised by additions creeping into the original contract (Dec. 15, 1903 to Ed Pierce), and like a novice in the land deal profession is amazed to learn from people on the street that there are several judgments against parties who formerly owned the land. He neglects to answer his client's letters, the Rev. N. Boe, Baltic, South Dakota, as a lawyer might in legal counsel, but which will not pass muster in land dealing. Rev. Boe anticipated receiving 4 or 5 hundred dollars from that year's crop, to apply on payment of balance' of purchase; but received only \$200. R.C.I.A. took over, and relieved the clergyman's fears by sending him deed to a blank guarantee 1905. Two abstracts re: Trevor land pedigree.

2494

Lewis (Louis) Austad and his second wife, Maren, sold NW¼ Sec. 28, 136N 54W to R.C.I.A. July 1902; and the association in turn sold it to a party dealing in "Clothing & Gentlemen's Furnishing Goods" at LeSueur, Minnesota who also used a Wykoff, Minn. (where he has similar business) address. He seems to be making his payments easily.

2495

List of loans outstanding Nov. 3, 1905, at the Enderlin State Bank, totaling \$116,728.50. Enderlin Special School District was in considerable debt.

2496

This file goes together with #2497, and both deal with some of the oldest bills and debts in Ransom County, North Dakota that were placed on record. James B. Power bought the W½W½ Sec. 11, 135N 53W, Owego Township from George O. Beardsley two months after he had acquired, it from the Northern Pacific Railroad Company that date being Sept. 15, 1876; and on Nov. 10, 1879 sold it to Herman Schultz and wife Elizabeth at a loss of \$180 in price. In 1887 abstract, a judgment is noted against Herman Schultz in favor of B. Cloutier & Co. for \$96.02 bearing the date of 1883, and another judgment in favor of C. Aultman & Co. a corporation, for \$289.17 bearing date of Feb. 25, 1885. This land in the sandhills goes down in value as low as \$1.25 per acre to as high as \$14.25, before Helmuth and his wife Martha Schultz, the postmistress, take over in 1892. Names of people early in the County with settlement appear on the abstract and in the correspondence with Helmuth and Martha Pierce to Hon. B. F. Spaulding May 29, 1924: "original mortgage appears to have been made back in 1881."

2497

This file continues and complements #2496, on the Herman Schultz, Otto Schultz and Helmuth and wife Martha Schultz farm in Owego Township, Ransom County, N.D.

2498

R.C.I.A. buys the Seagren 240 acres in Shenford Township from C. & C. L. Co. in 1905 before someone else who "is sharp after it" can do so. For Seagren, see threshing machine collection for Carrington & Casey Land Co., #2300 seq. and #2464 seq.

2499

This file repeats some of the information in #2031. The bond for George H. Hollister of the Northern Trust Company of Fargo (in earlier files with the Farmers Trust Company of Sioux City, Iowa), is for \$5000 with the Fidelity and Deposit Company of Maryland; home office at Baltimore. This file also contains three pamphlets: 1. Charter of the Federal Steel Company (New Jersey) 1898. 2. Laws of New Jersey relating to Corporations, by James Dill; 1902. 3. Opinion filed Oct. 11, 1902, Court of Errors and Appeal New Jersey, June term, 1902 in the case of Berger vs. United States Steel Corporation (issued by the Registration and Trust Company, 43 Cedar Street, N.Y.)

2500 Case File Abstracts

2500

Here now are the by-laws to the articles of Incorporation of the Ransom County Immigration Association. These by-laws were adopted March 20, 1899.

2501

On May 12, 1904, Ransom County Immigration Association turned over town lots and two quarters of land in Shenford Township to the Northern Trust Company, at prices far below their value.

2502

Alfred P. Paulson, bought a good piece of land in Barnes County in 1904, in July, but lost it in December because he tried to change the agreement. J. C. Arduser bought Section 31, 137N 61W from the James C. Young Land Company of Minneapolis, Minnesota. Ed Pierce receiving 5% commission for finding the buyer and closing the deal. This section is the absolute SW corner of Barnes County.

2503

Man from Paton, Iowa (See also 42159) buys the 160 acres of Henry H. Strait and wife Lottie in Casey Township, Ransom County, N.D., 1904. R. G. Dun & Company report on him.

2504

Domestic expenses for the first year of married life for Ed Pierce in Sheldon are listed, showing that he laid out \$315.35, against which he applied five insurance premiums received, one fee, and some rebates from returned materials, amounting to \$119.64; leaving a net cost in his eyes of \$196.50. And additional \$125.50 was invested in the house; and in 1904 another \$412.66. The domestic outlay included kitchen equipment a bachelor would not need, e.g., nutmeg grinder, 5 ft. porcelain bath tub and a washboard and tub. Henry George dug a cellar under Pierce residence; Johnne Dahm put in his bill to "Mr. Pearce" for dirt hauling, 9 loads at 50 cents each; Ed Fallon was paid for several days work on the residence. Iowa Grinder and Steam Works received \$78.50; McDonald Brothers were paid \$7.50. Two items for part interest in windmill are entered. [It is known locally in Sheldon that two windmills with water tank mounted half-way up in the windmill tower provided running water; system for business blocks; other for three houses.]

2505

Van Brunt tax receipts on land in southern Ransom County. Many earlier files contain Van Brunt name, e.g. #960.

2506

See also the following file #2507; and refer to #2393 where Charles and his wife Martha Blewett have already shown in this same land mortgage for parcels in LaMoure County. This file contains a B. F. Elliott (LaMoure, N.D.) abstract and reduction of the John B. Trevor land pedigree (see also #2208) and he adds the point that James B. Colgate died Feb. 24, 1904, and James Colby Colgate and Austin Colgate became administrators of his will. R. H. Martin (#2354 as well as above #2393) becomes known here; offers to, and does pay the Blewett share of 1903 payments. But he is disturbed about a fence that was moved by a neighbor a township away from the Blewett land, namely J. C. Arduser (see #2502), and a legal hassle develops, for more of which see next file. Blewetts had mortgage with I. A. Bonine (brother of Elva Hannum; see 46999½) of Niles, Michigan; and with John F. Burns of Dubuque, Iowa in 1904; their address then was Reno, Kansas. Old George Maisel's land in Sec. 9 also involved in these papers.

2507

See 2506. R. H. Martin and Charles Blewett were both from Minneapolis, Minnesota, 1902. There is more trouble over the fence; and from documents supplied by Morton & Co., J. C. Arduser had paid \$15 per year for rent as pasturage and hay only. (It would not be likely that anything would be said about a fence. So the source of the misunderstanding was F. W. Froemke's error in telling Martin that the fence went with the land, when making the sale). Suspicions arise at Pierce-Tenneson in Fargo when O. O. Golberg of Enderlin farms for Blewett; at the same time Martin has turned over the other half of the section to Hutchinson, and also seems to move about on the Golberg half. Is Hutchinson from Mineral Point, Wisconsin a relative of Mrs. Blewett, or perhaps a relative of Hutchinson the register of deeds in LaMoure who smells an imperfect title to this land?

2508

An auction sale is held by Ed Baguhn in the early months of 1905. Report of it on March 20 shows him \$20.20 short of costs and the debts he had to cover.

2509

John Matti (see Owego Colony; cheese factory, etc.) held an auction sale Nov 16, 1904. His total estate as realized to John Jacob Matti in 1908 amounted to \$1317.75. Allan Rutherford bought the land. (Note June 10, 1972: I have read the headstone inscriptions of John Matti and some of the Rutherfords in the same, hidden and sheltered by trees and sand ridge, little abandoned cemetery in that locality. -Rev. A.A.A. Schmirler)

2510

Banker joins client and completes the buying of Dakota land, 1905. See also #2472, #2490, re: Brehmer, Fond du Lac, Wisconsin.

2511

See also #2512 and #2513. This file begins with the event that happened March 31, 1905 in Sheldon, N.D. according to a later reward poster printed under the authorization of the Thiel Detective Service Company, 316 Germania Life Building, Saint Paul, Minnesota. It proclaims a \$100 reward, stating a robbery took place at the P. J. Hoff (see #2084) drug store. Watches and watch charms, rings and beads listed among the items as taken. Responses from various detective agencies, including Pinkerton's were kept. By-laws of the Sheldon Protective Association clearly establishes a difference between this and "protective associations" of a decade earlier in eastern N.D. towns. Responses from various towns were filed. Two letters from F. C. Brown, Wheatland, N.D. are remarkably negative for a robbery victim. Ed Pierce wrote to the Hon. R. H. Hankinson, referring also to John R. Jones, banker & lumber in Hankinson, Rutland and Vernon, S.D. Letters of impatience, disillusionment. Detectives "uncovered" Sheldon.

2512

See also #2511 and #2513. (I took the liberty to re-arrange these three files in order the reports of the investigators into an uninterrupted chronological sequence. The letters in the other two files occasional refer to one or the other specific report contained here -Rev. A.A.A. Schmirler, June 13, 72) Report from Charles D: Wolfe, states Attorney, Wahpeton, N.D. April 14, 1905. (Re: Wolfe, see #1291 - #1292). Reports from the Thiel Detective Service Company--Preliminary reports, April 25 and April 29, 1905. Regular reports: April 25, May 1, May 7, May 12, May 25, 26, 27 June 13.

2513

See also #2511 and 42512. Correspondence on the bill for hiring detectives to break up a ring of burglars operating mainly on the Soo Line and towns on that track, from Appleton, Minnesota to Macoun, thirty miles northwest of Portal, N.D. but in Canada.

2514

The fine contains the agreement between Ed Pierce and Underwood & McIlvain, according to which they acted as his agents in acquiring the First National Bank of Enderlin. 1905.

2515

Here are contained figures on the first distribution of assets of the Ransom County Immigration Association, i.e., the old organization. See also #2034 and #2500.

2516

Contents of these files (#2516 and #2517) were transferred in 1917 to #5888, and refer to the final decision to get this matter off the books of R.C.I.A.

2517

Contents of these files (#2516 and #2517) were transferred in 1917 to #5888, and refer to the final decision to get this matter off the books of R.C.I.A.

2518

See also #2519. Michael Donovan and his wife Margaret mortgaged their mile long 160 acres on west side of Sec. 32, 135N 54W, Shenford Township, Sept. 8, 1881 for \$1220, to Leonard Ames and George French of Oswego, Owego County, New York. In 1903 a land speculator from Cleveland, Ohio held the mortgage on this land. In 1905, Bernhard Buss and wife Augusts traded Cass County land for this piece and other parcels in the same section. The Red River Valley Banking Company of Fargo handled the interests of Ames and French.

2519

See also #2518. John E. Greene of Fargo becomes the attorney to attend the foreclosure of the mortgage given by Michael Donovan to land speculators in 1881; this legal action of 1903 is largely a matter of clearing title for the interest of buyers Bernard Buss and his wife Auguste. (Some of the papers write the name "Busz", perhaps because the scribe was not familiar with the "final s" of German script in which Bernard and Auguste sign their names.) Their land includes some of the Donovan acreage. First foreclosure in 1884. Ransom County Immigration Association, and Northern Trust Company in 1905 acquired title to this land; the Buss's bought into the southeast corner section of Davenport, Township, Cass County, N.D., Leonard being the nearest town. In 1904 Albert Nachtigal bought the hay permit to the land in Shenford Township for \$20; his address was Anselm.

2520

Ed Pierce carried an indebtedness for Carl and Ida Krueger, NW $\frac{1}{4}$ Sec. 18, 135N 54W, Shenford Township, Cass County from 1890 to 1905. Their talk about town in Sheldon finally brought him to give notice he would take the matter into court. They settled. His letter March 22, 1905 is included in the file. See also 4822.

2521

Ed Pierce acquired quit claim deeds from the heirs of an Auburn, New York speculator in lands, 1906.

2522

Ed T. Olson and wife Joron (see #2901) sold a quarter of land to Henry Larson, while still encumbered. The \$1600 encumbrance was finally laid to rest in 1910. Pierce-Tennessee also carried out the legal work for Henry Larson's interests in three estates, including that of Julia Larson and Peter Haldorson.

2523

The will of William Sidney Smoot, made in 1878, is carried out as regards 5 1/2 sections of land in LaMoure County, North Dakota, in 1903. File is composed of an abstract of probate proceedings.

2524

R.C.I.A. paid \$75.00, slightly higher than appraised, toward the debt of Jens K. Gaaserud (Vinji, Iowa) & A. J. Mann on open accounts of that store (see #2364) which added up to about \$260. In their collections on these accounts they allowed 25% for themselves; but if all but one paid -- as a remark noted says -- as Rev. Graham, then the Association made money on the bankruptcy. For the clergyman paid all his \$49.56 debt, which was valued at only \$15 by the appraisers (see #2117). The file contains: 1) Names of debtors trading at Lucca which might not be listed anywhere else. Note e.g., Frank Hughson, Myrtle, Ontario who worked for Gaaserud & Mann 1903 and wrote a letter of surprise at bill. 2) Three booklets of "trading (or credit) coupons, John Sullivan's having \$21.34 worth of coupons out of twenty-five dollars worth remaining unused in the various denominations of value. The Hamilton Trade Coupons being printed in Detroit, Minnesota.

2525

Bernard Buss, see #2518, 2519, also bought land in Sec. 31 of Davenport Township, Cass County, N.D.; 1902. In this file is contained the abstract to his buy which details the legal transactions by which Northern Pacific Railroad land grants were transmitted from that corporation in 1875, through Jay Cooke and Charlemagne Tower, trustees, J. W. Fraley Smith, Theodore Hosmer, William S. Lane, William A. Griswold, also Charles D. Drake, John R. Wheat, and Ellen Meline, plus a committee composed of Johnston Livingston, James K. Moorhead, John N. Hutchinson, George Stark, and John M. Denison: to George W. Cass, receiver; and from him, the individual to Lovinus Hurd, 1882, to George F. Griswold 1882 at which point mortgages began to attach to the land. Through them Charles A. Morton of Fargo, represented by law firm of Ball, Wallin & Smith in 1889 and sheriff's sale, acquired ownership; sold it to Ferdinand Piper; he to George F. Emery, then to Buss.

2526

Mary Grange and her husband Marion Grange sell lots 14 through 19, block 6 Rudd & Sheldon Addition to Sheldon 1905 to Charles Newton, considerations attached to the "Pravitz house" and the Grange barn noted in an ancillary agreement. 1905.

2527

Contents of the file are not contained here (June 1972). From notation on jacket, a protest over check occurred between Ed Pierce and George E. Losey. For Losey see #864, #1906, #2418.

2528

R. J. Jones of Sheldon, N.D. is traveling in California despite his rhyumatic lameness, and Ed Pierce sends funds to continue his journey to Hot Springs. 1905.

2529

The abstract of Sec. 3, 135N 62w, LaMoure County, N.D. begins with the Northern Pacific Railroad Company, and 1880 runs through James B. Power, general agent of the land department of the Northern Pacific Railroad Company for Minnesota & Dakota, C. F. Kindred, clerk, to E. P. Wells, 1880, who never resided on the land as a homestead; who sold to Daniel Conan 1880, who was deceased by 1902, and whose will's executors deed was entered into the records of Douglas County, Wisconsin, James Bardon, one of the executors, was from Superior, Douglas County, Wisconsin; and he with the consent of Edward McMahon sold the section to Ralph H. Bush and wife Eva L.; and because of whose mortgage it was thereafter acquired by F. W. Froemke for R.C.I.A. by payment of half the mortgages. Two letters from James Bardon express willingness to wait for payments due the Conan estate, provided the interest is

maintained. Note than an L. Mendenhall of Duluth, along with Bardon and others, is a director of the East Superior Development Company. See Warren Mendhall #910, #1029 etc.

2530

W. T. Stanbra, with a partner Nelson in his Humboldt County Land Company, Humboldt, Iowa, shows up to acquire the SE $\frac{1}{4}$ "Nemitz land," of Sec. 12, 135N 54W. He had already acquired the NE $\frac{1}{4}$; see #2390; and also already had traded the entire half, i.e., both quarters, for "a bunch of horses" and \$500 to boot, before title could be cleared through R.C.I.A. and Benson & Anderton of Milwaukee. 1905.

2531

C. L. Rourke and wife Johanna (Hannah) owed chattel mortgages on property on Sec. 3, 135N 54W, Shenford Township, to various creditors, which they cleared up by having a sale March 16, 1905 and clearing \$442.53 besides. For some reason Mr. Rourke is mentioned but Hannah transacts all the legal papers. Address is Anselm, N.D.

2532

Someone in Ransom County Immigration Association, perhaps the combination of Aken & Babcock (see #2072 - #2094) is dealing with prospects in Indiana, and with Dakota-Manitoba Land Company, St. Paul, Minnesota, simultaneously, and trying to promote a big deal of some kind. At the same time a real estate agent and broker in Hartford City, Indiana, who speaks of his father as "my old man" (July 10, 1903 to R.C.I.A.) wrote many letters in this file, in effort to trade on his father's million-dollar reputation to make a few commissions himself. Out of it all, Allen D. Updike and his wife Sarah, after trading and selling Indiana property, buy the W $\frac{1}{2}$ Sec. 9, 139N 180W, in Billings County, North Dakota, and pay for it by 1908. Sick at Montpilier, Indiana, 1907, he writes from bank at Hartford City expressing his disillusion with R.C.I.A. for not appreciating the immigration he had directed to N.D. (They had once given him a listing as solicitor simply to get a railroad pass for him; he did not grasp that vague wish so does not actually perform the work of a solicitor.)

2533

Lease with Ed Pierce for half section of land in Highland Township, Cass County, N.D. 1904.

2534

The problem may be partly sand delta area soil. But after five years possession from C & C. L. Co., William J. Cowan shows very little advance in breaking on his 400 acres east of Venlo, Ransom County, N.D. (Sec. 25, 135N 54W). One complete quarter remains unbroken prairie. Cowan ends up with 80 acres that have a \$300 mortgage against them. An absentee owner from Spencer, Iowa bought the half section Cowan lost in 1905. March 11, 1905 to Ed Pierce, he gives directions for ratio of seed per acre that might well have been right for Iowa, but seems a bit heavy for the sand delta.

2535

Mortgagor has moved to Manitoba before mortgage is satisfied on quarter of Coburn land which then is bought successively by William A. Brundage and James K. Banks. 1899. According to notation, a number of papers in the file were sent to Brundage. (Also, this abstract was found in condition mutilated by revenue stamp seekers, June 30, 1972. - Rev. A.A.A. Schmirler)

2536

L. S. Lord is having difficulty paying his small obligations. See #2060. He is here sued for a note given Ed Pierce then, which the latter had turned over to Enderlin State Bank for collection, 1905.

2537

At twenty-five dollars a share, the Enderlin Farmers Elevator Company incorporated 1905 with a goal of fifty thousand dollars capital stock. Seven first directors were all from Enderlin, N.D.: Wallace Galbreath, E. O. Fausett, Charles Mueller, Carl Lindemann, Albert Kaber, August Matthes and Erick Rognaldson.

2538

Ed Pierce and F. W. Froemke were extending themselves thin in 1903, borrowing in the neighborhood of \$20,000 to cover their operations with R.C.I.A. and several small actions by Northern Trust Company. Jannett Goodman, C. A. Ritter of the First National Bank of Cassopolis, Mich. and Fowler and Banks are among those touched, as well as a large mortgage to James B. Colgate. The Fowler loans made to R.C.I.A. are interesting in view of the fact Fowler was extending himself on the Canadian dealings at this time; see #2258, #2260, #2261. George Schellenberger, land agent from Humboldt, Iowa (see earlier files) is paying interest to the Chatfield, Minn. financier, Levi Bemis. This file contains receipts for bills paid by 1904, including a fine specimen of mortgage document from the Alliance, Mortgage and Investment Company, Ltd., Manchester, England. So whatever all may have transpired, R.C.I.A. came out on top.

2539

R.C.I.A. watched renter William Schmidt on NE¼ Sec. 35, 137N 54W, Highland Township very closely in 1903, when he delivered grain to the Acme Grain Company elevator. Jas. H. French was manager of the elevator.

2540

John McKay (see #2317) employed Ed Bassett and A. G. Katzur to do the actual plowing on the land in Alleghany Township, Ransom County. 1903.

2541

Letter of assistant treasurer of R.C.I.A. to attorneys Rourke, Kvello, & Adams of Lisbon, N.D. explains the way complications arose as to mortgage on certain lands in Ransom County; dated May 24, 1915. These lands had been deeded to George Fowler in 1903 by the association which at that time preferred to make loans against those lands under an individual's name rather than the name of the corporation. Fowler, also, later sold some of those lands directly to the buyer without having title pass through the corporation. This letter also states that George Fowler's connection with R.C.I.A. terminated in 1905.

2542

Martin J. Shelver and wife Anna who homesteaded on NW¼, Sec. 34, 136N 55W, Liberty Township, Ransom County 1885, buy an adjoining quarter in 1900 which they finish paying for in 1908, at that time then possessing three quarters altogether. John P. Arne and George H. Shellenberger of Humboldt, Iowa are involved in the last piece acquired; and S. Edwin Day of Moravia, New York is loath to see his wife Phebe lose the interest payments from this land. But he bows to Ed Pierce's recommendation. The abstract enclosed here contains copy on the Coburn inheritances and decrees by courts in Cass and Traill counties.

2543

Elva B. Hannum sues Andrew Lee and wife Gena for a small bill due on house rent in Sheldon. 1906.

2544

The City Council of Enderlin, North Dakota took action 1905 to extend a street across the Soo Line track there in order to connect a new addition to the town. Alfred H. Bright, general solicitor, Mr. Pennington (Pres. of Minneapolis, St. Paul & Sault Ste. Marie Railway Co.?) and their chief engineer pointed out the mistake involved in placing the crossing where they wished to put it (see May 17, 1905 letter to Ed Pierce by Bright). An alternative plan they proposed (in the light of present day familiar conditions) would have

been more efficient and safer. But the City Council prevailed (and everybody has been bumping over six tracks for a half a century and more, ending up in an awkward turn onto the main street of the village.) (Parenthetical remarks by Rev. A.A.A. Schmirler who lived there during eleven years, 1960-1971)

2545

This file features letters from Indian Territory Oil Fields from the time of their development. Folder of Rice, Kirkpatrick & Painter, Tulsa, and advertisement of a map of Cherokee and Osage Nations land are contained but the map was not in the file. Two letters from Ed Pierces brother-in-law, Sherman T. Wolfe, speak of prospects, and of his wife Joanne and two boys Byron and Paul. A later letter from brother Thomas Pierce, who perhaps went down to check out other) information received from there, says that two years ago, i.e. 1902, Tulsa was nothing but a town of cheap shacks, Ed was interested in lots in Owasso (which 1971 enjoy a population of nearly 3500) on the outskirts of Tulsa today. See also #2556 for Joanna

2546

A mortgage taken over from the old Farmers Trust Company of Sioux City, Iowa, of which George H. Hollister was received, having been lodged in the Northern Trust Company at Fargo, North Dakota, is satisfied 1907.

2547

Letter and receipt from Governor Sarles office at Bismarck, N.D., May 3, 1905, acknowledging \$100 donation from Ed Pierce to fund for display of products and resources of North Dakota at the Lewis and Clark Centennial and Pacific Exposition to Portland, Oregon.

2548

Hail settlement to M. M. Buttz, 1905.

2549

Enderlin Special School District sells bonds to the Board of University and School Lands in 1905 to pay existing indebtedness of \$8250. District includes sections one through twelve of Liberty Township, having an assessed valuation together with the city of \$176,222. It is estimated that the school district has a total population of 1500.

2550

R.C.I.A. receives quitclaim deeds for various lands from: Geo. Fowler. D. S. B. Johnson Land Co., Ella C. Robert, of Vermont, Andrew Wolters and wife; (note this should not be written "Waiters,"), and Scot. N. Sanford, Kalispell, Montana. Note: Perhaps Ed Pierce put the staff of the R.C.I.A. to a task for the deep winter lull in business again. The next fifty files contain mainly abstracts to farms and town lots, thus making them handy for reference when suddenly needed. Evidently a number of mortgages were turned in to R.C.I.A., for the former holders give quit claim deeds to the association. Hence, we shall list merely the names occurring, for purposes of cross-reference. This will be done in two groupings: the local persons, and the absentee owners or/and speculators.

2551

See note #2550. Gust Hanelt; State Bank of Sheldon. Helene Coburn,

2552

See note #2550. Alonzo B. Rudd to Thomas Pierce. Ed Pierce to R.C.I.A. Edward E. Sheldon to R.C.I.A. lot 1, bl. 28, original townsite of Sheldon; (where farmers elevator stands today, 1972). Also another Coburn deed, this one signed by 16 heirs, with 7 different witnesses to signatures.

2553

See note #2550. William Strong, elevator in block 25 south of tracks, west of depot, to Albert O. Runice and wife Annie and Edwina Lucia, single; they to Gustav O. Brohough of Redwing, Goodhue County, Minnesota; 1891 quit claim deed. Ed Pierce lots in Enderlin where "New Store" was built. Lewis Howell, and wife Elsie; their farm; D. S. B. Johnston Land Co.; Eliza Brown, a widow and investor from Huron County, Ontario, Canada.

2554

See note #2550. A. L. Lokken, F. W. Noyes, Enderlin, lot 12, bl. 3. (See also #859 "Sannes Alley."). Helen Coburn deeds to lands in Coburn Township; sold seven sections for \$14,400.00 to R.C.I.A. 1899, payable in ten years. Helen is one with three other Coburn heirs in this transaction. (Stamp collector damage noted)

2555

See note #2550. Absentee owners: John Van Dyke. S. Sivertson, renter, Northern Trust Co., Affidavit of Cass County Abstract Co., re Northern Pacific Railroad lands, and Wisconsin-U.S. Court decree on Farmers Loan & Trust Co. receivership to McHenry & Bigelow. Local: Andrew Carr, Clara Englerth, James H. French. Frank C. Gardner and wife June R. who sold the quarter in Shenford Township that Carr bought. Note Florida wintering by both Pierce and Gardner, and meeting each other there in 1904. (Involved in later land promotions; see #6874).

2556

See note #2550. Joanna Pierce to Ed Pierce, Riverside Addition, Enderlin, N.D. (Includes Patrick Pierce Park today.) See also #2545, Joanna Wolfe. Ed Pierce lots in Sheldon, 16 & 17, bl. 26, lot 1, bl. 29, bought from Fargo & Southwestern Railroad Company, Dec. 17, 1888. Ed Pierce from Francis B. Cameron, 722 12th Ave. Minneapolis, Minnesota, 1900, W½, Sec. 11, 135N 56W, Tuller Township. Two letters from Cameron. Ed Pierce to Jacob Hockel, Thor, Humboldt County, Iowa, 1899, W½, Sec. 34, 135N 55W, Casey Township. Helen S. Coburn to R.C.I.A., W½, Sec. 21, 136N 53W, Coburn Township, N.D. Some damage from stamp collector noted, July 20, 1972.

2557

See note #2550 Thomas Pierce 1899 unmarried, to Ed Pierce, lot 3, bl. 21, original townsite of Sheldon for \$300, but also a \$900 mortgage against it, satisfied in addition. Elva B. Hannum to Ed Pierce, Sheldon lots. See also #2562. John Elstow McKoane to Ed Pierce earlier, lots in Riverside Addition, Enderlin. Helen Coburn et alia to R.C.I.A. Affidavit of P. H. Rourke and David H. Buttz regarding scrivener's error on Sec. 15, 134N 54W. Northern Pacific Railway Company, successor to Northern Pacific Railroad Co. gives quit claim deeds to right of way not in use in Coburn Township, 1901

2558

Scot. N. Sanford, Kalispel, Montana, unmarried 1904, to Ed Pierce, laid in Shenford Township. George Fowler land, correspondence from John Mueller Land Co. at Lisbon as well as from Ransom County Farmers Bank there, 1920. Affidavit of William H. Manning that Mary K. Startweather was his grandmother; see also #2244. Helen Coburn, et alia. See also #2562.

2559

See note #2550. Oluf N. Rushfelt and Emma A. to Ed Pierce, lot 3, bl. 3, origins. Enderlin (where Legion Hall now stands 1973), 1897 for \$110.00. Benson & Anderson; see also #1022. Another copy of Cass County abstract of proceedings in the matter of Philander Coburn estate. Distinguished the different heirs

2560

See note #2550. Affidavit of F. W. Froemke concerning identity of Amos A. Gates.

2561

See note #2550. Ed Pierce from M. L. & T. Co. (one lot of low rent Kaspari Apts. in Enderlin in 1972) Gust Hanelt and wife Tillie M. to R.C.I.A. 1900, lots 9 & 10, bl. 13, original Enderlin. (bagman had cream station in part of old I.O.O.F. Hall on these lots during 1960's. John Olson, industrial arts teacher, invested \$50 to tear down structure to clean up appearances in the city. Don Chesley built block structure for Laundromat, operating on these lots now.). Elva B. Hannum to Ed Pierce, 1901; block 12 original Sheldon; the block with the runaway well in it. Daniel B. Ingalls and wife Rebecca to Ed Pierce, Dec. 27, 1898 quarter of land in each of these counties: Nelson, Dickey, North Dakota, and Clark County, South Dakota. Alfred Batchelder to Ed Pierce; Sec. 21, Casey Township.

2562

See note #2550. Two satisfactions of mortgage. Block 12, Sheldon original, see also #2557. Engle Thompson & Elsie. George Manning, see also #2244; #2558.

2563

See note #2550. George Fowler sells quarter in Highland Township 1903. Caspar Meil lets lot in Sheldon be sold at sheriff sale 1892. The man who originally took the mortgage in 1888, had died; executor brought action. See next file for mortgagee.

2564

See note 2550. Samuel Speakman, farmer at Everest, Cass County, N.D. made his will in 1886. He and his wife Huldai E. had two sons, John H. Speakman and William Speakman, both in Lancashire, England; so he named his brother John Speakman of Minneapolis as executor of the will. His brother John, however was at Santa Cruz, California by 1889. Two sisters, Betsey Barnes, of Lawrence, Mass., and Frances Hepfworth of Newbury Port, Massachusetts, and two brothers, John and David Speakman of Minneapolis, and one brother, Leo Speakman in Lancashire, England were all heirs to some degree. See also preceding file.

2565

A rather extensive abstract of proceedings of the District Court of Cass Co., in the case of the Coburn estate, 1892-1893 is contained in this file. There have been in quite a number of preceding files.

2566

See note #2550. Abstract to lot 18, block 20 original Sheldon shows this succession: Northern Pacific Railroad to Philander Coburn to Philander Coburn's heirs through or by Abner to Barnabas D. Wilcox and Dora E. to Edward E. Sheldon and Minerva. (town plat) August 15, 1881 to Horace Norton & John C. Detlor to Henry Hoefling to John Seney to Scot N. Sanford, 1885-1887 to Robert Anderson (indebted to L.S. Champine), to George Miller Allan to Ed Pierce to Corenelius Driscoll, 1898.

2567

See note #2550. Sealey R. Day: see #2287. His quarter preemption goes through many ownerships: A. D. Lucas, Hugh Doherty, David H. Buttz, James A. Schenum, R.C.I.A., Jens K. Gaaserud. See also #2287.

2568

See also note #2550 In this file Stephan Coburn takes a mortgage on Ransom County land, which is subsequently sold for tax title several time. In 1904 Ed Pierce is trying to clear title. And this is an unusual case for Coburn lands; and is to be understood in consideration of that it's a mortgage taken by the heirs of Coburn & Coburn; and that it is being handled by Winterer & Winterer of Valley City.

2569

See note #2550. W. H. Hite acquires ownership 1904 of Frank Herdina homestead; see #1221.

2570

See note #2550. Belle Carr paid the Netherlands American Land Company in order to obtain her Stutsman County lands; see #2168.

2571

See note #2550. Abstract of title to SW¹/₄, Sec. 22, Moore Township, Ransom County, North Dakota.

2572

See note #2550 and #2569.

2573

See note #2550 In this file we find proof that Louis Biesterfield and wife Emma gave a mortgage on the north half of Sec. 28, 134N 54W in 1900, to Ed Pierce, after having once sold that half section to Martin Jenson. But Martin Jenson (or Jonsen) is the man who acquired this land originally from the United States. (Damage done by stamp collector noted 8/4/72)

2574

See note #2550. Another Herding loses land; see #2569

2575

See note #2550. Prominent names on far out lots in Sheldon, N.D. 1888.

2576

See also #2550. Also, in this file affidavit for SE¹/₄ Sec. 2, 136N 54W. For clarification see #2282.

2577

See note #2550. Heirs of Philander Coburn have this section from the Northern Pacific Railroad 1878 until 1899. Then ownership passes in quick succession from Judge Roberts to Frank C. Gurner, to Elmore E. Bennett to John Paulson -- the latter two from Iowa -- to Ed Pierce and R.C.I.A. and then to Hans H. Rohe who makes his mark 1902.

2578

See note #2550. Emma Turlay took a mortgage from Winans S. Sanford. Though recorder at the time wrote it Sanford.S. Winans eventually bought it and through her attorney, A. S. Drake, in order to save the equity from F. T. Day and his attorney Anderton. This was done at Sheriff's sale, N. T. Oium conducting and recording the sale.

2579

See note #2550. Ownen Eagen and Fargo Loan Agency are involved in this piece of Sargent County land. Thomas Pierce became executor of the last will and testament of Edwin King, deceased, for Eunice King of Chautauqua County of New York state, 1896. File contains title of ownership abstract to this quarter land in Sargent County. (Damage to document by stamp collector noted 8/4/72)

2580

See note #2550. Decree in heirship of Abner Coburn 1893 is contained in print here. And then appear the ownership of sections 17 and 21 of Coburn Township as belonging to C. Davis Miller, having been owned by Ed Pierce and R.C.I.A. mortgaged to Isaac Bonine (of Cassopolis, Michigan)

2581

See note #2550. This abstract shows how Cornelius Driscoll bought a quarter adjoining his homestead in NE¼ Sec. 18, Watson Township, Cass County, North Dakota; married; mortgaged first to Honsinger under Frank A. Dwinell, then to Van Brunt, then to Levi Bemis; became a widower and lost his land.

2582

See note #2550. In this file the abstract shows ownership of E½, Sec. 27, Coburn Township, Ransom County, N.D. from the railroad through Abner Coburn in 1878, through printed digest of court findings in 1893, to Austin H. Strand 1902. This last deal was handled by R.C.I.A.

2583

See note #2550. Lots in Lisbon, N.D. (Lots 3 & 4, bl. 8, Buhytes St.)

2584

See note #2550. See also #2581. Anna Driscoll probably a sister of Cornelius.

2585

See note #2550. The NE¼ Sec. 32, 131N 63W, Dickey County, North Dakota seems to have caused more trouble than it was worth. Begins with William Cyrus Gates unmarried 1883, and ends with Sheriff William A. Cross of Ellendale, N.D. 1891.

2586

See note #2550. (Document spoiled by stamp collector: noted 8/4/72)

2587

See note #2550. This file contains abstract till 1898 for E½ Sec. 17, Leonard Township, Cass County, North Dakota; and ownership from railroad; to George W. Cass 1875; to A. Coburn & P. Coburn, with decrees in print of 1892 and 1893 court decrees on ownership among Coburn heirs to Richard Piper in 1897 to Levi Bemis 1898.

2588

See note #2550. The abstract here till lot is invested with R.C.I.A. in 1905 shows that the lot which Edward Sheldon and wife Minerva bought from John Creswell before they could lay out Rudd & Sheldon's addition to Sheldon, N.D. was obtained for \$400. (At present it seems to be a vacant lot, the third lot north from the property sold by the Catholic Church congregation to postmaster Salswedel 1963)

2589

See note #2550. Abstract down to 1900 shows Peder J. Hoff ends up owning the quarter of land in Tuller Township, Ransom County which had been the farm of Ebenezer Dargin and wife Selena in 1882. The Colonial and United States Mortgage Company, Ltd., was involved, holding the Dargin mortgage. Kellogg, Johnson Co. probably had George C. Harper as their front.

2590

See note #2550. The homestead of Johannes H. Trangsrud obtained in southern Moore Township, 1888, is mortgaged to New York druggists (see Upton's) and ends up 1894 in the hands of Minnesota investor, Levi Bemis.

2591

See note #2550. August Froemke, uncle of F. W. Froemke of R.C.I.A. selected as his homestead a quarter of land that was sold to him by the Soo Line Railroad in 1894.

2592

See note #2550. Minnie Boyle and her husband Patrick buy a quarter of land in 1898 from Ed Pierce and R.C.I.A. through Northern Trust Company of Fargo, N.D. The land had been mortgaged by the Jepsens.

2593

See note #2550. The abstract here contained refers to the land in Shenford Township before Miller got possession of it for the Spencer Milling Co., of Spencer, Iowa; it had been owned and mortgaged by George Manning and his wife Rhoba through the years, he having acquired it from the Northern Pacific Railroad Co., in 1878. A small difference with Albert Miller was cleared up 1903.

2594

See note #2550. James C. Young of the Thaw-Semple-Young succession turns over deal on W½ Sec. 9, Northland Township, Ransom County to Ed Pierce. The buyer farms part time at this farm near Kathryn, N.D. and part time at Harvey, N.D. Ed takes the deal because he wants Young's favor on other lands sold under contract for Semple-Thaw by Young. C. W. Houston of Kathryn, N.D. hardly realizes that he is doing Ed a favor by taking this loan off his hands. 1907.

2595

See note #2550. Robert Altman buys his quarter of land in Shenford Township through Ed Pierce and R.C.I.A, from Morton & Co., Fargo, North Dakota; 1904. The Fargo company was acting for Guy C. Barton and wife Sophia.

2596

See note #2550. Opinion on ownership title of attorney Alfred M. Kvello, 1905; also affidavit clearing up relationship of Geisslers to Martin Kaspari.

2597

Report for trial balance during March 1905 reveals many names that Tenneson and Pierce have business with as their law firm. A statement of net profits for the two years is given by Tenneson.

2598

Ed Pierce, using discussion among Northern Trust Company as cover, refuses to bite on investment in building in Berthold, North Dakota, because the town has reached the limits of its development or some time. Alfred Blaisdell, of Blaisdell-Bird Company, with offices at Minot, Balfour, and Berthold, N.D. writes urgently; he is also U.S. Commissioner of Government Land to whom homesteaders and pre-emptioners would have to turn. He is firm but polite.

2599

A crisis of confidence is reached the last week of November 1904, between Ed Pierce and George H. Hollister with the latter admitting that he is dependant upon Ed for acceptance among associates in the Northern Trust Co.

2600 Case File Abstracts

2600

Again here till through #2628, the files furnish mainly abstracts of property, the bulk of it being in the Marion, N.D. area, up through the year 1904. See also note on card for #2550. This file deals with lots in the town of Marion. Names: Eliza Baertsch and. Christian Baertsch.

2601

See also #2550 and #2600. This file contains 1900 abstract for NW¼ Sec. 34, 134N 55w which is south of Sheldon and east of Lisbon, North Dakota; attached, being an abstract made out by A. H. Daughlin, when Thaddeus R. Wilds and his wife Maggie E, gave a mortgage in 1884 to John Van Dyke of Milwaukee. The later abstract furnished a list of thirteen notaries public in Lisbon, North Dakota between 1884 and 1900.

2602

See also cards #2600 and #2550. Only an abstract for Sec.14, 136N 55w and Peter Austad and wife Ingre from to Hiram Upton was contained in this file.

2603

See also cards for files #2550 and #2600. See also #2604 for NW¼ of this section. Abstract for SW¼ Sec. 22, 135N 53W lies in the sandy township in which McLeod, N.D. is located in Ransom County, N.D., and involves Christian Bjugstad and his wife Augusta; also Globe Investment Company, Boston Massachusetts, that was judicially judged insolvent in 1895, Henry A. Wyman becoming receiver; and W. H. White, as treasurer of Ransom County in 1899.

2604

See cards for #2550 and #2600. This is another Globe Investment Company (see #2603) piece of land, but first a mortgage had been placed upon it by Mathias Olsen Aandahl, and Henry A. Clifford had acquired a tax deed which he sold to Clara A. Metcalf, and she to the company. This last action brought James H. Moore into the picture, and his trustee, J. Z. Moore, because they bought at the second sheriff's sale. But apparently Clara, who was unmarried, redeemed her land, and sold to Nathan G. Green who now was from Sheldon, N.D and he to Maggie C. Doran while she was also single; and she to R.C.I.A., 1902. And then it went into the Nils O. Monserud, R.C.I.A. and Northern Trust Company spider web.

2605

Refer also to cards for files #1550 and #2600. One would have to know all the Sparks mentioned in this file in order to understand the fire about Sec. 27 in More Township, Ransoms County, N.D. 1884-1899. A certain Sidney B. Child is mentioned as executor of the estate of Thaddeus Murdock, who probably was related to Albert J. Murdock and. his wife Sarah R. A man who sells staple and fancy groceries, writing from 1501 Hennepin Ave., Minneapolis, Minnesota, April 13 1899, says he is unable to give a warranty deed because of the shape his matters are in there.

2606

1900 abstract of title to NW¼ Sec. 12, 136N 62W, LaMoure County; George Hilbert.

2607

Refer also to cards for #2550 and #2600. This file records the succession of ownership from the United States, to Nathan Corwith who had picked up a lis pendens worth \$20,241.74, 1888, and sold to Trevor James B. Colgate - Homer E. Sargent - John R.W. Sargent (see previous files) - F. W. Froemke and R.C.I.A.

2608

Refer also to cards for #2550 and #2600. Abstract for another piece of LaMoure County land mentions George H. Christian and his wife Lenora H.; and Lizette Rothenburger and John Rothenburger.

2609

Refer also to cards for #2550 and #2600. The southeast quarter of Section 2 in Shenford Township, went from the United States to Johanes T. Hofland and his wife Sophia. He mortgaged to both Ed Pierce and the threshing machine company of Nickols & Shepard. Pierce assigned his mortgage to Monadnock Savings Bank. In 1903 Hofland sold to R.C.I.A.

2610

Refer also to cards for #2550 and #2600. Two abstracts are contained in this file: 1) Stutsman County NW¼ Sec. 12, 142N 62W, begins in 1898 with the Kanes (Caines) and ends up with Nils O. Monserud and his peculiar position between the R.C.I.A. and the Northern Trust Company. 2) LaMoure County west 80 acres of NW¼, Sec. 9, 136N 61W to whom the Northern Pacific gives a warrantee deed in 1884 (i.e., James A. Daley and after it comes into the ownership of Nathan Corwith 1888, we have a familiar story.

2611

See also: #2550 and #2600. Abstract till 1902 for all of Section 35 in Libert Township, Ransom County, Coburn land. John P. Arne and wife Nellie H., 1900. George H. Shellenberger, land agent from St. Paul.

2612

Refer also to #2550 and #2600 cards. This file contains the abstract for S½ Sec. 29 Casey Township, Ransom County. It is expansive in its details concerning the connection between Roger S. Munger of Duluth and R. M. Newport of Minneapolis, Minn. and the founders of the Carrington & Casey Land Company. None of them ever lived in North Dakota. George Van Dusen & Co. is mentioned as being from Duluth, Minn. David H. Buttz and his wife Mary came onto this land.

2613

Refer also to cards for #2550 and #2600. Like many others, the SW¼ Section 31, Shenford Township, Ransom County, affords an abstract boasting impressive names: Northern Pacific Railway Company, John B. Trevor, Clarence F. Birdseye Buy C. Barton -- all absentee owners.

2614

Refer also to cards for #2550 and #2600. Clouds are removed by these legal papers from the title of ownership for R.C.I.A. for land in LaMoure County which he had bought from George Maisel; he had acquired from the Corwith-Trevor succession.

2615

Refer also to cards for #2550 and #2600. This abstract was in poor shape, no doubt, when it was originally filed; LaMoure County land belonging to Frederick O. (C.?) Thierstein.

2616

Refer also to cards for #2550 and #2600. An attorney from Hartley, Iowa, named W. P. Briggs raised a question as to railroad ownership of a LaMoure County half section where it had never built a road; and the question went all the way to Washington D.C.

2617

Refer also to #2550 and #2600. Contents of this file missing Feb. 5, 1973.

2618

Refer also to cards for #2550 and #2600. Section 23 in Owego Township, Ransom County went from the Railroad to the Coburns; and there came involved in the strained relations between the Maine administrator of the Abner Coburn will, and Joseph H. Sisson and John R. Kocher in California, eventually coming under the authority of George H. Collins. See #1789.

2619

Refer also to cards for #2550 and 2600. Abstract for E½ Section 1, Liberty Township, Ransom County, N.D. shows that this section went from the railroad to Mrs. Sara E. Kindred in 1877. She did not do much with it. In 1880 the railroad directed the ownership to A. J. Henry; and Alfred J. Henry was from Brainerd, Minnesota who in 1881 received \$1,000.00 from Mrs. Kindred; but she mortgaged it to Karl B. Andrus who still did his bookwork in Crow Wing County, Minnesota. Charles F. Kindred also enters into proceedings; and Karl Andrus turns his interest to George K. Andrus and Granville O. Andrus who is not married. G. O. Andrus the next year, 1883, deals with Almira Chaffee, while the Kindred interest comes through the Minnesota Mutual Insurance Company to George W. Myers, who satisfies the Andrus mortgage in 1885. Almira and her husband Samuel W. Chaffee have an obligation to the Huber Manufacturing Company, sell to Henry R. Tracey who is foreclosed; in the sheriff's sale this land went to ? and then to J. B. Folsom.

2620

Refer also to cards for #2550 and #2600. Three years after he bought his preemption quarter, east of Lisbon, N.D. 1883, Andrew P. Qualey, unmarried, lost this land because of his simultaneous mortgage to F. T. Day.

2621

Refer also to cards for #2550 and #2600. This is the abstract for the NW¼ Sec. 8, the homestead of Hugh McIntosh any his wife Catherine, on which more papers had occurred in #1142. Hugh got his receiver's receipt No. 6219 in 1891. Robert Mitchell, attorney at Sheldon notarized the mortgage papers which were placed with Farmers Trust Company and George H. Hollister; then to James K. Banks; then to Willard A. Van Brunt; then to State Bank of Sheldon North Dakota which had Ed Pierce as president, and was satisfied when Henry Piper bought the land in 1900.

2622

Refer also to cards for #2550 and #2600. This abstract shows that Robert Piper, who had received his receivers receipt for SW¼ Sec. 8 Greene Township, Ransom County in 1887, had his land sold by the County Auditor for taxes in 1889, but redeemed it in 1891. In 1892 Gaar Scott & Co. carried his mortgage. See also #849, #1059 and #1714. When the Merchants Bank at Fargo carried the mortgage, H. W. Gearey, cashier, shifted it to the State Bank at Sheldon, James K. Banks and, of course, Ed Pierce, 1902. Robert Piper sold to R.C.I.A. in 1901 through Maggie C. Doran.

2623

Refer also to cards for #2550 and #2600. Note on jacket says this abstract was used in connection with purchase of land from Arthur Peterson Sept. 9, 1910. (For Arthur Peterson see #2156

2624

Refer also to cards for #2550 and #2600. This abstract reflects some more John B. Trevor absentee land ownership dating back to 1880 and before that to the railroad in Ransom County, Shenford Township.

2625

Refer also to cards for #2550 and #2600. This SW $\frac{1}{4}$ Sec. 24, 136N 62W, was situated in LaMoure County. It was sold for taxes as early as 1887 to Alfred Dicking. But on the whole ownership began with Richard Wray and his wife Jane and continued until sold to R.C.I.A. in 1902. The North Dakota Loan and Trust Company of Fargo held the mortgage for a time; as did the Wells & Dickey Company.

2626

Refer also to cards for #2550 and #2600. The matter refers to a mechanic's lien held by the Gull River Lumber Co. 1898 against Daniel Cornwell and Augusta E. Edson. Of greater interest is the affidavit by a Fargo man, W. A. Scott, Manager of Fargo office, providing outline of operations of the New Hampshire Trust Company in the State; see earlier files and Scott.

2627

Refer also to cards for #2550 and #2600. The Minnesota Loan and Trust Company had loaned sixteen thousand dollars to Fowler, Froemke and Monserud of R.C.I.A. on lands which they sold for twenty three thousand dollars. Other lands had not yet been sold from the list provided here.

2628

Refer also to cards for #2550 and #2600. This abstract gives insight into the title to lot 1, block 31; lot 18 block 21; lot 17, block 25; lot 15, block 27; and out lot A of the original townsite of Sheldon, North Dakota. It notes the original plat authorized by E. E. Sheldon of Jackson, Michigan, F. R. Delano being the surveyor. It also yields names of heirs in the will of Horace Horton. In 1882 E. E. Sheldon had sold \$8,000.00 worth of lots to Horace Horton and John C. Detlor, speculators from the province of Ontario, Canada.

2629

Some talk between Ed Pierce and George Hollister suggested formation of a company subsidiary to the Northern Trust Company; hence a list of names of the stockholders was drawn up, 1905. Levi Bemis writes Aug. 23, 1905, that he joined the Northern Trust Company solely because Ed Pierce was connected with it; and that he had no immediate intention to well his stock. See also #2031 for 1903 list.

2630

This file and the following refer to the new house of Ed Pierce at Sheldon. In this file: a) Specifications proposed by Hancock Brothers of Fargo; very complete. Advertise Fargo workmen on reverse side. b) Ed's reply to specifications in which a draws upon his own experiences. c) "We" suggestions, probably meaning Maggie and Ed. d) Letter of Ed Pierce to J. S. Cole of Sheldon regarding plumbing. The cesspool need not be more than 20 feet deep because the soil is sandy, says Ed.

2631

Contracts for the new house, and bonds; see preceding file also. A 30 light machine run by a gas motor was proposed by D. W. Thomas & Co. of Fargo, N.D., for \$207.00 installed. Hancock Brothers also planned and wrote out specifications for the additions and improvements of the Catholic Church in Sheldon, N.D.

2632

W. J. Diggins influenced Phineas A. Dodson to buy the southeast quarter of the school Section 16 in the township east of Lisbon, N.D. in 1905. Diggins was from Oakes and Dodson probably from near LaMoure, N.D. Diggins mentions a place called "Hample". (?)

2633

A three-way play is enacted by E. C. Cooper of Grand. Forks, Arthur W. Fowler of Fargo and John F. McKnight of Minot, through Ed Pierce and D. N. Tallman. It involves towns and proposed towns 1905 in

McHenry and Bottineau counties mainly on the Great Northern Railroad., but also on the Soo Line. A map was hand drawn by McKnight and is in the file. Fowler investigates the country areas by driving through them and interviews, rather than by soil map. Fowler works out the discard of McKnight; and takes as partner and manager of their Newburgh State Bank, a certain Mr. McGuigan, connected with the elevator at Woods, N.D. Parceling out of St. Paul Fire & Marine Insurance agencies came through Cooper, then Ed, to town 5 and 6. Mr. Champine takes an interest in McKnight's bank. Ed and McKnight are interested in banking at Minot, N.D. Note: McGuigan's first name probably was William.

2634

F. W. Froemke draws up a contract with John Schmidke to build him a barn in Sheldon which was to be a duplicate of the barn owned by James K. Banks. The contract lacks in legal finesse usually found in these papers, 1905.

2635

Herman C. Froemke made a farm in Shenford Township and the township south of it, by buying from the Jacob Kaspari and McKnights (E.V.) in addition to what he had. After that he moved to North Yakima, Washington where he resided on a rural route; a letter he wrote to his brother F. W. Froemke at Sheldon and at the R.C.I.A. shows a nice picture of the "rig" mailmen used on rural routes during horse and buggy days. When this land was sold to William Fraederich through the hands of R.C.I.A., the title quest brought up from the bottom the names: August Lorenzen, Ole Gutenberg, Anne Harrison, George Kempf, August Feldman E. V. McKnight, Jacob Kaspari. This land in the section just south of Anselm, N.D. among other places, was affected by the death of the mother of these two Froemkes; Herman could not get to the funeral because the railroads were blocked out West.

2636

The Travelers Insurance Company, from Hartford, Connecticut took a mortgage from John W. Seburn and his wife Amy, which was satisfied in 1905, after Northern Trust Company and R.C.I.A. bought this odd shaped 160 acres in Sec. 24 of Shenford Township, a preemption. The abstract contained here exhibits documents signed by Ulyssis Hertig, clerk of District Court in Lisbon, N.D. 1887; and R. M. Davis, register of deeds in the same county seat, 1883.

2637

Ed Pierce is tempted to enter the case of James C. Young against banker from Valley City, N.D., namely, A. H. Gray, but on the advice of B. G. Tenneson, declines; 1905. The farm in question was the E $\frac{1}{2}$, Sec. 3, of the extreme northwest township of Ransom County, sold to Charley L. Knutson by the Young-Semple-Thaw succession in 1900; which he assigned to a certain John Rudd, who in turn assigned to A. H. Gray. It would appear that Young interests were not receiving their half of the crop in full.

2638

R.C.I.A. writes Enderlin State Bank to accept \$1300.00 note to be given as partial payment for SE $\frac{1}{4}$ Sec. 16 school land in Liberty Township, Ransom County, 1905, observing that "He has enough commissions earned upon sales pending now to more than pay the debt, if nothing happens to spoil any of them." ("He" is O. O. Golberg)

2239

A prospect brought to North Dakota for a buying visit by Joseph Lampman of Jefferson City, Iowa (see #2237), Gertrude Roggenkamp, later Mrs. Gertrude Dunvll, bought NE $\frac{1}{4}$ Sec. 2, Coburn Township; kept up her interest annually, but presumably had to sell in 1906, because she had to borrow from a Mrs. A. D. Quackenbush of Newburgh, New York the year before.

2640

Evidently the R.C.I.A. had a sale of personal property May 13, 1905 which included office furniture, farm machinery and horses and cattle. It netted a gross of \$918.85. The listings and report show who paid cash; and furnished some names of persons in the area who have not appeared in the files. A gasoline stove, and an extension table is listed; as is a "wheelbarrell, spelled thusly.

2641

The three files #2641, #2642, #2543 pertain to St. Mary's Catholic Church of Sheldon, N.D., incorporated under the name of a devotion to the Mother of Jesus, specifically: "Our Lady of the Scapular". Ed Pierce was the treasurer of the parish board, 1901 which includes another layman, the pastor, the vicar general of the Diocese and the Bishop. Evidently he was continued an unofficial official through 1909; and he deputized his lawyer C. G. Bangert to also write checks for the parish, (though the latter was not a Catholic, as is known from other sources). Emily Pravitz, the choir director who received a dollar per service (for playing the organ) probably was not a Catholic either. A number of members of the Catholic congregation are mentioned; each file includes annual reports. Also some names of priests occur, and bills they incurred during time the church was remodeled in 1905, and the rectory furnished. All of block 11, Rudd & Sheldon's Addition was bought at this time where the church now stands, 1973.

2542

This file is a continuation of #2641 on St. Mary's Church; see also #2643. The abstract in the last file showed that E. E. Sheldon and Rudd had caused the platting of their addition, which lies in Sec. 20 in 1882; three successive bishops to whom block 11 was deeded, Marty, Ireland, Shanley, are mentioned, without their title. More members of the congregation are mentioned as working on the church or donating money; also other workmen and businesses in Sheldon and Lisbon, N.D. A picture of the storefront of H. M. Wiltzius church goods company in Milwaukee appears on a letterhead. (And this company for a time also published a Catholic Directory.) The certificate of incorporation of the parish is dated 1904; and seems to have occurred in Bishop Shanley's time without incident (There were fights in Bishop O'Reilly's time, circa 1918, about incorporation in various parishes.)

2643

This is one file with #2641, #2642 on the remodeling of the parish church, St. Mary's, at Sheldon, and the moving and furnishing of the rectory or parsonage. More details can be found here. On a letter from the Winona Savings Bank, Winona, Minnesota, June 13, 1905, a stick-steered auto is featured in front, and also a streetcar with a cowcatcher.

2644

R.C.I.A., through the Enderlin State Bank which credited O. O. Golberg with the sale, sold the S½ Sec. 17, 136N 61W, near Marion, LaMoure County 1905, to Goldberg and Oscar Fieman of Lyle, Minnesota. The latter had his mortgage extended on the SW¼ of this section in 1910. See also #2636.

2645

Chris Geelan and E. W. Short bought N½ Sec.11, Liberty Township, Ransom County, North Dakota from R.C.I.A. 1904, though Fowler and Banks nearly let the deal slip away, according to F. W. Froemke's thinking, by not attending to Geelan's letters. He had 30 acres of Wisconsin land, near the city of Fond du Lac, which had to be sold in order that he might deal. Interest there was only 5%. G. P. Doyle (who was acquainted in that area, according to other files) promised Geelan a share in the commissions, which at that time ran from \$2.50 an acre to \$3.00. But Froemke would have none of Doyle's agreements and arrangements with his customers. Doyle complains about having signed papers for Froemke without, receiving the paid railroad fare kicked back to him, Froemke makes a trip to Fond du Lac. The deal went through to completion. See also #2646 following.

2646

This is one file with #2645. Christ Geelan hailed from Oakfield, Wisconsin which lies about ten miles south of Fond du Lac. E. W. Shortt perhaps worked for C. Thompson, dealer in wines, liquor; and cigars in Oak Center, Wisconsin. A picture is contained on letterhead of the Palmer House in Fond du Lac, 1905, with all horse-drawn vehicle in front except one gas buggy. Light is cast upon the Maple River School Township of Ransom County, predecessor to the Liberty School No 3, (standing vacant south of Enderlin, N.D. now, 1973) see letter dated Feb. 20, 1905, and affidavit of F. W. Froemke. Interesting letter detailing farming instructions from Thomas P. Hodge April 9, 1905 regarding the Banish mentioned, see files on St. Mary's Church #2641, #2642, #2643.

2647

The tracks is seven feet from the bank in the gravel pit at Lisbon; and is thrown closer May 1905. William Barry of Lisbon has his men begin loading eight or ten flatcars but negotiations are broken off when Ed Pierce and Northern Pacific railroad personnel cannot agree at what weight they are to be shipped out. V. Nelsen ordered the cars, probably from Sheldon.

2348

Correspondence between C. A. Ritter, James K. Banks, Ed Pierce and John F. McKnight with regard to wages owing the last from Cassopolis Manufacturing Company, Cassopolis, Michigan for collecting on notes turned over by Henry Erickson of Towner to the Michigan Company, 1905, reveals purposes of each man. See also #2421 and #2633.

2649

An application was made for a loan of \$400 on estimated \$1200 worth of property in Crow Wing County, Minnesota, by a student at St. John's University, Collegeville, Minnesota, in May of 1905, to pay his debts. This was Jacob R. Buck, (Who we know from other sources was the brother of Mrs. Adam Goodman) had taught school in Sheldon at one time and became a priest in Oregon later. He owned two other quarters in Minnesota. The Finance Committee of R.C.I.A. considered and decided not to make the loan.

2650

This is Thaw estate land. Thomas and Julia Stee already own the south half and buy the N½ Sec. 9, 143N 59W, 1905. Ed gets about \$7.00 out of the transaction by which he was allowed 3% on a 1200 loan by James C. Young Land Company; for he in turn gave the loan to Levi Bemis, who took it because he had idle money at the time. No one seemed to like the low interest: 6%. According to the drawing, a ravine in the N½ took up 40 acres.

2651

Catherine woods died August 11, 1903, and her will gave house and lot 12, block 12, Rudd & Sheldon's Addition to the Catholic Church at Sheldon. No incorporation of the parish had as yet taken place (see #2641-2643); hence the trustees took over. House and lot were sold for \$500 to Edward Fallon and his wife Mary E., to be paid at \$8 per month. Feb. 4, 1909 the entire mortgage was paid, and notice sent to Ed Pierce at Bismarck. (Note: I buried widow Mary Fallon before leaving the pastorate of Enderlin-Sheldon 1971. The house is a small one, straight east of the church by one block. Mr. Fallon worked in an elevator, and was accidentally killed probably fifty years before. Mrs. Fallon, a sister to Matt Shea, was independent; cooked for herself; managed to get to her outdoor pump and toilet by help of a cane and the clothesline.—Rev. A.A.A. Schmirler)

2652

Pierce-Tennessee kept record of their answer as to whether taxation of bank stocks was legal in North Dakota, and whether shares in North Dakota banks could be taxed in both states: North Dakota and Michigan. A certain Tappen vs. Merchants Bank case is alluded to.

2653

In the rather voluminous correspondence with the Pittsburgh Plate Glass Company of Minneapolis, Minnesota, one can trace the make-up of the "stained glass" windows in Saint Mary's Church at Sheldon. Also contained in this file is the contract with Wickstrom and Severson, contractors at Lisbon, N.D.; see House on their letterhead; while Fargo Cornice & Ornament Co. displayed a picture of their building. In a letter from the Fargo representative of the Plate Glass Company named, written from Minot, is preserved a picture of the Leland Hotel there in 1905. The file also contains on set of check stubs, 1908.

2654

An interesting case developed where Judge Edward T. Burke of Valley City borrowed from his father, John H. Burke to win a political campaign, and failed to protect him. This is revealed by confidential correspondence between James C. Young and Ed Pierce. Two estimates or three are given by the correspondents concerning third parties.

2655

In 1905 Gustav A. Hohensee and wife Juliana paid \$500.00 in earnest money along with their application to buy the south half of Sec. 11, Liberty Township, Ransom County to R.C.I.A. Their address: Box 565, Enderlin. Charles Urhammer had been farming it.

2656

The file includes legal transfer of Ordinance 40, and copy of that ordinance of the City of Enderlin, N.D., and a letter to Ed Pierce from Chas D. Dalrymple stating that O. D. Dalrymple was not disposed to embark on the electric light business and he himself could do nothing with the franchise. It had been granted to C. C. Dalrymple in 1905.

2657

This file contains a plat of Grand Falls, Itasca County, Minnesota. Because it shows the Big Fork River in the position as is, and the Minnesota & International Railroad, one can presume this is Grand Falls about thirty miles south of International Falls and in another county today.

2658

An agreement between Frank A. Koehler and Jay Everts the renter expressed the detailed and self-made wishes of someone. According to this agreement, the owner, Keahler, was to receive three fourths of all the marketable grain, three fourths all the marketable stock, on half the poultry and poultry products, on third of the cream and milk produced, three fourths of all the money earned by teams and machinery in working for others. The tenant received what was left.

2659

Herman Shirley druggist and man about town at Enderlin, N.D. and at time county official for Ransom County, painted Ed Pierce's store at Enderlin inside and out for \$60 in 1905. He hired one painter. Tom Pierce handed out this plumb.

2660

James A. Walton, a minister and preacher in Velva and Sawyer & "rulon" district, and his wife Metta I bought SW $\frac{1}{4}$ Sec. 10, 153N 80W, McHenry County, N.D. from the government on Dec. 31, 1903. A first mortgage was assigned by Pierce to S. R. Raymond, Grundy County National Bank, Grundy, Iowa; and the second mortgage retained by the Enderlin State Bank was foreclosed in 1905. Foreclosure was published in the Towner News & Stockman, but it became unnecessary to follow through. A. E. Dillman, represented by the law services of H. E. Johnson of Velva, paid \$867.55 June 8, 1905; and received the

satisfaction of mortgages papers for the \$600 and \$150 mortgages. Tom Pierce had apprised Ed Pierce that Dillman had become the actual owner before forfeiture proceedings were begun.

2661

August Westphal, Cass County, made his last will and testament June 14, 1905.

2662

An absentee owner from Sioux Rapids writes R.C.I.A. expressing his wish that as little wheat be sown as possible because he judged his land was not good wheat land, and that the farm worker, Hugh Smith of Sheldon buy the seed from among farmers, possibly at market price.

2663

In process of perfecting title for Peter B. Dahl on. N½SE¼, Sec. 18, 135N 53W, Owego Township, old time ownerships were unearthed. John Topley had a mortgage, or gave a mortgage, on part of this land August 19, 1878. James N. Dryden received a homestead this land in 1879 -- a 120-acre homestead appearing in the records. Thomas A. Wheelox, Alexander McIntosh, Karl E. Rudd, Helen D. Marsh come up for notice. Charles P. Hazeltine and R. E. Fleming held some of tax certificates.

2664

In the middle of June 1905, the county auditor penciled in new railroad towns in Rolette County for Ed Pierce using the map also found in #2387. James A. Brown also sent land description of new locations.

2665

This comprises one file with #2666 and #2667. The time happening pertains to notices of foreclosure regarding eight quarters of lard owned by Higley & Mitchell. J. R. Mitchell's letters in March and in June 1905 yield evidence of his feelings that they have their back to the wall; and he is trying various ways to save some of his lards until he might sell them at a better price. He is also ill physically in the spring of that year. Higley, the widower, is addressed at Villard, Minnesota. See #2671, re: sale of one of these quarters.

2666

This comprises one file with #2665 and #2667. Particularly useful in this jacket will be perhaps two probate proceedings as related by Elliott of LaMoure, N.D.: -a) that of Maggie Friedmann, Fred Maisel being the petitioner. b) that of Mary B. Smoot, the widow of William B. Smoot of Massachusetts, whose action dates back to 1887.

2667

This comprises one file with #2665 and #2666. It is interesting that the R.C.I.A. received a character report on Mitchell & Higley in December 1904. The association was in position to, and did dictate the terms of sale of their lands in LaMoure County near Marion. (The banker McDowell at Marion probably was their man.)

2668

George Fowler and his wife Mary C. sold their SE¼ Sec. 26, Greene Township, Ransom County, to R.C.I.A. 1903 with the exception of the \$500.00 still owing James K. Banks on it.

2669

F. W. Froemke finds Andrew Schlosser of Nora Springs will argue with him about every little thing in the trade involving W½ Sec. 23, 134N 54W, 1905.

2670

Ed Pierce procured a letter of introduction for John F. McKnight from the bank stocks man, when John looked over the bank Mr. Olson had to sell at Donnybrook, N.D. But McKnight decided to locate at Russell, Bottineau County instead, two weeks later. 1905.

2671

Through Thomas Pierce and the Enderlin State Bank R.C.I.A. sold one quarter of the Higley & Mitchell lane to Albert Bjork of Enderlin while negotiations were still going on with the Iowa land agents. The association made about eight hundred dollars profit. (They had, of course, advertised the foreclosure in April, and this was the following June see #2665, #2666, #2667. Bjork was not married. H. F. Larson received the sales commission.

2672

School land was sold by R.C.I.A. to and through Daniel Lunoe and his partner J. E. Twito in Lake Mills, Iowa in 1905, and J. J. Cullen. The partners took out a loan of \$5000 in 1907 to pay the balance of their contract, payments of which were to be finished by 1910. Part of their land in 1888 and 1889 had the taxes taken up by Doc A. B. Herrick, Lisbon, N.D.

2673

O. O. Golberg had to take in a bowling alley at probably Lyle, Minnesota on which he took a beating, and a pair of horses from another prospect, and involve people in South Dakota, Appleton, Minnesota, and St. Ansgar, Iowa, in order to sell all of school land Sec. 36, 137N 61W, Barnes County 1905. John D. Black, the abstractor at Valley City, N.D. no longer uses his well-done hand-inked printing in letterhead, but has one now made by commercial printing.

2674

Ed Pierce was evidently making further inquiries as to what might be involved for obtaining electricity for Enderlin, N.D. His friend George Hollister inquired of the Union Light, Heat and Power Company of Fargo, and a Mr. Markhus there was of the opinion that if the railroad received five cents per kilowatt hour, it would be ample remuneration for furnishing electricity for the town. Special contracts could be drawn with larger users. They were advised to use individual meters at Enderlin, rather than a flat rate, " ... that system will cause you more trouble than the whole thing is worth "

2675

James Wyckoff and his Kate buy lot 17, block 21 of the original townsite of Sheldon from Marion Grange. One of the original owners, C. K. Durbin, now at Englevale, North Dakota, finds he did not pay all his bill on this property in the 1890s . See also #972 on Wyckoff.

2676

December 8, 1904, the Bell Mercantile Company was incorporated at Enderlin, N.D., with R. A. Bell as President, F. W. Froemke, vice-president, and C. G. Bangert, secretary. Ed Pierce had made the proposition to Bell that if he would move to Enderlin, enter into a general furniture, furnishing and undertaking business in the new store building owned by R.C.I.A., and pay in not less than \$1000.00 of stock, then he could assume entire charge and control of the business. Two years later the ledger balance showed heavy on the investment side; and Ed Pierce quietly sold out to the Enderlin Investment Company, i.e., to Fred Underwood and W. F. McIlvain, retaining, of course, the building.

2677

William B. Donahue (Donohue) who has appeared in many previous files, delivered some lumber from one farm to another, and a cow; after taking a note for these items amounting to \$45.00 in 1903, he had not been paid and now sues before Justice J. H. Burke. The Summons is here contained.

2678

R.C.I.A. contacted about eleven land agents as to their private opinion on the worth of advertising in four large dailies: The Minneapolis Journal, the Chicago Inter-Ocean, the Indianapolis News and the Des Moines Capital. None except one connected any direct sale from the advertisements, but that was due to follow-up work. Nonetheless the advertising had some good effect. The file contains the replies from the land agents; and a sample from the Minneapolis Journal, 1904 and 1905.

2679

J. R. Newton bought land north of Sheldon N.D., SE $\frac{1}{4}$ Sec. 8, 136N 54W from Thomas Pulford, who had originated in Grey Eagle, Minnesota, and assumed a loan on the land Bookwork or the land was loose, and momentarily he paid a few dollars interest too much.

2680

This is one file with #2681. Mr. M. A. Baldwin of Fargo is mentioned Aug. 16, 1909. George Sherriff and wife Victoria, owned 160 acres in this section in 1878. Many papers are included in this file and the next, the bulk dating to 1905 when Moore Brothers & Sawyer, an offshoot of Minnesota Loan & Trust Company, said they were bound up with real estate in the Cities in 1905, not buying any more land in farms, and hence sold Ed Pierce and R.C.I.A. Sec. 9, 140N 54W, Buffalo Township, Cass County, N.D. for \$6000 cash and \$10,000 in mortgages and notes. This letterhead had shifted down still farther, presumably after the death of Sawyer who farmed near Casselton, N.D., to the Minnesota-Canada Land and Investment Company. A difficulty arose in perfecting title, which shall be described on next card. Correspondence on this broke off in 1906 when attorney Bangert was absent from R.C.I.A. During 1907 further correspondence developed the Association trying to get the Minneapolis land agents to bear the expense; but was again broken off by the Northern Trust Company of Fargo which had purchased all the mortgages. When these reverted to R.C.I.A., Ed opened matters in 1909.

2681

This is one file with #2680. A mortgage had been given, as I understand it, by Alexander Gilmore to both W. F. Holmes and A. B. Dascomb, for \$1480.00 on the E $\frac{1}{2}$ Sec. 9, 140N 54W, and recorded Cass County, April 11, 1885, in book 28, page 495. Dascomb died in 1894 according to Windham County, Vermont probate court; and the court never issued a decree of distribution of his estate. Also Holmes acknowledged satisfaction of the mortgage for both, presuming to act as the agent for Dascomb. This illegality showed up twenty years later, and in 1909 Ed Pierce was still arguing about it. Gilmore had been foreclosed. Charles L. Sawyer, associate of Henry L. Moore and Joseph F. Moore in Minnesota-Canada Land & Investment Co., Moore Brothers & Sawyer etc., had a farm near Casselton, N.D. 1905. Sec. 5 and N $\frac{1}{2}$, and SW $\frac{1}{2}$, Sec. 8, Casselton Township. He died by 1909. Oliver Reed owned part of Sec. 9 in these years. The papers on Farquar Spur, NE $\frac{1}{4}$ Sec. 9, 145N 66W, Foster County, evidently do not belong in this file.

2682

The SW $\frac{1}{2}$ Sec. 26, 154N 67W, near Minnewaukan, N.D. was proved up 1883; and the eventual buyer from R.C.I.A. in 1905, already lived nearby, S. B. Spencer. He now was proud to say that he was county commissioner. Other men mentioned: William Miller, publisher of the oldest newspaper in Benson County, THE SIFTINGS; R. J. Spencer; A. T. Chatman; George Dickerson.

2683

R.C.I.A. is taking care of some business for a man in Forest City, Iowa; and it involves W. B. S. Trimble Co. of Jamestown here, as well as C.C.L. Co. in turn.

2684

The Masonic Lodge at Sheldon wished to provide a perpetual opening for light for their new building to be constructed on Lot 9 of the important block 21 original townsite; so they were in process of acquiring several feet from lot 10, through R.C.I.A. Gust R. Froling owned the lot 1905, but he was being foreclosed.

2685

William Duling, single, made a deal to purchase a quarter of school land in Sec. 36 of Greene Township from R.C.I.A., but apparently the deal of March 24, 1905 did not go through.

2686

Ed Pierce represents the State in prosecuting Thomas McHale a salesman traveling for the John Gund Brewing Company of Moorhead, Minnesota, and who arrived in Balizet's Barbershop Saturday, July 1, 1905 with a grip containing beer. He was wont to get his orders by staging beer parties. Subpoenaed were: William King, assistant barber, J. E. Balizet, H. F. Fisk, Roy McDonald of the restaurant, Thomas Harrison, Frank Mougey Sr., A. McDonald, V. Nelson, John Eckstrom; and for the State, Alexander Fender and Jacob Arreson. It was difficult to obtain conviction on the charge of selling liquor. The file contains shorthand notes taken down by C. G. Bangert during the trial before Justice Burke.

2687

Patrick J. Boyle in Highland Township, Cass County, N.D. lost his barn by lightening 1905, and it was insured.

2688

Fowler and Banks feared July 12, 1905 that J. E. Balizet (see #2686) contemplated moving out of Sheldon, Ransom County, and North Dakota. Since he owned them \$41.00, they brought about attachment of his property which Marshall John Mougey listed.

2689

A Polish worker sued P. J. Hoff, old-timer in Sheldon for non-payment of labor, 1905.

2690

The assistant secretary of R.C.I.A. said their organization faced a proposition they had never confronted before 1905. O. O. Golberg sold some Higley & Mitchell land that had once gone through sheriff's sale; see also #2671 and #2673. Ed Pierce perhaps "goofed" in awarding them redemption after they had given up their property rights. The defect seems to have been cured by shifting a date on paper. In 1905 this matter was holding up completion of five other Higley & Mitchell lands. There is correspondence with the owner who has enough land in Iowa, but wants his son Albert to profit from the Dakota deal; continues into 1910.

2691

W. J. Dwyer, dealer in real estate at Medina, North Dakota, bought Sec. 9, 139N 69W in Stutsman County, 1905. This was through Ed Pierce and George Collins (see earlier files) because this was of Coburn lands. Dwyer resold to Dr. F. Mueller in Dennison, Crawford County, Iowa, who was quite regular in payments. Dwyer also reminded Ed Pierce he had promised vaguely to donate toward the fund he was raising for the erection of a Catholic Church in Medina, Aug. 29, 1905, and Ed replied by sending a \$25 donation, which represented a little over half what he made that year on the deal of the Collins-Coburn land. Reference is made to the San Francisco earthquake Pierce told Dr. Mueller April 23, 1906 and Collins to Pierce May 9 (see also #2269).

2692

Correspondence concerns right of way for railroad west of Marion, N.D., 1903-1905.

2693

O. O. Golberg buys land from R.C.I.A. in such a way that he gets it for \$18 an acre, and they wait for their profit for another year. Thus Ed Pierce freed his capital funds for action in the meantime. The association goes along with Golberg in helping him to give the customer, a certain Mr. Kittleson the impression that Golberg paid \$21 an acre; but they balk at taking Golberg's risk for him.

2694

Ferdinand Krueger deals through the bank at Springfield, Minnesota in buying LaMoure County land through R.C.I.A. Some delay in procuring proper papers to a quarter of a section obtained by R.C.I.A. from Morton & Co. is brought about by the sick and dying condition of James B. Colgate; see also #2224.

2695

This is one file with #2696. Charles Pollock of Fargo, N.D. acts for John Pollock of Clinton, Iowa as attorney. In 1893 they received \$160.00 and took a mortgage from Orlo J. Williams and wife Flora M., of Wakela, Cass County, Michigan, thereby selling the east half of Section 35, Highland Township, Cass County, North Dakota. In 1895 they received back the land through sheriff's sale. Thereupon they sold to Herman Schwandt; and he disappeared by 1901. Fowler & Banks then acquired the land, selling to R.C.I.A. in turn; and they sold to W. F. Hier a land agent in Raymond, Minn., and Jacob Wigal there. Joseph Goodman had a claim against Schwandt and the land.

2696

This is one file with #2695. The absentee owner of E½ Sec. 35, Highland Township, Cass County, N.D. wrote a very trusting letter on March 3, 1904, from Raymond, Minnesota. But the cashier in the bank at Sheldon, N.D. made a mistake for R.C.I.A. which began to compound. Letter from professional collectors March 24 show that suspicion had been aroused, and that simple minded trust did not work in business then. On April 25 R.C.I.A. explains how an honest mistake grew up from Harris's bookkeeping; but in its cure by Carr his successor in R.C.I.A., was not entirely in keeping with good bookkeeping.

2697

George Collins of San Francisco, California, foreclosed a mortgage given him by Z. W. Akin and others and three years later another buyer from Iowa looks fob, the abstract to this land.

2698

This one file with #2699. By 1905 W. T. Stanbra's letters are becoming more difficult to read with understanding. He is buying a quarter of land in the sand hills, SE¼ Sec. 12, 135N 54W, Shenford Township, exceptional to the surveyors' field notes in that it lies north of the Sheyenne River, and is sandy, and everyone concerned runs into a defective foreclosure proceedings in 1897. Attorney Bangert cut the Gordon knot by cleaving ahead of the foreclosure, and found the daughter of Daniel Cornwell, Mrs. Frances Mille at Auburn, N.D., where she helped them perfect title for \$15.00. Her father had owned this land in 1888.

2699

This is one file with #2698. This file contains the homestead patent of Leopold Nemetz dated 1886, and that of Leopold Cincera dated 1886 both lying in Sec. 12, 135N 54W, Shenford Township, Ransom County; sheriff's sale of the first; copy of the will of Samuel D. Zuscombe of Milwaukee, Wisconsin; and papers incidental to the final sale of the land to a man in Crookston, Minnesota, through W. T. Stanbra. The will of ten typewritten pages is remarkable for the details to which the maker descended in order to keep his money for his descendents. Incidentally, his wife Seville was to receive \$35,000.00; his brother-in-law, Rev. Charles L. Barnes, his new overcoat lined with mink fur. Another Pierce is mentioned in

these papers coming through Benson & Anderton of Milwaukee; but there probably was no relationship with Ed Pierce of Sheldon, N.D.

2700 Case File Abstracts

2700

Orian M. Bundy shows up again in the land business: By 1910 he is cashier in two farmers savings banks in Iowa, one in Mechanicsville, and the other in Packwood, where Bundy is also druggist and jeweler. A number of letters from him, and to him are found in this file. W. V. McIlvain of Enderlin, North Dakota, and another gentleman from Iowa became involved in the land deal. McIlvain mentions Herman Whipple in his letter Nov.1, 1905, to Ed Pierce.

2701

#2700 and #2701 are the same file.

2702

Fred Underwood, tries to pressure Ed Pierce into buying the old school building with the belfry in Enderlin, N.D., 1905, after the school board had "renigged" on their original bargain with him, in favor of what they then thought was a better offer. Messrs. Chamberlain and Best are mentioned. In his letter of September 4, Ed relates the "whole history" of the episode, and insists that the building be moved within ten feet of new livery barn in Enderlin, and face Railroad Street.

2703

A list of bills receivable made out hurriedly by cashier George Matteson of the First National Bank at Enderlin (See #2401) furnished Ed. Pierce with a convenient list of the names of borrowers there, and us. Ed says he can send them all they want of "low rate loans", i.e., at from ten to twelve percent rate of interest. Henry W. Tobey owns nearly half the stocks in this bank, or 120 out of 250; Ed Pierce invested 10. C. W. Ellsbury and his wife Carrie paid up their loan and got off the books; Ed is glad to see them go. Many different interests will find focus on one or the other name. Here we note merely a Lucca Camp; the Enderlin Creamery; A. Spath; J. O. Sullivan; James Cruft; Herman Golz; Charles E. Engle; Farmers ' Elevator; M. Motchenbacher Otto Marschke; G. A. Hohensee; August Fritz and J. M. Leist; H. Schobinger; and W. A. Gerrish. Further explanation of this file can be obtained fro #2722; see also #2401, #2514.

2704

A Hartford Fire Insurance man with a familiar name receives the commission for a land sale to a Marion Indiana buyer. The insurance man was addressed at Upland, Indiana

2705

Land in Watson Township, Cass County, and Owego Township, Ransom County is sold by John Boyle and Cornelius Boyle to John R. Walters, 1905.

2706

The Gull River Lumber Company seeks renewal of a debt contracted in 1895.

2707

Oertli Brothers & Company storekeepers of just about everything at Chaffee, N.D. August 1905, sent a questionnaire to Mrs. Ed Little, suggesting she seek help of lawyer, and of Dr. Aylen to explain the disease from which Ed died.

2708

This is one file with #2709 in the sense that it refers to the same land obtained through Higley & Mitchell ownership at one time, in LaMoure County, a few miles from Marion, N.D. Two abstracts are contained.

They show the process of ownership from the United States to the Northern Pacific, to William S. Smoot who mortgaged to Henry D. Alexander and Lydia Z. Shepard. William B. Smoot dies in 1898; his widow and heir to property in North Dakota, becomes Mrs. William B. Gohegan; they mortgage or sell to Charles E. Gibson, and again to George Maisel (see earlier fill where after the land gets into the ownership of Higley & Mitchell (See #2665, #2666, #2667); and then to R.C.I.A. who now have O. O. Golberg working on its sale (1904). He sells to the Petersons of Lyle, Minnesota. One of them, Josephine is also addressed at Richmond Hotel, Minneapolis, Minnesota. A shortage in acreage is discovered 1907 which is not the fault of the association. However by 1914 the husband of Josephine, C. H. Wiethoff, Calgary, retains no credibility in R.C.I.A. evidently.

2709

This is one file with #2708. It contains more papers relative to the purchase of Lamoure County land 1905: James Peterson and Josephine Peterson, each a quarter in Section 19, 136N 61W; and the son-in-laws of James Peterson, Sr. of Kyle, Minnesota, John Thorstad, and John's brother Oliver A. Thorstad in Sec. 29. See also the following #2710. Six opinions solicited by Ed Pierce say that outside of a homestead, the law in North Dakota, 1905, does not require the signature of the spouse in the transfer of land. Writing about these opinions Ed makes two oblique observations that are interesting: 1) that the five companies represented, did 75% of the mortgage-loan business in North Dakota; and 2) that Ed Pierce considered Ball, Watson & McClay to be the leading law firm in the State.

2710

These papers parallel numbers #2708 and #2709 except for the shortage of acres discovered in the last two file on one quarter of land; these papers then pertain to the land bought by the Thorstads. Oliver A. Thorstad wrote some of his communications from Marion, N.D. and may be presumed to have come to this state to farm the lands involved, or at least some of them. The Thorstads are working on procurement of deeds to the land in 1909.

2711

Another of O. O. Golberg's prospects from Lyle, Mower County, Minnesota comes through for him, and buys LaMoure County land, west of Marion, North Dakota, 1905.

2712

The old abstract from Valley City contains an account of the trial in 1885, Henry E. Fletcher vs. Helen C. Palmer, Emma Palmer and Elizabeth Stewart, presided over by the Hon. William H. Francis, judge. John Simmons was sheriff. The land title goes back to 1881, for NW¼, Sec. 12, 138N 56W. Edward A. Steele and his wife Hope (for whom Hope, N.D. was named) bought and sold this quarter in 1886; thus George A. Mason and Vincent Gibson, and Benjamin F. Bartlett, Frank a Pitcher, John Wurzer, and Jamey Walsh enter the record. This last sold to the Lyle, Minnesota buyer, Nels Haugland. Two interesting affidavits reveal that Henry Rathje lived in this vicinity in Barnes County since 1881; and H. F. Miller lived in North Dakota some years prior to that, and knew Gustus H. Marelius lived in Fargo, N.D.

2713

The Methodist Episcopal Church of Sheldon, N.D. on April 1, 1905, bought lots 10, 11 and 12 of block 11, of the original townsite of Sheldon, and insured a two story frame dwelling on the corner lot, which was the M.E. parsonage. The wife of Robert Grieve, Hannah, took a mortgage from the Methodist Church as part payment. F. W. Froemke took up a collection for the Methodists, being president of that congregation, while H. F. Fisk was its secretary. Several Catholics contributed, including Ed Pierce. An abstract runs through Abner Coburn, Barnabas D. Willcox, Edward E. Sheldon, Horace Horton and Pierce here writes a statement to the public, declaring that in 1881 B. D. Willcox was a married man, and in 1882 he was single.

2714

Major C. W. Buttz sells some land to a Fargo attorney, William A. Scott, in 1905 which lies in Tuller Township, Ransom County, N.D. As usual, affidavits furnish information on Frank T. Trumbull; Chancy E. Knapp and wife Ellen R.; William Titus; James Thompson; and especially on the Buttzes. Charles W. Buttz is the brother of Barbary A. Walker. Mary J. Buttz was the wife of John R. Buttz, and, in the 1890's they lived near Plymouth, Ransom County, N.D., though now near Minnewaukan. Also at Minnewaukan vicinity is another C. W. Buttz, who is a nephew of the Major.

2715

This is one file with #2716. Statement of settlement of account of S. T. Wolfe and his wife Joanna (Pierce) with Ed Pierce May 7, 1906 lists net loss of \$9,426.00. See also #2070, and #2545. Mr. S. R. Raymond, who occurs in many earlier files, owned \$3000 worth of shares in the Owasso Bank; he was from Grundy Center, Iowa. Ed Pierce had bought the bank lot from an Indian in Owasso, Indian Territory, Oklahoma; and was not confident of his title. He writes Raymond April 6, 1906 that "...our bank enterprise at Owasso, Indian Territory, has not turned out as well as it promised. The railroad has gone on and apparently carried with it the majority of enterprises of the townmy brother, who is there now, advises me that it will simply drop into a little side-track town and will not be worth maintaining a bank. The 1970 population is given as 3491 and it is situated on the outskirts of Tulsa. A bank robbery seems to have helped put the skids under Wolfe, whom the bank examiner described (#2716) as the largest borrower from the Bank.

2716

This is one file with #2715. What had formerly been the Owasso State Bank, joined the National Bank system, and as such was sold to Hayward Hayden of Tulsa, April 1906. The brother of Ed, Tom Pierce went down there to act for Ed Pierce; and, his report correctly dated in this file as 1906 mentions that on one occasion he was grappled by the throat in the Bank' "...and it was some time before I could have order again." Tom felt that Myron Sturdevont, the bank examiner, was steering the entire uproar, hoping to benefit some of his friends in the banking business; and April 8th letter to Ed, compares the examiner to Ardy Jones of Minot, N.D. Correspondence between bank examiners, their report and the comptroller of currency, indicate that a real problem existed.

2717

A list of the stockholders of National and State banks in Sheldon and Lisbon, Ransom County, North Dakota 1906 may be useful for beginning research.

2718

Anna D. Walters has evidently become Mrs. Quackenbush of Newburgh, New York, and seeks Ed Pierce's advice again when she feels queasy about her investment with the New York Chartered Company and its land in the Bronx, 1905. Her mother is with her. The Pierces are busy finishing their new house (in Sheldon, N.D. probably) and the presence of two of Ed's sisters and three boys belonging to them just old enough to be "full of hell." See also #2715 and #2716 for the sister from Indian Territory. A brochure contains good pictures of the Trinity Building, schools in the Bronx, and a park; also two maps of New York City and the Bronx.

2719

This file contains papers relevant to the sale of the lot formerly occupied by the town mill; 1905. A Buffalo, New York client threatens "Peace." See also #2939.

2720

Two buyers from Iowa back out of a land deal, losing their earnest money, 1905. This is one file with #2721.

2721

This is one file with 2720. These refer to two sales "...which we blundered into, as usual when the regular routine is avoided"; Oct. 27, 1905. Akin was involved; and. a solicitor from Lisbon who did not want to work for nothing.

2722

This file sheds light on #2703; see also #2401, and #2514; and refers to the takeover of the First National Bank in Enderlin by the First State Bank there. It was accomplished through the banker S. R. Raymond, Grundy Center, Iowa, who also writes about his daughter to Ed Pierce, and about going to Indian Territory (See Also #2545 and #2715). Letters by Ed to George S. Matteson at Enderlin, and a bank cashier, reflect Ed's philosophy on local banking. A. Z. Ober from Chatfield, Minnesota had this National Bank on the ropes by his management; controlling interest, 130 shares (at \$100 per share) were held by Doctors Mayo, A. Z. Goetzmann, and A. W. Stinchfield of Rochester, Minnesota. The last does the corresponding on this business deal. For additional on Dr. Stinchfield, see also #2737.

2723

James Wisner and wife Laura come up for mention again in 1905; see #1301 and other files. He is still paying mortgages; giving chattel or 65 steers; selling special wheat. They live at Lisbon, N.D.

2724

It is interesting the manner in which Ed Pierce uses Underwood & McIlvain at Enderlin in order to acquire lot 9, block 3, original townsite at Enderlin. It had been acquired by Andrew W. L. Hamilton and his wife Dilla in 1898; she was widowed in 1903. The State Loan Company of Minneapolis had a mortgage on it, which they did not want to see paid off immediately. The Hamiltons had bought from Olivia Egeberg and her husband. The State Loan Company had a branch office at Kenmare, N.D.; and H. E. Peck, vice president and treasures of the Company, had heard of the big fire in Enderlin May 10, 1905.

2725

John E. Balizet, barber in Sheldon, bought all of block 12 original townsite, for \$4,000.00, July 28, 1905. See also #2532, #2688 #2781.

2726

R. H. Martin shows up again, this time in LaMoure County; but the file was empty except for old packet with the notation that all papers had been sent to Pierce & Tenneson.

2727

Three letters of her declining years, and when Ed Pierce was slowing up, are contained in this file; and therefore for any study of Elva B. Hannum (see#6994 and #3292) It is an important file. Some of the facts: She draws rent from five store buildings in Enderlin (Two years before her death) she has twenty three thousand invested in R.C.I.A.; and about fifty thousand all told in North Dakota; 1918. The Enderlin Realty Company represented Ed Pierce and his brother Tom through their bank there. Elva spent \$600.00 on winter in Florida, 1910. She remitted to Dr. Dougan, who was in ill health; (married to her sister at Niles, Michigan; and hunted alligators with Ed Pierce in Florida. Her husband, Nathan B. Hannum occasionally appeared in Sheldon; apparently better but still not himself; Ed & Elva sought to close out the hardware business he once had. Gus O. Kratt, brother and mother bought Ed's bank in Sheldon, N.D. 1910.

2728

Mary E. Kester from Humboldt, Iowa again buys a farm, this time in LaMoure County; and. sends up a renter from Iowa, until R.C.I.A. can sell the land for her again. He says he is willing to get up at 3:00 a.m.

if necessary; but she suggested 4:00 a.m. would do. John F. Burke does the legwork in 1905 to look over the situation near Grand Rapids, N.D. This farm includes land bought by Hugh McIntosh in 1900, from John N. Shuler. See also # 2843, #2844

2728a

A file which probably has been misplaced from the following centennial of files, refers to land which O. M. Bundy bought from W. W. McIlvain through R.C.I.A. 1905.

2729

People from Waucusta, Wisconsin, Route 34, Fond du Lac County, apply to purchase land in Highland Township, Cass County, N.D. 1905, through the soliciting of G. P. Doyle.

2730

Sam Anderson is making final proof on SE $\frac{1}{4}$ Sec. 14, 135N 53W, which is east of Owego, but south of the Sheyenne River, in 1905.

2731

A. E. Hulett, Power, N.D. gave a note to Ed Pierce in 1896. He died without an estate in Minneapolis, 1902, and without having paid the note.

2732

C. G. Bangert, attorney, straightens out a problem that arose in the life of Mrs. Margaret M. Smith, Chicago, Illinois, when she paid \$11.15 on the wrong piece of property in Michigan, Newaygo County. See also #3034 for sale of property.

2733

C. G. Bangert bought ten lots in block 14, Rudd & Sheldon addition to Sheldon, from Hugh Smith, a widower in Sheldon 1905, Affidavit of Ed Pierce says that lot 15 of this block was wholly unoccupied in 1887, when Smith procured these lots from Rudd. (Note: This transaction may have influenced Bangert to undertake the matter covered in the previous file, if there is any relation between these two Smiths.)

2734

This seems to be a George Fowler land deal; and Joseph Lampman, the solicitor was involved; and a change from a mortgage at 7% that J. B. Folsom had his Massachusetts investor carry, to a 6%, left somebody holding the bag, and caused some trouble. This is the land that Louis Tregloan and his wife Carrie farmed at the turn of the century.

2735

Notice is sent to reenter George Leist that a half section of Casey Township land has been sold to an Iowa buyer; 1905.

2736

Information on some small loans is sent Levi Bemis in the fall of 1905. Since most of these are located in the Velva, North Dakota area, the file contains some information relating to that city.

2737

The by-laws contained here, and as proposed for the Farm Land Mortgage Company of Cogswell, North Dakota may be of little import. Dr. A. W. Stinchfield (see #2722) tied in with a "dreamer" George McWilliams, Cogswell, N.D. and they tried to interest Ed Pierce and R. C. Sanborn from Minot, N.D. Correspondence between the latter two spells out Pierce's own method of procedure in working through about 300 agencies. Other men who signed the by-laws were F. N. Vail, C. H. Mott, H. A. Soule, and also

Charles M. Scoville who was to drop out. These Sargent County people, together with Dr. Stinchfield, and unnamed parties at Ripon, Wisconsin, thought to handle real estate loans from Minot down to Cogswell. Part of the plan involved buying controlling interest in the First State Bank at Balfour and at Lansford. Ed Pierce felt that one good sale a week was not worth the effort.

2738

Nits O. Rue and wife Randina take out loan from M. L. & T. Co. 1905, through Ed Pierce. The name is still spelled Nils Olson Ru in the papers of the time, Casey Township, Ransom County, N.D.

2739

The M. L. & T. Co. puts through a loan application from the son of Robert J. Jones, Sr., who owns the "Kilty" place, an adjoining piece of property in Greene Township, Ransom County, N.D., 1905.

2740

A man from Scoville Township, Andrew Logen, is attracted by flyer from R.C.I.A. saying that it can generally make loans in amount nearer the value of the security than can other loan companies, because it is better acquainted with the area.

2741

A customer of solicitor Joseph Lampman, Jefferson, Iowa (See many other files) was loaned the earnest money by the solicitor, had a farm in Illinois, and married a girl in Iowa, 1905. He tied up a farm in Casey Township, Ransom County, N.D. for several months by his application to purchase. Bankers in Saybrook, Illinois knocked out the deal with R.C.I.A. by trying to dictate to Ed Pierce; Saybrook being perhaps 70 miles east of Peoria. So Ed Pierce is disinclined to give anything to Lampmann who is having hard luck. Quite a number of Lampmann's letters in good handwriting, are in this file. A certain Mr. Utker comes up for mention; and he bought in the "German country north of Enderlin" (which would have been Lutheran and in Pontiac Township, Cass County, N.D.).

2742

Ole O. Runningen, the jacket spells his name erroneously, made an offer for eighty acres of land on the northwest end of Ransom County to Burke Oct. 14, 1905. Through clerical work of F. S. Lovelace, Fort Ransom, N.D. the papers are drawn. In 1906 Rourke, Kvello and Adams of Lisbon complete details of the deal.

2743

John Archbold, NW¼ Sec. 1, 137N 54W, Highland Township applies to R.C.I.A. for loan through second mortgage. Froemke writes Ed Pierce that the man looks rather decrepit and not like one who would pay off mortgage.

2744

A. M. Reeves, Herman, Minnesota has a time selling his Scoville Township, Ransom County, N.D. quarter section, but after ten months realizes \$421.00 clear.

2745

An absentee owner of Sec. 25, 134N 54W, Scoville Township, Ransom County, is given one application to rent 1905 from Milnor, Sheldon and Lisbon respectively. He replied airily: "It ought to be worth \$100.00 at least; tell them to rent the best they can, and I will be satisfied" In the end, no one rented his land.

2746

About thirty absentee owners give R.C.I.A. authority to rent out their land in North Dakota for hay, 1905, plus the Coburn authorization for about 17 sections.

2747

Fred Kiefert and wife Alvina receive extensions on their mortgage through 1910. John Bodden, treasurer of the Van Brunt Mfg. Co. is getting a third party to loan out her money in North Dakota.

2748

New names appear 1905 in the suit of Joseph Goodman vs. Henry Laren of Anselm. The justice of peace is M. N. Hudnall, and attorney for the plaintiff is E. F. Hull. Hull is from Wheatland, N.D.

2749

A disagreement apparently arose over who owed whom; and culminated in a suit by Anton Johnson, Ingebret Arnston and Martin Bjugstad, business partners in Sheldon who had done some threshing for the defendants Christian Bjugstad and his wife Gusta. The defendants claimed they had paid in labor, produce and meals.

2750

August Lorentzen contracted to build two school houses, one on Section 11, the other on Section 28 in Owego Township, 1905, and to move one in existence one mile north to Section 17. Enclosed in this file are: 1) Notice of school meeting. 2) Poll book of 26 electors, two of whom are Catholic, eighteen probably Norwegian. 3) Specifications for the school houses; and. it is interesting that these called for pine to be used throughout the building, except for cedar siding and shingles, and fit flooring; and springs in the windows (instead of weights?). 4) Correspondence between school officials at Owego, Sheldon, Lisbon, and Bismarck, ending in 1906.

2751

It would appear that in 1905 John A. Gunderson had \$21.57 coming for having farmed Section 2, 135N 56W for Peter Hoff, the druggist of Sheldon, on half shares.

2152

NE $\frac{1}{4}$ Sec. 8, 134N 54W was mortgaged in 1882. James A. Schenum acquired in the subsequent years. Now in 1905 he and Andrew Anderson sell it and two adjoining quarter to R.C.I.A., realizing as profit all of block 12 in Sheldon, the payment of \$2500. in mortgages left on the lands, and \$4440.69 in cash between them.

2753

The Dakota Mortgage "Joan Corporation, which later changed its name to the Globe Investment Company, took a mortgage on SE $\frac{1}{4}$ Sec. 13, 161N 73W, Rolette County, North Dakota as early as 1886. Wagner and Gailfus, abstractors and attorneys at Rolla sell it for Nils Monerud, Northern Trust Company and R.C.I.A. personnel to Mary Gottbreth in 1905.

2754

Mortgage sale of Mary H. Gilbertson involved N. B. Hannum and J. D. Flatt; 1905.

2755

Nils O. Monserud is disappointed to find a new treatment accorded him by R.C.I.A. when he has departed to become cashier at the First National Bank in Linn Grove, Iowa, wherever that is. And he has to pay a full year's interest on his loan with Minnie Grange, on his house in Marion, N.D. Apparently that venture did not entirely satisfy him.

2756

Thresher's certificate for a quarter of land in Owego Township.

2757

A prospective customer from Humboldt, Iowa found he was unable to raise the money to make good a check he had given to buy North Dakota land. Payment on the check was stopped.

2758

A familiar name, Jonas H. Baer, Sterling, Illinois comes up; see among others, #2234. They do not wish to take less than one fourth of the crop as their share, Andrew Carr is the North Dakota renter.

2759

R.C.I.A. bought five quarters of land from the Travelers Insurance Company, Hartford, Connecticut which had foreclosed a mortgage on a quarter in Stutsman County which is contained in this file. The association sold this for twice what they paid for it one month before and the Lenz Land Co. of Jamestown, the buyer, wished to have a one thousand dollar increase fictioned in the papers. Morris Beck and L. B. Neimeyer are mentioned as their customers; their map of Stutsman County is on reverse of letter July 17, 1905, and shows pos toffices often omitted on other maps. Jamestown personages make their appearance in the correspondence.

2760

A quarter section in Barnes County is sold locally and also by S. V. R. Hayes at Grand Rapids, Michigan, a land agent. Correspondence contained in this file.

2761

T. J. Corcoran sold Patrick Pierce's old farm to Cornelius Boyle Oct. 15, 1905. Out of the sale Patrick Pierce received \$5328.75. Corcoran received \$371.25.

2762

F. W. Froemke of R.C.I.A. made a proposition to the Minneapolis Journal to trade land for advertising; and they countered. Three letters in this file.

2763

Two different renters, both Seeligs, hire two different threshers 1905: the Doty Bros., and M. S. Grobe. An absentee owner at Fond du Lac, Wisconsin evidently considers a letter from R.C.I.A. "sassy", and their agent, G. P. Doyle in Fond du Lac a liar.

2764

His personal property sale Sept. 29, 1905 netted Henry Eifling eleven hundred dollars; he sold everything even the dog. See also #2765.

2765

Henry Eifling sold his half section in Casey Township to R.C.I.A. in June; end had the personal property se of the previous file, in September. He cleared \$5.28 and some cents from the sale of the land, which had once been bought from Carrington & Casey Land Company by Caroline and A. L. Lokken. Note: Henry Eifling's signature in German script does not read "Henry".

2766

S. E. Smalley (#2296, #2368) sells that part west of the railroad in Section 5, the old Peter Goodman farm at Anselm, N.D. in 1905. The buyer is E. P. Rinehart. Levi Bemis has been carrying a \$3500.00 mortgage

for Janet Goodman; payment is made to his son (#3535) at Inkster. R.C.I.A. assures Bemis that acceptance of mortgages by insurance companies keeps the interest in North Dakota down to 6%.

2767

Max Grobe appears again, and pays notes, after collecting a small sum from his brother Richard. See also: #974, #975, #2399 and #2452.

2768

A tangle between Ed Pierce's books and those of the Northern Trust Company, involving a discrepancy of 80 cents, was straightened out by H. W. Tobey at Sheldon, Oct. 5, 1905. T. H. Richardson is leaving Sheldon. The file also contains convenient lists of all the contracts submitted by Ed Pierce to be held in trust for him by the Northern Trust Company.

2769

Anna. D. Walter (see #2718) sells some property at Stillwater, Minnesota, through Ed Pierce, 1905.

2770

Sebastian Golday is very sick; his wife seeks a loan and her name is Josephine. They own some lots in Balfour, North Dakota, and Section 31, 154N 77W in McHenry County. They are possessed of a sod house and sod barn with a straw roof. J. E. Burke of Velva is firm to obtain a buyer for the property; 1905.

2771

Thomas Pierce and the Enderlin State Bank hold off on a loan to Albert Nachtigal, Lisbon, N.D. on his land in Scoville and Shenford Townships, because he has a mortgage on each quarter that cannot be paid off until the following year.

2772

P. O. Peterson, who has enough money in the bank to handle deals of this kind, bought from one Humboldt land speculator, and sold to another in 1905, NW¼ Sec. 32, Liberty Township, Ransom County, N.D.

2773

When J. M. Sullivan, who had been paid in part for putting in a 600-foot concrete sidewalk for Jacob Kaspari, he was met with a counter-claim of unsatisfactory work, board and two tools: chalk line and hatchet.

2774

Julius Seelig takes up the contract of his father Fritz, from Carrington & Casey Land Company, and pays it off. The farm lies three miles from Buttzville.

2775

Mathias O. Seglen asks for a loan of \$250.00 on McHenry County property 10 miles from Velva, N.D. 1905. He has cropped the land only one year.

2776

Fred Lillicrop stored two abstracts of his with R.C.I.A.; George Lillicrop, a widower, owned part of the land at one time.

2777

Ephraim G. Locke and his wife Lucinda incurred a mortgage with F. W. Froemke in 1899. He farmed three miles south of Anselm, N.D. in Shenford Township; having bought part of his land in 1890, and the rest in 1904. In Section 29 the land sloped eastward evenly right down to the river; and because he had brushed out, it was cultivated right down to the water's edge. There were 4 or 5 acres of side hill on the east bank not cultivated. About 20 acres all told were lost to the river, and timber. This was called the Woodhull land by T. A. Curtis, attorney at Lisbon, because Ellen T. Woodhull had once given a mortgage on it (or money in a mortgage) through Morton & Co. Locke received a \$2600.00 loan from Minnesota Loan & Trust Company, through mediatorship of R.C.I.A., thereby paying off Lewes Howell mortgage once made to Lizzie Doherty, wife of Attorney Hugh Doherty who was now in a hospital as well as other encumbrances. Locke is as careless about legal paper work.

2778

R.C.I.A. refuses to throw good money after bad investment in George C. Jacobson in Scoville Township, where he is encumbered by chattel mortgages. He and Chris Staiger have bought O. A. Sander's farming equipment which included threshing outfit with wagons. 1905

2779

This is an interesting file. According to a letter by R.C.I.A. (Probably Pierce-Tenneson at Fargo) to E. F. Hull, attorney for R.C.I.A. at Sheldon, Nov. 13, 1905, Henry Christman and Charles Young, son-in-law of M. L. Saterlee, cropped 160 acres of land belonging to Mrs. Hatt M. Pond, Ashburnham, Massachusetts, who was living in Florida with her husband in winter. Through R.C.I.A. the farmers tried to rent this land. (N½N½ Sec. 4, 134N 54W) but she chose rather to let it lay idle than rent it for so small a share as one-fourth the crop. The N.D. men cropped the land anyway. Letter says they were mere trespassers. But R.C.I.A. having a buyer for the land, now, 1905, sent a representative out to collect the one-fourth share for the land owner. Since the Assoc. was buying from Mrs. Pond, then selling to the new buyer they stood a good chance of collecting the ¼ share for two years, and pocketing it. File contains letter by Mrs. Pond as to her identity.

2780

J. R. Enberg seeks a loan on 880 acres of his land in Foster County, N.D., one-half mile from Barlow, on the Northern Pacific railroad. He owns 2000 acres land besides. He bought his home place in 1897 from the government for \$15.00 an acre. Barlow is in Sec. 12, 147N 67W.

2781

John Balizet and wife Laura paid for their block 12 of original townsite of Sheldon by 1905. See also #2725.

2782

Abstract on one, and correspondence on another lot in Sheldon, Rudd & Sheldon's addition, to title of which was acquired by tax deed.

2783

N. B. Hannum sues M. J. Schoessow and wife Emilie for payment of a note, in 1905.

2784

Either someone made a mistake in a tax sale, or Henry W. Tobey, attorney in the First National Bank Building in Enderlin, 1905-1907, called attention to a mistake that did not exist. The land deal involved Standbra and his partner E. G. Brown, buyer T. W. Rogers, and Cook & Dodge. SW¼ Sec. 13, 134N 58W, Hanson's Township, but north of Englevale. Rogers is a "butter and eggs" man from Humboldt, Iowa with a partner named Smith.

2785

T. W. Rogers (see #2784) is guessing at prices and yield, and is not entirely satisfied with his tenants on Sec. 32, 135N 55W, Kissinger and Stoner. Rogers calls macaroni wheat, "durom" wheat. John E. Burke, Sheldon, who investigates for Rogers and R.C.I.A., on his part is not satisfied with prices charged him by Horton Hotel in Lisbon, N.D.

2786

Report of 1905 crop is given by Christ Christman on lands lying in three adjoining sections near Venlo, Ransom County, N.D.

2787

The law firm Pierce had in the Magill Block in Fargo represented the Travelers Insurance Company of Hartford, Connecticut, among other clients locally. This may explain why they found the company so easy to deal with, as mentioned in one of their letters to Sheldon. This insurance company has only 5½ quarters of land left in Stutsman County, which it desires to "clean up." R.C.I.A. sells two quarters, and buys three. The file furnishes Stutsman County names of early years: Isaac C. Wade, Francis M. Thayer, Edward P. Wells Charles O. Francis, W. A. Knerr, among others.

2788

The Altmans—Ludwig living with his father, Julius, and Rudolph—involve a quarter of land in Casey Township in order to pay for a Nichols & Shepard threshing rig. The debts are made in 1903, and paid up in 1911.

2789

On a farm eight miles from Enderlin, and eight miles from Lisbon, Albert Moore borrowed \$1000.00 and his father William W. Moore, \$450.00 to pay off mortgage to out of state investor, 1905. R.C.I.A. carried these loans.

2790

Ed Pierce sold some lots in Menagha, Wadena County, Minnesota, to Emma A. Pettit of Wadena; 1905. See also #2915.

2791

Ed Pierce was asked to collect a share of inheritance for Miss Otellia Schmidt, Wheatland, N.D. from the estate of her deceased father Daniel Schmidt, Suchorough, West Preussen, Germany. The hand of Rev. H. Elster is evident. In January of 1906, the money has not yet been received. The file contains several letters from the Imperial German Consular Service.

2792

List of taxpayers in Coburn Township, Ransom County, North Dakota; made up in 1905.

2793

Julius Altman borrowed \$1250.00 from R.C.I.A. and paid up in full for a quarter of land in Casey Township in 1905, which he had bought in 1895. Julius Altman was 76 years in age at the time of the loan.

2794

Robert H. Kreeger bought lot 18, block 19, Rudd & Sheldon Addition in Sheldon, N.D. in 1886. (This is the lot on which retired Mr. Oeder, a mail carrier, built his new house in the 1960's), In order to sell this lot in 1905, R.C.I.A. had to squeeze between the actual worth of the lot, and the cost of proving heir ship,

because Mr. Kreeger had died intestate after the family had moved to Fargo. They however kept up taxes for some time.

2795

James H. Caldwell applies for loans on lands (just north from the bridge over the Maple River on Highway 46 in the 1970s), and on east side. In the process he pays up a mortgage to his brother in Craik, Saskatchewan. James Caldwell, wife Nellie, himself originally Canadian is 35, and has lived on part of these lands ten years, in 1905. Part of this land had originally been patented to A. H. Hazen (See #943). The Northern Trust Company and R.C.I.A. apparently are not "telling all" to the Travelers Insurance Company.

2796

The old Colonel, C. W. Buttz, in his settlement of ½ share for Mary Larson of Sheldon whose quarter he farmed in Casey Township allows working off her road tax in exchange for losing twenty bushels of barley because they dumped it on the ground until cars could be obtained by scrambling, to ship it. The Assistant Secretary, C. G. Bangert to C. W. Buttz, Nov.7, 1905, observes: "We note what you say about the road tax. This will be perfectly satisfactory to her, and we are much obliged to you for giving her this liberal deal, as her position of course demands all the money she can save."

2797

Olaus O. Golberg bought a quarter of LaMoure County land in 1905 through Enderlin State Bank and R.C.I.A.

2798

Fred P. Waddell, Sheldon, North Dakota wished to list a quarter of land three miles from Augusta, Wisconsin (Eau Claire County) if they could obtain fifteen dollar per acre for him. After appraisal, the association replied that they could not handle such land at any price. Map in file.

2799

An effort to clear title for Thomas J. Gilbertson and wife, now living on NE¼ Sec. 2, 149N and. SE¼SE¼ Sec. 35, 150N 87W, McLean County, N.D. involves several former mortgages. Concerning one of them, Ed Pierce observes April 12, 1906: "...the Beiseker mortgage contains about 40% usury" and from memory he calculated that a land agency in Minot had held out money to pay another loan against the land.

2800Case File Abstracts

2800

This is one with files #2801 and #2802. Martin Gulbrandson family sold land in Big Bend Township, Ransom County, N.D. 1905. Martin and Kjersti Gulbrandson had been dealing with William A. Scott attorney, Fargo previously; and who represented the New Hampshire Trust Company, successor to the northwestern Trust Company of Fargo. The Dakota Investment Company is also named in one of the abstracts; as is Foater R. Clement. The buyer paid out the seller's interests, and made loans with the Minnesota Loan & Trust Co. in 1911, Gust Magnuson switched his remaining debt to an Insurance company, which seemed to offer better terms.

2801

This is one file with #2800 and #2802; and contains further papers. The letter of R.C.I.A (We refer to copies as if it were the letter itself.) to Minnesota Loan & Trust Co., Nov. 9, 1905, gives the gist of what transpires in these three files.

2802

This is one file with #2800 and #2801. More names are brought into the picture by this file, such as Dearborn S. Sanborn; Matthew Begg; Peter Begg; Gammons & Deering; and the Globe Investment Co and Robert Ralston, Ransom County, N.D. By agreement February 24, 1891, the Globe Investment Co., Boston, Mass., made John. Hebert its trustee; at the same time Allison Z. Mason was elected president and J. Lowell Moore, Treasurer. [Note: There is an H. L. Moore treasurer of the Minnesota Loan & Trust Co .] The Boston Company issued notes to the amount of \$50,00.00 securing them by deposit of \$40,255.00 first mortgages with John Herbert, and first mortgage coupon notes whose face value was worth \$15,000.00. Their real estate was situated in Edmunds and McPherson counties in South Dakota; Benson, Cavalier, Dickey, LaMoure, Nelson, Pembina, Ransom, Richland and Sargent counties in North Dakota; Wilkin County in Minnesota; Antelope, Custer, Holt, Knox, Sheridan and Wheeler counties in Nebraska.

2803

See also #1728 where this land is referred to as "Cotton's Land." (It is near that mill southeast of Lisbon.) Ed Pierce writes on 1900 application for a loan on the part of Henry Hock and wife Minnie: "This a place we sold Hock a short time ago, it is well worth \$3800 & he comes on it apparently in good shape to improve it. Has good bunch of timber, but small and a fair stretch of river which is now much sought for." Hock paid the note he had given James Halley of Velva, N.D.; but that worthy had used it as collateral with his own indebtedness with the Minneapolis Threshing Company. He had also paid them; but they sent his note to a Sheldon bank, who held it. So Halley held Hack's and Klingbeil's note.

2304

Attorney C. U. Heckle fins another mortgage which Max and Emma Grobe should pay; so Ed. Pierce takes a chattel mortgage in addition to other securities. (See earlier files for Heckle; also Grobe.) Max Grobe is now rather temperate in his letter.

2805

James M. Hale gave a, chattel mortgage for \$224.00 in favor of Guy L. McDonald, in 1905. And it was paid that year.

2806

This is a late homestead; and it is certified for Sam Anderson in Owego Township, Mar.22, 1906. His wife is named Maren; their address is McCleod, N.D. He also bought 80 acres from the government in

1904; and in a loan application he states that there are no farms to the south of him. A map depicting his 240 acres in Sec. 14, 135N 53W indicates that most of his farm is composed of sand hills. There are three open, small springs on it; some timber; brush; forty acres that can be cultivated. House and barn were small. C. G. Bangert recommended a loan of \$500 be granted; R.C.I.A. made a mortgage of \$1008.11 in 1906.

2807

Missing.

2808

Julius M. Johnson is sued by the First National Bank at Sheldon in order to get action on a small note he had given, 1905.

2809

Ed Pierce's instructions September 5, 1905 give the gist of this case. I. E. Arnston, Anton Johnson, Martin Bjugstad and a man then in Kensal, N.D., Charles Bradley, were in partnership on a threshing rig. "None of them are good for anything, excepting Arnston" says Pierce. Their rig was indebted at least \$800 more than it worth. The idea was to get all the partners together; have the minor partners pay a portion of the liabilities; and then R.C.I.A. would make a loan to Arnston to enable him to take on the balance of the obligations by mortgaging his 240 acres (second mortgage).

2810

A German from Illinois by the name of Lauterbawh becomes involved in a three-way correspondence between land agents, with the Schusters of Fessenden, Joliet in the side wings of the stage. Part of the land still is entitled to James Schenum; see #955, #2085. The 1905-1906 deal does not go through; and it began to fail because a practically worthless old barn stood on property different from the rest of the buildings.

2811

This file contains farm contract between R.C.I.A. and Lewis E. Froemke and wife Helene, Anselm, N.D.

2812

See #2811 for Lewis E. Froemke; this file refers to additional land he farmed; he relinquished this parcel and then took it back.

2813

Chester Dawson, Milnor, N.D. rents land owned by Van Brunt of Horicon, Wisconsin, located in Aliceton Township, Ransom County; 1905. Among letters pertaining to division of proceeds from the crop is none from the Farmers' Mill and Grain Company at Milnor.

2814

E. J. Dumke rents the Frey place, NE $\frac{1}{4}$ Sec. 24, 137N 53W, Watson Township, address: Leonard; 1905. Different clause in the contract states that the landowner is to retain two bushels of the crop to insure plowing of the land. Letter from the First State Bank at Leonard gives the names of bank personnel; and expresses their compliance with the wish of R.C.I.A. to look after the cutting of the weeds on the Frey place.

2815

Seventy-five dollars is retained by R.C.I.A. 1905 from the amount due Myron Brace and his wife (See #2283, #1160, etc.) to insure their plowing on rented land. The owner, George H. Stout, lives at Van Buren, Indiana.

2816

W. J. Cowan, renter in Shenford, Ransom County, N.D. is very hard up in 1906 having had sickness in his family. Through his attorney of the firm of Lacy, Glasford and Thelan at Lisbon, N.D., he finally makes settlement satisfactory to the Spencer, Iowa owner. James A. Schenum, now of Lisbon, N.D. sold Cowan some oats, and was paid through R.C.I.A., 1905.

2817

A general merchant from Spirit Lake, Iowa owned land in Coburn Township, Ransom County, N.D. in 1905, and rented it out to Arnt E. Arnston.

2818

An old Sheldon livery man and farmer shows up again in Los Angeles, California, 1904. He is administrator or "agent" as he expresses it, for Augusta Edson's estate, and rents out her land in Coburn Township to I. E. Arnston. He is 76 years of age; and cannot make a trip to North Dakota because he is suffering from bronchitis, asthma and lagrippe.

2819

W. L. Branthover had contract with R.C.I.A. to rent NW $\frac{1}{4}$ Sec. 16, 134N 55W, Big Bend Township, Ransom County, N.D. in 1904 He wrote in a way that shows he wished to squeeze every last penny in his favor from the R.C.I.A. And for 1905 the lease was Assigned to William J. Higgins.

2820

Anders Arston from Owego Township rents land in Coburn Township 1905; and correspondence from the owner exhibits interesting pictures on letterheads.

2821

A bit of controversy seems to have developed over plowing to be done by Charles Uhrhammer on Section 11 in Liberty Township, Ransom County, 1905 before leaving the land. New owners of a quarter each were E. W. Shortt and Chris Geelan of Oakfield, Wisconsin. #2879 refers to the identical contract.

2822

August F. Marshke applied for a loan of \$2000 for four years in 1905, on SE $\frac{1}{4}$ Sec. 35, 137N 55W, near Enderlin, N.D. though in Cass County. He owned an adjoining quarter in this section, and another farm that he hoped to sell when payment for this loan became due. His house had burned, and presumably he hoped to rebuild; but this was not the land against which the loan would be made. To clear title, he had to stand the expense of probating the estate of Calvin P. Smith. Perhaps the loan was assigned to an Andrew R. Smith, Springfield Center, N.Y. 1906. (Note: Enderlin boasted a Marschke American Legion post in Enderlin, N.D. in the 1960s. This veteran, a bachelor, was a soldier in World War II. He continued the horticulture experiments of his father, in a house on the banks of the Maple River, Cass County, east of Enderlin, Ransom County His sister from the Twin Cities now owns the house and abandoned gravel pit.)

2823

John T. Hickey bunches various book accounts owing Sheldon businessmen, under one crop mortgage for 1906.

2824

The attorney for R.C.I.A. (probably Bangert) does all the thinking for James K. Banks and his Bank at Sheldon, when L. W. Akin of Leonard and John R. Walters among others renew their note amounting to over seven thousand dollars. Akin's letterhead advertises Jessie Akin as vice president, and John Bolecy as secretary and treasurer to the Farmers Land Company, Leonard, N.D.; and boasts of 46,000 acres of

Billings and Stark County lands in North Dakota. 1906. Offices in Leonard and Fargo. The attorney tells the Insurance Company they may say that the bank purchased this property for \$1500; actually \$1219 credit was allowed on it; and he thought that it should not be valued at more than \$1000.

2825

Knut B. Larson bought a quarter of land near Marion, N.D., probably through the help of the cashier in the First State Bank there, Mr. Wesley C. McDowell. R.C.I.A. is disposed to conclude the papers through this bank. However the cashier in Dickey State Banks, A.T. Christ, objects Nov.30, 1905; (and that bank may have taken the mortgage on the land.) This is land secured from the Northern Pacific Railroad in 1880 by E. P. Wells. Larson from Dickey was not married.

2826

This file pertains to transactions of Mary E. Caine and her husband John H. They begin paying off a mortgage against Sheldon frontage in 1903 at the rate of ten dollars per month. James D. Flatt loans them money also. By 1907 the First National Bank at Wimbledon is handling their business; and the cashier there is H. M. Stroud.

2827

This is one file with #2828. The solicitor's certificates for O. O. Golberg 1905 through 1992 added up to over \$2600.00

2828

This is one file with #2827. Though it is difficult to follow through the various accounts of the matter, it is evident that O. O. Golberg, the Enderlin, N .D. solicitor for R.C.I.A. made final settlement with the association at the close of 1905.

2829

Jacob Wigal sells some of his land in Coburn Township to a buyer from Walnut, Illinois who is an old man, and loath to surrender some of the legal papers. The Walnut lawyer uses precise legal phraseology.

2830

Julius Zuelke, Anselm, N.D. 1903 bought land near Marion, N D. which belonged to the estate of a land speculator deceased from Douglas County, Wisconsin.

2831

The affairs of Julius Zuelke, noted in preceding file, are continued through the year 1913 in this file. In the application for a loan, of which varying copies exist, an attitude on the part of F. W. Froemke toward this part of LaMoure County, and toward this German farmer can be detected as favorable.

2832

In 1905 Andrew J. Logan applied for a loan on the old Strong farm which he had bought from Anton and wife Mary Shelley, and had once been in the stands of Albert and wife Brita Hauge; Scoville Township, Ransom County, for Strong, see #1239 (Strong Memorial bridge rind park were named after this early settler.) Loan application mentions that this farm is only ½ miles from the Scoville post office: SW¼ Sec. 28, 134N 54W.

2833

W. B. Jones buys half of a section in Scoville Township 1905. He is from Earlham, Iowa, as is the buyer of the other half, Joseph L. Ledlie. Ledlie must have been something of an introvert who had just bloomed into an ability to do a bit of wheeling and dealing; in his inexperience, he provides all the excitement. This began as an Akin deal, on top of that. Ledlie sends his on up to farm the land he bought;

and. tries to wangle out profit for himself from the R.C.I.A., which does not succeed. It involves two cows and two horses. Ledlie does not seem to be aware of the way his changing plans may affect others; and he has 1907-1908 gone through a storm of thoughts by himself with regard to old Mr. Carr who seems forgetful. He speaks finally of "two items" which are six or seven. They resort to arbitrators, of whom Mr. Strong was one; Ledlie paid his "medicine" \$128.71; but felt like the stranger of the Sacred Scriptures (in the ironic sense) he was taken in. Mary Larson takes long-term mortgage. This is one file with #2834.

2834

This is one file with 2833, and contains additional papers from the correspondence surrounding the Akin-Jones-Ledlie land deal.

2835

R.C.I.A. feared that prospective buyers might exaggerate what was taken; so they authorized Fred Heaton to look after the timber and improvements on the Schenum farm, Dec. 6, 1905.

2836

Frank Utke and his brother-in-law preferred to get out of a deal for an extra farm southeast of Sheldon, N.D., because there they were too far from German people and German churches (Lutheran). For this reason they wanted something north of Enderlin, N.D. Ed Pierce thought of the Meili or the Phillips farm, which belonged to the First National Bank at this time. The land in Green Township was a Lampmann farm. F. W. Froemke says something confidential to Ed Pierce writing from the Metropole Hotel in Fargo, Nov. 21, 1905, "Am getting acquainted with many from all over the state taking Scottish rite."

2837

This is another Akin-Lampman deal. In 1905 William L. Bryan from Iowa essayed to buy Watson Township land once owned by Frey. But he wrote February 4, 1907: "I think that I had better give up the place" Lampman wrote Mar. 10, 1907, "I hate to see him loose what he put in the land as he is a poor man" Bryan was disposed to rent the farm; but the Bank would not agree to this. R.C.I.A. hoped to hold down expenses in legal procedures; in writing to the First State Bank at Leonard, N.D. they stated that perhaps it would not be necessary to incur the expense of a trip out to Bryan's to serve the cancellation of contract, "...we have no doubt that this party comes into town quite frequently" Mar.15th, the Bank at Leonard informed R.C.I.A. that Bryan would not give a note for past payments due, nor do anything to fix up the matter, saying he had rented the widow Berrisford's farm for three years and expected to move there soon.

2838

An inheritance of \$160.00 total comes to four children of James Halley who formerly lived in the Township of Horton, County of Renfrew, province of Ontario, Canada. Mrs. Minnie Grange, widow, makes an affidavit that her brothers James Halley and John Halley (Hetherbrae, Northwest territories) are married; and that her brother William Halley died unmarried.

2839

All the men involved in this loan transaction have become experienced with the ins and outs of the land business; and they were perfectly aware right along of the observation added in Thomas Pierce's letter Nov. 20, 1905 to Ed Pierce. No one is worried about incidentals though they are all careful about the title. Olaus O. Golberg, cfr #2828, has cashed in his chips with R.C.I.A., and receives a very favorable recommendation from Ed Pierce for a loan from the M. L. & T. Co. on one quarter so he can pay his debts. He is single, living with his mother and sister within the city limits of Enderlin. When this last loan will have been paid, Golberg will own a section of North Dakota land in Liberty Township clear. An interesting affidavit by J. H. Jahrens reveals that the quarter to be placed under mortgage, in 1901 had

been donated to the Lake Park Orphans Home of Becker County, Minnesota by Engela Olson. NE¼, Sec. 22, 136N 55W.

2840

All of Sec. 21, NW¼ Sec. 22, 132N 54W (Buildings on Sec. 21, SW on SW¼) "on south edge of timber." This Tregloan loan must have been in the hopper or some time, because it was mentioned in the correspondence for several other transactions. And after dealing with R.C.I.A. for two months, Tregloan found a better deal with someone else Jan. 31, 1906. Nonetheless, fifteen years later, M. L. & T. Co. again ask for the land plat which Ed Pierce sent them at the end of 1905. In his 1905 application for loan, Tregloan puts him down with two different signatures: "Llewellyn" and "Louie" He gives 15 acres of timber; Ed Pierce in his letter of recommendation which accompanied the map, says there are about 50 acres of timber in one place. The entire farm is described well in the letter; it should be noted that it lays just a bit east of the home of Ed's father, Patrick Pierce. It was the old farm of Barnabas Wilcox, as Ed notes in his letter Nov. 7, 1905 to M. L. & T. Co.; who erect almost all of the buildings (In 1905 it had 2 houses). Wilcox sold to clients of J. B. Folsom. Differing views on river farms are expressed in letter. See also: #2869.

2841

Files #2841 and #2842 are one. In this file are contained the business papers of a land deal in Foster County, near the villages of Melville and Bordulac, between C. C. Land Co. and R.C.I.A., the latter relying on the old banker-friend from Iowa who is now in California, S. R. Raymond. Ed Pierce (probably) in writing Raymond Mar. 12, 1906, gives the reason why they became interested: "...there is so little good land offered now at even anything like these prices, that we do not care to let them go by." Ed considered 10, increase annually a good deal; in the next file, Raymond says he does not, though he bought the land. A forty thousand dollar list of land at the outset, he took two sections for sixteen thousand dollars +. Danielson of Enderlin bought Section 9 apparently. F.W. Froemke had been up to see the lands, and his report of Nov. 11, 1905, shows his knowledgeability about land, though in two instances he establishes his values by comparison to farmland in the Sheldon-Enderlin area.

2842

This file and #2841 are one. Correspondence in this file contains a record of the in-fighting that occurred between C. & C. and Co., R.C.I.A., and S. R. Raymond. Each was looking for the greatest margin for himself, though loath to cut the experienced other party. R.C.I.A. is also keeping an eye open with regard to offers of the Burlington Land Association. Ed, of course has better relations with both the Soo Line and the Caseys. In his Feb. 28, 1906 letter to Raymond he explains that these are all unimproved lands except two small tracts. Therefore the Soo Line helped open up this area. Ed starts a campaign to sell these lands Feb. 27; a statement to his solicitors that these are better lands than around Sheldon is to be taken with a grain of salt. He reminds Raymond that Casey has to deal with his New York offices; and on March 3 speaks of Casey's "eastern associates."

2843

This is one file with #2844. Today these files, containing a number of her letters might raise a question as to the sanity or insanity of the sister of James F. Simmons (see #1856), Mary E. Kester, a speculator in land with small means brought in originally by Stanbra from Humboldt, Iowa. To some extent she illustrates the manner in which women of the time depended upon men to do their thinking, or rather, accept responsibilities for them; and Mary bounces tack to Ed Pierce when her brother in Iowa is "so busy" with his farming in Iowa he does not have time to advise her in her little worries. The farm she bought for seven thousand dollars, investing three thousand, lies in the Grand Rapids area of LaMoure County. (the former Hugh McIntosh farm, which he bought from Shuler.)

2844

This is one file with #2843, and contains mainly correspondence with the persons with whom Mary Kester had business relations.

2845

A little detail may be mentioned on the side. F. E. Brooks, Bowesmont, N.D. whose title to a quarter in Sec. 21, Owego Township, Ransom County is perfected 1905-1906, also knew a Doctor R. Brooks. The county auditor in Lisbon had made an error in issuing two tax deeds to the same piece of land; one deed having gone to E. B. Hannum. At one time T. H. Coble had given a mortgage on this land to the Sandwich Manufacturing Company; it was satisfied long ago. The land by an earlier tax title had also come into the Southard Estate; they let it go.

2846

R.C.I.A. gave Henry Christman a list of lands located in Ransom and Cass counties; Christman was on his way to Joliet 1905.

2847

A copy of by-laws for the First National Bank of Enderlin as drawn up for them by Ed Pierce, fall of 1905. H. W. Tobey had control of this bank with 120 shares; Ole Christianson had 20, Ed Pierce, P. P. Burtness and Carl Lindemann 10 each.

2848

NE¼ Sec. 14, 136N 62W LaMoure County near Marion, N.D. according to cash entry Fargo, D.T. certificate No.7432 was sold by the United States through the hands of E. C. Geary, October 2, 1883, to unmarried Frederick O. Thierstein. He mortgaged it to Mary G. Bristol of the town of Canadaigua, Ontario County, New York. She sold (probably through estate) to Charles E. Gibson; F. W. Froemke acquired the land through tax certificate; the association sold to Higley & Mitchell (See earlier files) Then the land went to the Mitchells; then back to R.C.I.A. and the Northern Trust Company; after that O. O. Golberg handled it. In 1910 the Johnston State Bank at Marion is dealing with the property, which employs a sharp cashier in L. N. Sickels.

2849

Christoph Christman settled his lumber bill with D. C. Cullen of Anselm, N.D. through the R.C.I.A. 1904.

2850

A favorable decision had been given the Gull River Lumber Company vs. George Goodyear in 1895. But the judgment had never been paid; and the attorney's fees were in the judgment.

2851

After ten years, Joseph Martin living southwest of Lisbon and Southeast of Elliott, N.D. still has not paid a bill owing the Walter A. Wood Mowing and Reaping Machine Co. originally.

2852

James Rothwell gave a lien to a lot in Sheldon, N.D. to Henry Joos; and it is considered worthless by Ed Pierce.

2853

Theron Delos Platt and wife Lydia in Tuller Township, Ransom County, N.D. cannot seem to get a crop even before the bad years. He was 62 years old in 1898, or seventy at the turn of the century. He did not pay his taxes very regularly, but seemed to have worked out a compromise with the county commissioners, at the advice of his lawyer, Ed Pierce, A debt incurred in connection with hail insurance

rides for several years; it outlawed in 1903, and was marked "worthless" on R.C.I.A. jacket. Yet that debt was paid by Platt in 1903.

2854

P. J. McCann, Verona, N.D. had given chattel on horse to E. Cole, Sheldon some time before 1896. He left the country. John McCann gives his address as Munissing, Michigan in 1898; but lawyers there did not locate him.

2855

Fred Underwood took Thomas J. Gilbertson to court in 1903 over \$1,307.00; and R.C.I.A. Thought he received a settlement.

2856

Nels J. Fosse (alias, Johnson) makes a claim that is shown to be false in 1915, because R.C.I.A. kept an itemized account of a sale it held in 1901. They give it to Knute Svendsahl, so he can press home his judgment against Fosse.

2857

This concerned a judgment in favor of McCormick Harvester and Machine Company against Hugh Campbell of Enderlin 1896.

2858

Dr. Aylen sued P. H. Keenan of Amenia, N.D. address, for a \$16.00 bill owing from 1897.

2859

Charles G. Bangert, 1906, makes application for a loan in order to pay balance due on his new house in Sheldon. Thereby he gives pertinent information concerning himself, and he is the lawyer in Sheldon for R.C.I.A.

2860

Barnes County tax certificates for 1903.

2861

As the jacket of the old files read, this file contains papers relative to a bankruptcy in Menasha, Minnesota; the First National Bank of Sheldon had received ownership of a store building. Though various people were mixed up by developments, the whole thing did not amount to much.

2862

William B. Donohue is about to leave the country according to his creditors in Sheldon. See also #1055, #2289, among other files. Note also that jacket reads: "First National Bank of Sheldon," while summons reads: First State Bank of Sheldon"

2863

A man moving his family from Spencer, Iowa to Spirit Lake, also finds some difficulty in obtaining a loan for the section of D. F. O. Cuttell land near Venlo, N.D. 1906.

2864

An inventor of a new heating stove, using the stationery of Western Over-Draft Heater Company, who were the manufacturers of Burnall and Blue Blazes Heating Stoves at Rockford, Illinois, want to extend his note. His name is A. I. Banks, and he seems to know J. K. Banks of Sheldon, as does his wife Grace. Little mercy is shown.

2865

A young, single man does not come well recommended from Averi Minnesota. Averill is in Clay County, east of Kragnes; R.C.I.A. owns some land there, and the man wishes to procure the hay by giving his notes for the rent, 1905. In 1910 F. W. Froemke lets loose, because legal advice tells him he is holding the hot end of the poker.

2866

Richard Pett, who acquired the quarter he seeks to mortgage in 1905 from his father, secures a loan from the M. L. & T. Co. through the First National Bank at Enderlin and R.C.I.A. The land is in Pontiac Township, Cass County, N.D. Richard Pett is German, and single; Augusta Pett is also single.

2867

Only the paper of an application to purchase land south of Woods, N.D. by William O. Baguhn, are shown, 1905.

2868

The Utleys, see #2221 et al., relinquish claim to land in Liberty Township, Ransom County, N.D. 1905 to John Transgrud of Enderlin.

2869

Tregloan (see #2840) had another mortgage on another piece of land, the N½ Sec. 20, owing to J. B. Folsom, who assigned it to Verna D. Hancock traveling in Europe in 1905. Tegloan satisfied this mortgage. According to abstract, this land was acquired from the United States by Francis B. Foley and wife Elizabeth Jane (NE¼) while Michael J. Whetstone acquired the NW¼, in 1884 and 1883 respectively. Jonathon Bourne put the two quarters together 1886. In his estate other developments occur which are difficult to follow.

2870

On Dec.28, 1905, John A. Patterson bought a half section from R.C.I.A. situated in Highland Township

2871

R.C.I.A. loses a solicitor in Upland, Indiana, 1905. See also #2872 for more papers on this deal.

2872

This is one file with #2871. Evidently F. W. Froemke had "crossed the river on ice" with solicitor and given assurance that the entire quarter was cultivated. However the brother of the solicitor found about 25 acres of untillable land; and eventually the brothers broke off their relationship with R.C.I.A.

2873

A lawyer at Courtenay, N.D., James A. Coffey and wife Josephine A., approach Ed Pierce through James C. Young Land Co. (Mills.) for a loan on a piece of land at about 3% interest; Promising to procure other loans for R .C. I.A. and the First National Bank at Sheldon. Under this arrangement the Courtenay lawyer would actually be using Ed Pierce's money to make himself 3% on land deals. When faced with the exacting details of land office work, Coffey turns in another direction.

2874

Fred Heaton and sons are involved with the cropping of part of his land noticed by an absentee owner from Indiana. R.C.I.A. and the owner turn to solicitor from Indiana to do something about it. What the real facts are can hardly be inferred from these files, but it is plain R.C.I.A. is conscious of something going on surreptitiously in the Sheldon area.

2875

Peder J. Hoff of Sheldon has gone to California for the winter, and R.C.I.A. takes care of making his land pay rent with the Bank of Hamilton at Winnipeg, due Feb. 1906, on all of Sec. 27, Township 26, Range 19, Manitoba, Canada.

2876

Dec. 20, 1905 statement of the finances of R.C.I.A. Eight thousand dollars worth of stock of Ed Pierce was retired, three of Froemke's, four of Fowler & Banks twelve hundred of E. B. Hannum. Total amount of resource of the association amounted to \$61,000 and about \$9,000 of their \$16,000 payments to the Saskatchewan Valley Land Co. remained to be paid. Nearly \$25,000 remained in undivided profits.

2877

Theo. Torgerson, Enderlin, N.D. had his father take over a mortgage on Marion, N.D. land that had originally been a signed to a St. Ansgar, Iowa investor. Assigned in 1906, the mortgage was paid to a client of Raymond, now living in Oklahoma City (1910), the Security State Bank there. John H. Schenecker had to sell this land in 1906, through the R.C.I.A.

2878

The Wolsky Brothers leased a quarter of land in Greene Township, Ransom County from R.C.I.A. and delivered two loads oats to Ed Pierce's barn, and three to the "old pool hall," as part of the association's one-fourth share.

2879

Charles Uhrhammer farms land for absentee owners; this and the next file refer to his operations. Re: Geelan & Shortt, see #2821.

2880

These two files, the preceding and this one, refer to the farming operations of Charles Uhrhammer on rented land. In this file it is plain he has sublet S½ Sec. 11, 136N 55w, Liberty Township, and R.C.I.A. sends out this statement in instructions to legman: "It is very important you be on hand when this grain is threshed to see that complete and proper division of the grain is made Be on hand when the machine starts and when it stops work for the night...and you can do it easier than to stay in town or at the elevator and wait for it to come. Mr. Uhrhammer has sublet this to a party living on the place and we know nothing about him...."

2881

The Buss farm is rented by R.C.I.A. to Simon Thompson for the years 1905-1906 at half shares; located in Sec. 31, Davenport Township, Cass County, N.D. The banker at Leonard, N.D. was at the machine all week for the association, owing presumably to it being a rainy season.

2882

Robert Thompson rented from Henry Kinderfather who lived at Centerville, South Dakota, at half shares. The land lay in Scoville Township, Ransom County, N.D. Kinderfather thought another man might come up to Sheldon to see, if the association knew of a mill he might buy.

2883

This file contains the 1904 farm lease carrying terms on which Fred A. Schmidtke, Anselm, N.D. rented a farm in Shenford Township from R.C.I.A.

2884

The absentee owner from Streator, Illinois, changed renters on his farm in Watson Township, Cass County, N.D. 1905, from Gustav Schmidt to a certain Mr. Ihme, contrary to expectations of R.C.I.A.

2885

Sioux Rapids, Iowa land agent turns over a lease to R.C.I.A. for attention at threshing time in 1905; but cannot understand their figures at first. Hugh Smith was farming it; and apparently by 1911 he managed to buy the farm for himself.

2886

The land in Casey Township, Ransom County, N.D. Owned by a school teacher in Fort Dodge, Iowa, one of Standbra's clients, was struck by hail in 1904. It was rented by Julius Seelig. See #1226 for Nora Laniham.

2887

Fred Rupe, Leonard, N.D. continues to rent from Anna Clemens, Leonard, N.D.; and both R.C.I.A. and the Northern Trust Company are looking out for the interests of Mrs. Clemens. It is called the "Clemens land."

2888

Robert Oeder, Owego, N.D. rents a piece of land from a dentist in Chicago, Illinois which lies in Coburn Township. The dentist turns out to be something of a worry-wart. Robe: seems a bit peeved at the special attention John Burke and the R. C.I .A. give his threshing, writing C. G. Bangert, Oct. 2, 1905: "....It is darn hard to tell just when a man can get in a machine in this neck of the woods."

2889

Herman Manske rented one of R.C.I.A.'s farms in Highland Township, Cass County, N.D. in 1905.

2890

Roy McDonald, Proprietor of McDonald's Restaurant and Pool Room at Sheldon, rented land in Sec. 21, near Scoville post office; and apparently allowed quite an area of weeds, whatever the reason. John Burke sends in a sample of the poor barley acreage, which is partly cut and that part "poorly shocked." Sam Skogman was to thresh, and neighbors Biesterfield and Unterhouse "just across the Scoville bridge" gave assurances of bundle teams. See also #2904.

2891

R.C.I.A. intends to change renters for widow Delia Breen; see #2248; and the former tenant, John B. Johnson who had preceded Guy McDonald, the present renter, coup not continue farming her land in Liberty Township because other land he was renting had been sold.

2892

To understand this file, see #2887 on the Clemens land.

2893

R.C.I.A. assigned and sold its interests in Marion area farm rented by Allie McKay to Oscar Fieman April 10, 1905. (SW $\frac{1}{4}$, Sec. 17, 136N 61W) R.C.I.A. sold another quarter in the same section (see #2893) to Olaf Golberg. Apparently this was done after the seeding had been put into the ground by renter Allie McKay; and the association wondered how it should divide the expense for seed equitably.

2895

Peder J. Hoff, (ancient druggist of Sheldon) and his renter J. E. Martin get into a jangle over the half share of the crop on all of Sec.2, 135N 55W. The differences began, perhaps, when the renter did not bring his

copy of the contract along to the annual meeting of renter, owner, and respective lawyers, Charles S. Ego of Lisbon, and C. G. Bangert of R.C.I.A. at Sheldon. All the changes were not noted on both copies. This is Casey Township, Ransom County, N.D. according to description in papers; perhaps Mr. Rader, the thresher in, his certificate may have been mixed up as to the township in which he worked, and John Burke let the error slip by. Attorney Ego was often sick.

2896

R.C.I.A. rented Sec. 23, 133N 55W, Aliceton Township to O. P. Melby (O = Ole), and according to his report, the crop in 1905 yielded only a total of \$440.56. Whenever Melby (see #2092) wrote he used stationery of Lisbon merchants Billings & Gilbertson, farm machinery, and The Peoples Store, H. B. Henricks, prop. Paul B. Ranes, Lisbon, N.D., with 22 years experience in farming and real estate in Ransom County drew up the papers for this rental in 1904; but in 1905 and subsequently Melby was his own agent with R.C.I.A.

2897

August Kunst realized eight hundred dollars from the R.C.I.A. quarter he rented in Highland Township Cass County, N.D. 1905, out of which he paid the association two hundred. The file includes a six-county map printed for the association, which boasted branch offices in Fargo, Enderlin and Leonard. See also #2925.

2898

There was question in the mind of attorney Bangert as to whether the NE¹/₄ Sec. 18, Isley Township, Ransom County should again be rented to Barney Kelly for 1906, because a neighbor, C. A. Winge, who himself wished to rent the quarter, reported to R.C.I.A. that in 1905 it had only been "stubbled in." Barney probably obtained the renewal despite this report, and despite the fact that his figures on the crop seem to give R.C.I.A. short measure.

2899

The file contains merely a necessary paper to some LaMoure County piece of land 1905, absentee-owned.

2900 Case File Abstracts

2900

Office instructions say that 1905 is the last year Charles Hitchcock is renting an 80-acres in Shenford Township; settlement for hauling and threshing of grain was to be reserved for settlement in the office of R.C.I.A. See also #2902.

2901

The Brockway section again: four farmers manage to rent the west half of the section as hay land from the Lake Mills, Iowa owner.

2902

Charles Hitchcock lost rental to a quarter of land in Liberty Township 1905. see also #2900.

2903

The Feckler Brothers, druggist at Wimbledon, N.D. (see earlier files) are handling the renting of NE½ Sec 12, 143N 62W, Barnes County to William Hoefel. He had a poor crop in 1906.

2904

Tom Hanson harvested the crop for R.C.I.A. which Roy McDonald had sown; see 2890.

2905

R.C.I.A. had recently sold Jacob Kaspari SW¼ Sec. 34, Greene Township, Ransom, N.D., which was rented by Thoma. J. Gilbertson; and they had to get payment on their mortgage from his share of the 1905 crop. Flatt had a seed lien against that same share, which had priority. Kaspari realized money for threshing the crop, and cutting and shocking it as well. See also #3906 for Gilbertson, as well as other files.

2906

See also preceding #2905 for Gilbertson; this file refers only to the land he rented from Joseph Lampmann, prolific solicitor for R.C.I.A. from Jefferson, Iowa.

2907

Renter J. L. Green does not want Sioux Rapids, Iowa owner's land again the following year. Hit by hail, 1905

2908

R.C.I.A. handles some land in Greene Township, Ransom County, N.D. 1905, for the Northern Trust Company, and rent it to Fred B. Grinnell whom they consider a good man. Grain from the farm is shipped to a grain commission in Duluth represented by William Dalrymple.

2909

Clinton O. Greenley seems to have been a hard-working farmer, but not one to make reports to R.C.I.A. The file contains four pages of an interesting report from some association legman, who verified Greenley's report that hail had rendered the crop uneconomical for threshing, 1904.

2910

For five years, 1893-1898, attorney Charles Gram was collecting small accounts for Anna D. Walter, Sheldon merchant, without accomplishing too much. This file contains figures of a few accounts settled.

2911

The editor of the local newspaper, Col. Michael Baghot de la Bere buys three lots in Sheldon in residential area, 1906.

2912

This is a very revealing file on the local North Dakota businessman and religion. The German clipping from the Chr. (Christian?) Botsckafter appeals for additional donations for the missions society of the Lutheran conference in Indiana, because these people are \$2,000.00 short of reaching the goal of their promises. Mr. F. W. Froemke's plan, in essence asked that each pastor in the Conference down there supply the name of one man to act as solicitor for the R.C.I.A.; and the association would give fifty cents commission to every completed sale, per acre. Then in his letter to Ed Pierce, Feb. 16, 1906, he adds lamely: "It looked to me a cheap way "of at least getting agents. (Ed Pierce was a Catholic.) The secretary of the Conference wrote: "This is a new thing here in Indiana."

2913

The Enderlin Investment Company represented by Fred Underwood and W. F. McIlvan procured the law services of Ed Pierce to draw up articles of incorporation for the International Land Company of Enderlin, North Dakota, 1906. It was a \$60,000.00 corporation; some of the men mentioned were: C. H. Matthews, F. R. Foster, J. J. Gruye, C. E. Best, and J. W. Beattie.

2914

This file contains merely a memo concerning William Butterfield and the Enderlin Electric Company, February 13, 1906 William was from Mahnomen, Minnesota. The engine cost is placed at \$1800. and the dynamo at \$1100. The Soo Line Townsite Company evidently was to be approached for a deed to the site.

2915

This action represents a continuation on the Menahga Minnesota property through 1908; see also #2790. W. B. Taylor, from that town, and a "land man" spells it "First Stait bank" and "Tital" to the property.

2916

A shipment of dry goods to John W. Doty and wife Carrie of Sheldon, N.D. is made 1906 after their land indebtedness on N½ Sec. 25, Greene Township takes a turn for the better.

2917

John J. Gruye 1906 obtained lot 17, block 3 of Enderlin for his restaurant, from the First National Bank of Enderlin, N.D., for \$3500 and conditions.

2918

Edward and Clarence Waller, Kensal, N.D. both single applied for a loan on their Stutsman County land 1906

2919

This file contains the correspondence between Ed Pierce and S. G. More of Buffalo, N.D. when they realized Alice, N.D. was not big enough for two banks. Details of the sale and actual figures are given; presentation of original costs furnishes the names of Pierce's bank. He drew a pencil plat of Alice, N.D. indicating how the bank lot was altered at this direction; the lot being owned by cashier Baththolomew I. Keating of R.C.I.A. The telephone line between Alice and Enderlin was also sold because the R.C.I.A. people would no longer have anyone at the Alice end. The Caldwells of Clifton and Pontiac Township in Cass County were pushers for the telephone originally.

2920

The minister from Baltic, South Dakota does not understand the Northern Pacific Railroad reserving a right-of-way across his investment, and for some time wishes to rid his land of the same. He writes several letters 1905-1906; and keeps up his payments. See also #2493.

2921

Supposedly this file contains a drawing of the Anselm, N.D. townsite. But no railroad goes through section 8. Wilhelm Frawdrieh is involved with the effort to obtain some land in Shenford Township

2922

Thomas Wilson and wife Eliza 1906 pay up their mortgage to Colonial & United States Mortgage Company, St. Paul, Minnesota. The land is in Greene Township among the Fargo & Southwestern (or N.P.) railroad branch. The nationality of Wilson was English; and he was 54.

2923

In 1906 Dr. Ayles is still trying to collect a \$13.01 bill owing him from Ole J. Nordwig.

2924

John B. Trevor bought Sec. 27, 137N 54W, among others from Northern Pacific Railroad Company 1880, and in 1881 Andrew Caldwell (See also A. B. Caldwell, Pontiac Township Cass County, N. D. #2919) and his wife Jane bought the land, selling to George Caldwell in 1882. The Trevor mortgage was not satisfied until George Caldwell took out a mortgage 1887 with the Fargo Loan Agency, and he was a widower by this time. This mortgage was assigned to Charles P. Chase for over ten years, and then returned to the Loan Agency In this file Caldwell is selling the SW¹/₄ to Robert R. Gray & John G. Campbell. George B. Caldwell is himself in partnership with Fred R. Ruemper in the Craik Mercant Company (dry goods) Craik, Saskatchewan, Canada, 1905.

2925

See #2897.

2926

Herman Manske's lease was cancelled because the land was sold. See also #2925.

2927

This file contains the passbook for rental on stores; in Enderlin, ending July 1904 "Barber shop" and H.D.G. Co., and Ellingson are the only names new from #877. Since July 3, 1903 E. B. Hannum received half the rent from two of the rentals.

2928

See #2213, Nick Stoffel and John Halley.

2929

See#2901 for Carrie Gutormson; and other files on the Brockway, N.D. section. In 1943 an heir from Minneapolis, Minnesota who had probably passed away 1931, because taxes remained unpaid at that time, wrote for assurance that Carrie had satisfied her mortgage. In 1944 attorney Clarence G. Mead, Lisbon, N.D. entered the scene of the mortgage that had been satisfied, but the satisfaction not recorded.

2930

This is a continuation of the Logan and Jacobson account for their farm in Scoville Township, Ransom County, N.D. See earlier files.

2931

Herman Whipple owned scattered sections in North Dakota, including the land that was sold to the Wolskey Brothers, Rudolph, William and Ferdinand. He had bought this land from the Northern Pacific Railroad in 1877. And Herman died in 1898. Mrs. Jennie Greene, wife of Dr. S. F. Greene, was the daughter of Herman Whipple, whose last will and testament is copied in this file. His estate in North Dakota is appraised at over \$10,000; yet the will reads that it does not exceed five thousand dollars. The Wolskey Brothers borrow money from Ida M. Krugget, Minneapolis, Minnesota among others; and she is still using her employer's stationary. The brothers sell out to R.C.I.A. in 1905, but the papers on their land contained here run through 1908.

2932

As jacket of file states, this is an inventory of Ed Pierce's office and books at Sheldon and as brought to Fargo, and there increased. The file affords a convenient list of references at law that Ed Pierce maintained in his office library.

2933

Fowler and Froemke of R.C.I.A. sell a section of their Canadian investment to a Canadian miller who with his son owns three mills in Ontario; 1905. Barristers at Regina are made to comply with necessary procedures in selling land. For further developments, see #2946. See also #3561.

2934

This is one file with #2935; see also #2952. Old acquaintances in these files show up again; O. O. Golberg of Enderlin, in connection with LaMoure County land about straight west of Marion: I. A. Bonine of Cassopolis, Michigan; R. H. Martin of Minneapolis, Minnesota who is 63 in 1906, and states that he has been "west" only once. Martin plays his game with experience, but Charles Blewett, the innocent party who has gone to Kansas, makes the fatal miss-moves; and Ed Pierce gets the 1905 crop, though Golberg shares to the extent of \$100.00. See also #2393, #2950, #2952.

2935

This is one file with #2934; see also #2952. Of particular enlightenment to the series of business actions are the letters between Ed Pierce and O. O. Golberg in this file.

2936

Instructions to the leg-man said of renter John Stromstad on the county line in Ransom Township, Ransom County, N.D. "...We have found this party a very satisfactory tenant, and you will have no difficulty in making your settlement." But Stromstad was sub-letting part of the land that year, and let R.C.I.A. a merry chase. Ole Guttormson was the thresher; and Ole Runnings was the man who rented part of the land.

2937

Some records are here contained from the personal property sale of George Leist, March 14, 1906.

2938

This file contains complete blueprints furnished by Hancock Brothers, architects of Fargo, for the new house of Ed Pierce in Sheldon; and some bills for the same. Later this house was sold to various individuals. The E.U.B. (Evangelical United Brethren) bought it as a residence for their minister: when they merged with the Episcopal Methodist in the late sixties, this house was for sale for about \$6000, The Standard Oil bulkman bought it and lives in it today. It seems to have cost more than six thousand to build. This observation is not in the files. The doors dividing the living room and dining room were from Minneapolis, as well as the outside door; and Ed spent more on electricity, on ground appearance outside, than was usually the case at Sheldon. Enameling of the kitchen & pantry and everything in the attic, were extras brought about by Mrs. Pierce. 1905

2939

Eugene V. McKnight bought the five acres formerly owned by flax fiber interests who briefly operated a tow mill there. Three descriptions are given again, probably because the streets in north Sheldon do not run north and south, but angle along the railroad. This is lot 4, Sec. 17, 136N 54W (See also #2719). Bought from George Lillicrap Sr. by the United States Flax Fiber Co., see #992, this lot was sold to the By-Products Paper Co., which company went into liquidation (Letter Jan. 19, 1906). Their whole property was sold at sheriff's sale in Lockport, N.Y. June 30, 1905, to a New York lawyer, Joseph M. Hartfield. After that Hartfield sold all their North Dakota property to V. R. Blehdon, Buffalo, N.Y. He was a manufacturer of upholstering tow, with mills in Ohio, Iowa, Wisconsin, Minnesota and North Dakota; 1906. The liquidation process involved, was questioned, because the order of the court had not been complied with to the letter; the New York's court had required two publications per week in a newspaper in Sheldon. The villa possessed only a weekly publication, of course.

2940

Missing.

2941

R.C.I.A. first takes over a mortgage on Lisbon property, assigning it to E. B. Hannum, 1903, because the borrower is James L. Chamberlain and wife Eva Glenn. L. B. Chamberlain is vice-president of the State Bank of Lisbon; and herein probably lies the reason. The Lisbon bank took over what remained of the mortgage in 1906.

2942

Frank J. Nohr, see #1736, among others held a personal property sale March 8, 1906, which does not seem to have gone very well; new names are revealed; and odd items occur. Jacob Muth, Ferdinand faster, August Finger, F. Kelm, and J. E. Skogman are found among names that occurred before; buyers at the sale. Items included: organ and. an accordion; stone hammer; three kegs and spike; and well curb.

2943

Nils G. Shelver secures a deed to eighty acres in Casey Township, Ransom County, N.D. 1906, through R.C.I.A. buying out the interests of Lewis Sorenson and Ole Christianson in this land. There were a number of mortgages.

2944

C. M. Doty held a personal property sale in 1906, March 6. New names in addition to past files, and no.#2942: Fred Kiefert, H. Christman, John Mark, Ole Vold, Tom McCully, E. E. Gibson, Herman Doling (Doeling, 3 miles west of Anselm, N.D.?), J. Maurer, O. E. Vosberg. This sale also included a sledge, as had #2942. It included tallow, binder whip, calf weaners, garden plow, and hogwire.

2945

A buyer from southeastern corner of Minnesota trades eighty acres of North Dakota land for a stock of goods in Northfield, Minnesota, but first finds it necessary to clear up his title. A solicitor from this corner of Minnesota profits commission on the deal.

2946

This file contains correspondence on further developments of #2933. See also #3561.

2947

Ed Pierce, R. C. Sanborn and A. J. Brunner enjoyed a nibble at their Minot State Bank which had just opened for business the last month of 1905. The vice-president of the First National Bank at

Breckenridge, Minnesota Who had formerly been connected with banks at Tolley, Bowbells and Kenmare, North Dakota, Howard Dykman thought Minot had great prospects in 1906, but not room for a fourth bank. Ed Pierce wrote his main partners; and upped their price 10% in correspondence with Dykman; who backed-off after a visit to the Twin Cities. R. C. Sanborn is connected with the Minot Bottling Works Company, in addition to being in the U.S. Land Office Brand names of drinks advertised in letterhead are of interest. See also: #3058, #3079.

2948

March 31, 1906, W. M. Finney, proprietor of Finney's Department Store at Sheldon, N.D. writes that there has been no money moving the last three months and very little prospect for improvement the next four months. Mr. Finney has failed in business. Ed Pierce through his bank in Sheldon, buys Finney's note from the Ransom County State Bank at Sheldon; and endeavors to organize a Farmers Supply Store of Sheldon, for the purpose of taking over Finney's business. Daniel Torfin early announces his resignation as director in this group. Minutes of their meetings are contained in this file.

2949

January 1906 Ed Pierce suggests to R. C. Sanborn that the Minot State Bank make a \$6000 loan to storekeeper Myron B. Hulls, Balfour, N.D., and the lines of procedure. Remarks made in the correspondence between them tell a story. Ed says "...I have taken up a dozen different firms in this part of the state who were on the rocks in just this way, and put them on their feet in just this way, and they have worked out." He admitted there was some risk in this kind of a loan; and hence made extensive suggestions to R. C. Ed considered the second mortgage would never have more than a moral effect (Feb. 16); at the same time this was a large "commission mortgage", and in that lay the second reason for not recording it. Pierce expected to make money out of the creditors as well as out of the debtor. Sanborn admitted he was a little rusty on these kind of negotiations (Feb. 13); and later, that the deal was falling through. Ed then tried to make some money by trading R.C.I.A. land northeast of Moorhead, near Averill; he had learned through Underwood & McIlvain that Hull had been trying to trade his whole outfit or almost anything.

2950

See #2934 for further details on this piece of land west of Marion, N.D. R.C.I.A. was in the enviable position of have several parties simultaneously bid for this property. Pictures of two Iowa solicitors are contained in letterheads, and one looks like a hard customer to deal with. Also refer to #2952.

2951

Judge Edward T. Burke sought and secured a loan on 120 acres of Barnes County land, which he says he bought "about 1900 or 1901 or 2". Minnesota Loan & Trust Company was not favorably impressed with the personality of the judge from Valley City, N.D. but R.C.I.A. knew about his other securities which included seven thousand acres of other lands, and they overlooked his personality; they asked the Northern Trust Company to make the loan. This was done. In the process Judge Burker paid up a \$200 dollar note that his father J. H. Barker had given the year before to reduce his son's indebtedness on the land. James C. Young, who once held claim to this land through an agreement between himself and the judge, written on Nicollet Hotel (Minneapolis) stationery in 1902, resigned his interest after he had received payment.

2952

Refer to files #2934 and #2935, and others involved, for background to this file on O. O. Golberg's ownership of E $\frac{1}{2}$ Sec. 11, 136N 62W, about five miles straight west of Marion. He sold to John C. Arduser through the Dickey State Bank that had R. H. Owen, president, and A. T. Christ, the cashier that regularly misspelled.; Arduser had a second party help him with one quarter temporarily. Fred Uneerwood had sniffed out the deal, but became miffed by the obstacles thrown him from the R.C.I.A. F.

W. Froemke and O. O. Golberg had difficulty understanding one another over the telephone between these two neighboring towns on May 17, 1906, because of the high wind blowing the telephone wires. Charles Blewett (his wife Martha,) was an Englishman and 65 in 1904 when we took out a mortgage on this land; and it was not satisfied till sold by Bolberg, in 1908. By this time Blewet was in Hutchinson, Kansas.

2953

Frank Koehler, Sheldon harness maker who has appeared in previous files, sues and collects a nine dollar charge against Fred Kiefert. John Mougey was village marshal and served the papers for justice of peace court presided over by J. H. Burke, 1906.

2954

This is a revealing file on Ed Pierce, and also on the Schultzes of Owego P.O, North Dakota. Her 1905 letter is characteristic of Martha Schultz; and the like can be found in earlier files. But her letter to Ed Pierce, Feb. 24, his reply Feb. 26, and the March 2 communication from R.C.I.A. personnel to Pierce & Tenneson, delineate the Sheldon pioneer background.

2955

Ed Pierce evaluates the Waldorf Hotel in Fargo in 1906 and its prospects to James K. Banks addressed at Daytona Beach, Florida. George Fowler is trying to engineer a \$100,000.00 loan to this hotel through Ed, Hollister, and Banks. deLendrecie, Weise, and someone named Mathews, are mentioned. Ed observes that the area south of Front Street in Fargo has now become stabilized as a residential area. L. R. Smith, and George Nichols also receive mention. Streetcar operation seem to have made an impact upon the town's pattern, Ed thinks. He evaluates the Waldorf at \$120,000.00; that it was modern seven years ago; and that if a new hotel were built anywhere in Fargo in a few years, it would antecede the Waldorf with the public very much like the Waldorf outran the Metropole over the last seven years.

2956

Text being prepared for souvenir booklets on Ransom County, listing farms for sale with R.C.I.A, 1906, by W. G. Crocker publisher at Lisbon, states that the association is beginning its nineteenth year in the real estate business at Sheldon. According to the text, this would be 1886 or 1887. At the beginning North Dakota land had valued for grazing purposes only; in 1906 two fifths of Ransom County was cultivated; and the county had seventy-three miles of railway. Population of Fargo was estimated at 15,000. 1904 winners in a corn-growing contest list shows names from about ten counties, and these among better known post offices: Dissmor (Nelson), Nicholson (Sargent), Glencoe (Emmons) and Gladstone (Stark). The text explicitly mentions consciousness that North Dakota is in the heart of the continent. Farms in list include some in Cass, Traill, Barnes, and LaMoure counties.

2957

This file contains correspondence with railroad baggage officials concerning a flat-top trunk belonging to Henry Fraederick, brother of William Fraederick, Jr., in transit from Calgary to Lethbridge, Canada then to Minot, and destined for Enderlin on the Soo Line. One letter mentions that J. E. Lethbridge is auditor of the A. R. & I. Co., Lethbridge, Alberta.

2958

A contract for lots in Sheldon 1906, between Charles Newton and Gottlieb Spitzer was cancelled.

2959

C. G. Baldwin of Lisbon, representing the Duluth Dry Goods Company, took action on a claim against Ed Ward of Lisbon, from the 1890s.

2960

Joseph Goodman sues to collect on note from Anton Thompson whose address in 1902 presumably was Maple, N.D

2961

Livery stable of Eastman & Babcock also sued Anton Thompson (see previous file) on unpaid bill; Ed Pierce considered the claim worthless,

2962

Correspondence in this file indicates the existence of a Lisbon Free Press Theological School, two bills as yet unsatisfied by Walter C. Fry, Methodist Episcopal. He writes one letter in 1902 from Hunter, another 1904 from Page, both in Cass County, N.D. The larger, though a small, bill is for a bicycle.

2963

J. A. Fair incurred a bill with Dr. Aylen 1898, while addressed at Barrie, N.D.; letter to him returned 1902.

2964

N. J. Saterlee, 1901, owed a small bill to H. H. Hollingsworth, and was from Coburn Township, Ransom County, N.D.

2965

Nels C. Clauson owed a nineteen dollar bill to an insurance company in 1897. Cruff & Kvello, successors to Underwood & Mcilvain write Ed Pierce this in 1904: "In re your note against Nels C. Clauson. Our Mr. Cruff reports that the debtor lives near Kathryn; does not know how old he is; is a single man; does not own any land at the present time to the best of his knowledge and information and was not even a tenant. Inquired of several of his friends and the general consensus of opinion was that he was strictly n.g. Merchants at Kathryn, N.D. hold the same opinion. He works around that vicinity most of the time."

2966

Creditor John Halley and debtor Frank Roesler are both in Canada when a twenty dollar note is to be collected 1902.

2967

Security given by L. T. Brown, Englevale, N.D. on an 1895 note to Edward Bennett in 1901 had as first mortgage against it from the Bank at Lisbon, N.D. In addition the horse had died and there was not much of the wagon Edward Bennett writing in September 1898 expected to get out of the military service, Vancouver Barracks, (near Portland) by mid-October "...as there don't seem to be any further use for us."

2968

A man who owed a note of \$53.12 since 1897 to Benson & Anderton of Milwaukee as rent on land, "left the country."

2969

A man who drifted around southwestern Cass County and northwestern Ransom County, did not pay his hay lease for 1896, over a period of ten years.

2970

This file as the jacket reads, refers to a bill obtained by Warren Mendenhall through Lisbon, N.D. merchant C. G. Baldwin, against Alfred Peterson, Milnor, N.D. since 1893. (The papers dated 1919, and referring to Lewis Guttormson mortgage evidently became displaced from some other files.)

2971

Ed Pierce procured a thousand dollar loan for F. W. Froemke and his wife Effie on 160 acres, specifically W½SE¼ Sec. 19, and W½SE¼ Sec. 30, 135N 54W, Shenford Township, Ransom County, N.D. in 1899. This mortgage Ed assigned to Bodden Brothers, Horicon, Wisconsin; and it came into possession of Willard Van Brunt before payment by Froemke in 1905.

2972

Six feet of lots in Sheldon which Hugh McCusker (also McKusker) and wife Emma, acquired from N. B. Hannum sold to Charles Newton, had been doubly conveyed through an error which involved Mary E. Caine. McCusker was at Velva by 1906, and he thought he was making Newton a present of the lot for buying the shop.

2973

Daniel E. Willard made arrangements for a soil survey of Ransom County in 1906 through Rush S. Adams of Adams & Frees Company at Lisbon, North Dakota. Willard of the North Dakota Agricultural College (now N.D.S.U.) sent out a certain Mr. Whitney to do the fieldwork with untrained men as assistants, but who had worked with him two years. Land agents in Lisbon and Enderlin helped pay the bill; the share of R.C.I.A. being \$71.00. Then in addition each individual could buy 250 copies from the public printing office in Washington D.C.; and the maps cost \$22.00 more, coming from Julius Bien & Company in New York. Afterward each of the Senators received 500 copies, and the representatives 2,000 copies of the pamphlet apiece, which they shared generously with the land agents. Men mentioned are: R.C.I.A., Adams & Frees, Heckle, Williamson, Jones. Enderlin people did not share. Senator Hansbrough is politicking against Marshall who has entered the senatorial race, leaving the House.

2974

The northeast quarter and lots are platted in Sec. 8, Scoville Township, Ransom County, N.D., and for some reason the superintendent of the high school at Lisbon, W. W. Reed is involved. A picture of the school with horse-drawn vehicles in front is on his 1906 letterhead. (In view of allegations made at Fort Ransom today) It may be noteworthy that the plat notes "iron stake in stone" at the section's center.

2975

Herman A. Froemke borrowed two thousand dollars on the quarter of land in Shenford Township which patent shows had come into possession of Wilhelm Froemke in 1882. Herman is well recommended; his wife's name is Eva; and he borrows in order to buy more land.

2976

S. W. Philbrick sends fourteen hundred dollars to Ed Pierce to pay ALL taxes on North Dakota lands for the Coburn estates in 1905; and he mentions that Mr. Charles IvIarston is very low. The land adds up to less than twenty sections.

2977

In 1906 Peter Boyle of Sheldon and P. C. Bayers of Antler, N.D. could not get together on breaking and seeding Bayer's land in the Sheldon area to flax. Bayer uses stationery of the John D. Gruber Company that deals in grain, lumber and machinery, having its headquarters at Minot, N.D. After Boyle throws up the contract, R.C.I.A. obtained Frank Marck and John Banish to fulfill his part of the bargain, and it proved satisfactory to all.

2978

The Dalrymples correspond with Ed Pierce on the proposition of buying the Goodman store that was boarded up, for a telephone office and other purposes. Oliver Dalrymple, 265 Summit Avenue, St. Paul

asks the questions by letter April 1906, using the stationery of the Western Telephone Company which has its main office at Casselton, N.D.; exchanges at Tower City, Oriska, Sheldon, Lucca, Fingal; and toll stations at Alice Elizabeth, Nome, Enderlin, and Anselm. This file affords good description, and pencil floor plan of Goodman property.

2979

A slip of paper speaks about a note given by Lars J. Evanger to Gust Magnussen.

2980

An inquiry from Detroit, Michigan grocery people in 1906 brings about a nice letter from Ed Pierce who owns considerable property there, describing and evaluating businesses and residences in Enderlin, N.D. in 1906. (A plat of Enderlin 1910 shows many changes took place by that time.) (The reader is cautioned that Enderlin was laid out parallel to the railroad tracks that angled; hence what he called "east" may be considered "north" by some persons etc.)

2981

In 1906 the First Methodist Episcopal Church of Enderlin, N.D. received a loan of \$4000.00 through Tom and Ed Pierce from a Methodist minister (see #2250) in Easton, Pennsylvania. The loan had to be renewed in 1911, but the church treasurer, J. R. Cruff, expressed confidence in their ability to pay it off in three more years.

2982

The contention of the mother in Long Beach, California that her son was sick when working 2 ½ months for Hugh Campbell in 1905 was checked and found wanting. Hugh paid only ten additional dollars in wages, eight of which were properly due.

2983

A black and white spotted cow trespassed on his farm in Owego Township and turned J. H. Sours sour. The animal belonged to W. J. Cowan who sued when it was impounded privately.

2984

Since the school township board of Sheldon sold a half block on the north side of Sheldon, one may inquire whether a school ever existed there. Partial abstract is contained in this file.

2985

A good deal of bluffing goes on between Fred A. Peterson and R.C.I.A. regarding Section 5, 139N 62W, in the Spiritwood, N.D. area. By buying half that section at \$15.00, the buyer gets his point, and acquires the other half for \$13.00 an acre. Meanwhile Collins, and Joseph H. Sisson, the former owner of this Coburn land, have lived through the San Francisco earthquake. Petersen writes from Jamestown; and the John B. Fried real estate people work on this farm deal. This file contains an earnest money form, which has not occurred before this.

2986

The First State Bank of Leonard, N.D. lists about \$25,000 in bills receivable 1906; and the list shows the names of those from whom the money is due.

2987

This file gives the bills receivable, affording names for the First National Bank at Enderlin, N.D. 1906; also the C.Ds, and names of stockholders. Stock of this bank stood at \$25,000.00; its bills receivable at about thirty thousand, or about the equal of the certificates of deposit. Also notable is the fact that they had loaned \$2500.00 to the Cannon River Electric Power Company.

2988

In 1906 the Enderlin State Bank totaled over one hundred thousand dollars in bills receivable. Saint Patrick's Church is shown as owing \$250.00. The Enderlin Special School District is deeply in debt. Some of the people involved in land deals through R.C.I.A. show up here, as Fred Underwood, Olaus Golberg, and Gertrude Roggenkamp.

2989

Ed Pierce's organization took over the Ransom County State Bank at Sheldon by March 31, 1906, apparently owned by Wheelock & Wheelock. See also #2067.

2990

Martha Schultz, Owego, N.D., who has appeared in numerous previous files, here is asking Ed Pierce to take up the legal cudgel for her in regard to five acres claimed from Krueger.

2991

Papers here contain correspondence of son of New York State investor in Dakota lands, regarding the August Marshke loan, here described as SE $\frac{1}{4}$ Sec. 35, 135N 55W. See also #2822.

2992

Nelson C. Kneeland and wife Angela make application to borrow \$4,500.00 in 1906 to cover mortgage due and debts on improvements. He had moved in from Dickey County where he still owned a quarter of land, and was 66 years old.

2993

Louis Svendal mortgaged a long quarter in Sandouin Township, Ransom County, N.D. in 1904 and, had it foreclosed in 1906. According to letter of Thomas Pierce to Ed Pierce, C. H. Sikes has been after this land for some time.

2994

Carl Bartholemay said he had reinsured his property, with another insurance company, but none of his creditors believed him, 1906.

2995

Helmuth and Martha Schultz, Owego, N.D. offer to pay 12% interest and mortgage their entire 1906 crop in order to obtain a \$150.00 seed loan.

2996

Copy of certificate of admission of Ed Pierce to the bar 1888 was sent to B. G. Tenneson Sept. 22, 1925, and is no longer contained in this file.

2997

A. Y. Stout acknowledged that he was in default on a mortgage, but made R.C.I.A. a proposition that added up to what they eventually paid for the land by sheriff's sale in 1906. But the association refused his proposition twice; it was not their policy to buy back land once sold to a customer. Stout had been elected auditor in his county in Upland, Indiana; he was also insurance agent for Hartford Insurance Company. In 1913 the administrator for the estate of A. Y. Stout makes inquiry about this quarter, which had not belongs to the man for several years.

2998

This file contains various tax receipts for 1905.

2999

This file refers to the Thompsons of Sheldon, N.D. Thomas Thompson drew up his will in Mobile, Alabama; and gave his wife all his property except a gold watch that was willed to Nick Stoffel. Inasmuch as Martin Thompson who is pressured on a note he had given to Thomas Thompson, lived near Blair, Wisconsin; and the father of Thomas Thompson died at Beaver Creek, Jackson County, Wisconsin, it would seem that these two families came from that part of the State of Wisconsin. Mrs. Thompson, the widow, also stayed at Nick Stoffel's, and she also writes from Alice, N.D., using the stationary of L. Tibesar & Co. there, 1906. A copy of the will is contained in the file.

3000 Case File Abstracts

3000

A solicitor 1906 at Grinnell, Iowa, letterheads his correspondence here with an advertisement of "North Dakota Land." He is taking in trade some town property in Newburg, Iowa for the section in Stutsman County, N.D. ultimately sold to C. L. Roberts and G. L. Clay. They have inflated their values; so he deals with Ed Pierce in their correspondence with the result that they inflate the value of the Coburn land in Stutsman County, for the Iowa buyers. The file provides a good example of this kind of maneuvering.

3001

The Iowa land agent mentioned in the last file, from Grinnell, Iowa, C. M. Brookbank refers to the Roberts-Clay deal in correspondence with R.C.I.A. on Danielson-Golber and Summerbell sale and trade. Carlyle Summerbell is president of Palmer College, LeGrand, Iowa, 1906. He trades some property in that town in order to make a payment on Foster County, N.D. land, depending upon Brookbank to get the crop in. But Brookbank fails, and Summerbell not being able to meet the cash payment due in fall, tried to sell the Foster County land to a client who assumes the mortgage left. This failed, but see #3373.

3002

The assistant cashier, E. T. Danielson in the Enderlin State Bank, buys all of Sec. 9, 145N 66W, (south of Carrington, N.D.) in Foster County, through O. O. Golberg, from the Carrington & Casey Land Company; and manages to sell the NW¼, after taking some lots in trade. A plat of this sections shows the railroad running through it. Moore and Pryor do the abstract; 1906, Carrington. See also #3022-3023.

3003

R.C.I.A. buys and sells another piece of Foster County land once owned by Carrington & Casey Land Co., 1906. Charles F. Gutsche.

3004

Carrington & Casey Land Co. land in Foster County was bought through R.C.I.A., 1906 by Gustav Zimmerman, Glencoe, Minn., the Nelson & Tiffit Land Company of that place having a hand in the deal. Zimmerman offers to sell property in Glencoe a year later, in order to meet payments; his address being Melville, N.D. In 1908, C. W. Burnham of Carrington takes over the Zimmerman mortgage, together with his father and brother. He deals in air-cooled Richmond automobiles of which there is a picture and description in his letter of 1909. Payment on the mortgage is completed 1911.

3005

F. Belzer of Lisbon, N.D. made his first sale of a quarter of land for R.C.I.A. May 1906; and the association gave him his entire commission, even though the Iowa customer had paid only one third in cash, to encourage Belzer as solicitor. This was a piece of school land section in Alleghaney Township, Ransom County, N.D. According to his letter in 1910, the buyer thought he left his copy of the contract somewhere in the "cordhous" at Lisbon. This held up his deed, though he had made the last payment.

3006

The contents of this file refer to the Roseau, Minn. land of Mrs. Anna D. Clemens, already touched upon in files #2435-2436.

3007

Two documents are here contained: Articles of Incorporation of Sheldon Cemetery Association (community), and the agreement made with James Allen to take care of this cemetery during the summer for \$75.00. The second refers to the community cemetery as the Protestant cemetery rather incorrectly,

and therefore to distinguish it from the Catholic cemetery, for this Church had its own. For there were Catholics in the community Sheldon Cemetery Association. A tank was to be kept filled with water by the caretaker, so that people could water flowers on their loved ones' graves.

3008

Andrew Carr, Anselm, N.D. bought some lots in Sheldon 1906, which at the back (west) end were located near a church. Members of the church were concerned lest he planned to erect a rookery or dump ground near their church.

3009

Statement of account of Levi Bemis, Chatfield, Minn., 1906 shows that he had \$12,000 loaned out through R.C.I.A. in ten loans.

3010

James C. Young Land Company sold a mortgage on Stutsman County land farmed and mortgaged by Robert Mime and wife Lillian K., to R.C.I.A., who in turn assigned it to Levi Bemis (as can be seen from the previous file.)

3911

Another Nevi Bemis loan (see #3009; and also contains an insurance policy. The house was not insured until a chimney was built by John W. Doty.

3012

Jacob Wigal had his pension approved for twelve dollars a month in 1890; and sixteen years later Ed Pierce and Congressman Porter J. McCumber teamed up to obtain an increase for him. An official business stamp occurs on an envelope dated 1906.

3013

R.C.I.A. first wanted land near Edmunds Station, from Carrington & Casey Land Co. But they bought land surrounding the Melville, North Dakota townsite for Paul Froemke and his wife Sophie. Correspondence from C. H. Reimers at Carrington, 1906, indicates that the school district at Melville had never acquired title to the land upon which it had placed its building. Had he or the school board followed up well, they would have obtained their two or three acres at a much lower price. In 1925 the Bank at Melville cleaned up the rest of Paul Froemke's mortgage against some of this land. In 1906 Wendolin Zink had thrown a fence around one quarter and pastured it, though it was not his land. Carrington & Casey Land Co. felt in 1906 that while land was moving in Stutsman County, business was dull in Foster County; and they did not see why. Plats of Melville are included in this file.

3014

William Farley, Spiritwood, N.D. bought SW $\frac{1}{4}$ Sec. 15, 139N 62W, Stutsman County in 1906, features El Paso Cigar Manufacturing Company on the letterhead. Wells & Dickey was surprised to receive the one dollar per acre commission for their part in the land deal.

3015

Mrs. Anna Clemens, widow (see #2435-2436) sells the tree-claim gained by her husband William in Sec. 2, Coburn Township, Ransom County, but near Leonard, Cass County, N.D. in 1906. The buyer is a storekeeper in Berkley, Iowa who pays up the entire amount due by April 1908. T. W. Rogers, (associated with Stanbra), Humboldt, Iowa receives three dollars per acre commission. An interesting adhesion to Mr. Tremain and his Peoples' Bank at Humboldt, on the part of R.C.I.A. appears in correspondence during March 1906; they like to handle the closing up of deals through this bank where it is understood what the association wants. The Iowa merchant cannot understand why he should pay

\$3.80 to go to Humboldt, and lose a day's work besides. On the reverse of his letter is penciled what evidently became a communication to Rogers, that besides avoiding confusion, strange banks invariably discourage prospective buyers, if for no other reason than to keep money in the country.

3016

This seems to be the farm on which Hermann Golz earlier received a receiver's receipt. August Utke and his wife Auguste took out a mortgage, which they paid in 1893. Much trouble was used because he failed to record the satisfaction, which burned when his house burned. The land had been cultivated since 1886 (And this may be inaccurate.). William Utke, single, son of the above, has 30 years old; had his parents living with him 1906 in Pontiac Township, Cass County, N.D., and made application for loan in order to make down payment on land in Barnes County. In years later, he was married and his parents were dead. In making the loan, M. L. & T. Co. had sent their Mr. Adams to examine the farm; in addition they studied an atlas on it. Ed Pierce reprimands Danielson, cashier at Enderlin State Bank for mistakes.

3017

See #3002 for exploration of papers here kept separately regarding, all of Sec. 9, 145N66W, Foster County, N.D.

3018

The proposition recorded in this file refers to a possible trade of a Ransom County, N.D. farm for a store in Shakopee, Minnesota, R.C.I.A., or Ed Pierce and F. W. Froemke to loan the additional cash and security needed.

3019

Mrs. Anna D. Quackenbush (Walter), see #1573, #2022, sells four lots at Lucca, N.D. to the First State Bank there 1906. According to Ed Pierce, the Barnes County register of deeds sought to favor the banker, and collect taxes after Mrs. Quackenbush had acquired title by foreclosure of Jennings. Fred Underwood who is matching up the deal seeks Ed Pierce's help; and Ed assures him that the banker in Lucca, R. C. Kittel, will not be able to bear with competition from Enderlin if continuing to do business in that fashion. The abstract goes back to 1888, and evidences influences from Casselton, N.D. The lots lie in (Gust W.) Ohm's addition; in it two surveyors are mentioned: J. Tudor Graves and H. C. Magee.

3020

The Lenz Land & Loan Company, Jamestown, N.D. bought Coburn half section in Stutsman County through R.C.I.A. 1906. F. W. Froemke observes that the Coburn lands are recently going so fast in that area, the owners might think of raising the price. Ed Pierce is reminded by Philbrick that the Coburns never give abstracts (They were the first owners from the government.). In 1911 Lenz Land & Loan Company is again looking for an abstract.

3021

The west half of the Coburn section concerned in the previous file, was sold through Lenz Land & Loan Company and R.C.I.A. to Lawrence and Lena Obermiller, 1906. In 1909 Joshua Larson, acting president of Minnesota College, Minneapolis, Minnesota, is assigned their mortgage; and he pays up in 1911 after making an \$800.00 loan himself. The M. L. & T. Co. carries him. A picture of the college, names of Board of Directors, and purview of their courses, is given in letterhead March 10, 1911. This land was five miles from Ypsilanti, N.D., and farmed by John Bartleson 1915 of Jamestown. Report on its condition was obtained from Raymond. D. Sherman, R.F.D. 1, Jamestown, N.D.

3022

W. W. Hurd bought 2½ sections of Foster County land from Carrington & Casey Land Co. through R.C.I.A., 1906, less than a month after he had looked over their offerings in eastern Stutsman and western

Barnes counties. One section half was land mentioned in #3002, which the cashier of Enderlin State Bank had just bought shortly before that. Figuring his half section along with the others, the margin between the selling price to Hurd, and the buying price from Carrington & Casey Land Co. was four thousand dollars. Hurd had his home office in the Germania Life Building at St. Paul; advertised that he was worth \$500,000.00; sold Great Northern railroad lands; and that he never bought lands unless he could pay for them. He paid the total cash in this deal. See also #3023.

3023

This file contains additional legal forms and letter relating thereto, referring to the land sale recorded in #3022 and #3002.

3024

A quarter of land in Ransom County, but near Verona, N.D. is sold to Chester C. Porter by R.C.I.A., Wilber Hanson of Englevale, N.D. being the one receiving solicitor's commission of one dollar per acre. It had been rented to Barney Kelley, who received pay for three acres of plowing he had done on it before the contract was legally broken. Porter expresses himself quite bluntly that the Association should break Kelley's contract; which was hardly necessary, because this was done regularly in land deal. Porter had wintered, apparently in Verdon, South Dakota.

3025

Correspondence between R.C.I.A. and W. T. Stanbra regarding premium to be paid for insurance on Eifling farm in Casey Township, Ransom County, N.D., also mentions that more snow has fallen on the Fargo and. Southwestern towns than in the last ten years; January 1907.

3026

Eight checks were made out in the name of Anselm School Land Syndicate in 1905 by F. W. Froemke. The syndicate had evidently speculated in school lands.

3027

O. O. Golberg thought he had LaMoure County quarter sold for more per acre than he would care to pay for it himself; and Golberg put up half the earnest money. His buyer backed out. With the help of R.C.I.A. he delayed the Iowa owner through the summer of 1907; and in giving up, he expressed the thought that the Iowa doctor would sell him this same land for the same price several years later. Only eight acres had been broken; the absentee owner in Iowa was under obligation to Carrington & Casey Land Co. to break 50 acres in 1907.

3028

Correspondence from Mrs. H. F. Labbitt seeks a loan from Ed Pierce in order to operate a store in Detroit Lakes, Minnesota efficiently 1906; she likes this kind of work better than operation a hotel as formerly. Wife and husband do not seem to be working as a team. Ed cautiously delays matters.

3029

Fred. A. Peterson, Jamestown, N.D. 1906 buys the remaining half of the section from George Collins, who in the meantime had set up a temporary office at 230 Vernon Street, Oakland, California, following the San Francisco earthquake and fire. Collins' letter to Ed Pierce May 2, 1906, ends on a pathetic note. Peterson pays well for the Stutsman County land; but makes back twelve dollars from Collins, and tries to get by with nearly a two dollar shortage in dealing through R.C.I.A.

3030

A certain Cleveland School District paid up the \$500 bond given by them to W. A. Van Brunt, Horicon, Wisconsin, when due 1906. According to penciled notation, this school district probably was in the neighborhood of Englevale, Ransom County, N.D.

3031

This is another L. W. Akin deal, and leaves loose ends sticking out everywhere. He is trading this land in Watson Township, Cass County, N.D. 1902 for cash and some lots in Fostoria, Iowa. Someone in Nebraska is looking for \$100 dollars for yielding his contract. Akin & Babcock, a corp., mortgage to K. R. Dykhoff of Iowa. And W. B. F. Killmar of the Farmers Elevator Co. at Spencer, Iowa, finally receives a satisfaction of mortgage he is looking for. That is Coburn-Marston-Collins land, and we find out that Collins had two safes during the San Francisco earthquake. The copy of the various court decrees on the Coburn inheritance division, and Ed Pierce's letter Jan. 12, 1903, are unusually clear on these matters.

3032

This file and the next, #3033, go together. They concern Saskatchewan Land Company Land sold by Fowler and Froemky to a man from Lumsden, Saskatchewan. From that point on strange things happen, including the puzzle of the I.D. of Alexander Stewart, Galesburg, N.D. Two different letterheads for the Galesburg State Bank can also be seen here.

3033

See #3032

3034

See also #2732. A woman mortgaged eighty acres in Michigan, 1888; the land was sold at sheriff's sale 1893; whereupon a friend of Elva B. Hannum acquired it. Now she is a widow in Chicago, 1905, and needs money. It is a poor time to sell because so much stump land in the neighborhood is available (1904) cheap: \$1.50 to \$2.00 per acre. Everyone in R.C.I.A. and in vicinity of Newaygo, Michigan is eager to help her. Ed Pierce to E. B. Harnum, June 13, 1905 is interesting for his view on the land situation and on population in the United States; it also reflects the pride people felt in the prairie states, particularly here, in North Dakota, The letter also refers to the "Almighty". She accepts a low price for the land 1906.

3035

This file and #3036 refer to a pardon obtained 1906 for Charles E. and Anna Troyer his wife, who were serving a seven year sentence at the State Penitentiary. According to court evidence, they robbed a widower, C. A. Boynton, Cass County, west a few mile of the Sheyenne, where they had worked the year before. Boarders at the boarding house in Fargo, Fitzgerald and Sweeney had probably planned the crime; stolen valuables were found under the floor in her possession. Out of these, a diamond ring had not been returned; and Boynton tried to regain it before signing the petition for pardon. The fact that the Troyers had farmed during the poor years in Ransom County eight miles east of Lisbon made it easy to obtain petitioners for pardon among county officials. Judge Charles A. Pollock, who originally sentenced them, March 13, 1906, believed Mrs. Pollock the more guilty, and shows that he played the part of the sloppy referee in the game of lives: he sentenced both to the same term. Emerson H. Smith had been states attorney, William H. Barnett, prosecutor. Upon release, Troyers were sent to Weyburn, Canada.

3036

This is a continuation of #3035, the Charles Troyer case, and. contains letters from the various persons involved in the pardon, including some from Charles and his wife Anna. Correspondence to and from George Losey seems to implicate him. Letters of Ed Pierce to Judge Charles A. Pollock, and to George Fowler provide further reference to his thinking on the case.

3037

Frederick Riecke, Leonard, N.D. experiences difficulty paying an eighty dollar note to R.C.I.A. on eighty acres in Owego Township, Ransom County, N.D. 1904-1906.

3038

R.C.I.A. deals on a mortgaged farm in Clay County, about a mile east of Averill, Minnesota, 1906. By that time it had a ditch lien against it. Earlier mortgages trace back to the Faribault, Minn. Area. April 2, 1907, R.C.I.A. needs money to cover investments in Foster County, N.D. lands. So the association gets Ralph E. Froemke, Buffalo, N.D. to carry a mortgage of \$4,000.00 on paper with Northern Trust Company, with the intention of selling the mortgage with the land in Clay County. "... it is much easier to dispose of a loan to stern customers when it is made by an individual rather than a corporation." The deed to the Clay County land was not recorded, i.e., the one given to Ralph Froemke. See #3863 for ownership of this land through 1915.

3039

This file refers to two sections of Foster County, N.D. land bought by R.C.I.A. from Carrington & Casey Land Co. 1906. Quitclaim deed by Northern Pacific Railroad Company to T. B. Casey is interesting railroad history; as is the complaint in 1892 of Stutsman County against the Northern Pacific. T. B. Casey is Theodore, to whom the railroad quit claim deeded May 26, 1882; by July Theodore had given special warranty deed of interest to Reece M. Newport; by 1894 Theodore had become a widower; and he and Reece deeded back all Frank Casey, who in 1906 was vice-president and secretary to C. & C. Land Co. at Jamestown, N.D.

3040

Record of notes and cash received in the personal property sale of Robert Carr, June 7, 1906. The cattle sold well; but other items poorly in my opinion since less than thirty dollars was realized, from fifteen differing combinations of them.

3041

A considerable portion of the old Schenum land is sold to John Weisenhaus and wife Ida in 1906 by R.C.I.A., i.e., that portion lying east of the Sheyenne River, in Shenford Township the buyers came from LeMars, Iowa. Leopold Cincera apparently farms part of this land; he and Anton Bratland write concerning seed wheat obtained from the latter; both use unusual rural route stationary.

3042

John and Con Bole will receive credit for collecting on eighteen notes due Pierce & Froemke, entrusted to them Oct. 1, 1906.

3043

Through Philbrick's recommendation to a law firm in Skowhegan, Maine, Ed Pierce is selected to probate the will of Charles A. Marston, 1906, as regards North Dakota holdings. See also #3046 and #3047.

3044

Names of men single and heads of families in Ransom County contained here by townships and wards must have mainly complete in the country; some question as to completeness might be raised in the ease of Lisbon and Enderlin.

3045

Turner Buswell gives quit claim deed to Mary Banish on half section in Greene Township, Ransom County, N.D. 1906

3046

This is one file with #3047. This file contains a copy of the will of Charles A. Marston, one of the Coburn heirs, which he made in 1897, with a codicil added in 1900. Sarah was his wife. See also #3043. Among other things, Sarah is to receive one horse. Ed Pierce made a show of charging little to carry out the probation of this will in so far as it was to be done in North Dakota. However this legal action became the touchstone for selling seven sections of Coburn lands and reaping nearly \$3,500.00 through his 5% rake-off. W. B. S. Trimble Land Company, Jamestown, N.D. seems to have acquired these Coburn prairie hills as a matter of speculation in rise of land values; and it does not take R.C.I.A. long to tumble to the fact that Edward O'Precht and Morris Davis are merely fronts for that land agency.

3047

This is one file with #3046. Only one of the seven sections involved in the deal with W. B. S. Trimble Company of Jamestown, N.D. came under the will of Charles A. Marston being probated. Ed Pierce explains to the Jamestown people that the Coburn heirs are scattered from Maine to Texas to California, and telegrams do not necessarily reach them; and that the chances of success with them would be better by writing; the Coburn heirs could then telegraph back their decision. Ed Pierce is pushing together these land deals through "... if we should get one dry season like dozens we have had some years ago" this land could not possibly be sold at this figure. Moreover he argued, that taxes and the interest that might have been gained, would add another dollar per acre to the land's price in one year, to come out with the same margin of profit.

3048

The Lutheran Trinity Congregation, written in German as Lutherische Dreieinigheit's Gemeinde, occupied two acres of the NE¹/₄, Sec. 13, Liberty Township, Ransom County, N.D. when R.C.I.A. took it over from Herman Froemke. This quarter had originally been bought from Carrington & Casey Land Co. by Frank Nohr. See also: #3138-3139

3049

Former leg-man for R.C.I.A., now one of the Lisbon Land & Loan Agency, sells three eighties in Shenford Township to a buyer in Nebraska, for the association; 1906. Lewis Biesterfield was still to receive the hay that he could obtain from this land, for doing some ditching on it at the request of Ed Pierce.

3050

Sheldon, N.D. bonded itself for water works that it desired in 1906. The Village Board turned down the \$3500.00 in bonds as offered by Minnesota Loan and Trust Co.; and turned to the Board of University and School Lands instead. They wanted the money in 1907.

3051

Horse-trading in 1906; Mrs. Eliza Ward sues Gus Beckman who lived in Coburn Township, Ransom County, N.D.

3052

Mizpah Lodge Number 39, Ancient, Free and Accepted Masons under the grand jurisdiction of the State of North Dakota, incorporated June 23, 1905; and incorporation was accepted the following June 28th. James K. Banks, N. B. Hannum and Charles A. Gram signed the incorporation, T. L. Wiper and M. N. Hudnall witnessed. Incorporation is for perpetuity; should the lodge's constitution be revoked or suspended by the grand lodge, all real and personal property, including money, of Mizpah Lodge No. 39 would become the property of the Grand Lodge. The local lodge was incorporated with the provision that it might hold up to \$15,000.00 worth of property.

3053

In this file are several friendly letters by Isaac A. Bonine, written from Niles, Michigan, to Ed Pierce; though they pertain to business, Bonine takes time to express his regret Ed could not visit Cassopolis area that summer of 1906, and that he himself would be confined to the north because he was suffering from hay fever. Two loans were made, one on each block, to William Burgess, through Enderlin, First National Bank and vice-president Henry W. Tobey. The Bank received 2% of the 9% interest. Since the property was to change hands in November 1910, abstracts were called for. One loan had been assigned to Isaac's wife, Margret; the other to his son Dr. J. Gordon Bonine.

3054

The account of an old friend Levi Bemis, is cared for by his son, Victor E Bemis, president of the Bank of Inkster, Inkster, N.D. A loan had been made through a Dickinson bank in 1906, on Ransom County land, to Gardie E. Anderson, and wife Lottie B., whose address was then Howe, N.D. Later their address was Wade, N.D. In 1911, the Saunders men through banks at Leonard and at Harvey, N.D. paid up the loan that Anderson had made.

3055

The mortgage given by Charles Queen and wife Lizzie, on land seven miles from Velva, N.D. was assumed by John Burgess when he bought it.

3056

Myron Brace and his wife Lizzie buy 80 acres of Shenford Township land from R.C.I.A. on the crop payment plan 1906.

3057

W. T. Stanbra obtains another investor from Iowa, for two parcels of land this time in Casey Township, Ransom County, N.D. 1906. After the Land Co., Casey township parcel had been owned by A. L. Lokken, then by Henry Eifling. W. T. Stanbra receives \$480.00 commission. His letter July 24, 1906 shows that he is an old hand at land transactions; but his expression of his ideas also shows his age.

3058

This file is composed of correspondence concerning the possible sale of the new State Bank of Minot, under R. C. Sanborn. Discussion with S. R. Raymond, Grundy Center Iowa raises interesting comments on banking; on Minot, North Dakota; politics in the State, and in cities; and evaluation of abstracting business. Mr. Porter of the Northern Abstracting Company, Mr. Cameron, a cashier in Minot, and the Watkins Brothers with their business college in Fargo come in for a share of the attention, 1906. Mr. Brunner, Minot State Bank, cashier and stockholder, had been appointed postmaster of Minot. See also #3079, #2947.

3059

Nora Lenihan, Fort Dodge, Iowa letters, 1902, reveal her lack of business preparedness. See also #1226.

3060

R.C.I.A. made an agreement with the first National Bank at Sheldon to use its east wall on lot 11, Block 21 and the lease 22-feet of the lot for twenty years, for the association building to be constructed of brick and stone, 1906. See also, #3075.

3061

The first reunion of the Old Settlers Association made an effort to preserve the history of Ransom County in the Sheldon area. This file contains the speech delivered by Ed Pierce on the Early History of Sheldon; a paper by Mrs. J. H. Wills on Watson and Walberg Townships; History of Jenksville, by George

Patterson; and History of the Owego Settlement Prior to 1889, by Mrs. A. L. Treat. There are also some notes on early settlers, probably made by Ed Pierce, for various townships.

3062 Missing, 1973

3063 Missing, 1973

3064

Frederick M. Baguhn had once acquired two lots on the south side of the tracks in Sheldon, N.D. When his widow, Augusta L., now married to Neal B. Treat, was living in Fargo, these lots were sold for \$175. Ed Pierce made one hundred dollars when he resold them.

3065

Near the South Dakota line in Sargent County, N.D. arises a question relating to a farm once mortgaged by the Farmers Trust Company, Sioux City, Iowa, and eventually kept under the heading of Personal Real Estate by Ed Pierce.

3066

Relates to real estate owned in Sheldon by Margaret C. Pierce, 1903.

3067

An Iowa solicitor sells Coburn section in Stutsman County to an investor, through R.C.I.A. 1906.

3068

Missing, 1973

3069

John B. Fried, abstractor and realtor at Jamestown, N.D. bought three quarters of Stutsman County land from R.C.I.A. He asked that the deed show the land as bought for one dollar and other valuable considerations.

3070

R.C.I.A. bought a Stutsman County quarter from Well & Dickey, a land agency now headquartered in Minneapolis Minnesota, in 1906, and finished paying off the mortgage themselves in 1911.

3071

Statement of condition of R.C.I.A., 1904 yields names of people who borrowed and the terms under which this was done. The association is liable for \$72,000.00 capital stock; its totals stood at \$221,869.98.

3072

W. J. Diggins and his brother J. H. Diggans feel that they "got bit" by Phineas A. Dodson in 1905 when they guaranteed his land contract with R.C.I.A, for a quarter section of school land in Casey Township, Ransom County, N.D. So they came from LaMoure to take over this land near Lisbon, N.D., losing \$150.00 in the process. Part of the payments had to be made to the Board of University and School hands; and the contract ran for twenty years.

3073

J. E. Fromke buys some Marion, N.D. lots from an investor in LaPorte, Indiana, that had originally belonged to Christian Baertsch. He uses two-toned stationery of Rinerd Bomberg's General Merchandise in Marion.

3074

Apparently some land in Owego Township was owned at one time by James McLaughlin and Salina M., The will of James McLaughlin was probated at Mantorville, Minnesota April 9, 1883. Charles F. Oeder and wife Allie M. seek a loan to buy this quarter in 1906. Ed Pierce is disinclined to loan more than \$1000.00; so he points to a discrepancy in the loan applicator. A discrepancy between what Ed Pierce writes to Charles Oeder Aug. 17, and what he writes to S. Edwin Day to whom the mortgage will be assigned, Aug. 30 is also clear. To Oeder he writes that this land is not apt to sell for more than \$2000.00; to Bay he writes that that there are a dozen farmers who would buy it at \$3000.00 to \$3500.00. His evaluation of brush land is interesting for other reasons. Charles Oeder operates a dray and express line at Enderlin; Robert Oeder, his brother, farms the other quarter in the south half of this Sec. 8.

3075

Charles Newton seems to have subcontracted construction of the new Ransom County Immigration Building 1906 to Lauritzen Brothers of Fergus Falls, Minnesota. The plastering in the vestibule proved unsatisfactory as to color. Otherwise the Lauritzen Brothers were paid \$1129.24. Receipts from a number of workmen hired by Lauritzen Brothers in Sheldon are contained in the file. See also #3060.

3076 Missing.

3077 Missing.

3078 Missing.

3079

R. C. Sanborn seems interested in selling their Minot State Bank. Ed Pierce writes to Sanborn and to George Hollister suggesting a way of making a sale to the Lyon County National Bank at Rock Rapids, Iowa, 1906. Hollister reflects adversely upon Sanborn. See also: #3058, 2947.

3080

A bank cashier in Duncombe, Iowa, tries to get the best terms from the Colonial and United States Mortgage Company, St. Paul, Minn., through R.C.I.A., in waiting for price to rise on his farm near Marion, North Dakota, 1906.

3081 Missing 1973

3082 Missing 1973

3083 Missing, 1973

3084 Missing 1973

3085 Missing, 1973.

3086

In comparison to the hey-day for hay permits, in 1906 R.C.I.A. rented grass on a total of only eight sections. Only one half section was owned by the Coburn estates. Many of the owners were absentee, but individual investors. Stutsman County quarters brought \$10, while in Ransom County rent ran up to \$25 and \$30 for a quarter of hayland. The file affords new names. The association in several instances had to write the County Treasurer to find out who owned the land. Several of both categories: owners and renters, could not write good English, but apparently knew their business.

3087 Missing as of Nov. 6, 1973.

3088 Missing as of Nov. 6, 1973.

3089 Missing as of Nov. 6, 1973.

3090 Missing as of Nov. 6, 1973.

3091 Missing as of Nov. 6, 1973.

3092 Missing as of Nov. 6, 1973.

3093 Missing as of Nov. 6, 1973.

3094 Missing as of Nov. 6, 1973.

3095 Missing as of Nov. 6, 1973.

3096

This file contains correspondence on the wonderful pension increase 1906 of two dollars per month for Frank Mougey, Sheldon, N.D., who received honorable discharge at Louisville, Kentucky 1865.

3097

Missing as of Nov. 6, 1973.

3098

A minister from LeMars, Iowa buys two quarters of school land in Elliott Township, Ransom County, N.D. 1906, recently acquired from the Board of University and School Lands by R.C.I.A. The Minister first suggests adding the name Maggie Koenig to the contracts; and late he requests a division as suggested by Commissioner W. I. Hegge of Bismarck, N.D., namely that Maggie take ownership of one quarter, and he, Rev. Karl Kaupp, take ownership of the other quarters. It was so done. Somehow delivery of money for the deal was delayed on the part of the Rev. by a Chautauqua held at LeMars; which featured the then young Senator LaFollette of Wisconsin, and Governor Hanly of Iowa; see, letter of solicitor G. A. Waterman, LeMars, Iowa to F. W. Froemke, July 18, 1906. The speakers are pictured, as is Cleveland Park of that town, LeMars.

3099

O. O. Golberg bought a quarter from an Iowa investor, and sold it to Emil Kraft, whose interesting letter, very respectful to Ed Pierce, June 30, 1906, is in this file. Thomas Pierce, representing Enderlin State Bank, calls C. G. Bangert, assistant secretary of R.C.I.A. to task for selling the same quarter to Mrs. Christine Krantz and her husband M. H. Krantz. Both O. O. Golberg and Emil O. Kraft who were single, were given refund of money due them from R.C.I.A. The Saint Ansgar Bank, St. Ansgar, Iowa, once held a mortgage against this land. A curious thing about the bank is that it was not a corporation, but a co-partnership.

3100 Case File Abstracts

3100

This is the tree claim of Richard Marshall, 1896, which he sold to Charles W. Overhiser and wife Mary, who mortgaged to Garret Van Wagner, that was picked up by Ed. Pierce and R.C.I.A., and then sold to Jasper E. Stonebrake in 1901. The last gave a mortgage to Eliza A. Bandle. Now Jennie Bemis became administratrix of the estate of Eliza Bandle; and assigned this mortgage to Levi Bemis. Thus we find that Victor E. Bemis, president of the Bank of Inkster, Inkster, N .D., executor of the will of Levi Bemis gives the satisfaction, to that mortgage which had grown from \$600 to \$1000, in 1911. Shortly after Stonebraker had given his mortgage, T. C. Mahoney, Irishman, grain and coal dealer, Stewart, Minn. Had bought the land, and assumed the Stonebraker lien, which as was said, he finally lifted in 1911.

3101

Material seems to be missing from this file, since the jacket lists the name of Guy C. Barton; and it nowhere appears in the papers. Some of the documents pertain to F. W. Froemke buying SE¼, Sec. 31, Shenford Township, Ransom County, N.D. 1900. A letter of August 1 of that year is written by Gusta Henschel to her brother William Henschel who handled farm-related products at Chaffee, N.D. and also real estate and loans. In this file also occurs a receipt by John A. Kratt, dated 1900, to F. W. Froemke, a knight in Briggs tent No.22, K.O.T.M, Sheldon, N.D. The print on the receipt shows Ed Pierce is commander.

3102

F. W. Froemke buys two quarters, one in each of the adjoining townships of Shenford and Scoville, Ransom County, N.D. and sells them to Albert Nachtigal and his wife Bertha. That in the south township, namely Scoville, was originally the homestead of John Thompson, who had immediately mortgaged it after his patent was received in 1888. The Minnesota Loan & Trust Company held this mortgage which had grown to \$1,000.00 in 1902, and then gave it to the Theological Seminary at Auburn, Kentucky. The other quarter was mortgaged to Thomas Pierce and the Enderlin State Bank. Thomas tells off R.C.C.I Oct. 25, 1906, which probably is Froemke, as to paying for the recording of two satisfactions, especially because the Enderlin people had been short-changed a month's interest.

3103

Louis Howell and wife Elsie bought the Freeman Farm in Greene Township, Ransom County, N.D. 1906. R.C.I.A. newly muddled the process of obtaining a loan from M. L. & T. Co., because they described this farm as being in the township south of Greene. (The Howells used to live in Shenford Township; see #1122). Louis S. Howell, in his application Oct. 26, 1906, lists himself as 40 years old. (I helped his wife Elsie to get into St. Francis Retirement Home, at Breckenridge, Minnesota in the late 1960's. She had kept a garden near her house in the town of Sheldon until the year before. Her mind was "clear as a bell" on events of the past, up to that time, and about the 94th or 95th year of her life. At the home, hardening of the arteries diminished her faculties at times. She wanted very much to go back to Sheldon to put in her garden in the spring of the year, but of course was physically unable to do so.)

3104

See also 3013. Between George Collins and C. H. Devault two middlemen reap profit: R.C.I.A., where C. G. Bangert misspells Devault's name, and Akin. John Bolecy, secretary and treasurer of Akin's Farmers Land Company also makes a mistake in spelling Sept. 3, 1906, writing it the "Framers Land Co."; and this might have been correct to some extent. Collins to Ed Pierce July 25, 1906, indicates that he does not want to see the sale of his North Dakota lands string out indefinitely; he has been living in Alameda, California for some time. A letter to him from Ed, the next year, Nov.6, contains interesting observation on the market for grain during that year, and its local effects. The papers are sent through the

bank at not too far away, Dexter, Iowa, though Devault is addressed at Winterset, Devault is in partnership at Dexter with Y. L. Yapple dealing in buggies, coal, grass seeds and cream separators a combination of salesmen's products that could not have come together in North Dakota. In 1908 Devault pays up in full through Dexter bank; sells to another in Atlanta, Iowa. R.C.I.A. deals sharp on accrued interest.

3105

This file deals with Jared W. Morrow's land in Shenford Township after the sheriff's collection on it. The mortgage was assigned to the Bodden Brothers, then to Van Brunt, and then to R.C.I.A. through F. W. Froemke. It is sold to a man in LeMars, Iowa through solicitor G. A. Waterman. The buyer objects to being considered and treated like a renter in the form of contract usually used by R.C.I.A., unless and until he should have been in default; they change the wording. His wife is very ill. Waterman talks a land office business week after week, but is in need of a little cash himself. The land is rented to Fred C. Wall in fall. See also #3112.

3106

Missing, as of Nov. 9, 1973.

3107

The buyer of the east half of Sec. 36, school land, filed to pay the Land Department at Bismarck some of the interest dues 1905. Four years later this caught up with him in California. Land Department, Bismarck, N.D. receipts, 1904.

3108 Missing, Nov. 9, 1973.

3109 Missing as of Nov. 9, 1973.

3110

Because Robert Piper had bought some Canadian land (see #2250, #2260, and others) his heirs were held up from 1906 till through 1915 from realizing their share. The file throws additional light on his family and upon his sisters.

3111

Charles Ufer (see #921 and #1465) is well-recommended by Ed Pierce for a loan of \$1500.00. Ufer appears to have a good set of buildings already for his quarter on the Maple River, Watson Township, Cass County, N.D.

3112

This file again, as in #3105, refers to the Jared Morrow land in Shenford Township, Ransom County, N.D. upon which they gave a mortgage in 1901. Eaterman of LeMars, Iowa managed to sell it to Fred Gaerke, salesman for Rawleigh Medicines, and his wife Mary. He prefers dealing through the German American Bank at LeMars; wears a moustache on his letterhead picture in 1906, but in 1909 does not, and at that date places the land under his wife's name. Transition has also been made from a stiff collar to a soft collar and a bow tie.

3113

This is another L. W. Akin land deal; he is now addressed at the Farmer's Land Company, Fargo, N.D. A repetition occurs with regard to George Collin's right to sell Coburn lands in Coburn Township, Ransom County; with regard to his desire to terminate his Coburn land holding in North Dakota by about 1911; and his satisfaction with Ed Pierce diligently prosecuting his interests in this state. Collins operates from a temporary office, which we may infer was one of the results of the San Francisco earthquake and fire of 1906. See also #3104; H. G. Langdon, Valley Junction, Iowa, makes later payments on the property.

3114 Missing as of Nov. 16, 1973.

3115 Missing as of Nov. 16, 1973.

3116 Missing as of Nov. 16, 1973.

3117

Correspondence between F. W. Froemke of R.C.I.A. and C. E. Boyden of the *Lisbon Free Press*, regarding cost of half-page advertising. The Free Press sent them their wrapper list, which covers 62 newspapers; and many individuals who were interested recipients. This included four ministers, Roland Magill of Verona N.D., and G. A. Strout, Sebastopol, California. 1906.

3118

C. F. Portz remitted to the Northern: Trust Company for the crop of 1906.

3119

Jonas H. Baer (see #2234, #2758) has a four hundred dollar disagreement over the selling price of a quartet of Shenford Township land which the Illinois partnership owned. Jonas was anxious to invest in South Dakota land, as a better deal for himself. See also #3253.

3120

Missing Nov. 19, 1973.

3121

Absentee owner from Humboldt, Iowa received personal attention from Ed Pierce when he wished a loan on 480 acres in Highland Township. T.W. Rogers came up from Iowa each summer for three or four months to look after other farms he owned in this vicinity.

3122 Missing 1973.

3123 Missing 1973.

3124 Missing 1973

3125 Missing 1973

3126 Missing 1973.

3127 Missing 1973

3128 Missing 1973

3129 Missing 1973

3130 Missing 1973

3131 Missing 1973

3132 Missing 1973

3133 Missing Nov. 19, 1973.

3134

This file contains record of several collateral trust certificates held by the Northern Trust Company. Ed Pierce says in a letter to them Nov. 8, 1906: "I am trying to boil my own holdings of this kind down into the smallest possible number of items. No doubt you can work this into a loan any time you desire." He was referring to conditional certificates.

3135

Missing Nov. 19, 1973.

3136

This is one file with 3137. Various documents involve Section 8, 135N 53W, Owego Township In 1876 Ludwig Thiergart received his patent March 1, 1876, and gave a mortgage on the land in 1878, which was satisfied by the widow who held the mortgage (Selina McLaughlin) 1884 and had become the debt of Richard Brady and his wife Emeline. E $\frac{1}{2}$ SE $\frac{1}{4}$ Sec 8, SW $\frac{1}{4}$ SE $\frac{1}{4}$ and sheriff's sale in 1885. Albert E. Nettleton bought it; and sold to Allie M. Oeder; and then she and husband Charles Oeder became indebted to the Fargo Loan Agency. This abstract goes only till 1895; in 1901 Robert Oeder and his wife Inga acquire the land. They sell forty acres of it in 1905 by sheriff's sale; and the next year move out of the buildings, receiving some money above their debts. R.C.I.A. sells all this land to two Norwegians from Barnes County 1916, named Opdahl. The 1881 pre-emption certificate to Abram H. Marsh, for NE $\frac{1}{4}$, Sec. 20 of same township, may be misplaced documents.

3137

This is one file with #3136. According to affidavit of William Hutchings, resident in Ransom County since 1878, says he was neighbor to and worked with James B. Murray, unmarried; that Murray homesteaded that part of the S $\frac{1}{2}$ of Sec. 8, Owego Township which jigsaw fitted the odd pattern of the Thiergart farm. And, says Hutchings, Murray sold this farm to William Cowan (and Margaret) in 1881. *Abstract shows that Robert C. Oeder and Inga acquired also this land in 1886.

3138

This is one file with #3139. This land deal involves Ludwig B. Gangstad (see #2177, #2238) and Joseph Lampman (see #2159, #2186, etc.) from Iowa as solicitors; and John T. Reis, from Indiana who will rent the land bought by Thomas K. Black, Jefferson, Iowa. The Lutheran Trinity Church, its name being recorded in German (see also #3048) stands on one of these quarters. August Krueger, Herman Froemke, Frank Nohr appear as former owners. The second instance of a Non-exclusive Listing Contract occurs in this file, and this one is dated July 14. By September of that year R.C.I.A. had set up its sale. These two parcels of land adjoin, but are in two separate townships.

3139

This is one file with #3138, and contains further papers on the land deal involved 1906.

3140

Business relations seem to have become somewhat disjointed between R.C.I.A. and Ben & John Bergeson, near Buttzville, N.D. This is one file with #3141.

3141

This is one file with 3140. Ben Bergeson, a widower, and John Bergeson a single man, take their business in 1906 to a competitor, W. L. Williamson, Lisbon, North Dakota; and an error in the copies of contract held by R.C.I.A. and Northern Trust Co. figures in the in-fighting.

3142

F. W. Froemke clerked at the auction sale of Clint Hodge Nov. 15, 1906 which totaled \$838.10; and items went at low prices.

3143-3190

Missing as of Nov. 23, 1973

3191

Empty jacket, 1973.

3192

Here contained is the Wolsky Bros. insurance policy 1906.

3193

R.C.I.A. wrote "tough" to Sarah E. Munson and E. S. Munson, Buttzville, N.D. 1906, over the belated manner of their payments for land bought through the association from Jacob Walters in Casey Township, 1904. The Munsons came from Monona County, Iowa. A new (hog) fence had to be supplied, as a former renter Peterson claimed he had put up the fence that was there. A forty-foot well also was put down by the association, but they charged the Munsons for it.

3194

The last will and testament, Dec. 7, 1906, of John Wesley Rifewas procured from this file by J. W. Rife, February 15, 1924.

3195

W. J. Cowan (See also #2816) suffered foreclosure on a chattel mortgage given to Fowler & Barks, on four horses, one surrey and an old engine, 1906.

3196

Andrew Anderson acquired the Balizet house and lots 1906, and had to pay sidewalk taxes among other bills.

3197

Scratch pods provide interesting details in this file. J. H. Kahler owned the Cook House hotel at Rochester, Minnesota. Another piece of paper advertises Dr. Drake's German Croup Remedy. The land deal was a three-way affair, with R.C.I.A. and John Hoffman, a land agent at Spring Valley, Minnesota, in collusion to pad the price on John Carr's half section in Shenford Township, because F. L. Tesca was trading a \$5000 dollar farm in Minnesota for it, but asking \$8000. The deal went through. Venlo was located on the extreme southwest corner of Sec. 23, 135N 54W. The land is described as "black sandy loam."

3198

Assov Harleson made his will on Oct. 2, 1906 in which he bequeathed all his property to his wife Lena. She made her last will and testament on the same day, and bequeathed all her property to her son Oscar. Both wills appointed her brother, Hans T. Lquin, R.F.D. #1, Locust, Iowa as executor.

3199

The First State Bank of Leonard, N.D., foreclosed on chattel mortgage held against Fritz Riecke, 1906; and the ensuing sale failed to measure up to the amount of the debt. Hence they would have to try to squeeze the balance out of the land when it should be sold the following spring under a mortgage held by someone else. A team of horses "was taken before we got there, and was not sold under the foreclosure" writes the Sheldon bank.

3200 Case File Abstracts

3200

Julius Petrich has been renting a quarter section in Coburn Township on $\frac{1}{4}$ crop for the owner in Cannon Falls, Minnesota, since 1902.

3201

Gust Magnuson, Route #2, Lisbon, N.D. rented half of Sec. 8, Shenford Township, Ransom County and it was all west of the Sheyenne River. 1906. He was to plow 100 acres by close of the fall; and instructions from R.C.I.A. to legman advised that it might be necessary to retain the renter's half of the crop in order to persuade him to do the plowing. By 1911 Magnuson owned this land. In 1906 Magnuson went to various farmers to inspect and price seed wheat. Larson Brothers priced theirs at 75 cents a bushel; Philip Nohr at 68 cents. But when Magnuson came for the wheat, Nohr claimed his wheat weighed 66 pounds per bushel. He did not have quite enough, and Magnuson obtained the balance from Petter Olson, a man that dealt at Charles O. Peterson's general store at Buttzville. Magnuson in 1906 did not intend to pull mustard and wild oats, and wrote to R.C.I.A. to that effect.

3202

Renter M. L. Saterlee, address Anselm, renting in Sec. 4, Scoville Township, Ransom County, N.D. was on his way out as renter; and was given close attention at threshing time. Tom O. Weisten threshed the grain, except the flax.

3203

Another rented farm in Scoville Township, farmed by Leopold Cincera, Rural Route #2, Lisbon, N.D.; and this farm was sold to a buyer from Iowa 1906.

3204

R.C.I.A. is agent for yet another farm in Scoville Township, rented from Minnesota absentee owner by Myron Brace. Only forty acres were broken on the NE $\frac{1}{4}$ Sec. 14; a large amount of hay was cut on it, but poorly stacked. The association took a \$15.00 note on the hay, of which it remitted \$10.00 to the owner. Ed Pierce told the owner Brace gave a note for ten dollars on the hay; the instructions to the legman say the association holds a note for fifteen. (A second look at the letters shows that no actual lie was told.)

3205

Papers attest to the fact that the Theological Seminary of Auburn, in the State of New York received full payment in 1907 from F. W. Froemke for a quarter bought in Greene Township, Ransom County, N.D. in 1902.

3206

More of Max L. Grobe's troubles. Charles Heckle takes him under his wing; and R.C.I.A. shows inclination to be very lenient with him. He is having a suit in District Court with a Mr. Palmer, 1906.

3207

Ingebright E. Arnston is single when he takes out a loan on land in Owego Township, Sec. 17 through R.C.I.A. see #2981. He is married to Karen W. when that mortgage is satisfied, probably by assigning it to a new loaner. For in 1911 Mrs. Alvira Sawyer complains that he has not paid the interest; and she is from Beaver Dam, Wisconsin. The 200 acres of land had fifty acres of timber (or brush, depending on the viewpoint) on it along a tributary of the Sheyenne River. The river itself barely touched the land. (It is in the next tier of sections east, and one north of Pigeon Point.)

3209

This is part of the John E. Haggart estate. It includes Sec. 17, 137N 53W, Watson Township, Cass County, N.D.; 1907. John Martin of Chaffee, N.D. had been conducting the business for Haggart & Doran who were in partnership on this land. Henry P. Upham temporarily administered the interests of James Doran, the real partner with Haggart. Part of the Doran interest traces back to a partnership in ownership dating to 1879, between Doran & Smith at LeSeur, Minnesota. James Doran is from St. Paul in the same state (Ed Pierce was married to a Maggie Doran, but she was from Sheldon, N.D. area.). Morton & Co. in 1906 represented John Martin in this deal. John Martin told R.C.I.A. and F. W. Froemke that the renters received three-fourths of the crop, and were entitled to 500 acres nearly of plowing already done; Morton & Co., through Paige (Page) informed R.C.I.A. the renters received ½ the crop, and had done about 400 acres of plowing. J. E. Dempsey's signature appears as a witness to paper procured by Morton & Co. 1906-1907 (Local graffiti's Sheldon jail).

3208

George W. Paige (Note: Not Geo. N. Paige) has been widowed, and bought four lots and buildings which were old in 1904 in Rudd & Sheldon's Addition to Sheldon, N.D.; thereafter he ran up bills repairing the house and other buildings. Charles Newton, contractor holds bills against him; as does N. B. Hannum, hardware, Mougey Bros., draying, James H. French, draying. He makes a loan, and the mortgage accepted by James K. Banks, is assigned to Minnie Grange. By 1905, Paige writing from Billings (Mont?) admits he cannot make the payments, and agrees he has to let the property go. Legal proceedings are carried out in 1906. Letter by Frank E. Shaw to Charles Ego, indicates that Albert Kuhn ownership began about 1939. From personal knowledge: Kuhn moved to the newly opened Hillcrest Manor, Enderlin, N.D. in 1960s, selling to newly married Dennis Bjugstad. Bjugstad invested \$5,000.00 approximately remodeling the house; asked \$8,000.00 of the Catholic Parish which adjoins this property; but failing this, probably got his investment back from another buyer, and moved to West Fargo.

3210

This file includes warrantee deeds from ten heirs of Augusta Edson, one of whom had married a Wolters, and tracing back generally to New York State. Some of the heirs received only sixteen dollars as their share in SE¼ Sec. 30, Coburn Township, Ransom County, N.D. 1905. Title had to be quieted thusly by Pierce-Tennessee because Daniel Cornwell had placed some mortgages against this land before R.C.I.A. acquired it. Akin and his Farmers Land Company at Fargo tried to sue the buyer of this land for an additional \$3,800.00, but the law firm of Engerud, Holt & Frame worked out the problem in favor of the Iowa buyer.

3211

This is one file with 3212. Both concern Sec. 7 in Coburn Township. Maggie C. Doran, (the future Mrs. Ed Pierce) bought the south half from the Coburns in 1901, and presumably made some interest money on the deal; this half was sold to the wife of George F. Clayton, and her husband bought the north half. Through an unauthorized entry by the bookkeeper of R.C.I.A. confusion arose as to payments due upon both halves, and hence the volume of the files. This section was unbroken in 1900.

3212

After settling the confusion, the loan was sold to Levi Bemis Jan. 10, 1907. Application for loan in this file brings out the fact that this section remained unbroken in 1900. The land contract 1901 carries the signatures of various Coburn heirs, one among many such documents in these files. Letter from attorney E. O. Mathis, Walnut, Illinois on its reverse, August 31, 1903, carries a list of attorneys employed by the Central Collection Agency, Cincinnati, Ohio, in 48 states, District Of Columbia, Hawaiian Island, and nine regions in Canada. Ed Pierce in his letter to Philbrick March 7, 1905, mentions that he has been at Bismarck the last two months, and that he had left instructions "not to be bothered with anything that did not appear urgent..."

3213

A solicitor and land buyer, obviously working for a real estate firm in Exira, Iowa, 1906-07 stays at Kathryn Hotel, Kathryn, North Dakota and writes to Ed Pierce from there concerning land in Northland Township, the northwest corner of Ransom County. R.C.I.A. had acquired a loan on this land from the Young Land Co. of Valley City. Both sides of the deal finger for the best interest rates.

3214

John Richard Newton, Sheldon, N.D. took out additional loans on the land that was additional to the farm on which he resided; both in Greene Township This file concern the land across which water flowed from the runaway well in Sheldon (See also #3050 and #3302). He is still seeking renewal on these loans in 1913, i.e., after nine years.

3215

William A. and his wife Lizzie M. Brundage sold Coburn Township quarter to Frank J. Ramsbacher in Dec. 1903. The next three years his debts increased. He sold the Ransom County land to Reuben S. Clayton who was still at Walnut, Illinois, but had a brother locally (see #3211). This sale paid his mortgages here; two notes on a stallion to the McLaughlin Brothers at Sanborn, Minnesota, besides netting him \$1127.30 clear. Ramsbacher writes from Overly, N.D. and asks that his mail be sent to Omemee, because the Soo line train is blocked by snow, 1907.

3216

Extension of the old loan by M. L. & T. Co, to F. W. Froemke is made to Lloyd Jones who took over this quarter in Sec. 2, Shenford Township for three years. The Minnesota company is to receive one-half of one percent for those years, as each year as long as extended thereafter.

3217

An Iowa solicitor misunderstands his own position; becomes irate over not realizing a profit; and writes Ed Pierce florid letters in excellent handwriting – the best handwriting in the files thus far, 1906-1908.

3218

R.C.I.A. made careful agreements as to its blue stem and its macaroni wheat in January, for the coming season in 1907. It bought its seed wheat, in these instances, from local farms.

3219

Frank P. Goodman, writes from Box #445, University of Minnesota Law School to request R.C.I.A. to endorse \$75.00 on his certificate of stock (\$500.00), 1911.

3220

"Perfectly honest " John Creswell is tenant, and Alexander Cook from Sioux Rapids is owner of a quarter in Greene Township, Sec.22, on which only about 70 acres is to be cropped, 1906, because the rest of the land is too run down.

3221

The file presents the case of the absentee owner who is short on cash, removes from Adrian, Michigan to Yankton, South Dakota, to St. Paul, Minnesota, and back to Adrian. He rented his farm to W. J. Cowan, who removed to Buffalo, N.D., and let his son William take over as a renter. At Yankton, it would seem that the owner of the eighty acres got in with an "operator" in the boots & shoes business there.

3222

The Clarkfield, Minnesota general merchant who owned a quarter in Shenford Township, Ransom County, N D. began changing the contract for renting, and as a result Peter Dahl, Ed Breiland and Ed Blackburn did no farming on his land in 1906.

3223

Fred B. Grinnell, renting a quarter in Greene Township, Ransom County, was considered perfectly honest by R.C.I.A., so C. G. Bargert allowed him to ship the crop under any circumstances he chose. William Dalrymple writes from the Duluth, Minnesota, grain commission 1906 saying he will take special care to sell the wheat to the best advantage of Grinnell. He also reports to Grinnell that the railroad car sprang a leak, and offered to cooperate with Grinnell in obtaining payment of damages.

3224

Louis Howell leased a quarter in Greene Township from an absentee owner in Sioux Rapids, Iowa, but Guy McDonald actually cropped the land. R.C.I.A. advised the owner that the crop would not amount to much, 1906; he realized two hundred dollars from it.

3225

George Rathke rented the land, but sublet it to a man named Johnson, not well-known to R.C.I.A. It is apparent from their instructions, 1906, that the owner, Mrs. Delia Breen from Hazel Green, Wisconsin (see#2248, #2891, etc.) does not know about Rathke's action at all. Ed Pierce continues to keep in friendly contact with her, She would like the land in Liberty Township, Ransom County, N.D., in order to get out of debt herself and she does not know her way about in business.

3226

A grain and coal dealer in Stewart, Minnesota recognizes that 1905 was a wet year for both that state and North Dakota. He rents his Coburn Township land to A. G. Schreiber. Some obscure controversy has taken place between him and the "celebrated" Northern Land Company, Enderlin, N.D. centering on four dollars.

3227

R.C.I.A. sells a quarter in Alleghaney Township, Ransom County, N.D., 1906, and therefore assigned the renter's contract to the Iowa Owner. Renter is C. O. Greenley.

3228

A South Dakota farmer had no crop in that state, and lost all his hogs in addition; so he could not furnish seed to his renter for the next year, writing in Oct. 1907. Evidently he made a loan from Horicon, Wisconsin people which matured in 1912. At that time the man no longer owned this quarter in Scoville Township, Ransom County, N.D.; and the loan for \$800.00 had to be renewed.

3229

Another quarter in Shenford Township is looked after by R.C.I.A. for absentee owners; ownership changes hands. Renter is John C. Mark, who later is to be found with his brother.

3230

The forty acres rented in Owego Township belonging to Daniel G. Filkins yielded a small crop 1906, rewarding the owner to the amount of \$8.44. Filkins sent a card from Mandan, N.D., but probably remained a resident of Eagle Grove, Iowa where a certain Fanny M. Filkins was secretary to the Independent School District, 1905. Instructions of R.C.I.A. said in 1906 read: "do the best you can" with the matter of \$5.00 for hay, which the owner had forgotten to spell out in his contract with the renter, Nicolay E. Artson, Owego, N.D.

3231

Another renting deal on the part of the Arntsons. One of the brothers manages an elevator at Coburn, N.D.

3232

Alex Mason is farming a quarter of Northern Trust Company land in Scoville Township; and because the roads make it difficult to draw the flax share due the Company to Milnor, he stores it temporarily in a new granary. 1906.

3233

Henry Christman, renter, settled for the 1906 crop with Asaiah Wall, on a quarter in Shenford Township which by mere coincidence is 6 miles north of the land mentioned in the previous file (where the grain went to Milnor, N.D.)

3234

In the fall of 1906 the Wolsky Brothers perhaps kept only a hay contract with R.C.I.A. on a quarter in Greene Township. They were to stack one-third the hay on the premises.

3235

"Buss land" in Sec.31, Davenport Township, Cass County, N.D. is rented by R.C.I.A. to Simon Thompson 1905, and the following year the lease is assigned to a man in Fond du Lac, Wisconsin. See also #3298-3299.

3236

R.C.I.A. had troubles here, in the mind of its secretary who worked out of the office. The SW $\frac{1}{4}$ Sec. 28, 135N 54W, Shenford Township, was divided in ownership, A. Y. Stout in addition having sold the NE $\frac{1}{4}$ of this section to the association. Now in the SW $\frac{1}{4}$ where the north eighty was owned by one party, and the south eighty owned by another, two different renters farmed the entire north-south length of the quarter in separate strips. These men were Bernhardt Buss and Daniel Schmidtke, the first sowing wheat, the second flax. They had been instructed to keep the north and south eighties of the SW $\frac{1}{4}$ separate; but one renter for the entire quarter seemed more desirable in the future. See also: #3269, #3270.

3237

Fred Wall rents land in Shenford Township, owner lives in Iowa; was a client of an Iowa solicitor who had moved to Montana by the time he paid for these 240 acres.

3238

Marx Kemmer, Route #2, Lisbon, N.D. rented from R.C.I.A. 1906; and there occurred some doubt concerning the 74 lbs. of wheat he bought for seed.

3239

This file is interesting because it gives us further information on William X. Grieve; and on the Barrows who are really Canadians; John and Simeon Barrows. See also #2285, Grieve in Coburn Township

3240

Newspaper clippings in this file hail the biggest realty deals made in the history of the state of North Dakota up to that time: 11,000 acres. According to the article Mark Hanna had an interest in the Casey farms in Foster County, referred to as the Livingston Farms near Bordulac, N.D. When due to age of Casey principals involved in the Casey Estate decided to put these lands on the market, L. B. Hanna had an inside track because of Mark Hanna. L. B. was a Senator at Bismarck, and arranged to sell to Ed Pierce likewise a Senator, and F. W. Froemke the 11,000 acres, excepting 2000 acres for Senator George Palmer. R.C.I.A. had previously bought 4,000 acres in this vicinity; and through these two tracts, included the

town sites of Melville, Farquer and Bordulac under its control. A good deal is said about the Carrington & Casey Land Company; and a statement on the R.C.I.A. preferred and common stock is here contained, as for 1907. See also: #3258.

3241

Frank L. Roesler, Owego, N.D. 1897 gave a note to the Enderlin State Bank, and eventually satisfied it.

3242

Another old matter; after five years on a note made in 1905, R.C.I.A. lets loose because it is not sure about a hay deal.

3243

This is one file with #3244. A man from South Dakota, selling mortgaged land there, speculated in Ransom County land, which acquired the name "Kilty land" because he borrowed from Mrs. Margaret Kilty and her husband 1901. This mortgage was renewed 1907. In 1911 Ed Pierce and the Minnesota Loan & Trust Co. argued to a standoff by letters, and lost the renewal of this loan then to the Farmers State Bank of Sheldon.

3244

This is one file with 3243, containing further papers but no additional information.

3245

The loan made in #3246 comes up for mention in the correspondence in connection with the John H. Burke loan, begun in 1904 (see #2654) and. turned over to the Northern Trust Company 1907.

3246

A Wisconsin investor bought a half section southeast of Enderlin in Liberty Township, Ransom County, N.D. 1905, and her son in law farmed it for her on the half-crop share plan.

3247

Charles N. Doty and wife had borrowed against Casey Township land and their mortgage was satisfied 1909. Meanwhile Ed Little had died, and his wife Fannie sold their house and lot in Sheldon village, to apply on this land; and a penciled note says this land was again sold in 1916 to Frank Peters.

3248

Gonver Arrison, SW¹/₄ Sec.12, 137N 54W, Highland Township, Cass County, N.D. addressed at Leonard, N.D., though nearest town was Enderlin, and nearest shipping station Emden, a Scandinavian lady whose son Jacob lived with her, made a loan of \$400.00 at the age of 70. Five years later this loan apparently was extended. She used the homestead as security.

3249

Listing, one written, one typewritten, of the Guy McDonald sale March 5, 1907, yields names of persons who bought—all men.

3250

N. B. Hannum sued Myron Brace and his wife Lizzie for \$25.15 in 1907, for merchandise sold and delivered two years earlier. Apparently settlement was made out of court.

3251

This is one file with #3252. This is a Fred Wall land deal in Owego Township, Ransom County, N.D. Some of this land, the NE¹/₄ Sec. 20, originally was a preemption of Abram H. Marsh and his wife Sarah

Cora Marsh 1880 (see also #1590) according to affidavit of E. P. Rhinehardt 1907. The Marshes did some dealing with one another; and then James W. Jerome and wife Helen acquired the land, giving a mortgage in Nov. of 1882 to H. E. Fletcher; who assigned this mortgage to William C. Scofield. Scofield foreclosed in 1886, and the land was sold to him as highest bidder at the front door of Kinan's Hall, Lisbon, N.D. Feb. 7, 1887, involving the county officials of that time. Records of the sheriff's sale were written in the handwriting of C. D. Austin. Fred Wall apparently sold through R.C.I.A. to Iowa buyer; and Clarence G. Mead appears for the first time in these files as administrator in N.D. for the Iowan estate 1910. And he is the partner of Sidney D. Adams. [Mead was district attorney in Lisbon in the 1960s.]

3252

Among the further papers supplemental to #3251, of particular interest contained in this file are: a) affidavit of Burleigh F. Spaulding, 1902. b) different pieces of machinery mortgaged by Fred Wall in 1904, shown in chattel mortgage. c) affidavit of H. Doherty documents court in Kinan's Hall at Lisbon 1887. d) copied portions of Joel Fletcher's will before 1875, in Lake City, Minnesota..

3253

Jonas H. Baer and other Illinois parties sold the farm in Shenford Township, Ransom County, N.D. 1907; see also #3119.

3254

As R.C.I.A. expected him to do, Major Buttz shipped both his share and the owners share immediately; and took care of the plowing without supervision being required. His letters reporting proceedings with the crop are something else; but he shows that the owner of a quarter in Shenford Township, Mrs. Larson, received her due share.

3255

Joseph Miller possesses better than fifteen thousand dollars equity in Section 31, Clifton Township, Cass County, N.D. 1907, according to the brother of Ed Pierce, Thomas Pierce of Enderlin State Bank. He has loaned money to four neighbors.

3256

This is the file that reveals that the wife may die, but business is business. Steven Gulseth, Minot, N.D. 1907 seeks a \$5,000.00 loan on a store and a hotel block. His wife is ill with pneumonia; which delays the deal for two weeks, but does not stop it. Ed Pierce writes R. C. Sanborn that neither he, nor himself can make anything out of it, (April 26, 1907) but only the party loaning the money at 10%. He does not tell Sanborn who this "local" party is. At the same time he writes Levi Bemis that he can get this good loan for him at 7½% When the loan goes through, the papers are handled by Hollister; and Northern Trust Company gets the 2½%, or \$125.00 a year, for at least three years, probably five, with very little risk involved.

3257

Herman Freitag lagged in payments on his debts because of illness in the family. So 1907 he made over part of his land to Fred Martin; specifically the E½ E½ Sec. 14, 137N 54W, Highland Township, Cass County, N.D. Someone did some scratchpad figuring on the reverse of a town election ticket, which is therefore preserved here. T. O. Thompson was up for election as assessor in Watson Township

3258

The biggest realty deal mentioned in #3240 bought R.C.I.A. face to face with the necessity of farming at least 5000 acres of the Livingston Farms in the Bordulac, N.D. area 1907. This file contains correspondence with prospects mainly in Minnesota where teams were used in logging operations, but also South Dakota. Men had 40 head of horses, 20 to 40, 15 to 18 teams, 80 head of horses, 30 head; and

one man had two yoke of heavy oxen. The price was to run high, because R.C.I.A. was here in competition with wages paid by loggers, and by railroad contractors for horses and men. In addition, the managers were concerned with the care to be meted out the horses and teamsters, particularly the horses.

3259

Jacob Hecketsweiler backs out of a land deal too late perhaps; for he accepts an extra forty acres of land from the Coburns through R.C.I.A. But he manages to pay for all by 1912 (5 years). It is interesting that when R.C.I.A. is writing to S. W. Philbrick, the Coburn manager, he says in part: "... this quarter has a deep ravine cutting it, and we think the price offered is very good, and better than other land has been selling for." March 9, 1907. And when F. W. Froemke appraises this land for a loan in 1910, he describes it about 7 miles west of Buchanan, a town of about 300 inhabitants on the Jamestown Northern Railroad and says: "Its surface is practically level" It was then estimated as worth \$40 per acre.

3260

Statement of condition R.C.I.A. 1907. See also #3289.

3261

F. W. Froemke and wife Effie bought a quarter of land in Shenford Township from a couple in Maine, 1902, and paid for it in full by 1907.

3262 Missing as of 1973.

3263 Missing as of 1973.

3264

Barney Buckley is renting the Gilmore Farm in Buffalo Township, Cass County, N.D. 1904-05-06, owned by the Minnesota-Canada Land & Investment Co. (Moore Brothers & Sawyer, Minneapolis, Minn.), a complete section while living on a quarter in the section north of it. R.C.I.A. was not sure whether this man was honest but they instructed J. H. Burke to be at the machine as soon as it starts in the morning, until it stops at night. Buckley had his own threshing machine. An interesting series of communications from Burke follows, as relation between him and Buckley become more strained. In addition Burke is worried about the crop on his own place in Highland Township and asked R.C.I.A. to look after it. His expenses were rather high at Vinson Hotel in Buffalo N.D., but the association considered that cheaper than to loose at the threshing machine. See #3722 for following year, and John Mathews.

3265

These documents refer to increase in capital stock of R.C.I.A. In 1907 it was authorized to increase from \$50,000.00 to \$200,000.00; and in 1909, from that last sum to \$300,000.

3266

Account of Roy French personal property sale March 16.

3267

John S. H. Coffan took some mortgaged property to Velva, N.D., and the mortgagee, N. B. Hannum sued 1906, without satisfactory results.

3268

Mathias O. Seglen and wife Julia S. made out a mortgage to Levi Bemis 1903, and removed to NW¹/₄ Sec. 25, 154N 79W, in McHenry County subsequently. R.C.I.A. bought a second mortgage, and in order to foreclose this land and get their money, they had to put forward twenty dollars in interest due on the first mortgage; and they were reimbursed for this amount after two months correspondence. Perhaps, Ador A.

Jevnager had not handled the proceeding properly as sheriff. Through R. C. Wedge, cashier at a Granville Bank, handling the affairs of Nels S. Haaland, they received their money. Years later a mistake is made in recording the range; Ed Pierce writes rather poorly to young Bemis at Inskter who has inherited supervision of his father's estate; V. E. replies; Ed apologizes May 7, 1908. He has come back from four months in Florida.

3269

See also #3236

3270

See also #3236 and #3269. This file contains a letter from the absentee owner in Indiana, 1905.

3271

Note on jacket states that contents of this file are in #4912.

3272

Missing as of 1973.

3273

This file contains Ed Pierce's statement of resignation from control of the Northern Trust Company in 1907. In the necessary correspondence, it provides key information on the men who made up the Trust until Jan. 1, 1908; also on its growth and assets. George H. Hollister, who succeeds Pierce, states that the Northern Trust Company was built on Ed's acquaintance, experience and strength. In a daily statement of condition, November 27, 1907, there is a \$100,000.00 error, which was probably a slip of the pen. The file also contains a 1904 and a 1907 statement of condition, for the latter giving the names of the persons who held the 1,000 stocks of a hundred dollars each.

3274

A Pontiac Township couple married in 1886 talk about obtaining a separation in 1907.

3275

Ed Pierce took up the matter of two trunks that were lost in transit on the Great Northern from St. Cloud, Minn. to Sheldon, N.D., in which F. P. Goodman was interested. The trunks were returned July 3, 1907.

3276

The Village of Sheldon sought 1907 and procured a condemnation of the southwest ¼ of the school land septic near the village for the purposes of a public park. The real purpose in mind was to drain the runaway artesian well (see #3302, #3214, et alia) into a natural depression on the east side of the quarter and thus form an artificial lake. But the Hon. T. F. McCue apparently did not deliver the village draft into the state treasury. So later an effort was made to sell this quarter of the school land section; and politics entered the picture. The matter was discussed in the *Sheldon Progress* in October 1908. Some of the letters contained here also refer to an Enderlin vs. State suit; concerning which O. O. Golberg and James Walsh once went to Carrington, N.D.; Sec.36, 137N 55N, Pontiac Township, Cass County. See also: #3353, Enderlin, Oakes.

3277

Bills and checks were kept by R.C.I.A. for the Old Settlers Association reunion 1906, because apparently Ed Pierce and F. W. Froemke were in charge. \$414.70 was collected from donors; about a third of them received part of their donation back for services or furnishings; and the list gives 36 who must have been in Ransom County long enough to work up an interest in its history. J. F. Foster, proprietor of the Grand Pacific Hotel in Sheldon, made fifteen dollars above his five dollar donation; and for this he served 40

dinners and 25 suppers. More than a ton of ice was used; ten boxes of cigars; the event was advertised in four local newspapers; one 12-foot ladder was lost valued at \$1.25. A 12 piece orchestra played at the bowery dance during the day and at night, for \$60.00 total and out of a 16-piece band, four of the extra received pay, being given five dollars apiece. The bids paid show at least 19 work-days spent in putting up and taking down the bowery.

3278

Ed Pierce talks tough to Mrs. Minnie Grange, Sept. 2 1908: "An unlimited bank account as a rule is a dangerous thing for a woman to have. Her account, or the estate left by her husband for herself and her son Clayton (cfr #882) had shrunk over two thousand dollars during the fiscal year. Only six thousand was left, plus a house and lots valued at \$1600.00 and renting at about ten per-cent of its value annually. In her letter from Grafton, N.D. she states that life has become expensive since leaving Sheldon: a new piano, a new buggy and harness, maintenance of her horse at Grafton, a sleeping room for herself, a fur lined coat, a \$50 gift to Bishop Shanley because she felt under an "obligation" to him, support for her mother's health expenses, and Clayton's hospital costs for he has been in St. Michael's Hospital, Grand Forks almost since leaving Sheldon.

3279

Henry W. Tobey asks Ed Pierce and Tenneson a question regarding the liquidation of the First National Bank at Enderlin, N.D. which is being planned for July 1, 1907. In substance the Fargo law firm replies that even though the bank can liquidate, without any problems in this case, as a corporation it does not go out of existence.

3280

Correspondence here refers to granting of right of way to the North Dakota Independent Telephone Company represented by attorney R. A. Bill, Carrington, N.D. 1907. In Foster County, the line followed parallel to the Northern Pacific Railroad from Jamestown to Carrington. An early map is enclosed, showing these eighteen townships with their post offices and some physical features.

3281

R. C. Sanborn writes Ed Pierce about some loans that can be made in his area, 1907, and submits a proposition to finance the building of a post office in Minot on a new location for \$30,000.00 investment. (According to #3273, Ed Pierce is withdrawing from the Northern Trust Company at this time, though Sanborn apparently is not aware of it.) Behind the scenes, Ed submits the proposition to George Hollister, making good suggestions. Several towns not often mentioned in these files, appear in the list of potential loans: Ross, Douglas, Glenburn, Carpio, Surrey, Deering and Mohall. Sanborn does not know where Russel Miller headquarters. Other persons mentioned are: Neal Van Berken, Gerhard Dingman, Thomas J. Shields, Fred Bergman, Woodford D. Wilson, Henry W. McAfee, Albert Botz, Berdette W. Combs, Charles E. Ink, William Leger, Gertrude Holcomb. Reference is made to growth in town of Minot, N.D

3282

George Collins, who represented part of the Coburn lands, asked for and received a thorough recap of the business done for him by R.C.I.A. 1902-1907, thus providing a summary of such transactions. A map of Ransom and adjoining counties shows where these lands were located.

3283

This thick file has to do with a section of land near Melville, N.D., (Foster County) upon which both L. B. Hanna and R.C.I.A. had given mortgages. August D. Brand and Reilly Marsden actually came to farm on that section. Judge at Lancaster, Wisconsin gains title in 1913. W. E. Lathrop, Lancaster, Wisconsin, in insurance and hardware there, is agent for lands in Canada, Texas Panhandle, irrigated Pacific lands, North and South Dakota, Wisconsin, Minnesota and Iowa.

3284

Ole R. Hamre bought quite a few acres in Watson Township, Cass County, N.D. On the strength of good references for F. W. Froemke and Henry Boyle, Northern Trust Company accepted his notes as collateral; and R.C.I.A. was able to sell ancillary notes to Enderlin State Bank; 1907. Part of it was the Haggart estate in 1907. He put off building so that he might acquire more land nearby; having seven sons and one daughter. His address in 1902 was Maple, N.D.; by 1907 he had been placed on a rural route out of Leonard. See also #3285, especially Morton's affidavit regarding the Haggart line of ownership.

3285

This is one file with #3284; and enclosed here of special interest may be the affidavit by Charles A. Morton of Fargo regarding the parties that originally owned this part of the Haggart estate.

3286

That a \$600 mortgage assumed in 1907 by absentee owners from Hooppole, Illinois when they bought SE $\frac{1}{4}$ Sec. 30, Alleghaney Township, Ransom County, N.D. paying the rest of the \$24-per acre in cash, grew to a thousand dollar mortgage that had to be foreclosed 1910, raised some question in the minds of R.C.I.A. personnel. A minister from Lisbon, Rev. Frank Belzer had solicited the prospects; and he came to Sheldon for his commission rather than have the association send it to him by mail. This was land James A. Wisner (see #1217) once sold to Jesse Rose when owned by Hubert R. Soule of Lansing, and H. M. McIntyre, these owners rented it to John and Samuel Cooper under a contract worded like transactions of an earlier day in eastern states. It fitted like an eastern saddle on a cow pony.

3287

List of 44 loans held by Levi Bemis is brought up to file condition for his son, V. E. Bemis, president of the Bank of Inkster, N.D. and represents about \$65,000. Louis Biesterfeld is one of the debtors. Two insurance companies and two savings banks have lowered the rate of interest in southeastern North Dakota in the past two years, according to the association writer.

3288

Peder J. Hoff is sued for shooting off his mouth, as we say, about R.C.I.A. to prospective Iowa clients of theirs on May 23, 1907, to the amount of \$6,400.00. A written apology and retraction to these men is signed by Mr. Hoff.

3289

F. W. Froemke 1907 made out condition of this corporation for the benefit of Bradstreet's, including statement of assets of Ed Pierce and F. W. Froemke. See also #3260.

3290

Inventory of Bordulac lands; includes pencil drawn map.

3291

This file illustrates the tenuous existence of Bordulac, N.D. W. E. Daniels and his wife Margaret Belle buy two lots in May, and according to the Bank at Valley City, are about to put up a good building, and operate a hotel; May 1907. By September of that year Mrs. Daniels writes from 342 Market Street, St. Paul, Minn., asking if R.C.I.A. has had any buyers for their property in Bordulac.

3292

The association of items in this file. One is a paper serving legal notice that she, Elva B. Hannum, would cause the arrest of anyone sponsored by the Village Board for removing the sidewalk present on the south side of property owned by her, for the purpose of replacing it with a cement sidewalk. The other

comprises her stock certificates, 1902, recording her investment in the Ransom County Immigration Association to the amount of \$5,000.00.

3293

When Wells & Dickey of Jamestown asked 15% commission for selling Coburn land this land agency stopped further consideration of a proposed land deal, 1907.

3294

Contract for some additional lots in Bordulac, N.D. was drawn up between liverymen Joseph H. Ihringer and George Schieb on the one hand, and R.C.I.A. which owned most of the townsite, before the town was platted. Payment was to be made by giving livery service as required by the association. See also 1907 in #3318.

3295

Copy of the law approved June 29, 1906 for the process of naturalization.

3296

The law firm of Pierce & Tenneson for some reason summarized a dozen or more cases for Ed Pierce in which R.C.I.A. had quieted title.

3297

F. E. Brooks (See #2430) is disappointed in his Owego Township flax crop of 1906, which was threshed in May of the following year. Hans Bratland farmed that land. Ralph Froemke's report as legman at the threshing machine is sent to the owner at Bowsmont, N.D., and is interesting in itself.

3298

This file and #3299 are one in continuing the action begun in #3235. Both William Schraven and John Vielbig by coincidence have a wife named Anna. When John writes for the two, he shows a preference for writing German in German script at that, because it "runs more quickly from" his hand. He gives his "ursach" or "reason" in one German letter, for not writing from the Bank at Oakfield, Wisconsin. Then when he feels that he might get better results in English, he makes their repeated demand for the papers in good writing style, but poor English, and spelling; and he hopes that they will not "have to keep on writing for a year jet" The Banker at Oakfield feels that they are keeping him in hot water.

3299

This file contains further papers to #3298, #3235. law firm in Fond du Lac, Wisconsin which passes on the title is Williams, Griswold & Chadbourne.

3300 Case File Abstracts

3300

At one time this file apparently contained a certificate of stock, No. #31, R.C.I.A. made out to Oscar Johnson.

3301

H. W. Tobey and Thomas Pierce figure prominently in the changeover of the First National Bank of Enderlin with assets aggregating \$107,044.05, into the First State Bank of Enderlin with gross assets of \$236,778.60 in 1907. The only new name among stockholders at this time, 1907, seems to be a certain Cora L. Osmer. One of the Froemkes becomes a cashier in the bank after the merger. Many of the same stockholders already shared in both banks before.

3302

The story about the run-away artesian well -- still running, Jan.9,1974, probably was told in many parts of the State. In this file are contained portions of correspondence concerning the claims for damages made against the village at that time: 1) Copy of contract May 2, 1906, with the North Dakota Artesian Well Company, Oakes , N.D. Also their original bid the month before. 2) Rourke, Kvello & Adams, (representing the damaged parties letters.) 3) C. G. Bangert's letters; he kibitzed. See Feb. 23, 1909 4) Ed Pierce is often out of town; but his law firm at Fargo tries to set a course of action. 5) Proposal to the aggrieved parties: J. R. Newton, Albert Newton, Joseph Larson, William Fraederich; made May 1, 1908. (There was a fifth party.) Probably J. W. Rife. 6) Names of various villagers show up as being on the village board, as the case drags on.

3303

August Ferguson bought five lots in block 7 of Borducac townsite from R.C.I.A. May 1907, for thirty dollars each.

3304

Another part of the "biggest realty deal," or of the "Livingston Farms" (see #3940) is sold in 1907. Dennis A Murphy buys a quarter for cash, just before he goes to Europe. He buys through James A. Murphy, attorney at Carrington, N.D., who receives the solicitor's commission. No discount is allowed for payment of cash in full.

3305

Some of the details of the liquidation of the Bell Mercantile Company at Enderlin, N.D., which failed and liquidated in 1907, are touched upon by documents here. R.C.I.A. writes Fred Underwood Sept. 9, 1908, that they reorganized the corporation, changed its name, still used its charter for another purpose; a question now arose as to who should pay the taxes for 1907.

3306

R.C.I.A. loses a renter through their own fault; and Barney Buckley, Buffalo, N.D. had friends who stuck with him. The file presents a good study of the instructions issued to John H. Burke, legman; the effects on him; and the results of tying up the grain of the farmer until the plowing was done. R.C.I.A. was not so prompt in paying him for all of this. Oddly enough, they had insisted upon getting one thirds share on at least some of the land if he leased it yet later they were willing to take it; yet at one/fourth. 1906-1907. (See #3310 for copy of other letters written for Bangert on March 18, 1907.)

3307

A Model L Maxwell automobile is the object garnished by W. A. Gerrish and R.C.I.A. 1907. Judge E. T. Burke releases it for the defendant, Hugh McDonald, Peerless Machine Company, Valley City, N.D.

3308

Anders M. Arntson and Robert Oeder had some dispute, but probably not enough money to pay for a trial. The suit was dismissed, the lawyers advising their clients not to get into any more trouble.

3309

The jacket and envelope in it are empty (Jan. 10, 1974) So probably the last will and testament of Patrick Pierce is contained in another file indicated on the envelope.

3310

Disagreements over a threshing rig owned together with I. E. Arntson led Anton Johnson into bankruptcy. Arntson wished to have the partnership dissolved C. G. Bangert tells Pierce & Tenneson; and he got his wish. The interests of N. B. Hannum are safeguarded. Some difficulty is experienced in contacting one of the debtors to the threshing machine partnership, who probably had moved to the vicinity of Burnstad, N.D., and that was no post office, 1907. See also #3367.

3311

An abstract of title on NE¼ Sec. 30, 136N 53W, which John M. Campbell and wife Margaret lost by sheriff's sale in 1884.

3312

C. G. Bangert foreclosed for R.C.I.A. on Barnes County land owned by a man from Lyle, Minnesota, despite the fact that he wrote on Marion, N.D. stationery in the winter of 1907 to tell them that interest was all he could pay.

3313

E. I. McCain bought six lots in Block 7, in Bordulac 1907 and the deeds were sent the same day from Sheldon for his and also for August Fergusen's. See #3303.

3314

James K. Banks makes application for two loans on two quarters of land in Greene Township, Ransom, Co., and so in this file is found information as to age and financial condition of this cashier at the First National Bang in Sheldon, N.D., 1907.

3315

In 1907 Charles Newton made an estimate on repairs that the Catholic congregation wished done in their parish church, and it included such items as kneeling benches, and an east gable, circular window.

3316

D .S. O'Neil seeks a loan to buy three lots and a house at Englevale, N.D., 1907, to be repaid at \$25.00 a month. O'Neil used Northern Pacific Railway Company stationery; a Mr. Davis of Lisbon owns the property.

3317

R.C.I.A. experienced difficulties getting E. J. Harrington's plumbers on the job in the construction of their new office building at Sheldon, N.D. At one point F. W. Froemke asks Ed Pierce to call them and read the "riot act" to them. Specifications and estimates were signed in 1906; work was completed by Nov. 1907. They connected with city water; and the building was piped for gas (presumably for lighting purposes). It

is evident that the owners knew almost as much as the plumbers at that time about the make-up of a heating system. Harrington estimated \$890.00.

3318

Peter B. Zink bought the land that surrounded the Melville, N.D. townsite; and by 1917 Peter P. Zink has become vice-president of the Bank of Melville. He was very careful about small details. On July 13, 1907, W. J. Donlin, who took care of business for R.C.I.A. out of Bordulac, was unable to process Peter Zink's papers because "... there is a funeral in town today and it will be impossible for me to get a team" This was the funeral of the father of the liveryman at Bordulac (see #3294).

3319

N. B. Hannum is in difficulty with his notes and loans. Ed Pierce spreads out his obligations between the Leona First State Bank, the Enderlin State Bank, and the Sheldon National Bank, to gain time. It is a case of enlightened self-interest as he states it in his letter to James K. Banks July 16, 1907: "we are not in position to force collection of this debt at this time" He was buying time, till they might be able to stand up for their rights. But this dispersal could serve "...until they compel us to disclose the fact that these renewal agreements, while correct as far as they go, do not go into all the details." On the other hand, N. B. Hannum was the husband of Elva B. Hannum, and it may have been Ed Pierces real intention to gain time for him to come through successfully. Elva came from the Bonines, Cassopolis, Michigan that had done so much to help Ed Pierce get started moving R.C.I.A. See also #2080, #2727 Certainly the correspondence here involves astute figuring.

3320

R.C.I.A. assigns obligations in loans to several banks, and later borrows money on short terms from larger banks, to buy back these interest producers. (It is to be kept in mind, that R.C.I.A. was constructing a new office building during this year. (#3317). (Also the year of the biggest vault deal.) This file concerns contingent liabilities, and as such is the key to #3321 through #3331.

3321

See also #3320. This is an arrangement with the banker at Fingal, N.D., C. E. Batcheller, 1907.

3322

Another arrangement to procure money for the present with a view to repurchasing a loan. See #3320, and #3321.

3323 See #3320.

3324 See #3320 and #3323.

3325 See #3320.

3326 See #3320.

3327 See #3320.

3328 See #3320.

3329 See #3320.

3330 See #3320.

3331 See #3320.

3332

The note of James Halley is renewed at the recommendation of Ed Pierce to Minnesota Loan & Trust Co., 1907.

3333

Edward Thoreson suddenly did not get his proposed land deal through with R.C.I.A. because they sold to Peter B. Zink at Melville, N.D. (See #3318, 1907)

3334

A relatively new land agent from Forest City, Iowa is interesting Manlius, Illinois persons in Alleghaney Township, Ransom County, N.D. land 1907. It is to be noted that Sections 6, 7 and part of 8 were still wild prairie at this date; and that it is the land agent who seeks to procure breaking, evidently to enhance his sales. The owner of SE $\frac{1}{4}$ Section 6 lives at Ashbury Park, New Jersey; and C. O. Heckle terms her a "close and conservative" widow. Letter from Michigan lawyer seems to be misplaced by being in this file.

3335

This is one of the "Livingston Farms" deal of 1907 that was picked up by a butcher and his wife Edyth in Geneva, Iowa, when Marc L. Stoddard was 32. He reached 40 and still owed three thousand dollars on his Foster County quarter, having experienced hail in 1908, crop failure in 1909 and 1910. So the land did not pay for itself as time went along. R.C.I.A. tried to interest a lady who depended upon advice from Judge Day of Moravia, New York, but they failed to pare down to her exact figure. Meanwhile L. B. Hanna at Washington D.C. did not care to accept this mortgage in payment for money the association owed him. So in 1916 it was assigned into the hands of the Union Central Life Insurance Company of Fargo, North Dakota, represented by Eaton & Eaton. Thomas Hanson made the hay on this quarter; see #3336. Did Lizzie Brace farm the plowed land?

3336

Correspondence on hay leases 1907 was the work of F. P. Goodman under C. G. Bangert, R.C.I.A. In their shrunken hay empire, the association deals with owners in several states, and renters from: Antler, Bordulac, Buchanan, Carrington, Elliott, Jamestown, Leonard, McCleod, Melville, Milnor, Minot, Page, and Tower City. Several Hansons are involved, including Thomas in Foster County. And in that county: P. J. Carr, George H. Balding E. E. McElroy, B. F. Musselman, and Spuel Faucett. In Stutsman County appear: Mr. Ohmer, C. A. Linden (Melville) and Howard Smith. In the Sheldon area: George Hamm, Erik Arntson, Mr. Petrich, Robett Oeder, A. G. Schreiber, William Hutchings, Fred Kiefert. Other names: R. J. Hanna, Myron Brace, Albert Anderson, A. Miller, Louis Biesterfield, W. C. Gray, A. M. Janssen. Schreiber had, "nothing but hay to pay from" Feb. 1907. The association received 10% commission for handling the hay leases. Continuation of subject in #3337.

3337

This file contains further papers relating to hay leases in 1907, a subject begun in #3336. Names of two additional towns appear: Englevale and Wade, North Dakota. Renters of hay land in Sheldon vicinity are: William Kellermann, Guy McDonald, Ivan Wiite (White?), Jacob Wigal, Jacob Kaspari, John Creswell, T. L. Wiper, Ole Olson, Frank Mark, T. J. McCully, Elling Christianson, Walter Ihme, Peter Dahl, F. A. Schmidtke, John Rhodes and Andrew Johnson. Iver Johnson and W. C. Stoddard in Leonard area. Ihringer and Scheib, Claude Sharbono in Stutsman county? Henry H. Blinski, C. A. Lundin, B. W. Anthoven, arid Edwin Rough in the Bordulac-Melville area. Louis Froemke, Gilbert Sorlein, H. Seymour, C. K. Durbin in other places.

3338

Ball, Watson & McClay make a comprehensive statement on old taxes upon Northern Pacific Land grants; June 13, 1906. William S. Duling had been induced in 1905 to buy eighty acres of the C. W. Davis estate in Shenford Township, through R.C.I.A. One year later he is working for J. N. S. Mason at Alva, Wyoming (having originated in Upland, Grant County, Indiana; at first unmarried). He worked for \$35 a month and was unable to pay; therefore he asked to sell his equity in the land to R.C. I. A. for \$375.

This probably represents \$25 under what he had paid, but he had defaulted in his payments; and therefore lost all his investment.

3339

Certificate No.13199 issued through the Devils Lake land office, to Fred A. Bishop, McHenry County, N.D. for the SW¼ Section 11, 152N 80W in the year 1904, Theodore Roosevelt being president. Recorded North Dakota Vol. 184, page 431.

3340

The general expense \$17,563.98 of Northern Trust Co. for 1906 is itemized; plus a balance of expenses for January 1907. Two interesting letters in addition are enclosed concerning the qualifications Ed Pierce considers important in staff members of Northern Trust Co. They are not to expect one dollar more than their salaries from the trust company. One letter makes allusion to the more than four million dollars the Woodmen keep as a cash balance in the hands of their bankers, 1907; and some plans to allocate about \$50,000.00 of that figure to North Dakota banks.

3341

R.C.I.A. in the summer of 1907 began negotiations with W. G. Crocker, publisher of Lisbon newspaper et alia for the booklet "Catalogue, North Dakota Lands," Fall 1907, F. P. Goodman doing most of the corresponding, for its banner year edition, because in 1908 the association considered itself twenty years in existence. The photograph of the Catholic Church at Sheldon was rejected, because "That is a miserable photograph of the church at Sheldon"; Crocker to Goodman, June 25, 1907. Other views favor Ransom County, but present scenes from entire North Dakota. About 5000 copies were ordered by the associate in June. The publishing company experienced special difficulty in meeting their deadlines, because of a fire in the building, and slowness of the insurance adjusters. Fourteen pictures were reproduced, the *Homemaker* receiving credit for some of them; and descriptions of farms listed with R.C.I.A. in twelve counties; also a map of Ransom County, and combination of parts of Foster and Stutsman. 241 farms; 19 in Ransom County.

3342

All of the documents that make up this file on Ed Pierce's interest in the Pioneer Life Insurance Company organized in Fargo 1907, the year that Ed Pierce was withdrawing from Northern Trust Company (see files on Northern Trust Co.) surely constitute source material on the beginning operations of the Insurance firm. The roster of directors includes three governors of North Dakota by 1909, and takes one all over the State. It was founded to keep North Dakota money within the State; it invested in North Dakota securities; and furnished business to banks widely scattered throughout the State. The first secretary, L. D. Corbett, left after expending \$10,000.00 of its surplus funds upon organization, Ed Pierce sought to win control through Hollister and gain greater interest on their investment; they instigated trouble over "McFadden's Bluff" (Wm. C. McFadden); and ridiculed the dreamer and theorist "Deacon Scott"; and thought L. B. Hanna and N. C. Young would kill off the venture. But no. Pierce sells \$3750 worth of shares for \$3000, 1910.

3343

As jacket says, tax receipts are here enclosed for the year 1906, of interest to four people connected with R.C.I.A.

3344

Interest coupons and receipts 1906, R.C.I.A. There occurs a good Washington-in-relief two-cent postage stamp on an envelope that came back 1906.

3345

Ed Pierce, signing himself as trustee of the Catholic Church at Sheldon, 1907, wrote to two Minneapolis companies among others approached for prices on rugs and carpets wanted in St. Mary's Church. Donaldson's (glass block) July 20, wrote "We have a very good standing screen in the size desired, panel top with English hunting scene, ..." The church must have wanted a screen to be set before the predieu used for hearing confessions; and this would hardly be an appropriate scene. Minnie Grange submitted the lowest bid for Shuneman's and E. Luger's of Fargo came within one dollar.

3346

This is an empty file. His insurance policy was sent to Frank P. Goodman in 1910.

3347

Each of Ed Pierce's banks, one in Enderlin and one in Sheldon was in position to relieve the Minot State bank of ten thousand dollars worth of warrants on hand from Ward County. Ed and R. C. Sanborn are working together to free the Minot bank from holding forty thousand in warrants, so that the cash instead might be applied to loans bringing in a higher rate of interest. Ed fathers R. C. along in his relationship with Minnesota Loan & Trust Co., and the Swedish American Bank in Minneapolis; and several mortgages are placed with the former. Hence this file provides names of five land owners northwest of Minot. The descriptions place such a heavy accent upon the farmers being German that Neal Vanberken is said to be a German 28 years of age. The others are Fred Bergman, Henry W. McAfee, Berdette W. Combs and Gertrude Holcomb, the deputy county superintendent of schools.

3348

Inventory list of loans and discounts up to August 1907 for R.C.I.A. made up under supervision of F. W. Froemke.

2249

Olaus O. Golberg sold a farm in Moore Township, Ransom County while he was in process of obtaining a loan on it from S. Edwin Day, Moravia, N.D. through Ed Pierce, 1907. The buyer is renter John Cavett. See also #3361, #3379 on John Cavett.

3350

George E. Gotsch (see #1241) keeps on having "hard luck" as he calls it; and experiences as much difficulty in meeting payments on small loans, as other borrowers have in meeting obligations on larger loans. According to this file he is in Montana 1907, writing (1906) from Lismas, having property at Desert Claw. He said a beef shipment of his in fall of 1906 was in a wreck of the Great Northern Railroad.

3351

Mathew Shea mortgaged some of his land to clear up a debt on a threshing machine. When finished, he still owed about \$155. on it. In the process, Bangert and R.C.I.A. sought only to help clear up the matter, which had to be handled through J. B. Folsom's office, where John M. Fischer had to do a lot of work for free in order to accommodate his old acquaintance Mat Shea. Mr. Shea further complicated matters by not letting papers out of his own hands.

3352

For the year 1908 R.C.I.A. has the Livingston farms on its hands, containing "a couple of thousands of unbroken prairie", and therefore the association hires a man especially for rentals. This is F. A. Wheeler, Sheldon, N.D. See also #3360:bond.

3353

Ed Pierce (#3276) had worked out a new procedure by which a town might condemn property for public purposes. He thinks Enderlin should use this method to acquire a park large enough to play baseball games on it. Fred Underwood and James Walsh come up for mention in his letters to Danielson; Tom Pierce does not seem so interested. Congressman Thomas F. Marshall reads the *Sheldon Progress* and thinks of having the city of Oakes condemn section of land that belongs to him. 1907.

3354

George W. Paige is at Billings, Montana, and uses house rent from Kate Wykoff and her husband, to pay lodge dues.

3355

The interesting story that threads through these papers is that Ed T. Breland, widower, gave a \$39.00 note to Mary Oyen, Power, N.D. in 1900. Seven years later R.C.I.A. succeeded in collecting on this and other notes. And in 1923 Mary Oyen still has not been found, though traced out to Hettinger County.

3356

Title to some land in Watson Township, Cass County, N.D. had to be doctored up a bit in 1911 when the Gilberts of the Leonard Meat market acquired it. Note: A new handwriting appears on jackets of these files with #3356; and it is not as good as that which formerly obtained.

3357

According to the letter from Lauritzen Bros. in Fergus Falls, Minn., July 13, 1906, they may have made some changes in the plans for the new office building of R.C.I.A. as developed by Hancock Brothers of Fargo.

3358

This file is empty, Jan. 23, 1974. The diagram of Sheldon may have been lifted in favor of the front of their insurance Record Book.

3359

The jacket says in effect that Roy McDonald and N. B. Hannum obtained blueprints for the Corner Block Meat Market at Sheldon. The specifications from J. W. Ross architect at Grand Forks, N. D. states that they are for store buildings to be erected by Messrs. Goodman & Grange, Fowler & Banks, and Ed Pierce. Two copies of basement plan, and two copies of floor plan of one-story stores are contained here.

3360

Simply records the renewal of Frank A. Wheeler's bond in 1908. See #3352.

3361

See #3349.

3362

Minnie Grange sold a quarter of land and lots with a house in town to Margaret Hickey; and if we may attribute error to Pierce, Tenneson & Cupler Sept. 28, 1908 in so far as they may have substituted George F. Clayton for Charles Clayton Grange, wound up that estate. The file deals mainly with the estate of Margaret Hickey in turn; and R.C.I.A. pushes the probate with cooperation from husband John Hickey, so that the property may again be in shape to sell. (Note: #3437 refers back to this file, the jacket there being empty.

3363

A prospective buyer from Jefferson, Iowa changed his mind, 1907.

3364

Lizzie Brace bought part of the Chester Davis estate to wit, 19 1/2 acres on the east side of the Sheyenne River in Shenford Township, Ransom County, N.D. Her letter to "Mr. Fromkey" from Bordulac Sept. 13, 1907, makes interesting reading.

3365

After about one year, Ed Pierce sold his \$1000 worth of stock in the Citizens Bank at Lisbon, N.D. Martin Jones was president, Neil Campbell vice-president, George C. Jacobson and H. L. Jones cashiers.

3366

Hiram F. White and wife Cora came up from Rippey, Iowa 1907, where they had been "sold" into trading property there and buying a farm in Shenford Township, Ransom County, Joseph Lampmann and Ed Pierce. The land was given a value of \$41 per acre, which afforded Lampmann \$7 commission, in return for which he took the Iowa lot. The per-acre figure is padded, it would seem. The Whites do not make much headway against their mortgages. And they bought Schenum land; see earlier filled. They buy property in Enderlin which Tom Pierce values at \$700, for five hundred more than that (unless the figures were inserted in the papers beyond reality. When the Whites turn over the house and lots in Enderlin, the lots are still valued at \$1500 by Tom Pierce, but the new owners through the insurance agent, place a value on the house alone of \$2500. The new owners were Wiper and Greene, from Sheldon. The insurance company allowed a value of \$1500.

3367

See#3310. Here collection of bills receivable by the partnership in threshing is recorded; and these matters come up again when Johnson goes through bankruptcy.

3368

A minister at Dodgeville, Wisconsin is referred to as representing a "company" by R.C.I.A., to whom he wishes to sell about seven sections west of the James River in LaMoure County; 1907.

3369

(Note: The Mougey houses of 1970 stand at the outskirts of Sheldon, N.D.: two houses and one barn. Frank Mougey died in the 1960s; and "Jack" or John Mougey operated both places after that, though Mrs. Frank Mougey continued to live in the house near the barn. Some kind of understanding has been reached. Occasionally reference was made to the matter contained in this file.) The last will and testament of Frank Mougey was made in 1907. For identification see #1579, #3096. A bit of opposition between C. G. Bargert and Tenneson Pierce & Cupler developed in the proceedings to probate this will March 9, 1908. Bangert notes a "bit of an undercurrent in this matter" among the Mougeys, which later is called a family quarrel. He speaks of Frank and John as "peculiar" January 29, 1909; and finally both sides in the law firm decide to let them "scrap it out" and to adhere strictly to the terms of the will. However the Fargo division procures a break for the two girls in the homestead, because they pay out their inheritance in cash.

3370

Louis Biesterfield-Levi Bemis continued; see #3287.

3371

R.C.I.A. required Ralph Thompson, Anselm, N.D. to come up with some money on his notes. From an eighty-seven dollar threshing on Buchner land in Shenford Township he received twenty eight dollars net to him, 1907.

3372

Julius H., one of the four Seelig brothers living with their parents, but having farms of their own, is a "thrifty German" in 1905, 24 years old, and borrows \$1100. This debt grows up to \$2000 by 1910. He desires an extension of the loan but for only six months, which everyone seems loath to do. Two men from Travelers Insurance Company visit Fargo to inspect new territory (1907); and Hollister March 22, 1911 says he had to assure this company absolutely that the loan would be taken up at this time, "...and I would not care to take up any proposition with them again, except for a long term renewal."

3373

This file links together Golberg-BrookbankRev. Summerbell, and Ohio and Iowa, plus Dr. M. M. Evans who relieved the minister of NW¹/₄ Section 9 145N 66W, Foster County, 1907. See also #3001.

3374

Sarah, wife of William E. Guy, wrote to trustees of the Chester H. Davis estate, under the guidance of Ed Pierce and through Ball, Watson, etc., law firm 1907, concerning eighty acres of the SE¹/₄ Section 13, 135N 54W, Shenford Township, 1907, on the purchase of which they had not made much progress in twelve years.

3375

The law firm of attorneys C. W. Davis, E. M. Warren and W. H. Hutchinson, LaMoure, N.D. have some case on hand relative to the once Newman farm (see#2144), and they make inquiry of William Froemke, Sheldon, N.D. And he in turn gets information on how much money was paid Christian Staeger on the LaMoure County land from a Mrs. Henschel and his mother Mary Froemke at Rosthern, Canada. See also #3444.

3376

When the First National Bank at Enderlin consolidated with the Enderlin State Bank in 1906, Ed Pierce personally guaranteed Henry W. Tobey a salary of \$2000 the first year, if the undivided profits would not bring it up to that figure from the \$1,500 regularly allotted him. Tobey bought a house and lot, and 1907 asked for the additional amount. Nov. 24, 1908 Ed Pierce writes his brother Tom: "The contingencies which might have existed at the time of the consolidation ought to be far enough out of the way now so as to have no. . . influence in framing up your organization." By August 1909 Tobey had sold his property to H. H. Rice, a conductor living in Enderlin. His mortgage is taken over by John W. Glassford, Long Beach, California in 1912. A 1910 copy of the insurance policy with The Liverpool & London & Globe Stock Company is contained here. Glassford gets his money 1919; and speaks of "War! War!"

3377

This is the case of the Corpse whose blood ran uphill. Homicide was charged against the uncle for his nephew's body being found with a bullet through the lung. The uncle operated store business in Fort Ransom, N.D. for years, and for some years in Englevale as well. The nephew participated around town with other young fellows in their twenties, in a poker game ring that imported booze from the outside, and often played in John Simmon's harness shop. One of the witnesses still dwelt mentally in Minnesota, having come from Pequot Lakes, for under cross examination he spoke of taking a paper to "Brainerd when he meant Lisbon. The file is made up of a record of the preliminary hearing, which moved the homicide case to District Court, and the letters Ed Pierce wrote to obtain ammunition against the reputation of the detective who had pinned the guilt on the uncle.

3378

R.C.I.A. did not think the editor of the *Ransom County Independent* at Enderlin, N.D., Thomas L. Longley (and his wife Leah) was either a farmer, a realtor, or had money enough to invest in this land deal; and were really opposed to going through with the business brought to them by their Enderlin

solicitor (besides Golberg) Larson, 1906. The E½ of E½, Section 2, Shenford Township, Ransom County, N.D. was unbroken (And as I recall, is hilly.) was not put to flax as Longley had had in mind to do. A piano, which he eventually retained, went by way of commission to Larson, in the down payment; and Mrs. Longley visited the office of R.C.I.A. several times when she and her husband could not make the first fall payment as a result of not having reaped a crop. Longley soon finds that emotional language in the editorial style of the day avails not to change the hard facts of life. Bangert tells the Iowa owner, an M.D., to write C. G. saying he needs the money to go to school. He does so write.

3379

The deal for Walsh land in Moore Township, Ransom County, N.D., 1907, involved a trade for Morton County land that could be reached only by team. C. E. Cavett (see #3349) is a relative of the Illinois owner of Morton County land who wishes to buy in Moore Township

3380

One land agent at Lisbon, John Mueller, requests R.C.I.A. for an extension of loan on Alleghaney Township land for another land agent in Norwood, Minnesota, who is a member of a realty company there, 1907.

3381

In 1907 Albert E. Larson, 41 year old Scandinavian makes application for eight hundred dollar loan on farm in Liberty Township, Ransom County, N.D. Wife is Karn. See also #3411.

3382

It is a record here of the indebtedness of Thomas Anderson, Coburn Township, Ransom Co., N.D. from 1902 through 1911.

3383

A bit of jockeying between R.C.I.A. and Deck & Ofstad of Hawarden, South Dakota occurs in correspondence concerning a parcel of land in Lincoln County. Sauders wants to sell this, in order to buy Coburn Township, Ransom County, N.D. land, 1907.

3384

This file contains the 1907 balance of checks and accounts from Bordulac, N.D. (Foster County), concerning the "Livingston" farms of that year. It is perhaps one of files yielding, most prolifically, names a men who merely worked on those farms as laborers, especially in shocking the grain. (For example, I found there Flen Fletcher, whom I knew in the 1950s as fanning near Galesburg, N.D. and a member of Page Catholic parish. The Gus Anderson seems suspiciously to be another, now a farm machine dealer for International in Page, N.D.) Some of the workers were obviously Sheldon youths; some were farmers in the Bordulac area.

3385

This file yields papers on a special account of R.C.I.A. with the Farmers Land Company of Fargo, N.D., which is Akin and Babcock; and land in several counties. A separate envelope was placed into this file marked Guyer file; but both inside and outside it, we find papers also pertaining to Fred G. Scherrer, Frank Lynch Land Company of Casselton, John Walters, R. J. Jones, William and Eunice Robson. Most papers contained refer to land in the extreme northeast section of Ransom County, and the most extreme northwest section of Richland County. And it brings matters through until 1911. From the court decision we can document the fact that the Colean Manufacturing Company was a North Dakota corporation. See also: #3397-3398; #3424; #3429-3430; #3439.

3386

Papers here and in #3385, grew out of a forty-five thousand dollar deal, in which the R.C.I.A. man, F. W. Froemke, was rooked out of \$47.50, 1908-1909. It is a correspondence battle between three land agencies with much experience, over this amount. Frank Lynch (see earlier files), Casselton since 1882, manipulated mortgages in Sargent and Richland counties by John R. Sargett, not making an assignment begun in 1901, and succeeded in preventing the loss being charged against his wife Georgia. George E. Manbeck buyer from Van Meter, Iowa, saw he need not accept the loss even though the Lynch office had failed to properly mention it. He was it a company that sold lands in the Pecos Valley, New Mexico; and he traded store properties to R.C.I.A. which J. C. Harper from Enderlin, N.D. declared the "cleanest stock." By 1910 Pierce-Tenneson & Cupler declined to take the controversial matter into court. These three land agencies suffered from Akin's transactions, also #3529

3387

The Atlantic Elevator Company buys property at Bordulac in 1907. Mr. Beattie of Enderlin sent there.

3388

Herman Oehlke, one of the wealthiest farmers in the Enderlin vicinity, had suffered a broken arm in 1907 and could not make a very good signature. He owned 3200 acres of land, mainly in Cass County, N.D., and was taking over the John A. Asheim (see #1574-1575) loan in Liberty Township. He was 36 at the time, When Elizabeth Oehkle was paying on this loan in the 1920s, she drew the ire of R.C.I.A., Nov. 22, 1924, in a letter wherein the writer complained that farmers pay no attention to interest past due.

3389

Myrcan and Lizzie Brace needed to be accommodated by R.C.I.A. who helped them procure an extension of a loan in 1908 by Paul Froemke investing in the Brace "Paper." In 1907 the Braces had induced Gus Magnusen of Lisbon, N.D. to loan on the chattel mortgage they could give.

3390

Henry Hanson had traded his heavily mortgaged farm in Liberty Township, Ransom County, N.D. for two small houses on a patch of land in Enderlin, receiving rent from the same. He had to hire a housekeeper in order to care for his invalid daughter for he was a widower, about sixty-six years of age. A misplaced question mark appears in Reuben Beard's affidavit; which apparently went unnoticed. The pension was raised to \$30 a month, through the efforts of the congressman.

3391

Herman Jana in Pontiac Township, Cass County, N.D. has his mortgage carried by various outside people. Of special interest are the two letters between Ed Pierce and S. R. Raymond October 10 and 14, 1908, in regard to banking insurance.

3392

In 1915 correspondence regarding the county seat for records on land in Sec. 28, 148N 84W shows some uncertainty; whether it should be Washburn in McLean County or Garrison (in Stevenson County, then). Mrs. Fannie Little first held the mortgage after the Caldwell land was sold; then this assignment was shifted to a woman in Ellendale, Minnesota. Oscar Olson first held this land; then it was sold to O. O. Golberg of Enderlin, who in turn sold it; but not before he grew hot under the collar because the papers could not be found, jeopardizing his deal.

3393

Mrs. Wilhelina Seelig asked for and received a copy of her will, and hence only the receipt and notes made in preparing the will remain in the file. Her daughter Emma was married to a Grobe; and Minnie to a Tetzlaff.

3394

See also #3395. Beginning with the month of February, the trial balance sheets for the year 1902 are here enclosed; along with a copy of Ed Pierce's notations as to what should be done on various items of account, and which he made in September 1902. (Most of these accounts came up in the files for that year, in earlier numbers.)

3395

See also #3394. These two files furnish clues as to what can be found in the earlier files, namely those for the years 1902-1903. This file contains trial balance sheets for the months during the year of 1903; a trial balance sheet probably from Pierce-Tennessee, and duplicate copies of an inventory; and what is perhaps most interesting, the diary of T. H. Richardson March 3 through May 9, 1903, written about his work at the office.

3396

The new store building at Enderlin, which housed the Bell Mercantile Company (a corporation registered at Bismarck, N.D.), became incorporated with other properties in 1907, locally known as the Enderlin Realty Company. These additional stores included the Peter Berg, Harper and Herman Shirley buildings. Somewhere on these lots, J. C. Clausen, W. H. Reed, Kron & Gerrish operated in 1907; and in 1910 we find the new named of H. L. Rockwood. The three largest stockholders are Ed Pierce, Elva B. Hannum and Margaret Pierce. In 1907 they realize about 6 per cent dividend upon their investment. In 1908 Ed Pierce begins to ride Henry W. Tobey on his management of affair in the Enderlin Realty Company. May 8 he writes: "After spending five or six thousand dollars for Harper and Berg during the past year, the least they can do is to let us get our rent and coal money back." He is inclined to let Harper go as a tenant, and so is Bangert, unless he keeps up his rent. The post office seems to be returning only 3% on their investment. Figures are coded. See letter Dec. 30, 1908.

3397

(Loose papers, annex file torn.) F. W. Froemke took in Van Meter, Iowa property, (see #3385-3386) in a large land deal that involved many persons, and perhaps began when a prospective client from Chariton, Iowa was unable to go through with the purchase of a quarter of land in Greene Township, Ransom County, N.D. 1906. The letters of H. R. J. Johnston, DeSoto, Iowa., a sick man, are interesting. He does a short, beautiful print job in September 26, 1906; and sends a hayburner August 19, 1908 loaded with phrases used in controversial language of the time. R. W. Martin, who along with Johnston and D. M. Gentry bought into the Iowa deal, pay seventeen notes on a monthly basis, with regularity. But they are obstinate in handling abstracts, and a great deal of correspondence occurred in 1908 between them and R.C.I.A. In this matter H. R. Martin Co. appears to have been the origin of the trouble. (See also #3385-3386, and #3397) This file includes further papers on the forty-five thousand dollar deal. In the fall of 1908 Ed Pierce increasingly takes a hand in matters and brings them to a conclusion January 1909. See also #3424.

3398

Correspondence from the North Dakota Bankers Association in November 1907, written by W. C. Macfadden secretary and C. E. Batcheller, president, records that the bankers association asked the North Dakota Board of University and School Lands to accommodate themselves to money conditions.

3399

The Andersons from Lanyon, Iowa, through solicitor C. P. Walker, vice president of the Farmers State Bank at Paton, Iowa, bought L. B. Hanna land that had been obtained by R.C.I.A. in the Bordulac area, Foster County, N.D. 1907. C. B. Craven had to clear a lien mistakenly made against this property by some Anderson, for these buyers had always lived in Iowa. L. B. Hanna gives satisfaction of mortgage to the Andersons in 1914, when he is governor of North Dakota.

3400 Case File Abstracts

3400

Out of two farms in LaMoure County, Oscar Tieman land agent from Lyle, Minnesota, pays his by 1917. The mortgage is satisfied with a Mr. Horton in New York State In one letter, Tieman who thinks out loud when he writes, spells it this way: "I have not had anna return from Marion."

3401

A list of names is found in the files taken from Sheldon to Fargo, on cases that were closed though they had been in court.

3402

James H. Caldwell, now in Craik, Saskatchewan where he has filed for a homestead, and is in process of buying more land, sells his land holdings in Highland Township, Cass County, N.D. to Herman Freitag, through the association, 1907. Money is tight, but loosening up. A mistake occurs on loan application dated April 5, 1907; for the examiner report says Maple River (correctly) and the description by diagram reads "Sheyenne " River. Caldwell says he would like his money "...as the man I bought from keeps possession of the house till he gets his money and we are living in a cold place waiting for him to move." Caldwell shows great confidence in R.C.I.A., not requiring everything to be put down in black and white. And he was not disappointed. His property in Highland Township was insured with the Farmers County Mutual, Casselton, N.D. Edward Meilicke, pres., James Holes and L. A. Taubert vice-president., F. J. Langer, treasurer, and N. M. Young, secretary.

3403

C. C. Miller, who farmed two sections in Shenford Township 1907 decided not to take an extension of his loan from R.C.I.A., but borrowed from the bank at Breckenridge, Minnesota. His letters scrawled to Ed Pierce to stall the association, make interesting reading. Miller wintered at Benson, Minnesota.

3404

Ed Pierce bought a quarter of land in Greene Township, Ransom County, N.D., back from the Northern Trust Co., 1907.

3405

Oscar Holtgard and Knute A. Bakke, business partner at Marion, N.D. in the hardware line paid up their \$800 note one year early; so their check was sent back by R.C.I.A. Nonetheless they paid up the following year, but then it was Bakke & Tobiassen, and they had added undertaking to their hardware line.

3406

Additional legal papers pertaining to the threshing machine involvement of I. E. Arntson, and Anton Johnson noted in #3310 and #3367, appear here. C. A. Bradley and Martin C. Bjugstad come into the picture also; as do the Buffalo Pitts Company, the Minneapolis Threshing Company, and the Gaar Scott Company.

3407

Louis Froemke purchased the Hitchcock farm; and Charles and Sophronia Hitchcock satisfied a mortgage taken out against the NW¼, Section 12, Casey Township, Ransom County. N.D. in 1898, in the year 1913. They had sold this land about 1907. See also #2083. The letter of B. I. Keating to T. H. Richardson regarding the interest to be charged Charles Hitchcock 1903, is most interesting.

3408

A note in this file simply says see file #3534.

3409

Oswald Ihme received repeated increases in his army pension, being a veteran of Kenesaw, Chattanooga and Marietta under General Sherman. He died at Lisbon 1921, having lived at Sheldon until 1922. (Lisbon enjoys the location of the State Soldiers' Home.) The file includes the certificate of pension, and information concerning Dr. Aylen at Missoula, Montana.

3410

An interesting catalogue contract from Deere & Webber to N. B. Hannum, 1905, lists many names of farm implements. The goods were consigned upon the guarantee of Nathan Hannums wife, Elva B. Hannum (who worked in R.C.I. A. office, and owned stock in it; see previous files on Bonines, of Cassopolis, Mich.) The indebtedness from which Nathan never extricated himself began with a \$1560 note in 1900. According to earlier files, at that time he had various encumbered parcels of land and property, not mentioned here.) Beginning with 1907 Hannum was making agreements with his creditors; by 1910 Elva according to her letter to Pierce felt she could help out no longer. It gave her cold chills. Trustees had been appointed merely to oversee his operations; but now Nathan was willing to accept a way out. Fifty cents on the dollar was realized by most creditors. Ed Pierce thought Taylor and the Farmers Elevator Co. were of Sheldon were sufficient to handle hardware business of the little town of Sheldon; but M. C. Dworschak brought in rent monthly on the buildings.

3411

Albert E. Larson and wife Karn matters brought up the date of April 12, 1943, Liberty Township, Ransom County, N.D. See also #3381.

3412

The affairs of Jacob Wigal and Alice his wife on Section 13, Greene Township, Ransom County, N.D. have come up in previous files. Here it is shown that the last payment on his mortgage was made in 1922 when Jacob was living in Osakis, Minnesota, and was 77 years old.

3413

This is a three-way deal, involving Gottlieb Geske and his wife Tillie, R.C.I.A., and a buyer from Gowrie, Iowa, Robert A Johnson. The Geske's paid him off in 1913. In 1907 "Professor" C. E. Cavett (head of the school at Sheldon, N.D.) received commission money for selling the Geske loan to the man from Iowa. The southwest quarter of Section 2, 135N 55W was pre-empted by Charles Ego in 1883, and the SE $\frac{1}{4}$ was homesteaded by Johanes J. Hofland in 1900.

3414

Jacob Kaspari through legal action of R.C.I.A. forces Charles Hitchcock, Lisbon, N.D. to make payment 1907 of a note eleven years old.

3415

Christine Krantz and her two sons are recommended for a loan from M. L. & T. Co., by G. G. Bangert with this comment: that they are "the best farmers in the county," Liberty Township, Ransom County, N.D.

3416

This is one file with #3417 and #3418. This file refers to the section in which occurs the townsite of Bordulac, N.D. This Foster County land was sold to John W. Pence in 1882 by the Northern Pacific Railroad Company. Pence paid \$115, 900.00 for his total buy; and Carrington Casey Land Company five

days later paid Pence \$178,380.00 for the same purchase (a margin of sixty-three thousand dollars). The buyers sold to L. B. Hanna twenty five years later for \$196, 600.00, (a margin of \$18,000.00.) And six months later, L. B. Hanna sold to R.C.I.A. for \$213,396.87 (a similar margin, namely seventeen thousand). 10,615.87 acres were involved when R.C.I.A. bought from Hanna; and this again is the "biggest real estate deal" mentioned in #3335. Sarah Howell, a single woman, speculated in several parcels of this land; and in December 1912 there is a letter from Newell N. Powell, president of the First National Bank, White Rock, South Dakota. R. C. I. A. paid up this by 1911. See also #3435

3417

See also #3435. This is one file with #3416 and #3418. Further correspondence concerning the biggest realty deal (see #3335) shows that L. B. Hanna bought those lands and premises commonly known as the Livingston Farms in 1906 from Carrington & Casey Land Company for \$320,000.00. Since this included 13,160 acres, the price came to something over \$24 an acre; however all property on these lands was included, even a grain elevator. R.C.I.A. bought a little over ten thousand of these acres early in 1907, and by June of that year estimated that they had paid up to \$60,000.00 in cash. Other correspondence would indicate that this figure should be taken conservatively. Some years the association found it easy to meet their payments, paying three months early in 1908; while other years they found it difficult: poor crop in 1910 plus payments on Florida lands had to be met. In 1907 they had taken \$25,000.00 crop mortgage on 9360 acres of grain on the Livingston Farms. Final payment Nov. 2, 1911 was \$36,027.92 Many Hanna letters are in the file; and personal worth of Ed Pierce and F. W. Froemke.

3418

This is one file with #3416 and #3417. Of more informative contents is the Quit Claim deed dated May 27, 1907; and the notebook and loose sheets of the Tenth North Dakota Legislative Assembly recounting an examination made of these farms. The paper used, would suggest Ed Pierce himself examined these Foster County lands. The deed brings to light more names, especially from the Bordulac townsite which is on their land: Charles M. Porter, John L. Wilson, Ole Knudson, Lake George School District No. #4, Charles F. Hansch, Salzer Lumber Co., E. A. Roach, James Wilson, John W. Shearer, Sarah J. Wilson, Henry J. Shaw, W. H. Sutherland, Martin Scheib, August Zink, Rt. Rev. John Shanley. The notebook refers to farmers in the area, with maps of some farms, and yield these names: T. D. Lewis, rich man of the county, J. W. Murphy, R. J. Boyle, Jos. Ihringer, J. A. Graham, D. S. Newman, Gust Zuick, F. P. DeBoldt, Pete Peterson, Martha Morris, John Ferguson, L. C. DeBoldt, Rud Schroeder, C. McCrary, Mike Shiele, Jul Kleb, Price Morris, Myron Miller, Joe Sheehy, well fixed, Hy Bohlum, William Hussey, John Rodges, E Letner, Catholic.

3419

This file is missing, as of Feb. 22, 1974. Apparently this file became misplaced, and was found following #3629, where I replaced it July 11, 1974. It contains correspondence on the Livingston Farms between the association and L. B. Hanna, 1907-1909.

3420

James K. Banks took over the farm mortgage near Warner, Alberta, Canada, 1907, which Peter Beg, merchant at Enderlin, N.D. heavily mortgaged. Banks is addressed at Daytona, Florida that winter.

3421

Daniel Cornwell had sold his farm to Nicolai Arntson 1901, and received payment in full from him in 1908. The association arranged for Levi Bemis to make a \$2500 loan to make this possible; the Rev. Plato T. Jones receding from action.

3422

A bit of the money squeeze in 1907 may be the background of William H. Manning's check that bounced in December. In 1905 this loan had been assigned to Mrs. Sarah A. Bonine, to whom loans generally considered good were customarily given. In 1907 W. H. Manning and his wife are at Daytona Beach, Florida, and also several building in Sheldon are owned by them. Manning writes on stationery of the Sheldon Garage, paper that he must have taken with him. But James K. Banks fails to collect store rent for him, and the check bounces that would have been made good by the rent. In fact, by May of 1908, A. S. Taylor and J. W. Doty have not paid rent on their respective store buildings. Manning also owns lots 10, 11, 12, 13, 14 of Block 20, Sheldon, N.D. (According to verbal information, the garage was situated on the last two. Feb. 27, 1974).

3423

This might be called the Iowa weatherstrip file.

3424

See also #3386 and #3387, #3397 and #3398) The forty-five thousand dollar deal made by F. W. Froemke and which involved trading North Dakota and Iowa properties (in Van Meter). H. R. Johnson continues letters here in 1908 that evidence recovery from his illness; his letters March 30, 1908 to Froemke and Bangert reveal a familiarity with the Sacred Scriptures, and also that he is aware of conflict with Biblical principles and business principles. Henry Evans from Iowa, who becomes absentee owner of an Owego Township half section is divorced from his wife, and is dead by 1911. Johnson seems to be well aware of the value of land in the sand delta, area. The Congregational Church Building Society of New York City had once owned the land that became "Evans Land." E. C. Evanson rented the land in Owego Township that Evan owned. See also: #3385-3386, and #3397-3398.

3425

Joseph H. Lampman, customer, came up from Grand Junction, Iowa 1908 to Foster County land. And in 1913 the Farmers and Merchants Bank at Jamestown took over his indebtedness. He had paid very little on his principal. J. W. Wampler had advertised as breeder of thoroughbred Shorthorn cattle, Poland China hogs and Plymouth Rock chickens in Iowa. After moving to N.D. he complained about the repairs to the farm buildings promised by the association; until Ralph Froemke wrote headquarters what had actually been done. He cried to Lampman and others to help save his farm and home; but the association thought that if he had stayed at home and farmed instead of buying a threshing machine with which he was gone late, he might have done better. These letters give a view of both sides of the story of hardships in farming in North Dakota. The Florida Fruitlands buy is mentioned in a letter Oct. 18, 1910.

3426

Two parcels of land were obtained by James Halley and wife Mary in Greene Township. One was the preemption gained and mortgaged by Jacob Gram and wife Jane, 1880; the other was Coburn land which Marshall B. Green lost in sheriff's sale, bought by John Burgess then by Halley. Lunoe & Twito from Lake Mills, Iowa bought and mortgage the both quarters in 1902, and then sold to a traveling salesman from Illinois, in the druggists' line, who ended up in Nebraska. Mr. White, special agent for the Gull River Lumber Company, got into the act. R.C.I.A. became short-circuited in arranging for extension of the various loans, when Minnesota Loan & Trust Company had to turn down half of the amount because of the tight money situation in 1907. Hollister's letter concerning the "big fellows", July 18, 1910, is interesting. In 1912 C. G. Bangert is no longer with R.C.I.A., but the Enderlin Investment Company and Fred Underwood, and correspondence indicates bad blood between himself and Ed Pierce.

3427

The NW¼ Section 12, 138N 56W, Barnes County, N.D., address Fingal, exchanged ownerships many times; this last time to a man of means, unmarried., A. J. Vender Heuvel who was to sail for Europe "next week." Other owners that had figured previously: W. J. Loomis and wife Hattie; Nils Haugland who

traded for land in LaMoure County; C. E. Batcheller, banker at Fingal; R.C.I.A.; Heber E. Palmer (to H. C. Fletcher); Elizabeth Stewart; John M. Wurzer; and a number of absentee owners. Among the latter was John D. Carroll resident in North Dakota since 1881, of Foster County, and Gustus H. Marelins who had deeded this land to Elizabeth Stewart in 1882. Heuvel paid his mortgage seven years ahead of time by aid of the O'Connor Realty Co. of Renville, Minnesota.

3428

According to penciled note inside jacket, the personal papers of H. A. Oldham were sent to Lemars, March 22, 1908.

3429

This is one file with ##3430. The store owner in Winterset, Iowa who traded for two quarters of land in North Dakota, writes from Gifford, Idaho 1911. This is part of the forty five thousand dollar deal; see #3385-3386, #3397-3398 and others. In this file the reader can find some of the correspondence and exchange of telegrams by F. W. Froemke with the home office.

3430

This is one file with #3429; and refers to a forty five thousand dollar deal made by F. T. Froemke; this file contains more papers. In these it becomes more evident that over a period of five years R.C.I.A. seems to be paying little attention to a request from the former storekeeper from Iowa to sell the land in North Dakota which he had accepted as part payment for his property down there. His spelling has not improved either; and he uses paper very frugally.

3431

R.C.I.A. used the savings account at the Enderlin State Bank of Mrs. Ed Pierce in 1907 as collateral, in order to handle a loan to Rudolph Altman on half section in Casey Township, Ransom County that had a Lutheran church on one acre of it. Rudolph is 32 in 1907 and his wife Susan is four years younger. He becomes excited over the legal notices he receives from the association. With the help of the Lord he dreams of making a big payment that "next year". In a period of seven years, his progress seems to have been slow.

3432

It would appear Peter J. Hoff took over a second mortgage on Shenford Township quarter of land 1908, which would otherwise have been foreclosed for its second mortgage.

3433

Olaus O. Golberg of Enderlin backed out of his application for a loan of \$4000 in 1908.

3434

Two men file for final proof of homestead in 1907, and each has allowed legal obstacles to arise. Jacob Matti had filed his intention to become a citizen, but had not completed the naturalization process. I. E. Arntson, also of Owego Township –(see #3310, and others) habitually farmed land across the Sheyenne River, thus making necessary an absence from his claim which his enemy and former partner in a threshing rig registered against him. Arntson paid his debts; and was county auditor in 1910, at Lisbon, N.D. In 1910 Arntson was behind on payment of attorneys' fees to Pierce-Tenneson.

3435

Several plats of Bordulac, North Dakota are here enclosed, including an unofficial one which furnishes much information, and an early one by Soo Line Railroad Co. in 1893. With this is considerable correspondence concerning these plats with George Conn, the surveyor from Jamestown who knew "Mr. Casey." See also #3416 concerning L. B. Hanna elevator; and #3417, the Salzer Lumber Co. buildings.

3436

1907 tax receipts for R.C.I.A.

3437

Estate of Margaret Hickey: see file #3362.

3438

See also #2250 on George H. Sult and wife Mary, who bought the section of land just north of the State capitol in the next township, 1911 and 1912. They are addressed at Marmarth, N.D.; but at the time of this purchase they were at Dows, Iowa.

3439

A quarter section in Liberty Township, Ransom County, N.D. which Albert E. Larson rented, and once owned by Delia Breen from Hazel Green, Wisconsin is sold to an Iowa party who keeps changing his mind about coming up to Dakota to farm and not coming, 1907-1908. His contract contained the wise provision that in case of total crop failure, all payments would be deferred by one year. F. W. Froemke is wheeling and dealing in Iowa and Wisconsin at the same time as, and partly resulting from, the \$45,000 deal (see #3385-3386, #3397-3398; #3429-3330), and the correspondence between Froemke, Ed Pierce and Bangert illustrate how R.C.I.A. worked when on the move. The vice president of the Farmers Bank in Paton received commission; and he was soliciting for the Foster County lands, especially the Bordulac area. C. W. Redmon comes up as justice of peace for Mapleton Township, Cass County, N.D. in territorial days.

3440

Many of the papers in this copious file concern small details such as payment of taxes and insurance premiums. Interesting parcels of land come up in loans made here. David R. Alden, unmarried, owned SE $\frac{1}{4}$ Section 31, 143N 65W, when he died and his father became sole heir; David died July 22, 1882. This is southwest of Edmunds, in Stutsman County. Part of the Livingston farms is sold to John Syvertson in 1907, who is vice-president of the bank of Finley, N.D., 1913. The Syvertson brothers, John, C. G. and A. were in the dry goods business at Courtney, N.D. in 1907. Oscar F. Cummings provided most of the excitement. In general merchandise and undertaking at Finley, N.D., he was extended in land speculation in North Dakota, Canada and California. Having earlier sold a farm with good buildings to Henry Devlin at Sherbrooke, N.D., his interest there was sold in 1913 to John W. Stansbury; and we obtain some papers from officials when that was county seat of Steele County map in this file. Oscar was probably connected with Dwight & Finley Land Co.

3441

Report on personal property sale of Louis Howell, February 21, 1908.

3442

The Grindberg loan was taken over by the First State Bank at Sawyer, N.D. 1908, on SE $\frac{1}{4}$ Section 9, 154N 81W.

3343

Mrs. Maggie M. Piper sale Feb. 26, 1908.

3444

The old watering place on the Sheyenne River left by Janet Goodman to Helmuth Schultz 1889 (see #1568) becomes the cause of litigation 1906-1908. See also #3375; #3007.

3445

Alexander Fender bought his quarter in Greene Township, Ransom County from Alonzo Rudd in 1896; and two years later his wife Florence died. He made his final payment to Rudd in 1908; by borrowing money; is making headway, but still in debt 1912. County officials at Lisbon made an error on taxes 1905 and 1906.

3446

Julius Petrich bought eighty acres from Frank R. Shaw in Coburn Township, Ransom County, N.D. 1907.

3447

Bernard L. Buss and wife Augusta, formerly living in a German settlement near Leonard, N.D. moved to Shenford Township in 1905 in order to be near his brother in Ransom County; their location was within three to five miles from a German Church, and two miles from a Norwegian church (all Lutheran.). Here he bought more land, and paid his mortgages by 1909.

3448 Missing March 20, 1974.

3449 Missing March.20, 1974.

3450

Several people appear to have sold personal property at the same auction Mar. 11, 1908: James Hale, Wesley Rife, Adam Breaw and T. Shafer.

3451

Papers in this file were sent to Oscar Johnson at Fargo, Nov. 15, 1910; and apparently pertain to insurance.

3452

Julian A. Norde, widow, takes out a loan in 1908.

3453

Interest coupons and receipts for 1907.

3454

Frank Koehler, who according to earlier files, had a harness shop in Sheldon, took out a loan on land in Casey Township, Ransom County, N.D. 1908.

3455

A former Sheldonite and his wife operated a store in Medberry, N.D., 1908 that handled dry goods, groceries hardware and general merchandise. This was William Sorenson and the former Emily Pravitz. They sold three lots and house to Mrs. Magpie M. Piper.

3456

A list sent out by R.C.I.A. indicates that in the forthcoming files we shall be dealing with fifteen separate farm contracts relating to the Livingston Farms in Foster County, N.D., and the "biggest real estate deal" (see #3335), from the year 1907. These are crop leases. This file receipts the expenses of Charles Buckley and A. Hiatt of Bordulac but now addressed at Pingree. Among others, L. B. Hanna is selling seed to these two from his elevator at Bordulac. Bangert keeps a close watch on their operations through the R.C.I.A. man at Bordulac, W. J. Donlin. A. H. Wentland, cashier, represents the bank at that village. Buckley is literate, but a poor speller.

3457

This file includes papers on the land Julius Petrick, Sheldon, N.D. rented from an owner in Cannon Falls, Minnesota. The land was straight east of Sheldon, in Coburn Township, Ransom County; 1907. Reference is also made to his contract or lease, pertaining to #3491. Jacob Kaspari signs threshing voucher.

3458

Two renters receive orders to acquire seed, 1907: T. J. Reis and Thomas Black.

3459

R.C.I.A. oversees the renting from an Iowa owner by Fred A. Schmidtke; 1907 .

3460

R.C.I.A. oversees hay rent on quarter of land in Coburn Township, Ransom County, N.D. for Iowa owner, and realizes \$7.50 profit from Frank Mark, Sheldon, N.D. 1907.

3461

See #3456.

3462

See #3456. John Maloney had this contract or lease on the Livingston farms, 1907. E. Lambrecht refers to this portion as the Casey Ranch.

3463

Missing as of March 24, 1974.

3464

Missing as of March 24, 1974.

3465

See #3456. Walter Nieland and H. E. Kollman of Kensal, N.D. are renters of this part of Livingston Farms; some seed wheat is sold them by M. Aggola, Kensal, 1907.

3466

W. J. Dorlin obtains two hay leases in Stutsman County one by M. Ohmer and the other by George Balding, 1907.

3467

See #3456. George D. Palmer (the L. B. Hanna man,) rented an entire section of the Livingston Farms from R.C.I.A. 1907.

3468

See #3456; P. C. Peterson.

3469

P. C. Bayers is with the John D. Gruber Company, dealing in grain, lumber and machinery at Antler, N.D. and owns the S¹/₂ Section 1, Greene Township, Ransom County, N.D. This land is rented by J. T. Hickey and by his son, William Hickey, both of Sheldon area.

3470

This is an interesting file on Sections 32 and 33, 137N 53W, Watson Township, Cass County, N.D., 1907. This land has been taken over by R.C.I.A. from Akin; his renters eventually buy it. The threshing

machine of George Nelson burns up oats for Thomas Wiper, and a stack of hay for Mr. Zimmerman, Chaffee, N.D. David Brown and a man named Ault do an unacceptable job of plowing, and Ed Pierce writes that the plowing is to be stopped because of the weather. He is also concerned September 28 lest liens against the Gilbert Brothers hold up shipment of the grain that was the share of the association. See also #3487.

3471

See #3456. Joseph Ihringer rents part of the Livingston Farms, and this is partly owned by speculator from Lancaster, Wisconsin, 1907.

3472

See #3456. Joseph Ihringer also farms part of the Livingston Farms with R. J. Boyle, 1907.

3473

Ihme Brothers rent from the association 1907, Shenford Township, Ransom County, N.D.

3474

Cfr, #3456. Harry Kleb, Bordulac, N.D. rented part of the Livingston Farms, 1907; and Joseph Ihringer threshed for him. Kleb was considered acceptable as renter for the following year.

3475

C. A. Lundin, Melville, N.D. takes out a hay lease with R.C.I.A.

3476

See #3456. This interesting file in the series on farm contracts with renters on the Livingston Farms 1907 contains among other documents: (1. Wells County register of deeds correspondence. (2. Renter who writes from Golden West Hotel, Bowdon. (3. Also from Hurdsfield, N.D. (Max Mulholland.). (4. Certificate of thresher in that area, C. L. Benschhof. (5. Report from leg-man R.A. Froemke, who also does carpenter work in this area for the Association. (6. In voice on carpenter work from Froemke. (7. Letter from Lyon Company Elevator, a line elevator company.

3477

See #3456. This particular file contains correspondence concerning a tenant who took on too much of the Livingston farms on mortgaged horses. A difference of opinion concerning Glen R. Mansfield sows up in the rating giving by two banks at Kensal, N.D. and that of W. J. Donlin to F. W. Froemke July 14, 1907 in which he says "...they will have to be watched closely." (This included his mother.) Only 40 acres had been plowed out of the one and three quarters sections rented originally by this man.

3478

Frank Utke sublet some land once owned by an Iowa solicitor, Joseph Lampman, in Greene Township, Ransom County. The man actually farming the land was George Adams, 1906.

3479

A 1907 hay lease on Stutsman County half-section, was made between two land agencies.

3480

Alfred Wall rented Owego Township land from R.C.I.A., 1907

3481

Only seed grain receipts for land operated by Mike Schmidtke and Froemke Brothers in Shenford Township, 1907, are in this file.

3482

The file contains only a hay lease retaining to H. Seymour in Cass County (near Tower City).

3483

R.C.I.A. in. looking after half section in Greene Township, Ransom County, N.D. 1907 for two Iowa solicitors, found that they made an error in computing the proceeds of the crop brought in by tenant Joddie Tow, Lisbon, N.D.

3484

See #3456. Michael Schieb, Bordulac.

3485

Ivan Waite rented three quarters in Greene Township from R.C.I.A. 1907, and did well. His contract called for hauling out all manure and spreading, and keeping trees and shrubs free from all weeds; both without cost to the owner.

3486

This is simply the hay lease held by T. L. Wiper in Greene Township 1907.

3487

See #3470

3488

R. J. Hanna, McLeod, N.D. held a hay lease on all Section 25 in Scoville Township, Ransom County, N.D., 1907, for \$70.00. He had to keep the fence in good repair.

3489

Ed F. Hill took out a five-year hay permit on a section of land in Cass County, still under the control of George H. Collins, but failed to renew it in the third year.

3490

This proposition to rent did not mature on the Livingston Farms, 1907, originally made through Alex Peterson, Bordulac, N.D.; and he spelled English poorly.

3491

Julius Petrick also rented a piece of Coburn Township, Ransom County, N.D. land in 1907 from an owner in Minnesota. See also #3457.

3492

T. J. McCully in 1907 took out a hay lease on the corner school section of Greene Township, Ransom County, N.D. for one quarter of land. In 1926 Mrs. Belle McCully is billed for interest on a loan against the central school section township, i.e., for a part of it.

3493

This file pertains to hay leases on the Livingston Farms, 1907.

3494

P. J. Carr rented part of the Livingston Farms, 1907. This file contains correspondence with R.C.I.A.

3495

Ole Erickson, Bordulac, N.D. rented a small tract of land from R.C.I.A. out of the Livingston Farms acreage; the association told him March 2 that they had received about fifty applications to rent as regards these lands.

3496

The owner of Shenford Township land rented by several Froemke brothers together with Mike Schmidtke, dies a week or two before harvest; and the solicitor in Iowa takes up the cause for his widow, 1907.

3497

Erich Erickson took over part of the lease that had at first been undertaken by Harrison and by Carr respectively. He had seed to sell to himself and the association. This is Livingston Farms material.

3498

This file reveals much of the story on the Livingston Farms in 1907. The firm of Hanson & Brace meant three people: Thomas Hanson, and Lizzie Brace and her husband Myron (see earlier files). Myron Brace had bill in the Lisbon-Sheldon area; and he had a "sneaking way" according to Attorney Charles O. Heckle, formerly a R.C.I.A. legman, of writing up contracts in his wife's name, in this case as Hanson & Brace. They seeded 18 quarters and creditors in the Bordulac area also looked to the association for payment. In the meantime the Hanson-Brace team ran ahead of what was coming to them; and in the final fall settlement, nothing was due them. The penciled letter of Thomas Hanson to F. W. Froemke June 29, 1907 in which he asks for more money because expenses for seeding have mounted to nearly three thousand, gives insight into his part of the developments. Also appearing in this file are: J. D. Perry, E. S. Leavenworth and E. F. Porter of Melville.

3499

Jacob W. Good makes appearance in these files, by his getting paid for work done on the farm owned by a merchant in Spirit Lake, Iowa, 1907. E. T. Christianson also works on this farm; his payment for summer following is threatened by a suit against himself by Arnston and Johnson (see earlier files); and the next month E. T. Christianson evidences some unwillingness to do fall plowing.

3500 Case File Abstracts

3500

Here is the 1907 account of Jacob Good who farmed for Northern Trust Company, in Greene Township, Ransom County N.D. See also #3499.

3501

This file contains good samples of load tickets issued at the elevators. E. E. Good does not care to rent the quarter belonging to Mrs. Delia Green, Hazel Green, Wisconsin (see earlier files) for another year.

3502

Henry Ihme farms for an absentee owner in Ottumwa, Iowa at this time; 1907, renting his land in Watson Township, Cass County, N.D.

3503

This involves another Livingston Farms renter. W. C. Harrison lived in that area; his first application is dated 1906. See also #3456.

3504

Greene Township land rented by Louis Howell from owners in Sioux Rapids, Iowa, 1907. See also #3515.

3505

The absentee owner at Rippey, Iowa wanted good seed used on his North Dakota land. Fred Kiefert seeded it; and he later was not well satisfied with the cutting and plowing done on that same land after the crop ripened, 1907.

3506

This is Livingston Farms, Section 27, 146N 65W in which both E. Lambrecht & Son of Carrington and John Maloney of Bordulac rent land 1907. In March 23 letter of F. W. Froemke to John A. Donlin, the writer urges provision for rooming men in buildings during weeding who will do work by the acre on land not rented out.

3507

R. J. Marshall obtained his 1907 hay lease of Section 1, 139N 62W, Stutsman County, through Wells & Dickey counties, land agents at Jamestown, N.D.

3508

Livingston Farms rentals: a) Price E. Morris, owned 7 quarters in the neighborhood and rented Section 31, 146N 65w as pasture or hayland for :\$135.00 for 1907. His payment did not arrive in time to prevent interest due; but F. A. Wheeler provided him for a fair deal by not charging interest, because the association had the use of \$800 worth of crop money due him which they did note pay right away. b) Walter Nieland c) H. C. Kollman.

3509

B. T. Musselman rents Livingston Farms parcel 1907; and evidently room is left in the barn for not over fifteen horses and also in the house for the men spoken of in #3506.

3510

Major Buttz rents land belonging to Mary Larson, widow, and provides a little extra for her in the sale of her wheat, through by accident. The association writer adds a postscript Nov. 11, 1907, saying: "Mrs. Larson says that everything is now satisfactory excepting that she hasn't a turkey for Thanksgiving."

3511

R. E. Ault and C. D. Brown, near Leonard, Cass County, N.D. did not make a good impression on the cashier in the First State Bank in that town; and they had trouble obtaining money for plowing they had done which W. C. Goddard considered poor. Gilbertsons had bought the land; see Earlier files. J. L. Smith, attorney at Leonard, did his correspondence in longhand.

3512

Considerable dockage was taken from the wheat threshed by H .C. Buss on Shenford land rented in 1907.

3513

Livingston Farms: hay lease of P. J. Carr, 1907.

3514

Seed grain receipt of Ferdinand Buss; 1907.

3515

John Creswell and Alexander Cook involved with land now taken over by James K. Banks in Greene Township, 1907.

3516

Henry Christman reports the proceeds of 1907 crop to owner it South Dakota.

3517

Livingston Farms: George H. Balding hay lease, 1907.

3518

This quarter in Scoville Township, Ransom County, N.D. seems to be changing renters each year, around this time.

3519

ee also #3499, #3500. E. T. Christianson actually had two of his neighbors fulfill most of his obligation to plow back land he had cropped.

3520

Missing March 31, 1974.

3521

The jacket reads that the contents refer to the personal property sale of E. W. Bacon, and there are four Kodak snapshots of Dakota-like farmsteads; young fruit trees on one of them. In the file is also found a September letter from Nils R. Tacklind , manager of the Farmers Elevator at Drayton, N.D. regarding Isadore Meskiwicz, who owes Mr. Boyle on NW¼ Section 4, 158N 51W, 1921. So this could be the same land.

3522

R. A. Froemke bought house and lot from Gust A. Froling in Sheldon. J. B. Folsom seems to have an interest in it. His letters show a map of Fargo on the reverse side, 1908.

3523 Missing as of March 31, 1974

3524 Missing as of March 31, 1974

3525

1902 tax matters of Ed Pierce.

3526

Again tax matters, this time through First National Bank of Sheldon. Correspondence on 1904 effort to buy back taxes in Wells County, N.D. is interesting.

3527

A letter from Ole O. Runnigen, Fort Ransom, seems to have become misplaced in this file. This file pertains to the blueprints and correspondence concerning the new office building of Ransom County Immigration Association at Sheldon, N.D., 1906 and 1907. Charles Newton, Sheldon, received the general contract, at \$5,420.00 for the one-story brick structure 40 x 50 feet, occupying the space between the First National Bank and the Masonic Temple (housing the post office and apartments today, 1974). Part of this ground was a lot lost through sheriff's sale by Gust R. Froling (See #862) and his wife Carrie. Charles A. Ulmer received the contract for painting, and he became quite angry over Charles Bangert's criticism of his work and charges December 12, 1900. The office received an inter-com telephone system of five phones. The file also contains an advertisement for the Fargo Incandescent Gas Machine which used gasoline as fuel for furnishing light. Blueprints placed in Maps/Blueprints Collection.

3528

Marx Kemmer was late in settling for the oats in his 1907 crop in part of Sec. 5, Shenford Township, Ransom County, N.D.

3529

In this file: 1891--preemption certificate #11870, Andro Nelson, SW¹/₄. 1902--Mortgage by George and Louisa Rathke to August Rathke; lis pendens against Katherine C. Nash by Patrick Pierce. 1906--Rent contract, S. P. Benson- George Rathke; Liberty Township. 1907--Involvement with \$45,000 deal at Van Meter, Iowa (#3386), R.C.I.A. goes to work to sell land in Section 12, Liberty Township, Ransom County to J. Henry Meyers; Joseph Lampmann's sister is dying, and he writes from Coggon, Iowa, Nov. 12, 1907. George Rathke writes from Ray, N.D. Nov. 4, 1907. 1908--Further correspondence to close the deal with J. H. Meyers, Jefferson, Iowa, who is in California part of the time, and is reputed worth \$25,000.00. 1910--Mix-up on a pump. 1913--Interest payment. 1914--Mistake in R.C.I.A. office and an anti-postage stamp stamp. 1915--Interest. 1918--Principle of \$5,000.00 still due.

3530

The Sheldon Creamery was sold to George Pirie by April 15, 1908; it had been owned by the people under the name of the Sheldon Creamery Company.

3531

The site for the St. John's Evangelical Lutheran Church at Bordulac, N.D. was one-third donated by R.C.I.A through the verbal assurance of F. W. Froemke to Ralph Froemke, 1908; and included three acres: SE Corner of NE¹/₄, Sec. 1, 145N 63W. Interesting comment on Wilson and Zink; also on method of handling money within the association.

3532

This is a story about Storey Land in Morton County, N.D. which was sold to James Walsh of Enderlin, 1903; then the Professor C. E. Cavett, Sheldon, N.D. When he sold it to R.C.I.A. he took their four

cylinder Ford automobile as part payment. They in turn sold it to a solicitor from Iowa. The file contains information about three land agencies in Mandan, N.D. See also #3654, #3781.

3533

An effort was being made to pass Senate Bill 2, 1905 which would have applied the Torrens concept in law as to transfer of title to real estate in North Dakota. This file includes: a) Pamphlet by John T. Kenney, Madison, Wisconsin, 1906 on Torrens System; German system of land transfer, etc. b) Notes apparently used by Ed Pierce in the legislature. c) Correspondence with M. R. Porter and George Hollister of the Northern Abstract Company. d) Correspondence with George Bang, Grand Forks attorney. e) Chippings George Bangs vs. M. F. Murphy, Grand Forks. The abstracters and Ed Pierce were inclined to win the battle against the act quietly.

3534

This may well be termed the FROEMKE FILE. Charles Froemke, father of F. W. Froemke, sold the home farm to several of his sons in 1894. They, among other things, gave a \$4,000.00 mortgage on it; and this mortgage was shifted against various tracts, after the boys sold the home farm. After the death of Charles, the widow, Mary, received interest annually; and F. W. wrote his mother about once a year. Meanwhile the family spread to different states and Canada. The boys avoided paying the \$4,000 during the lifetime of the mother, to save court expenses. However, she made a will also; and its terms created a mutual cloud to the will of Charles, the father. In 1910 the Froemkes came to agreement for settlement; and within three years 22 of the heirs had received their share, though F. W. sacrificed some of his for the sake of peace in the family. One minor heir was still objecting to the agreement five years after F. W.'s death. A document concerning a proposed trade of a R.C.I.A. Marmon car for a new Velie, seems misplaced. See also #3625

- 3535 Missing May 28, 1974.
- 3536 Missing May 28, 1973
- 3537 Missing May 28, 1973
- 3538 Missing May 28, 1973
- 3539 Missing May 28, 1973
- 3540 Missing May 28, 1973
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- 3548 Missing May 28, 1973
- 3549 Missing May 28, 1973
- 3550 Missing May 28, 1973

3551

William A. Scott, lawyer in Fargo, N.D. made a land deal through R.C.I.A. for the S½ Section 8, Moore Township, Ransom County, N.D. 1908 with Floyd Eastman. R.C.I.A. slipped him a Model H. Lambert automobile as part of payment. As shown by a letter from the Department of Interior, June 29, 1912, a homestead, preemption or any other form of entry had not been filed against one of these quarters. Instead, Aug. 30, 1880, George Goodyear made T.C.E. No. 4748 for SW¼ Sec. 8, and relinquished the same June 23, 1885. On that same date 1885, Herman Goodyear made T.C.E. No. 10455 for the same tract, and that he paid for the same with Military Bounty Land Warrant No. 115265 by April 18, 1893. His certificate was issued to him then and the patent on January 18, 1896.

3552

Question arose whether Matt DeVoix (DeVoy) was meeting his payments properly on a lot he had bought in 1906. It was located on a business street of Enderlin, N.D.

3553

See also #3770. Two jackets comprise file #3553. In the first are found cancelled checks accompanied by the bills paid in 1908 by M. B. De La Bere. These reveal names of local businessmen and the kind of expenses a printer might have. He also received salary as postmaster, Michael Baghot De La Bere died intestate, June 10, 1908. His sole heir was fourteen month old daughter, Frances. The second jacket contains further papers and correspondence. The gist of the tragic death of father and mother of little Frances De La Bere is brought out well by the letter of Ed Pierce to the father in England and in the letter of Ed Pierce to brother Cyril, April 15, 1908, and the newspaper clipping concerning, the death of Michael. He had been editor and owner of the *Sheldon Progress* since 1897, having worked in a bank, and before that farmed. He was buried at Lisbon, out of the Episcopal Church. His father and brother were Episcopalian priests.

3554

Daniel Lohr bought a farm in Greene Township, Ransom County, 1908, that was being rented by Ivan Waite. S. Edwin Day of the Bank of Moravia, Moravia, New York carries the land due in 1914.

3555

Frank Koehler, long the harness shop man in Sheldon sold his house and lots to Mrs. Carrie Schaefer, Sheldon, N.D. 1908, and writes from Watrous, Saskatchewan where he boasts a shelf and heavy hardware business. A letter of 1908 states that they are still an inland town, but expected to be connected to the outside world "tomorrow."

3556

In this file one finds an example of local politics involved in the appointment of postmaster for Sheldon post office 1908-1910. In addition, the Masonic and Woodmen lodges joined forces to procure the appointment of E. C. Shanks, secretary of the Masonic Lodge at Sheldon as acting postmaster; and he was to give what was left out of extra expenses, to the estate of little Frances De La Bere; see #3553. He in turn chose Lenore Eastman as assistant postmaster, and Bessie Medberry as clerk. Shanks was teller in the First National Bank. J. L. Greene had been agreed upon locally to succeed De La Bere upon completion of his term of office. But the split between Marshall and McCumber momentarily made Greene look to other sources for help. Burke was anxious to get the paper in Sheldon and the post office for his patronage. Ed Pierce held up Greene's appointment; and he did not want Greene to be certain about this. Pierce was also handicapped by being at a distance. See also #3601.

3557

R.C.I.A. catches the attention of M. Lehrer, the big man in Verona, N.D. 1908. He was also president of the State Bank of Springfield, Minnesota, and partner (with his brother-in-law) in various businesses there, shown on letterheads of his correspondence. (For further information, see my pamphlet on the 75th anniversary of St. Raphael's Catholic Church at Verona, published 1973 by Sheyenne Publishing Company, Valley City, N.D.--Rev. A.A.A. Schmirler) R.C.I.A. knew the title was marketable for NW¹/₄ Section 30, 134N 58W, Hanson Township, Ransom County, about three miles northeast of Verona, in LaMoure County. But Mike Lehrer was afraid he was buying into a lawsuit; and so he eventually passed up this bargain.

3558

R.C.I.A. had quite a bit of correspondence in obtaining title to NW¼ Section.30, 134N 58W, the farm concerned in the proceeding file. The Fargo Mercantile Co. did not really have a valid title to their two-thirds interest in the land. But they came down in price. H. O. Haakanson of Englevale, N.D. did not get in all the money he had anticipated; so he backed out of buying; Rourke from Lisbon came it too late with his offer, being anticipated by Lehrer as per last file. But Lehrer eventually declined. So the association gets the fellow off the land quickly in June. Marshall Davis of Lisbon informed F. W. Froemke that this man was "a distant relative" of his, a "rather shiftless fellow possessed of a very lame family. He has lived there for a long time without paying any rent because I didn't have the heart to put him off the place. And he realizes that when the place is sold, he is out of a free home." June 8 R.C.I.A. sells the land for one dollar to Homer Fitzsimmons and wife Julia. A Fitzsimmons had a shanty on a hill northeast corner of this section.

3559

Missing as of June 13, 1974.

3560

J. W. Doty, Sheldon, N.D. buys a piece of land in Nebraska, and then trades it for a quarter of land in Coburn Township, 1908. His client at Newbern, Iowa cannot get his wife to sign the papers; and perhaps she had more holdings than did he. See #3769 for further developments.

3561

This file is comprised of two jackets, while the contents refer to the same land deal. In 1904 George Fowler and F. W. Froemke sold Canadian holdings to a miller from Mitchell, Ontario. 1908 envelope in this file lists him as Walter Thomson & Son, Ltd. manufacturers and dealers Maple Leaf Brand, WHITE OAT FLAKES, Oatmeals, Split peas, Pot Barley, Cereal Products, Grain and Hay: London, Mitchell, Seaforth,, Ontario . He was traveling in British Columbia, California, Bermuda etc. in 1908; nevertheless money was tight on his land investments; and he sold part of it, or rather loaned from private parties who frightened R.C.I.A. by their "caveats." Some distrust arose between C. G. Bangert and lawyers in Regina, Sask., due to different procedures in legalities. Fowler's letterhead indicates that he is in partnership on the Grand Theater in Fargo at this time.

3562

Charles Urhammer (see#2315, among others) speculates in Williams County land 1908. M.J. Carr, Vice president of First State Bank at Ray, N.D. is involved; as is Henry Zink. (The Zink name came up in the files on Livingston Farms in Foster County.)

3563

By-laws of the Farmers Elevator & Mercantile Co. at Lisbon were used to set up farmers' elevator corporations at Anselm, Milnor, and Stirum, N.D. 1907-1908. This file carries further details on the elevator at Anselm, including a pencil sketch of their location, request for cinders from the railroad; and insurance and bond arrangements in which the R.C.I.A. figured. The Farmers Elevator & Mercantile Company at Lisbon had John Mueller, president; Ole Vie, vice president; S. W. Bale, secretary; F. L. Robinson, treasurer, and A. C. Cooper, manager.

3564

A poll list of perhaps 1500 names of voters in Ransom County, about 1908, gives their township, and in mailing address. Some names appear twice.

3565

See also #3553. Description of contents of the plant and its location are given in this file, containing the bill of sale by Michael De La Bere June 1, 1908 of the *Sheldon Progress* and the *Sheldon Enterprise* (one newspaper) to N. E. Mitchell for \$2500.00.

3566

The Catholic parsonage at Sheldon, N.D. was rented to Robert E. Patterson for one year, reserving two bedrooms and one sitting room all upstairs to Rev. Alex McDonald should he desire to occupy them at any time.

3567

Patrick Pierce, father of Ed Pierce, Thomas Pierce, Joanna (Pierce) Wolfe, and Charlotte (Pierce) Keating, died June 30, 1908. A newspaper clipping gives the details. This file contains his will in which he divided his estate into four equal parts. Ed in turn gave his share to the minors involved: Francis and Marie Pierce (The latter still lives at Enderlin, 1974) Byron and Paul Wolfe, Kenneth Keating. He advised Tom to keep down the total value when appraisal was made. The estate was appraised at \$10,900; they had to pay 5% for each \$1,000 value put on property by appraisers. (This law was later declared unconstitutional). In one year the total for partial distribution was up to about \$12,000. And in 1910 the resources of Patrick Pierce estate were listed at \$21,262.89. Block 2 of the original town site of Enderlin showed up eventually as property belonging to Patrick Pierce. C. G. Bangert, 1918, and his law partner tried to kick up a fuss, but at Ed's advice the Pierces and R.C.I.A. avoided friction with him.

3568

R.C.I.A. thought that they would concede an advantage to Salzer Lumber Company of Minneapolis, who was buying lots to put up a house for their agent at Bordulac, N.D. 1908. They thought after all two blocks might be sufficient for business places; and it would impress prospective land-seekers to see more buildings in town.

3569

Last will of Fritz Schildberg who was living with his niece Ella Meyer and her husband, 1908.

3570

Two minors inherited from Julius Fraederich, deceased, 1906; and by the time the inheritance was paid out they were in Straw, Montana and Strome, Albert respectively.

3571

1908 Bordulac Seed grain accounts, and tenants of R.C.I.A. on the Livingston Farms in Foster County. The home office at Sheldon is tightening slack in management proceedings.

3572

An investor from Schenectady, New York finds that the Ransom County boys play ball together. 1908.

3573

Both the person carrying the assignment of the mortgage, and Andrew Carr are dead by 1913. Correspondence shows how the assignment was made anew for this farm in Shenford Township.

3574

R. C. Sanborn and Ed Pierce incorporated themselves in Sanborn Investment Co. at Minot, 1908, taking in G. F. Sanborn, A. J. Brunner, and C. A. Johnson of Minot. In his letter to R. C. Sanborn, Dec. 9, 1908, Ed Pierce makes some interesting remarks about the faction that has thus far controlled the Board of University and School Lands, and that Commissioner Hegge was figuring on cleaning up all land sales of large acreages as far as possible before the Democrat insurgent minority took over.

3575

This file contains a copy concerning the distribution of assets of the old organization of the association made in 1905. See also: #2034, #2500, #2515.

3576

According to B. G. Tenneson's letter, in the year 1908 Ed Pierce received \$1,000 from the profits of the law firm; while he and Cupler now received over \$4000 each. Ed Pierce is admittedly receding from active participation in the firms; and correspondence during 1909 refers to balancing and paying out what the firm still owes him out of past collections.

3577

Town plat map of Enderlin – withdrawn and placed in map collection--August 1983.

3578

Miss Clara Piper writes from Clifford, Ontario in regard to the dealings she is having with Wheelock & Wheelock on a quarter in Golden Valley County, N.D., specifically SW¼ Section 29, 138N 105W. This is part of a 14,622 acre tract that the Jamestown land agency bought from the D. J. McMahon Land Company; and they had tied up quite a bit of their working capital in it, 1908.

3580

This might be termed the Bangert cloak-and-dagger bet, in which he tried to trade a quarter of land east of Anselm that had a Monserud mortgage on it, for a good substantial heavy automobile. 1908. He used two young men in St. Paul and Iowa respectively to front for him but took pains that the client should not learn they were acting for R.C.I.A. It seems that the deal did not go through.

3581

Plans were made 1908 to build a new post office at Sheldon, N.D. A. H. Laughlin sent an estimate of costs if his blocks were used in place of brick; he also added the comment that "Money payed an architect is wasted." He desired a carpenter with money as a partner in his stone plant.

3582

The second mortgage of John E. Burke, Velva, N.D. is carried from 1908 on by the Enderlin State Bank. A mistake seems to have been made in writing the name on the jacket.

3583

Alfred P. Paulson borrowed \$4,500 against a section of Barnes County land adjoined by land in LaMoure County, and paid for it in five years, with the help of the bank at Dickey, N.D.

3584

Fred C. Wall had a mortgage on Owego Township land, which was reassigned to an Iowa speculator at a handsome profit to R.C.I.A. But that investor was 65, and was not keeping up the interest to Settekorn who had in turn been assigned the mortgage; when it went into the Iowan's estate. The Northern Immigration Association of Fargo, 1911, was prepared to relieve Settekorn, but Bangert and Settekorn demurred.

3585

The file contains bills and checks and correspondence connected with the Old Settlers Picnics at Sheldon, N.D. 1908 and 1909. R.C.I.A. and Ed Pierce promoted heavily during both. Almost all the subscribers listed for 1909 again received back in services paid for.

3586

Land agents from Luverne, Minnesota are trying to sell Sec. 27, 137N 54W belonging to Gray & Campbell. The prospective clients come up here; C. G. Bangert makes two trips to Luverne; and a Mr. Froling nearly gets away with selling the land to the same parties. But Pierce, Tenneson, & Cupler are watch-dogging recordings at Cass County Courthouse.

3587

The association is still trying to work a good deal for themselves by trading a quarter of North Dakota land for an automobile; see #3580. This file refers to the White Steamer, here inspected and described in detail. It is interesting to note that the association agrees to a proposal by Leo Grande that he and the foreman of a garage in Minneapolis drive the car "overland" to Sheldon in event the deal goes through, on the premise that "... the roads are in such condition that it can be done." Unfortunately the prospective client went up to inspect the land in Shenford Township.

3588

Robert C. Sanborn thought he had sold the entire bank stock of the Minot State Bank 1908 at a good profit. Apparently Ed Pierce had some reservations; but as he mentions in his letter of Feb. 20 to Sanborn: "... You will do whatever your judgment dictates; and whatever is satisfactory to you will be to me." In addition Pierces had just returned from Nassau; were going to Havana; and finally came back to Sheldon for De La Bere in difficulty; see #3553.

3589

A land company in St. Paul wished to trade some property it owned in Mankato, Minnesota for North Dakota land and realize a good profit. But they backed away when they found experienced land dealers in the association.

3590

A case over a cow is brought into Ransom County Court by a man who has moved to Milk River, Alberta; 1908.

3591

C. J. Shaw and wife Jennie raising hogs in Gowrie, Iowa bought three quarters of land in Greene Township, Ransom County, N.D. at a time when the price of corn went up in the other state C. E. Cavette, head of the school at Sheldon, N.D., from Gowrie, Iowa, and solicitor for R.C.I.A., later superintendent of schools of Ransom County, received the commission for the sale. From 1907 till 1916 Shaw succeeded in reverse by getting to owe Ed Pierce and the association a little more than the debt with which he had begun. One of the assignees of a mortgage, who had gone to Warner, Canada (near Lethbridge) asked for his money 1911. The Shaws had acquired another quarter from Schuldt who was in Santa Barbara, California; but Mrs. Shaw balked at shifting debts onto this quarter. The Federal Farm Loan Law to be passed in 1916 did not solve this case. In 1917 part of the debt owing on the three quarters is shifted to the quarter bought from Schuldt; one of the three is sold, and a cheaper quarter acquired.

3592

Another Cavett customer of 1908 from Gowrie, Iowa, Henry Duffield and his wife Amalia, are having difficulty by the year 1911. He had bought Foster County land.

3593

Another Cavett customer from Gowrie, Iowa who bought Foster County land in 1908 is still in debt on it in 1924, though a partnership has taken a hand in the matter. This client rented out the North Dakota land but continues his own operations in Iowa.

3594

Another customer of Cavett's from Gowrie, Iowa was Graham Scott and his wife Josephine. He had lived twenty-four years on his farm before his title of ownership was questioned, and after that five more years elapsed filled with battles in court before the matter was settled in his favor. So, wrote Cavett, it is no wonder he has become cautious. The file shows a penciled ground floor plan for his one-bedroom house in Foster County in 1909, after which he moved up from Iowa. It cost \$557 at the Salzer lumber yard in Bordulac, for which they borrowed \$475. He had to reduce his land holdings from a half to one quarter. Then he needed the help of his father and mother and intervention of Ed Pierce to pull through. The last cruel letter from the association at Sheldon, was the court refusal to accept a draft May 2, 1912, because it was not made out to R.C.I.A., but to Graham Scott. Why they saw he could get money elsewhere, they treated him differently. When the Bordulac Bank loaned him money he had it made.

3595

Peder J. Hoff bought a section of land in the Neepawa district, Manitoba, Canada, 1903 and paid for it in three years. Quite a bit of stuffy delay seems to have occurred in 1908 when it took months after payment to procure the deed to the land.

3596

The mother of Alfred Kvello, attorney at Lisbon, had sold a piece of land to Jacob Wolters of Sheldon, and C. G. Bangert goes into a legal tussle over the validity of title of ownership.

3597

With the help of Ed Pierce and Dr. Patterson of Lisbon and Brown, the editor of the Edgeley paper, a fraternal insurance for Harry Medberry was continued, little Frances de la Bere (see#3553) being the beneficiary. In the administration of these monies, after the death of Medberry in 1914, Ed Pierce and others cut corners on the law. But both grandchildren benefited. The other was Irene Medberry, whose mother now was Bessie the wife of Adolph H. Lindemann. These people were in a bustling new town of Colgan, N.D. west of Flaxton, on the Soo Line. Are there are remarks on the develing town in the correspondence. See also: #3721

3598

Michle Schmidtke had written a check for his minor brother to buy land near Lethbridge, Alberta, Canada, 1908, with the thought that his father would reimburse him. But this was an error. One of the Froemke's took over the contract, but not without effort on the part of the Mason Land Company at Lethbridge to hornswoggle them into losing money, or buying a half section instead of a quarter. This file contains some checks of the Union Bank of Canada.

3599

Ransom County Immigration Association finally succeeded 1908 in trading the sandy quarter – which was not in the sand hills however – and had a Monserud mortgage on it, for an air-cooled, 4-cylinder, 5-passenger Marmon touring car, manufactured by Nordyke & Marmon Co. they bought it from a man in Minneapolis, Minnesota who was a distributor for Maxwell automobile. The association probably traded off their own Maxwell car.

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3600

The Anselm, N.D. Farmers Elevator was backed financially by the First National Bank of Sheldon and the Enderlin State Bank, 1908.

3601

See also: #1009, #3556. This file contains record of Ed Pierce's efforts in the big fight within the Republican Central Committee in Ransom county 1908. Not only did he work at obtaining proxies, he also contacted these persons who might use their influence: Hon J. Austin Regan, Fessenden; H. H. Steele Mohall; L. A. Simpson, Diskenson; Theodore Koffel, Esmond; Hon Judson LaMoure, Pembina (and Bismarck); Geo. H. Kramer, Balfour; F. A. Wheeler, Bordulac; T. D. Hughs, Bismarck; Hon Thomas F. Marshall (then at Detroit, Minn.); and a nine-page letter to L. B. Hanna, Fargo in which a blow-by-blow account is afforded; and Ed speaks of Hanna as among his real friends. Judge Gram of Sheldon has joined forces with Lisbon powers including Sandager, Heckle, and Major Buttz. A. H. Laughlin kept himself free to favor either side. Ed Pierce makes a general observation on Mr. McKenzie and his friends August 28, 1908. Ed hired Purcell & Divet, Wahpeton to apply legal tactics but James Walsh lost to Ed Lucas at Bismarck.

3602

Henry Christman, Anselm, N.D. paid off his mortgage in 1910 on land bought from Carrington Casey Land Co. in 1905 through R.C.I.A.

3603

1908 R.C.I.A. sells mortgage to S. Edwin Day, Moravia, N.Y., which it had acquired against Nicholas Rustad, Minot, N.D. through R. C. Sanborn in 1903. Rustad was then employed in Minot, and 36 years of age, Scandinavian.

3604

Ed Pierce strives to affect better financial discipline on the Enderlin State Bank where he is the largest stockholder, and James K. Banks, third largest stockholder agrees with him. He writes questioningly about borrowers at Enderlin, after receiving the examination made by F. E Shaw and F. P. Goodman; and Thomas Pierce answers the questions. But Ed is not entirely satisfied. Their correspondence affords an insight as to the reputation of various individuals around Enderlin.

3605

A land agent from Buda, Illinois buys a section of land in Billings County \$1,908.

3606

Reference is found here to the mortgage Guy L. McDonald placed on his house and barn in Sheldon 1908.

3607

Through R.C.I.A. Henry Kraft, Pontiac Township, Cass County, N.D., 1908 applied for an \$800 loan from Levi Bemis

3608

Ed Olson makes and pays small loans.

3609

Another file on old settlers reunions; see also #3297 #3585.

3610

The Larsons from Gowrie, Iowa, who bought Foster County lands from R.C.I.A. through the salesmanship of Cavett, began thinking of throwing up the land in 1912 when their indebtedness was larger than the original buying price. One of them remained to rent the land after the "cancellation" proceedings (foreclosure).

3611

This file contains mortgage bonds and correspondence 1908-1912, relative to interests of R.C.I.A. in Enderlin commercial property through the Enderlin State Bank. Eventually the Enderlin Realty Company becomes the false front representative of these interests.

3612

When Ivan Waite took over a farm in Moore Township, Ransom County, N.D. 1908, the former renters claimed a pump and hay storing equipment. For the most part this claim was false, as William Scott of Fargo wrote. Waite became discouraged when he could not make his annual payment in full in 1909, even though neighbors told him it was the best crop ever raised on the land. Early in 1910 Herman Utke bought this half section in addition to other holdings. And he wished to sell this land back to R.C.I.A., but Ed Pierce instructed that office to tell Herman it was the "wrong year" to sell land. In 1918 Herman assigned \$500 worth of second Liberty Bond issues to R.C.I.A. By 1921 Ransom County Trust Company (R.C.I.A.) no longer owned the land, and apparently neither did Utke.

3613

Sheldon studied the articles of incorporation written out the year before for the Anselm Farmers Elevator (see #3563) when they started their own in the spring of 1908 (on the lots where the Farmers Elevator stands today, 1974). C. G. Bangert was secretary of the meeting which appointed these men directors: W. J. Morris, W. C. McConnell, William Fraederich, L. Howell, N. E. Breau, Guy L. McDonald and T. L. Wiper; Daniel Torfin probably was present at the meeting. The file yields names of firms interested in new elevators, in order of their letters: J. C. Shadeg Engine Co., Minneapolis; L. Buege, Minneapolis contractor; the Olds Gas Engine Co. Minneapolis; Bradstreet's, Corner of 4th and Jacson, Minneapolis; W. S. Nott Co., Minneapolis (belting); Fidelity and Deposit Company of Maryland, Hillsboro, N.D.; Randall, Gee & Mitchell, grain commission, Minneapolis; Empire State Surety Company, New York; Robinson & Cary Company (machinery) St. Paul, Minn.; Midland Machinery Company, Minneapolis; Barnett & Record Co., Minneapolis (contractors). It was built by a Lisbon contractor, M. H. Severson.

3614

Enderlin State Bank statements were filed 1908 to end of 1914, though there are some missing; also one copy of a statement for 1920 is enclosed, showing the bank to have reached the half million dollar mark

3615

Earnest money was returned after August Higgelke and his wife backed out of their application to buy land in Casey Township, Ransom County, N.D., 1908.

3616

Samuel Wilson was renting hay land on R.C.I.A. property in Stutsman County, N.D. 1908.

3617

Similar to the preceding file except that this is in Foster County, and involves Glen R. Mansfield.

3618

J. A. Fenneman had to give a note to pay his hail insurance premium in 1908; Foster County, N.D.

3618A

(and #3618B) These two files are not related to the material in 3618, but would seem they came out of some other file of papers kept by Ed Pierce. They are dated in the 1920s and refer to correspondence in the North Dakota Bankers Association, especially on proposal and initiated laws.

3619

Art Irons, Foster County, had to pay his hail insurance premium in the same way as the gentleman in the preceding file.

3620

This file contained the last will and testament of Charles Mueller, which according to notation, was sent to persons in Fargo 1915.

3621

The affidavit of F. W. Froemke explains the cause for this file coming into existence. Namely, Wilhelmina Schildberg had made a will, but for the moment was thought to have died without being possessed of property, and hence the will was destroyed in the presence of witnesses.

3622

(See #4064) Are these the plans and blue prints? This file contains poor pencil sketches of the cottage that the Ed Pierces built upon the Craig property which Ed had bought. Three parties share the taxes on this property: Pierce, Chas. K. Banks and Manning. Ed corresponded with his Florida builder during the fall and winter of 1908-1909 concerning the house, but did not get down to see it that year, being occupied with many things in North Dakota at that time. It stood on a shell mound. The builder said storms pushed hinged windows inward in that climate; hence those hung with weights would be better. Wainscoting was deemed fit for the kitchen and bathroom. Ed insisted upon a sewer into the river, so as to be submerged even in low tide; opposed idea of a cesspool. Ed asked that provision be made for the colored boy the Pierces kept, so that he might reach his bedroom (unfinished) in the attic. Someone sold the Dakota & Sheldon -- whatever that was. Ed sought to sell his large boat in 1911. Cost of cottage \$1900; place: Daytona Beach. They had just achieved an electric light plant in little town 1908.

3623

August Schmidt failed to obtain land in Watson Township, Cass County, N.D., 1908, because neighbors informed the owner in Iowa that Schmidt was paying the association a higher price than he thought. So the owner bowed out of proceedings.

3624

Evan L. Stockstad received an extension on his loan.

3625

Action was taken to quiet title on land in Shenford Township, Ransom County, N.D., resulting favorably for Edward and Walter Ihme. See also #3375 and #3534.

3525

This file is to be paired with the preceding, and is again an action taken to quiet title, this time in favor of Henry Kinderfather who farms in South Dakota. A 1902 loan application gives more information on this German farmer.

3627

Our old California friend, George H. Collins writes Ed Pierce that it is now seven or eight years (in 1908) since he sold any of his lands in North Dakota (See from earlier files that these were originally Coburn lands.). Ed carefully explains why this section, which they had inspected personally together and agreed that it was one of the richest and deepest soils of his (Collin's) entire N.D. holdings, had not sold in the intervening years. Now an offer came up through the Shermans and the Tower City Realty Co. In writing to obtain a mortgage on each of the four quarters of this Sec.7, 141N 55W from Minnesota Loan & Trust Co., Ed describes the land as one of the last sections of wild land in Cass County, N.D. It is bought by Wheelock & Wheelock of Fargo, using the name of their treasurer there, Michael F. Galvin; and this land agency experiences trouble making ends meet. After selling the section to W. O. and son Roy Clark, good farmers who put up good buildings, in 1913 they are able to turn down the best offers Ed can make.

3628

Correspondence refers to Minnesota half section: West half, Sec. 5, 140N 46W, in the care of R. E. Froemke.

3629

Alfred Reuben Nohr received reasonable terms or amounts to be paid on principal of the loan of Hubert R. Freitag when it was extended in 1908; and therefore the loan was paid off on time in 1913. It is interesting to note that when his land was in the mill again as an estate, Charles O. Heckle was doing charity work driving the doctor around Lisbon during the flu epidemic.

3630

Eliza Ann the wife of James W. Hall, needed to go south for her health; so they took up residence in Waverly, Tennessee. W. C. Goddard, cashier at the Leonard, N.D. bank, and having other interests there, took on overseer ship of the property. The land adjoined the Helendale Stock Farm, and was sold by the Halls in 1910.

3631

Blank forms for documents on loans running to the State of North Dakota, 1908.

3632

Minnesota Loan & Trust Co. loses customers through denying the prepayment privilege; 1908. One is Carl Bartholomey.

3633

John Olson, Buttzville, N.D. renews a small loan 1908

3634

Herman Manske, 54 in 1908, and wife Wilhelmina, Highland Township, Cass County, N.D. built a house two year earlier, and had to renew their loan from Van Brunt organization in 1913.

3635

Ed Pierce had borrowed five hundred dollars on a quarter of land in Shenford Township near Anselm, N.D. in 1899. It was taken over by Adam Goodman and paid in full in 1918.

3636

James M. Faricy bought a quarter in Rariton Township, Barnes County, 1904, from George Collins (who had obtained right to sell Coburn lands).

3637

Ernest Brandt bought lots in block 7 of Bordulac, N.D. 1908. See also #3659.

3638

Ed O. Storlee, 50 year old farmer in the Enderlin, N.D. area and his wife Jennie, make a loan in order to buy another quarter of land, this one in Preston Township, Ransom County.

3639

A warning by the treasurer of the R.C.I.A. to Enderlin State Bank in 1908 that Jacob Shelver would try to pay up his five year loan before due seems to have been unnecessary. In 1917 he still owes the amount. See also #3667.

3640

Correspondence relates to Higley & Mitchell, land agents from Iowa, who folded 1905, and some of their interests in LaMoure County 1908.

3641

Statements on condition of R.C.I.A. were made for the benefit of Dunn & Bradstreet, 1908, 1910, 1911, 1913, 1918, and 1928. Three hundred thousand dollars worth of stock is about the maximum, and total assets reached the six hundred thousand dollar level in 1913. The year 1910 also furnished an estimate of the assets of both Ed Pierce and F. W. Froemke.

3642

These documents relate to the mortgage George Fowler took out on land in Big Bend Township, Ransom County, N.D. 1903.

3643

This file contains correspondence, mainly during 1909, when Minot, North Dakota, reached an assessed valuation that ran over the million dollar mark; and concerns Minot grading warrants procured by the Sanborn Investment Company of Minot for R.C.I.A. during the last year of R. C. Sanborn's life (see various files on the Minot State Bank.). Hollister of the Northern Trust Company in Fargo in his letter of May 11, 1909, expresses his dislike of the methods and principles of men managing the destinies of Minot. The term "Magic City" is used in one of the letters. See also #3574 for Sanborn Investment Company.

3644

Ernest C. Fernow and wife Lena bought farm in Pontiac Township, Cass County, N.D. 1901; extended. \$1200 loan in 1905; and had plenty of money to pay off the debt in 1913. The Minnesota Loan & Trust Co. was not surprised that many maturing loans that year would be paid off because "this has been a prosperous year in your locality (1913.)

3645

The land agent in Fort Atkinson, Wisconsin, who first interested the Baer Brothers in all of Sec. 33, 146N 65W, Foster County, N.D. 1908, lost heart in the deal, because he realized that at \$40 an acre, the Baer boys would need a succession of good years to pull through. The Baer Brothers, who backed out of their application to purchase subsequently, are not to be confused with Jonas Baer from Illinois: #2234, #3119.

3646

Two loans of F. W. Froemke with Minnesota Loan & Trust Co. relate to Shenford Township, Ransom County. For some reason a plat of Steele County, N.D. and, abstract involving the estate of Robert W. Russell and his heirs among the Ogilby's is here also contained, perhaps by error. See #2220 for Russell.

3647

George Cullen has to increase his loan in 1910. Money comes from New York State. In the 1904 correspondence between lawyers, Pierce Tenneson & Cupler show much familiarity in dealing with the difficult line of title from the Coburns; their letter provide good abstract material.

3648

Henry O. Rupp, who bought a quarter of Foster County land 1908, coming up from Minnesota for that purpose, wrote a rather incoherent letter from Wilton, N.D. Nov. 6, 1908. His contract was cancelled out 1909.

3649

By exception this file is contained within two Jackets in order to keep all the vital documents. It tells the story of the John B. Swansons from C. E. Cavett's home town of Gowrie, Iowa, who bought through him in 1908, but were put off their Greene Township, Ransom County, N.D. land in 1912.

3650

As the jacket notes, material refers to several petty cases which were important to the individuals concerned: Hanson & Manning: tax reduction. Ashelman-Johnson-Schraeder: commission on land sales. C. E. Cavett vs. J. Hammond for wheat destroyed by hogs. Clayton vs John Gans re: commissions till Clayton

3651

R.C.I.A. was the go-between in arranging settlement of the George F. Clayton estate which involved his land in Coburn Township, Ransom County, N.D. 1907.

3652

Having farmed land adjoining W½, Sec. 29, 140N 61W., Barnes County, N.D. for 20 years, E. J. Hayes and his wife Elsie obtain the hay permit in 1908; and that year decide to buy the land. The file contains considerable correspondence between them, R.C.I.A. and the Coburn heirs in Texas. It is paid for in 1917. The Hayes are addressed at Urbana, N.D. and deal mainly through the Spiritwood bank.

3653

A meat market man in Leonard, North Dakota, Albert Fraedrich, is order to pay a 1904 note in 1908, and reduce other indebtedness, sells a "worthless" piece of land in Bottineau County, N.D. as the buyer termed it; and he is the meat market man in Westhope, N.D. Fraedrich pictures the more ferocious bull on his letterhead; but William Barber at Westhope seems more bullheaded in his letters. Names in earlier files come up again. John F. McKnight evaluates the land for R.C.I.A. The Tallman Investment Company, Willmar, Minnesota holds a mechanic's lien against the land that may have been an error. A good map of Bottineau County is enclosed.

3654

As the jacket says, in the effort to sell SE¼ Sec. 29 135N 84W Morton County, N.D. (near Flasher) R.C.I.A. entertained correspondence with various parties. 1) The DeVaul Brothers, who were going out of business, had a post office by their name that would go with the purchaser of their land; they also owned a store building at Almont. 2) J. R. Sherwood wanted to trade the Almont Hotel for the quarter of land. 3) R. A. Yeater baited with lots in Bismarck, then tried to unload a hotel in Barlow on the association, not realizing that they were familiar with Foster County 4) Howard Whipple, vice president of the First National Bank in Devils Lake tried to unload his \$3000 car 5) The Berrier Mercantile Co. at Flasher was interested. 6) So also the Wm. H. Brown Company of Mandan, N.D. 7) And individuals elsewhere. See Also #3532; 3781.

3655

Herman and Henry Rumpke, brothers, farming near Buttzville, N.D. in Tuller Township, received an extension one their loan in 1908 after paying a reasonable amount.

3656

Frank Koehler and his wife Mary, at Watrous, Saskatchewan, Canada sell a half section in Casey Township Ransom County, N.D. through R.C.I.A. to a 45 years old German farming in the Buttzville area with his wife Bertha. He still experiences homesickness for Sheldon, N.D. See#1036 regarding the Koehler harness shop.

3658

Max and Emma Grobe, Big Bend Township, Ransom County farmers are getting along real well with Charles Heckle and because of him, with R.C.I.A. and Bangert; see #2399, 1908.

3659

These are simply the documents for file #3637, and one file could have included both.

3660

Ed Pierce hired Charles Newton to remodel "Oscar Johnson's" house in Sheldon, N.D. 1909. He bought two settings of bathroom fixtures for \$110.00 from the Chicago House Wrecking Co. which specialized in general merchandise from Sheriffs', Receivers', and manufacturers' sales (They had bought the fifty million dollar Louisiana Exposition bargain). The bathtubs were cast iron, enameled.

3661

John B. Vie quieted title to his land in Moore Township, Ransom County, N.D. 1908. It had been patented by Ole Rognaldson in the 1880s, who sometimes used the name Ole Reynolds.

3662

In 1908 Maurice Rife, Highland Township, Cass County, N.D. kept his debt against the farm he bought in 1898, but changed the people to whom he owed.

3663

Ole A. Johnson buys land from F. E. Brooks, a land speculator around Pembina, N.D., but also owning the Opera House Hardware Store at Shakopee, Minnesota 1908. Brooks becomes impatient with legalities.

3664

John Creswell, Canadian, and his wife Emily owned three quarters adjoining Sheldon town site on the south, and another half section in Section 15. He had bought the first land in 1881 for \$2.50 per acre from the government. His loan of 1903 for \$600 was paid off in 1908.

3665

Frank Utke and his wife Anne paid up their 1904 mortgage in four years; it was on farm land in Eldred Township, Cass County, N.D.

3666

A Canadian, Thomas Nephew, 64 years old, and wife Anne E. take out a loan on their farm near Sawyer, Ward County, N.D. 1908. In his loan application he retains English expression, e.g., speaking of the ravine on the land, NW¹/₄ Sec. 15, 153N 81W, as a "draw."

3667

See #3639.

3668

The wife of James K. Banks is in Florida; and will soon be joined by him. Meanwhile he is taking out a loan from the M.L. & T. Co. through R.C.I.A. for \$1,000.00 on a quarter of land that is sandy but a good producer. In looking back into the history of this land, we find that old acquaintances appear whose names were noted in the early files; and a mortgage was placed on it in 1881. Banks is late with his interest in 1911.

3669

This briefly refers to the land owned by Cornelius Boyle in Highland Township, Cass County, N.D. 1906.

3670

Missing

3671

S. B. Spencer, Cherrywood Farm, Minnewaukan, N.D. 1915 sought a loan one quarter upon which Arthur Hazen and the Farmers Trust Company (see early files) had once foreclosed, and the R.C.I.A. had later obtained by sheriff's deed. They sold to Spencer in 1905. But the lawyers of the loan company now said the association had no title, and therefore could not pass title. So most of this file concerns the matter of power of attorney; and is written in the year 1915. In 1916 and 1917 Spencer says he had no crop; and in 1919 Sidney B. Spencer thought he would satisfy second mortgages first.

3672

See #2400, which it confirms and completes.

3673

Two quarter sections of the section just east of Sheldon town site were bought by an out-of-state man from Sinsinnawa, Wisconsin, who therefore did his banking in East Dubuque. 1908.

3674

The minister from Lisbon, N.D. experiences setback in his career of moonlighting as land agent. See also#3286.

3675

H. W. Kile, Englevale, N.D. makes a little commission on obtaining a loan for Lewis H. Pilger his neighbor, from R.C.I.A. But in the terms he and Pilger sign upon their respective second mortgages, this commission was paid back to the association within two years, even though Pilger had not paid his interest by 1911.

3676

William Saunders, Leonard, N.D. meets payment of interest on \$600 after R.C.I.A. writes to him, though he might have escaped it on technicalities.

3677

Toward the end of 1908, Enderlin State Bank took over Elva B. Hannum's loan to William H. Reed on property in Enderlin, North Dakota.

3678

R.C. Sanborn sold two of Ed Pierce's loans to persons in Ward County to Deere & Webber (John Deere Co.) in Minneapolis, 1908. One debtor was Clarence S. Thatcher. The Douglas State Bank seeks an affidavit on this matter in 1925.

3679

John Stensby, Tuller Township, Ransom County, N.D., 1908, refinanced his debts, but -- interestingly -- at a lower rate of interest.

3680

Gilbert S. Holstad, 36 year old Norwegian and his wife Tena took over the \$2500 loan of Nathan Hannum on a farm straight south of Enderlin, as well as the farm. In 1913 he paid the loan covering the E½ Sec.21, Liberty Township, N.D.

3681

Edward Altman died in 1900; his widow being Katie Altran, age 23. In 1903 Peter Muth writing on stationery of the Leland Hotel at Kidder, Marshall County, S.D. inquires about the farm. In 1904 Jacob Muth and his wife Minnie buy the farm in lower eastern Casey Township, Ransom County, N.D. In 1924 Jacob Muth filed for bankruptcy. Peter was Jacob's father, lived at Kidder, S.D.

3682

Marcus Maley farmed in Liberty Township, Ransom County, N.D. 1908.

3683

It took C. E. Boyden, co-publisher of the *Lisbon Free Press* seven months to pay a ninety day note for \$75.00, 1908.

3684

This is the history of a loan placed through the Sanborn Investment Company, up to 1913. See #3678.

3685

Lloyd Austad, Sheldon, N.D., by 1908, had proved up on a homestead southwest of Ryder, N.D., in Sections 34 and 35, 150N 87W, in a shack 8 x 16, having with him a horse and buggy. He received a \$400 loan after proving up. And the bank at Ryder two years later paid a handsome premium to buy this mortgage.

3686

Joseph Larson died in 1912; but the executor of his estate had enough money to pay off the mortgage on their Greene Township, Ransom County land.

3687

See also: #3780, 4037; Julius Bracker and his wife Henrietta (traces back to the Brackers from Wahpeton, N.D.); and they lived on NW¼ Sec. 10, Shenford Township, Ransom County, N.D. 1909 until the new owner might arrive, in order to keep the chickens alive which the Brackers had sold him. Albert Lovejoy and wife Jennie sent two boys on ahead with some of the property; and a crisis arose when the boys developed measles at Anselm, N.D. For this, and subsequent reasons, this file might be termed: THE GOOD SAMARITAN FILE. Albert Lovejoy let his emotions get the best of him; and made the mistake of calling the good Samaritans, the thieves. By 1911 he lost the land; and the essential or crucial correspondence between V. H. Lovejoy, a brother and journalist from Jefferson, Iowa, is to be found in the exchange of letters between Ed Pierce and Joseph Lampman - V. H. Lovejoy, September 15-23, 1911. At one point V. H. Lovejoy speaks of just a "plain drunk"; and perhaps the boys lived to their name. The R.C.I.A. expertly helps the "Lancer" from Jefferson to pad his price to meet the padded price of H. E. Van Horn.

3688

As jacket says, this file contains communications concerning the sale of Northern Trust Company Stock from Ed Pierce to George Hollister. See #3273, 1907-1911.

3689

Oscar Nelson from Illinois bought a farm in the southwest corner of Ransom County 1908.

3690

The Livingston Farms as a lump investment forced the R.C.I.A. to borrow \$25,000.00 Dec. 22, 1908 in order to meet its obligations coming upon January 1. See also: #3417, and perhaps, #3439.; #3953 repayment.

3691

Edwin L. Wood and wife Frances Elisabeth, Farhamville, Iowa, gave W½ Sec. 5, 145N 65W, Foster County back the second year. They had experienced crop failure both in N.D. and in Iowa simultaneously 1909, Also it is to be noted, that they had bought their North Dakota land at \$36 an acre; 1908.

3692

As noted in #3643, Dr. W. J. Dougan, married to one of the Hannum girls at Niles, Michigan, had submitted Ed Pierce's name for membership in the National Geographic Society, Washington, D.C. 1908 (twenty years after incorporation of that society). Ed must have been proud of this membership, for he made a special file for his certificate of membership, by-laws, receipts.

3693

Ed Pierce held a mortgage against Earl E. Smith, Leo Smith and his wife Jennie; and somehow this involved the DeVoy property on which the Enderlin State Bank held a second mortgage. 1908.

3694

The German Lutherans decide to sell Lot 1, Block 18, Rudd & Sheldon's Addition to Sheldon, N.D. to Mary and John Banish. (This property lies just south of where the Catholic Church was then located.) The file contains an interesting recording of German Lutheran meetings, both in Cass County (Pontiac Township) and in Ransom County; and seems to be a kind of digest made for tile legal records.

3695

Ernest C. Carter had land in Sec. 32, Shenford Township, but he also carved out a 120-acre homestead in Owego Township beginning 1903 and making final proof 1908. See also next file, #3696.

3696

E. C. Carter (see also preceding file) pays up a note to F. W. Froemke.

3697

Comes again the recording of the multi-state venture of renting out haylands in several North Dakota counties; 1908. Continued in #3698.

3698

This is a continuation of #3697. By mistake, F. A. Wheeler leased out the hay land on a quarter near Bordulac, N.D. which did not belong to R.C.I.A.

3699

According to note on jacket, this whole file was placed into #5122.

3700 Case File Abstracts

3700

Various loans of V. E. Bemis (son of Levi Bemis) through R.C.I.A. 1909.

3701

Things are going well for one of the absentee owners in Iowa, a client of Lampman, who owns the land farmed in Liberty Township, Ransom County, N.D. by S. P. Benson and Hjmer Benson.

3702

Sections 32 and 33 in Watson Township, Cass County, N.D. have come up repeatedly (e.g. #3439) as part of the \$45,000 deal by R.C.I.A. in Van Meter, Iowa; and as regards the farm in #3470. This file contains further correspondence on the farm. Manbeck was agreeable to letting everyone else do as much work for him at as little cost as possible; but for buying seed, and for threshing, he wanted to be there himself.

3703

1908 lease. The son cashier in his father's bank in Iowa bought the N.D. farms that his father owned, 1907; and the show goes on.

3704

1908 lease of Minnesota speculator's land in Coburn Township. J. A. McDougal appears as seeking free firewood for the work involved in clearing up absentee owner's grove on farm. Request denied.

3705

1908 lease for traveling salesman working for Rawleigh's at Le Mars, Iowa; his land in Shenford Township, Ransom County, N.D. is farmed by Fred Schmidtke whose actions rust have raised sore questions. The salesman came into the R.C.I.A. records through the Akin deal; see #3702.

3706

The Stoffei Brothers are renting land in Shenford Township in addition to farming their own (#2215), 1908. See also #3707.

3707

Further papers on #3706, but for the year 1907.

3708

1908 lease by merchant in Spirit Lake, Iowa of Coburn Township land to J. W. Good. This contract came up in earlier files. (Note: There are still Goods at Sheldon, N.D., 1974.)

3709

1908 G. F. Sorlein and P. H. Brodalen rented a half section in Casey Township, Ransom County, N.D.

3710

This file contains more papers on 1908 hay leases, Most of them duplicating information in #3697-3698; but some new names appear for which someone may be searching in that county.

3711

1908 lease; correspondence with the buggy seller in Manlius, Illinois, from whom Guy L. McDonald rents some land in Coburn Township, Ransom County, N.D.

3712

Another Coburn quarter lease, 1908. The lady in Cannon Falls, Minnesota who owned NW¹/₄, Sec. 19, 136N 53W evidently believed that praising renter was a good policy. It may have been good she changed renters through the direction of R.C.I.A. in 1908. She also has a habit of saving in the use of paper.

3713

1908 lease on a Livingston Farms farm, owned by a Lancaster, Wisconsin lawyer, and farmed by Joseph Ihringer.

3714

1908 lease of Watson Township, Cass County, N.D. farm to Henry Ihme. The Ottumwa, Iowa, P. H. Burke may not always have been too clear on who was actually farming his land. (See also 3719: Ihme Brothers)

3715

1908 lease, Liberty Township, Ransom County, N.D. Absentee owner in Iowa who is land agent does not feel this renter and one other have lived up to terms of their contract, so he is loath to pay them in full until they do.

3716

1908 lease; formerly to the Wolsky brothers; now to August Kunst; Greene Township, Ransom County, N.D.

3617

1908 lease of Shenford land by Frank Nagel; handling the leasing for the absentee owner in Iowa, leads to a sale in 1910 through R.C.I.A.

3718

Ole Nelson 1908 rents from an Iowa absentee owner who is a Lampman buyer and is having his first year of experience in managing a farm by remote control. A variation from the usual North Dakota scene is that the renter requests permission to take down the old log buildings and clean up their location, if in payment he may use the logs as firewood. (See #3727 for the other land holding of the Iowan)

3719

1908 lease; by Ihme Brothers from Winterset, Iowa owner who wants all straw burned. (See #3714 for Henry Ihme)

3720

Marx Kemmer lease 1908 and R.C.I.A. sells this land on the border between Shenford and Scoville Townships, Ransom County, N.D. in the fall to a Nebraska party. Marx writes his receipt for seed wheat in German script; "Weitzen" = wheat.

3721

Mrs. Bessie Medberry has become Mrs. A. H. Lindemann; and this file is a continuation of #3597. She writes to Frank E. Shaw, special guardian of Irne Medberry. March 2, 1920: "Now that we have taken her out of private school she must have a piano and we must buy a house in order to have a place to live so funds are low." The balance of her legacy was given to Irene's mother for the musical education of Irene.

3722

1908 lease. John Mathews who rents the old Gilmore place, relinquished by Buckley (see #3264), in Buffalo Township, Cass County, N.D.; and he is constantly in need of money. R.C.I.A. asks if he made

the new tenant comfortable in the fall of 1908; and he answers in the affirmative. The association wanted a top man again at the threshing; so they arranged to bring Ralph Froemke down from Bordulac, N.D.

2723

1908 lease in Wells County, N.D. Mat Mulholland rents Section 33, 145N 73W, which is in the vicinity of Hurdsfield, N.D. Ralph Froemke goes to the machine for R.C.I.A. at threshing time, and becomes enthusiastic about the country, giving details about Hurdsfield, 1908.

3724

1908 lease: the file contains only receipts for seed wheat for the farm of Ivan Waite in Greene Township, Ransom County, N.D.

3725

1908 lease of land Fred Wall (see earlier files, e.g. #1590) from owner in Merrill, Iowa. Fred communicates optimistic observation that it will be money in the pocket of the owner to rent this land to Wall also in 1909 and 1910.

3726

1908 lease of land in Owego Township by Anders M. Arntson and I. E. Arntson from a man in South Dakota.

3727

1908 lease: from the same owner in Rippey, Iowa as in #3718, but this is his land west of the Sheyenne River in Shenford Township, Ransom County, N.D. Andrew Anderson is the renter.

3728

1908 lease in Liberty Township, Ransom County, N.D.; Ferdinand Buss from H. S. Free.

3729

Another 1908 lease; this one in Liberty Township, Ransom County, N.D. Farmers: A. E. Larson and A. S. Weig. The absentee owner in Iowa wished to have barley stored.

3730

1908 leases to an Iowan owner who was severely ill in May. Jacob Kaspari lost his lease because he was unwilling to wait for his money until the crop was in; the Ihme brothers picked it up. E. J. Christiansen farmed the rest of the land.

3731

In 1908 E. C. Evanson, Sheldon, N.D. rented from Henry Evans, Winterset, Iowa; and the similarity of their names confused even Bangert in, his letter of Nov. 9, 1907.

3732

This file contains two views of the houseboat DAKOTA which Ed Pierce sold in January 1909 for \$500.00.

3733

This was a partnership in Big Bend Township, Ransom County, N.D. which began in 1904 and broke up in 1910. Joseph Grange was English, and married to Edith; she happened to be the same age as the French-Irish Frank H. Lyons. After the break-up, Lyons made faster gain against his share of the mortgage than did Grange. Both were good customers of R.C.I.A. and Ed Pierce was noticeably interested in them. This was Thaw land.

3734

This is an unusual request for a loan for a man in Isley Township, Ransom County, N.D., made to R.C.I.A. by a competing land agent in Lisbon. The subject for the loan has just been divorced from his wife of fifteen years, and he wants to pay her off in cash.

3735

This is originally an Akin deal. Since John R. Walters had traded land in North Dakota for a store building in Menagha, Minnesota, Ed Pierce finds himself, in 1905, owning a store building there. See also: #2824, 3385.

3736

This is another homesteading venture in the sandhills. Lewis Austad homesteaded SE $\frac{1}{4}$ Sec. 28, Owego Township 1903-1908. See #2408.

3737

Thomas D. Hughs, as executor of the estate of John Mooney deceased, Jamestown, N.D. offered 800 acres of land for sale, 1908.

3738

Several newspaper pages on delinquent tax lists in 1907; and correspondence relative to taxes that were to be looked after by R.C.I.A., and new possible acquisitions that interested them, afford a study of the delinquent tax situation that year. It seems to have become pronounced at Minot, N.D.

3739

Again the list of bills receivable at: First National Bank of Enderlin, Enderlin State Bank, First National Bank of Sheldon, afford names of people living the area in the year one thousand nine hundred and six. Not much change seems to have taken place since 1905.

3740

Tax receipts, 1908; R.C.I.A.

5741

As the jacket reads: interest coupons 1908. Their import can be deduced from other files.

2742

1908 H. K. Krueger lease of some land in Shenford Township Ransom County, N.D.; the Iowa absentee owner sent out her own contracts, which probably made no material difference.

2743

List of mortgages that would become due, or remained satisfied, were made out for R.C.I.A. in so far as they might seem desirable, by abstractors. In this file can be found a list for LaMoure County, Barnes County, Cass County, and the City of Fargo. Some of these mortgages had been given by persons actually living on the premises; others were those of land speculators, e.g., the four by John W. Muir who was a land agent.

3744

Record of auction sale of personal, property, Helene and Lew Froemke, Feb. 18, 1909.

3745

The name of August Hieggelke is misspelled on the jacket. As far as can be made out from the loan applications prepared by Bangert, August's wife's name was Uelrica. He was 52 years old, German by nationality, and borrowed money in order to buy another quarter of land adjoining his holding. What makes these papers different from most others is that both R.C.I.A. and M.L. & T. Co. were more anxious to make this loan than was the borrower.

3746

At about this time the R.C.I.A. must have proposed buying the property of D. H. Buttz, but according to note within jacket, material consisting of correspondence was moved into their land list file under 135-55.

3747

John H. Schuldt and wife Emma made a \$1500 loan on their Greene Township quarter 1909.

3748

Clinton O. Belzer owns a quarter section in Alleghaney Township, Ransom County, N.D., and receives his mail at Elliott, N.D. Through his minister father at Lisbon (see #3286 and #3674) he buys the west half of school section 16 in the same township. Clinton seems to be a very fine fellow. See #3751.

3749

The association is anxious to sell another quarter of land to the banker-land owner Zink at Bordulac; but the vice president of R.C.I.A. is delayed in seeing him, because Zink has just lost a boy through diphtheria, 1909.

3750

These communications were kept by the association to show record of transactions between themselves, Bismarck and Lisbon in purchase of school lands which they later sold to customers, 1908.

3751

Rev. Belzer, again very evidently poor at spelling, had sold the E½ Sec. 16, 133N 57W, Alleghaney Township, Ransom County, N.D. before he sold the W½ (see #3748) to his son through his solicitations for R.C.I.A. The client, Montgomery Robinson had come up from Monroe, Wisconsin; and went back. Having concluded his purchase of the school land half section, time lay heavy on his hands. Mar. 17, 1909 he wrote the association: "I know it must be colder up there. I could not do much if I was there. And I am better housed here, and my horses better cared for.". Earlier the President of R.C.I.A. had cleared up the R.R. transportation from Monroe to Elliott; and Robinson replied gratefully Jan. 29, 1909: "...no one here knew of Harlem, nor of that road running in from the south. I showed your letter to the agent here then he was all clear and by your directions he understand the situation which otherwise would never have dawned upon his cranium..." Considerable money was saved by not shipping his property to Fargo, thence to Elliott.

3752

The Jones boys bought the NW¼ of the southeast corner of Greene Township, Ransom County, N.D., which of course, was school section, 1908. Paid for it in ten year. David and Lloyd Jones. See #3754 for their neighbors.; also #3755.

3753

H. C. Buss, Lisbon, N.D. took the SE¼ of the center section of school land in Shenford Township, Ransom County, N.D. 1908. See also #3756.

3754

Robert McRitchie took the SE $\frac{1}{4}$ of the corner school section in Greene Township, Ransom County, N.D. (See also: #3752 for other land in this section, and #3755)

3755

N. E. Arntson obtained the remaining quarter of corner section school land in Greene Township, Ransom Count N.D., 1908; (see also #3752 and #3754)

3756

Herman Froemke received part of the center school land section in Shenford Township, Ransom County, N.D. 1908, Several other names occur the Froemkes or the association seems to have made a profit on these school lands.

3757

Charles Hitchcock and wife Sophronia (see #2083 and #3407) takes back his NW $\frac{1}{4}$ Sec. 12, Casey Township, Ransom County, N.D. in order to sell it again to R.C.I.A.; a purely legal transaction, no doubt. It is Lewis Froemke who seems to have caused difficulties for a number of persons around him, including his mother, and F. W. Froemke. The association lawyers also go about obtaining a correction in the abstract relative to the administrator of the estate of a Woodhull; and succeed; but it was not easy.

3758

Bangert carried out correspondence for booklet listing farms for sale with R.C.I.A. 1909; obtaining recommendation from Joseph Lampman, who at the same time mentions the Lovejoy contract (see #3687); another recommendation from Forest City, Iowa; and one from I. F. Maier with Methodist Church at Geneva, Iowa on letterhead. W. C. Gilbreath and *Bismarck Tribune* cooperated with R.C.I.A. Some of the views; put on postcards by a publisher from Kewaunee, Illinois, were used in the booklet, being listed in his letter Feb. 9, 1909; and they included views of the State Capitol, and the Enderlin elevators. The photographer at Gowrie, Iowa was to take a picture of the train leaving for Bordulac. The Knight Printing Co. of Fargo, N.D. and W. G. Crocker at Lisbon took part in the work. A brief resume of the history of Foster county was included; lands therein listed, as well as in Ransom County, Richland, Billings, Barnes, Cass, Stutsman, Sargent, McIntosh, Wells, McHenry, Adams, McKenzie, Griggs, LaMoure counties all in N.D. and Clay County in Minnesota. (See also #3777)

3759

Thomas J. McCully, Sheldon, N.D. possessed sufficient harvest and cattle herds to pay on his loan through the association and Van Brunt Company to a lady in Wisconsin, but he got caught waiting for higher prices in the fall 1908.

3760

The sufferings of George Henry Carr continue to be revealed in the foreclosure of his quarter preemption on the east border of Ward County, N.D. 1909. A good map showing early post offices, and railroad construction, is featured on an abstract by Blaisdell-Bird Abstract Co. of Minot. The *Minot Optic*, a daily, carries notice of foreclosure. Theodore E. Tenney, Sawyer, N.D. takes over the mortgage briefly. This farm lay in the Mouse River Loop. See #2000 for further information on Carr, who was from Sheldon, N.D.

3761

Inbrigt Arntson (see #3434) takes out a loan through Van Brunt Company; Tenneson having declined for his cousin. Mr. Arntson's house in Owego Township has burned.

3762

Graham E. Scott, one of Cavett's customers who bought in Sec. 19, 145N 65W, Bordulac area really made some nice plans for a one-story, hip-roofed, six-room house for \$250. Several copies of floor plan are here contained. Paul W. Froemke writes to R.C.I.A. March 10, 1909: "I have been figuring with Scott today in regard to buildings he wants to put up, have got his notions down to what he ought to have instead of the house we were trying to get built for him, he is now figuring with the carpenter, when he finds out probable expense he will write Cavette about arranging for the funds, when I first saw him this morning he was talking about loading up and going back home, the cold weather and bad wind seemed to make him quite discouraged." The carpenter's bid of Charles Newton, Sheldon, N.D. is derided by his competitors at Bordulac.

3763

Two banners were made at Fargo for R.C.I.A., 30 x 3 and shipped to C. J. Shaw at Gowrie, Iowa, 1909.

3764 Missing as of July 29, 1974.

3765 Missing as of July 29, 1974.

3766 Missing as of July 29, 1974.

3767

Various papers are here found to record the transfer of the homestead by widow Helene Froemke to her son Paul, 1909.

3768

Elva B. Hannum sold some of her interest in lots in Enderlin to the Enderlin Realty Company, 1908.

3769

Bangert and R.C.I.A. take up the legal cudgels for J. W. Doty, who had made a trade for Nebraska land 1907. But Pierce, Tenneson & Cupler confidentially inform him that they dropped their involvement with the case when they had become convinced that it was an L. W. Akin "skin game" (Feb. 21, 1909). See also #3560

3770

Many things seemed to go wrong in connection with the death and aftereffects of Michael Patrick Baghot de la Bere, for Ed Pierce; and he was emotionally much wrapped up in the matter. It took two years to work out the \$200 grave marker, for which the English family paid. Inexcusable mistakes were made by the granite company in Crookston, Minnesota. The de la Bere's overseas had to be consulted; and made good observations. The younger Rev. John Blot de la Bere, a brother of Michael, had in this time turned down offers of two bishoprics, one in Africa, one in Australia. The file contains several sketches from that time about the monument. Some correspondence on the markers for some one else in St. Mary's Cemetery at Sheldon were included in this file. Are these for Ed's parents? See also #3553.

3771

This is one file with #3772, on 11th Legislature. Private matters entered into the correspondence while Ed Pierce was at Bismarck, N.D.: concerning death of R. C. Sanborn; division of business at Leonard, N.D. bank; threat of founding a farmers' bank at Sheldon. Clergy writing: Bishop John Shanley; Episcopal rector Jones, at Bismarck; Rev. Carmeron Mann at Fargo. From the North Dakota Agricultural College President J. H. Worst was pushing for the Bolley Bill on Weed Control, and for funding of demonstration farms and agricultural experiment stations --McCleod and Hettinger being among the candidates for such farms. Daniel E. Willard was working for more money for geological survey. The Amenia and Sharon Land Company was represented through a letter from H. F. Chaffee opposing the bill; while several farmers elevator men favored the bill which would hamper line elevators. Bert T. Legg wrote from Sykeston, N.D. for a fish hatchery (He later operated a store at Bordulac), and included an historical detail

about Sykeston. N.D. 3-brakemen law; bank guarantee fund; paperboard out of flax straw; and. Dr. Libby's legislative library show.

3772

This file remains complimentary to #3771. Several personal donations by Ed Pierce reveal themselves in correspondence. \$100 to (Catholic) Sacred Heart Academy; Mrs. Carrie Shore, Lisbon, or family; and Mrs. Julia Thompson, Owego, N.D. This file contains a copy of Bishop John Shanley's address at the annual meeting of the State Historical Society (against leaves from Northwestern History). Ed Pierce received a book of complimentary stamps from the Western Union Telegraph Co. Ed introduced a bill that no religious or charitable corporation should hold real estate in excess of \$200,000; another on amount of bonds for public officials. Further papers from the A.C. at Fargo; and in these J. H. Shepperd displays superficiality in going along with a suggestion that came from Washington D.C. for the sand delta area in Ransom County. More papers on 3-brakemen law; aid to rural grade schools; live stock indemnity; but the bulk of file refers to bank guarantee controversy. See also: #3783.

3773

A will made by Mrs. Mary Jostad is forwarded to her; but after ten years she still retains possession of two quarters of land near Buttzville, N.D.; 1919. See also #3775.

3774

Absentee owner demanded his price from R.C.I.A. for his land; and they went to court over some plowing which may not have been done entirely in accord with his instructions. As a result the sellers receipts were reduced a trifle, 1909.

3775

See also #3773. This involves a farm in Liberty Township and series of debts that reach back into the 1880s. See #2154 for John Larson. Before him had been a John J. Fosse; and after him, a Mrs. Jostad.

3376

Watson School District No. 82, Cass County, N.D., decided 1908 to build a new school house a few miles northwest of Leonard, N.D. The list of petitioners yields names of people in the district: Louis Christiansen, August Hakanson; Nettie Johnson, four Saunders, John Rhoads, William G. Bandy, T.O. Thompson, Sam Welch, Ed Conley, N. J. Gilbert, R. E. Ault, J. E. Walters and Mrs. I. C. Pigott. They wrote for, and looked at a plan for a one-room schoolhouse designed by architect Joseph Bell deRemer, Grand Forks; but said they decided not to use it. (One wonders how much it influenced their thinking?) Mattie M. Davis, Fargo, had passed the buck to the State Superintendent; she spoke only of the importance of heating and ventilating, and the need for an 8" x 8" chimney as minimum. Delay after delay came about; sealed bids could not be closed before November 17, 1908, despite the fact that the district had made the decision to build in July. People let out their impatience upon C. G. Bangert, who was merely the attorney. The district was slow in paying the carpenters from Wadena, Minnesota.

3777

This file contains one catalogue copy each of the Ransom County Immigration Association, Sheldon, North Dakota (Branch Office No. #14 Magill Block, Fargo, N.D.), price list; and is irreplaceable because of the pictures contained therein, for the years 1904, 1905, 1906, 1907, 1908 and 1909. Some pictures are used two years in succession; thus the Ole Abrahamson Farm, in the 1906 catalogue, is called the Standing Rock Farm in the 1907 catalogue, thus yielding added information by comparison of two year which might otherwise be missed. Thus far only a 1908 specimen was found in the files elsewhere. The pictures eventually appearing in the 1909 catalogue seem to be quite a different lot from those discussed in #3758.

3778

Jazzes Dougherty, Park River, N.D. approaches R. G. Sanborn and Ed Pierce with a proposition that they enter and form a corporation to buy the Langley Ranch, Ashcroft, British Columbia, 1908, with himself as the eventual operator. It would have involved irrigation.

3779

One of the land agents from Illinois says that James Dougherty mentioned in the last file, is the main man in a syndicate for which he works. This statement comes in a reply to letters sent out with regard to the "Troy Farm" including the town site of Tappen, N.D., and probably twelve sections, or about 8,000 acres. W. J. Dwyer, Medina, N.D. sponsors this proposition; and the association is interested in taking it up if they can raise \$35,000; \$20,000 from fellow land agencies; \$15,000, of their own money. The list of names of people who responded to the association on this "Try farm at Tippen" as one correspondent expressed it, indicates the contacts the organization could make if it wanted to. However, after personal investigation of the land, R.C.I.A. loses interest in it. ne wrier mentions settling "Russians"; this probably means German-Russians.

3780

After selling his farm south of Anselm (see #3687) Julius and Henrietta Bracker bought a house and two lots just to the north of today's Catholic Church (1974). That is: lots 14 and 15. Block 4. Rude & Sheldon's Addition.

3781

The W. H. Brown Company, Mandan N.D. finally bought the Morton County quarter discussed in #3532 and #3654 at \$10 an acre.

3782

North Dakota, on land mentioned in #3748. Two years later he has sold this quarter section three miles south of Elliott, N.D., and presumably is living on the quartet section of school land in the sane township. There seems to be a clear contradiction between the information given R.C.I.A. by Louis B. Ruka, Boscobel, Wisconsin, and the transmission of this same information by them to the State Bank of Elliott, N.D., Aug. 3 and Oct. 15 respectively.

3783

At Senator Pierce's urging, F. W. Froemke and R.C.I.A. worked hard against House bill No.#342 (Senate #230), circularizing 350 land dealers east of the Missouri River while the 11th Legislature was in session. Ed Pierce and the association seemed to favor greater safeguards in the expenditure of funds by W. C. Gilbreath, Commissioner of Agriculture and Labor.

3784

An absentee owner let his farm go back to grass except for a few acres in Sydna Township, Ransom County, N.D., and was foreclosed by R.C.I.A.; though not before several friends of the man in Iowa had helped him stall in the matter.

3785

Here we find further developments on a mortgage the old land agent W. T. Stanbra made in 1901 against some land in Liberty Township, Ransom County N.D. in 1901, through his partner in the Humboldt Nursery at Humboldt, Iowa.

3786

The letters of Ernest John Hayes, Urbana, North Dakota during February 1909 leave something to be desired as to language and spelling, but he gained the object of his desires: a half section belonging to the Long heirs of Coburn line, making cigars in Texas.

3787

R.C.I.A. in 1909 planned a set of buildings for their Bordulac farms. They wrote for bids on the materials, bids from tradesmen for carpentering, plastering, hauling material, furnishing lumber, furnishing hardware. Estimated cost for a barn and 1½ story house was just under one thousand dollars. 100 feet was platted between house and barn. The cottages had one door at each gable end, though that would bring one outside door to the front of the lean-to. All 2 x 4's were to be doubled at the corners, and placed 16", on centers. Sheathing was allowed to be of No.#4 lumber or boards; this was overlaid on the floor with string felt tarred, and on that 4" pine flooring. Original specifications called for all window and door casings to be manufactured by the carpenter on the ground. The chimney of common brick was to extend 2 feet below the first floor ceiling. The cottage was to be painted white outside and inside. Barns were to be painted red, with the trimmings white. Figures are given for 6 sets of buildings.

3788

This file is complemented by #3789. These two file contain most of the documents to which reference is made in the list of legal papers (150 furnished Zee & Fowler of Fargo, March 23, 1907; and a few in addition to that. Document No: #59, for example, is contained in this file, dated 1903; and it may mark the beginning of much that ended in confusion. At least the document says that L. W. Akin, Chas. Akin and Jesse Akin have been engaged in farming certain lands together during the season of 1903, and difficulties and differences of opinion having arisen" they therefore authorized John F. McKnight to assume the managing of their farm business. Document 64 demonstrates the manner in which Ed Pierce and R.C.I.A. tried to anticipate the moves of the Akins.

3789

This is one file with #3788. The letter of Ed Pierce to B. G. Tenneson exemplifies the type of procedures on the part of L. W. Akin that everyone had to contend with.

3790

L. W. Akin's affairs went into a trusteeship, and the letter from R.C.I.A. August 27, 1907 provides a key to understanding affairs. It was written to A. W. Fowler, Fargo attorney (son of the Fowler-Banks people in Sheldon).

3791

The trusteeship of L. W. Akins affairs continues; see Files beginning with #3788 and ending with #3809. This one contains developments as they affected Northern Trust Company, 1907-1911.

3792

See also files #3788 through #3809. This one reflects J. B. Folsom's interest in matters.

3793

See also files #3788 through #3809. This file deals with the lots in Fostoria, Iowa, which were sold after one year of effort on the part of R.C.I.A.

3794

See also files #3788 through #3809. This file would not be so voluminous, perhaps, except that Charles Bangert probably resented having Frank Lynch of Casselton slip a fast deal over him, amounting to \$50.00.

3795

See also files #3788 through 3809. This one provides correspondence between A. W. Fowler and various people in R.C.I.A. 1907 over different items in the trusteeship for the affairs of L. W. Akin.

3796

See also files #3788 through #3809. In this file one man who used Iowa State Capital stationery may have been involved in hanky-panky touching Des Moines lots that came out of the Akin-Lynch dealings. Charles Bangert obtained his price for the lots.

3797

See also files #3788 through #3809. In this file, a farm in Shenford Township, Ransom County, N.D. in 1908 brought in the returns to meet the debt against it, from the Akin-Babcock-Lynch succession of ownership.

3798

This file seems to be missing as of August 8, 1974.

3799

See also files #3788 through #3802. Here we find that Wells County is involved in the trusteeship for Akin: Albert J. Speckeen owns land also in that county. The Great Northern Land and Stock Company is drawn into proceedings, 1905-1914; Warren W. Hurd is vice-president of this railroad company subsidiary.

3800 Case File Abstracts

3800

This file and the following refer to 3924 acres of land on the little Missouri River slope country, Billings County; the abstract company writing from Medora. This entire matter is part of the Akin trusteeship. R.C.I.A. finds good cooperation in land agent J. L. McCutchen, Belfield, N.D. Part of #3788-3802

3801

This is one set of papers with #3800; and both file pertain to trusteeship of L. W. Akin affairs. The trusteeship was credited with \$384.35. Ed Pierce was masterminding affairs. In these files we keep coming across the figure of \$18.00 per acre paid by a man in Garden City, Iowa for land which in this file R.C.I.A. says is only fit for grazing and worth \$4.00 per acre. That is to say, Mr. Fittro contracted at \$18.00 per acre. Part of #3788-3802

3802

See also #3788 through #3801 for Akin trusteeship exercised by Lee & Fowler of Fargo, after having been given it by R.C.I.A. This file provides summarization of the forty thousand dollar mess that was straightened out through good business procedure 1907-1911.

3803

See also #3757 regarding Casey Township quarter. A minister solicits for R.C.I.A. and successfully procures a customer in August and Rosa Ludtke, Waterloo, Iowa for the Sophronia Hitchcock quarter. The association immediately encourages the clergyman toward working up more customers, and perhaps investing his commission. The Ludtkes write in German script; and some of their letters are translated in this file. They pay off Mrs. Hitchcock in 1912, but are not out of debt. Perhaps the "line" which R.C.I.A. representatives used in talking to Iowa prospects is illustrated in March 31, 1909 letter to August Ludtke. See also #3835.

3804

Mr. H. Seymour had been renting E½ Sec. 5, 141N 55W, Tower Township, Cass County, N.D. from the Coburns for years. The year he wished to buy it, he came in just behind a sale of the land by Philbrick through a Mr. Watts, and therefore may be presumed to have lost the land.

3805

R.C.I.A. corporation report, 1909.

3806

Our old friend, Plato T. Jones, clergyman, carries the mortgage in 1904 on McHenry County, N.D. land made by Thomas M. Colter and his wife Martha. The Farm Mortgage Loan & Trust Co. Carrington branch of a Minneapolis firm, takes over this mortgage in 1909; giving satisfaction is R.C.I.A.

3807

Much more is contained in this file than the jacket which refers merely to stocks in the Scandinavian American National Bank of Minneapolis, Minnesota, would imply. When the Swedish American Bank consolidated with the Northwestern National Bank, a majority of stocks commanded a high price. But the minority was organized by Judge N. Werner into a new bank and called the Scandinavian American National Bank, renting the building once used by the merged bank. Ed Pierce became a supporter in 1909, and a director in 1910, continuing as such through the term of this correspondence, namely, 1916. This file is, then, a record of the growth of such an institution. Many names of active bankers in North Dakota in this period are here revealed; also their interest in politics, their methods of inquiry, and

influencing. Charles C. Grandin became vice-president. The Bank acquired 38 new accounts from North Dakota banks in 1912. It paid a 37½ % dividend in 1914. Information furnished by Ed Pierce on N.D to bank should interest anyone. They moved into Security National Bank building, 1915.

3808

Ed Pierce deems to have taken out a dealers contract with the Fisk Rubber Company 1909, for he received both dealers and consumers prices on tires. He sent tires down to Minneapolis to have them vulcanized.

3809

William LeHaas, Charles City, Iowa., wavered in his resolution to buy SE¼ corner school land section in Alleghaney Township, Ransom County, N.D., because he and his wife were sick, but he had two strong sons.

3810

Not much is left in the file, but it pertained to the contract of Charles Newton and Jesse J. Anderson for a deed to some property in Sheldon.

3811

C. D. Blanchard bought one of the lots that had belonged to Frank Koehler (see #3555 and #3656), being talked into taking only one by R.C.I.A. They therefore invested about \$100 in the other lot; but stood to profit on it. The house Blanchard had built eventually cost a bit over two thousand dollars. Charles Newton was the contractor and builder; E. R. Webster the painter; Frank H. Rollin from Enderlin, retailer for the Western Supply Co., St. Paul, Minn., plumber; and Ed Fallon dug the cellar. Ed Pierce favored Blanchard as "a good man to keep around."

3812

Helmuth and Otto Golz bought a section of land near Bordulac, N.D. 1909; and in 1917 seem headed the way of success. They preferred to keep their arrangements with R.C.I.A. on a contract basis rather than accept a deed and be held to a definite payment at a stated time; in addition they kept paying in advance for the bad year that might (and usually did) come. Another factor is that they donated three acres to St. John's Evangelical Lutheran Church at Bordulac.

3813

This file records the name change from Sandouin to McCleod, Ransom County, N.D. With the help of Ed Pierce and Superintendent Baxter, the Soo line allotted them a small station, with the new name also honoring J. J. McCleod, a local leading citizen. J. H. Worst, president of the North Dakota Agricultural College is reminded that Senate Bill #43 had allotted \$2000 annually to be expended in development of crops that could be grown profitably on soils like those in the area. People in three Richland County townships joined three Ransom County townships in petitioning for station. Correspondence between lawyers in the Hannum vs. Hannum affair seems to have become misplaced into this file.

3814

Missing

3815

Files #3815 through #3820 refer to loans R. C. Sanborn and the Sanborn Investment Company, Minot, Ward County, N.D. had made before he died. Ed Pierce was in process of switching assignment of these very loans to the Savings Bank of the Swedish American National Bank 1909, when that institution in Minneapolis was merged with another bank. He then sold these loans to its replacement, the Scandinavian American National Bank, Minneapolis, See #3807, and its Savings Bank. However the latter liquidated its

farm mortgages in 1913, selling the Joe Bartaskevich mortgage to a country bank in Minnesota. He had originally preempted this quarter. With the rise in land values, the Citizens Bank at Max, N.D. 1915-1916 was able to take up the sheriff's deed, and sell the land; this Bank involving August Peterson of Harvey, N.D. and H. R. Freitag (again see #3807). Indication can be found, therefore, that this hot potato of Sanborn poor investments led Ed Pierce, Irishman, to become supporter and director in Scandinavia American National Bank at Minneapolis.

3816

See also 3815 for generalizations. Albert Yadoun, Benedict, N.D. lists his land a few miles from home, but in Ward County, as a homestead. Sanborn Investment Company loaned \$500 against it. By Sheriff's sale it went to Kratt Realty Company, Sheldon, N.D., 1913. The letter of Ed Pierce to Mrs. Amanda Adams, and investor through Edwin S. Day of Moravia, N.Y., is interesting for its observations on agricultural conditions in North Dakota. Podholka & Langbell Land agency at Max, N.D. show elevators of Max on their letterhead. P. D. Podholka originated at Lidgerwood, North Dakota.

3817

See also #3815 for generalizations on this group. This homesteader was named Harry A. Benedict; and his post office of Blaisdell is first given as being in Ward County.

3818

See also #3815 for generalizations on this group. The mother of this homesteader lived in Ohio, and in 1918 received a new loan on the indebtedness of twelve hundred dollars still existing. Her son had homesteaded a half mile from Hay, Williams County, N.D. Chas. Uhrhammer, a former Sheldonite, lived nearby, and Ed Pierce called upon him for evaluation of the land. Mrs. Grace A. Sanborn, widow of R. C. Sanborn, Northfield, Minnesota, held the mortgage over it until 1917.

3819

See also #3815 for generalizations on this group. This is the case of another 1903 homesteader in Ward County, N.D., specifically SE $\frac{1}{4}$ Sec. 29, 151N 81W, southeast part of the county; who had his loan from the Sanborn Investment Company carried by (Mrs.) Plato T. Jones, an old patron of R.C.I.A. until it was bought in 1912 by M. R. Porter and the Scandinavian American Bank of Minot, N.D. This Mr. Porter was also manager of the Northern Security Company at Minot, a branch of the Northern Trust Company of Fargo.

3820

This is the last of a certain batch of Sanborn Investment Company mortgages; see #3815 through this #3821 Neil Van Berkomp homesteaded at least by 1903, in Ward County, two or three miles north of Powers Lake, when there was as yet no village by that name, and no Soo Line in the area. Documents in this file from 1908 to 1910 find his affairs in order

3821

Alfred Wall sold a quarter of school land to Knute S. Svendsdal 1909 in Owego Township (He is not to be understood to have been secretary of R.C.I.A.)

3822

Property reports to the assessor as made by R.C.I.A. 1908 through 1915, excepting 1911. An interesting document is the receipt for motor vehicle registration, (dated the first year licenses were displayed on cars owned in North Dakota.)

3823

Edward Seelig bought a quarter of land in Casey Township, Ransom County, N.D., 1906; 1908 Charles F. Daily, Buttzville, bought half of that. Having paid for the first 80, he later bought the second 80.

3824

This file refers to a garnishee case of some kind, in which we find one new name, George S. Churchill.

3825

Eberhardt O. Fausett, Liberty Township, Ransom County, N.D. died intestate April 23, 1909. His wife was Olina; a son lived at Enderlin by name of Andrew; a daughter Rosena at Hurdsfield, married to an Olson; and Nora who was but 20 years old. Ed Pierce personally made some suggestion on how to handle matters.

3826

Tom Pierce, brother of Ed Pierce, betrays no excitement over Sheldon's demands on the Enderlin Bank to be sharp in recording Albert B. Rusley's payments and rent on lot 14, Block 1, original town site of Enderlin, (This is on Third Avenue, and one of the business blocks of today, 1974).

3827

This is the story of land which had been in the possession of the Sanborn family for fifty years or more; actually since 1855, or ante-bellum days. Caney Creek in Matagorda County, Texas ran through it; in general it lay 18 miles south of Bay City. The stations of Hawkinsville and Gainsmore were located at the boundaries of the 2490.5 acre tract, this being the railroad from Van Fleck to Hawkinsville. It was originally a Spanish grant, and known as a "part of the William Kingston and Peter Powell League #58. In the term covered by this file, Annie (Mrs. I. B. Parkinson) the sister of R. C. Sanborn was in contention over the land with Texas persons, in part being counseled by Texas attorneys and in part by Ed Pierce. She operated a little winter hotel in Florida. And in one of his letters Ed Pierce expresses the thought to F. W. Froemke that he might be able to sell their Chubb, Florida holdings at a good advance in 1911, if the rest would let him do so. See also #3834 for indirect references.

3828

Robert Anderson and Julia his wife, formerly Julia Morris, application for a loan on land in LaMoure County. R.C.I.A. calls upon an old acquaintance and former Sheldonite (see #1157) to act in the role of examiner.

3829

The farm north of Buffalo is considered a "hoodoo' for themselves by the R.C.I.A. When taken over by Wheelock & Wheelock, after one year they manage to turn the sale, but are faced with 12% interest on the second mortgage of five thousand dollars, whereas the customer has agreed to pay only 6%. One letter remarks that the secretary of Wheelock & Wheelock, Frances P. Doerner, drowned July 3, 1909.

3830

R.C.I.A. lost the certificate after they had paid taxes on a piece of property in Liberty Township, and proceeded to cure the defect with the aid of the County Auditor I. E. Arntson.

3831

Ed Pierce thought, and told L. D. Caniff, Fargo Decorating Co., that he suffered a poor job of house painting at their hands; and that he had dug a hole for himself with local men for having given a Fargo concern the job, 1909.

3832

There seemed to be some rivalry between R.C.I.A. and Winterer & Winterer of Valley City, N.D. in selling a Coburn section of Barnes County, though the amount of Coburn holdings in North Dakota was growing smaller. S. W. Philbrick of the Coburn agency seems to have mellowed. However William King suffered two drop failures in a row on his Barnes county land 1910 and 1911 and in addition he would not back into a corner so as to endanger his past gains in property for the convenience of R.C.I.A. Bangert kept riding him for payments, reminding him his contract was in default. In fact, he demanded some payment on principal when the Coburn Agency had already indicated extension without it. After three years King sold one quarter to Ole Elton, who paid off the Coburns for whom the association worked. But six years later he is still paying to the Federal Land Bank, and R.C.I.A., now Ransom County Trust Company, carries his payment until he shall have harvested the crop.

3833

Some of the process by which people acquired land was not as simple as might be imagined. This file brings home the fact that R.C.I.A. had to borrow money itself in order to keep its head above the waterline and meet its obligations due on Livingston Farms Jan. 1, 1909. Herman Doeling and his wife Minna, who had managed to farm successfully in the Sheldon area previously, now moved up to the Foster County lands. In 1909 they bought an additional quarter one half mile from Bordulac, adjoining another quarter they owned there. But this meant trading another quarter more remote from their home to the association and these people then had to be concerned with a ten-year mortgage. In addition, Mr. Doeling had borrowed against his insurance policy; or rather, from the insurance company with whom he insured the mortgaged farm property. By 1917 Doeling paid his indebtedness. To keep in its business, R.C.T.C. had to be ready to offer investors new places to put their money.

3834

See also #3834½. Estate of Robert C. Sanborn: The letters she writes answered by Ed Pierce giving her legal advice on settling the estate of a man who was a likeable fellow in the heart of Minot, N.D. in its early days, leaving an estate upwards of fifty thousand dollars, tell us much about Minot, about Ed Pierce, and about Grace Sanborn who retired back to Northfield, Minnesota with her son Rush. One small piece of the estate was a lot 13 Block 18 in the original town site, in so far as this lot had not been given to the Soo Line. There were shares in the Minot Bottling Works and the Light and Telephone Company allied interest which drew an assessment in 1914 that necessitated her taking back some mortgages she had given through R.C.I.A. There were lots in Portland, Oregon, which through Ed Pierce's skill were sold for twice the original investment. Previous to his death, Robert Sanborn had sold the Minot State Bank to L. M. Due, Ed Christianson and T. J. Horton, and it became the Scandinavian American Bank. An old business partnership, Sanborn & Hendrickson shows up in papers connected with the Major Buttz mortgages.

3834.5

Because so much correspondence occurred over the final closing of the Minot Bottling Works, an additional folder was re-numbered #3834½. Minot personalities of pre World War I days figure in the proceedings; and the widows of R. C. Sanborn took a dead loss. In April 1913 she was still whistling in the dark to Ed Pierce: "Bottling Works is running along very nicely thank goodness, and everything points to a good year and we need it." But the next month she told Ed about the note she had signed, and he commented to a friend: "... it has become a serious matter with her physically" Later he pointed out to her that the more business they did, according to the reports, the worse off they were. By August 13, Pierce had decided she must get rid of the Bottling Works, if possible sell it; if not sell it, throw the machinery in the river and use the building. Unknown to him Grace Sanborn and the Leaches refused one offer to sell. In July 1914, Mrs. Grace Sanborn paid bank in Minot over five thousand dollars to settle debts. See also #3928.

3835

Rev. A. F. Herzberg bought a quarter of North Dakota land on his own, and was surprised to learn how that could hurt one. See also #3803.

3836

That Ole Velnie possessed other land is proven from the fact that Mrs. Plato F. Jones held a mortgage against it. Nonetheless he fulfilled the five years' residence which entitled him to take out a homestead in Owego Township, Ransom County, 1909, SW¼ Sec. 28, 135N 53W.

3837

Nicholas Edwin Breaw and his wife Martha E. borrow from the Board of University and School Lands on the N½ Sec. 33, Coburn Township. Ed Pierce speaks of William Grieve not homesteading this place; yet the mortgage mentions not William, but Robert Grieve.

3838

Note on jacket reads: "Contents transferred to file #5430. It had to do with a trusteeship matter.

3839

The file itself contains a convenient listing of most documents up to August 2, 1909, because at that date these letters were sent to Purcell Devitt at Wahpeton for the court case. An old friend of R.C.I.A., S. R. Raymond, Oklahoma City is sued but acquitted in a compromise procedure. The Flyn Brothers, land agents, E. J. Flynn from Buffalo Center, Iowa, and F. L. Flyn from Rothsay Minnesota had gotten Orville D. Stuart of Chicago, Ill. interested in Raymond's Wilkins County, Minnesota land. It was probably a poor piece of land. Stuart represented the American Colonization of Farm Lands, a company that directed its attention especially to colonies and investors in large scale holdings.

3840

F. P. Goodman entered a note concerning the abstract, on lots in Sheldon owned by Ed Pierce, in this file August 13, 1909.

3841

SE¼ Sec. 18, Shenford Township was picking up an adverse history. Michael and Caroline Schmitke his wife homesteaded it in early days; mortgaged it; and took on a second mortgage of 30 to F. T Day in 1884. The second mortgage was foreclosed in 1886 and sold by Sherriff; Michael redeemed. In 1888 the first mortgage of \$300 held by people in South Dakota was foreclosed and sold by sheriff's sale. Again the land was redeemed. It was then sold to Christoph Schmidtke (presumably a son) who in turn sold to Wilhelm Schmidtke; and he to R.C.I.A. The association first sold to Frank Koehler (#2075); then to the partnership of Levi B. Hanson and William Manning. Hanson yielded his rights to Manning, when both men were behind on their personal property taxes in Sheldon and Enderlin; as the County Auditor observed: "This tells the story." Manning, alone, pays some of the debt; and then yields the land to Fred Wall to take care of the balance. Manning's record in these files is refreshing.

3842

Note in file advises: See file #3928; and this must refer to the liquidation of Sanborn Investment Company, Minot, N.D.

3843

E. A. Roach, whom we met in #3787 as one of the businessmen in Bordulac, N.D., receives a proposal from R.C.I.A. on his request for a sixteen thousand dollar loan on his town, and some of his farm properties. Detailed descriptions of the farms reveals presence of a stone problem on some portions of this land, and one quarter is quite rolling.

3844

Shenford Township land, Ransom County, N.D. involves an estate in Massachusetts; 1909.

3845

An Iowa investor sold a section in Scoville Township, Ransom County, N.D. to Hiram F. Fisk, 1909, and bought himself a half section nearer home in Iowa.

3846

H. W. Gilbert paid R.C.I.A. part of his monetary obligations by assigning them the indemnity due from the State of North Dakota for the slaughter of horses with glanders as ordered by the State. The Legislature 1907 had made the law effecting indemnity, but forgot to set an appropriation. In 1909 Gunderson's Senate Bill #4 appropriated \$80,000 for this purpose; and the State Auditor's office was swamped with 836 glandered horse claims.

3847

Mr. John Raisty, Elliott, N.D. lacks money, and perhaps also managerial acumen; so in the competition a lawyer from Illinois obtains a quarter of the corner school section in Alleghaney Township, Ransom County, 1909. The crew and outfit he hired to put in crop in May of 1909 got away during the rain, procured some "booze" and had an indescribable time. He was looking for a new crew.

3848

About five hundred dollars worth of remodeling was done on the Catholic rectory at Sheldon, 1909 (And Ed Pierce kept record of it in his file, because he was a permanent third member of the board of parish trustees, where normally there were only two.) Father Alex McDonald carries "St. Mary's Church" on his letterhead; though officially the title was [and is] Our Lady of the Scapular Church. Two suggestions for an entryway to the cellar are kept in the file, one from the south side of the fuse by some one named Frank; the other for an entry from the north side, made by the priest. [In the 1960s the entryway to the cellar was on the north side of the house; presumably this is the same one attached in 1909.] (Present day observation by Rev. A.A.A. Schmirler.)

3849

In the two files of 3849 and 3850 the association kept documents relative to Frank Schill, the father, and Oscar Schill, the son, both married, both customers procured by C. E. Cavette from Iowa, for one section in Foster County, N.D. Oscar Schill came up for the threshing in 1909. Part of his crop had been hailed; and he received only \$98.30 from his W½ Section 29, 146N 65W. In December he admitted that he liked the land, but he asked the association to take it back. He seemed to be reasoning that if he had to pay out so much several years in succession for his North Dakota investment, he would endanger his ownership of land in Iowa.

3850

(See also #3849) One would think that Frank Schill was tied in with some shoe business in Iowa. He bought his Foster County half section at \$38 an acre. Claude Sharbono [Charbonneau?] and Ort Irons worked on his land; one season also P. C. Peterson and Christian Wilson. Frank Schill presents a case of the fearsome investor. One year he furnished only enough seed for half his land. In 1911 part of his crop was damaged by hail; and he became dreadfully worried. He asked R.C.I.A. to sell his Foster County land (But of course, they still had lands of their own to sell at this time, in that area.). However, by 1916 Frank Schill, after selling one quarter, made final settlement on the remaining Foster County quarter. Interestingly, in the years when things were in a precarious stage, A. H. Lindemann, representative of the association at Bordulac, felt proud to report that he had grain of their debtors all tied up at elevators. But the secretary replied the grain was eating itself up by falling prices, and storage costs.

3851

Julius Bracker had loaned money to Rev. H. Elster on land in Oliver County, N.D., 1909 this mortgage was transferred to Fritz Bartram. SE¼ Sec. 35, 142N 84W.

3852

A buyer from Iowa, Wright N. Enyart and his wife Ellen became disheartened their first fall near Bordulac. Like many losers, they innocently asked for part of their money back; and they seem to think of F. W. Froemke as the one who once upon a time convinced them the land would pay for itself. Enyart's first payment after moving to Bordulac was scheduled to come from his crop on the quarter section. J. F. Bishop, himself a farmer in the Bordulac area, also had something to do with selling Eryart and Meiske farms in Foster County, though lawyers in Iowa receive the commission. By the tedious instructions sent Bishop from the home office, it is clear that Bishop did not understand operation of R.C.I.A. very well. See also #3864 for J. F. Bishop. See also #3866 for Meiske.

3853

Alfred Reuben Nohr, working as fireman on the railroad, with a farm on the side near Anselm, was threatened with suit by O. W. Kerr Company at Fargo, represented at Sheldon by Gram & Hull, attorneys, for not having paid on his farm contract made at Lethbridge, over land in Alberta. The prospects, according to evidence discussed, were plied with drinks; Nohr was told and sold his quarter under the representation that there was no lien against it; and the Kerr Company represented itself as a corporation, which may not have been true. Attorney Bangert gallantly assayed to beat this company which had been beaten just earlier by Louis Froemke with the aid of Rourke & Kvello of Lisbon; and then in one letter he could have weakened the resolution of his client by saying Kerr Company could collect one {though not two ways. Pierce, Tenneson, & Cupler thought Nohr had the benefit of the law entirely behind him.

3854

At the insistence of Ed Pierce, the Enderlin State Bank was subjected to a detailed examination July 16, 1909; and on August 22. Ed commented by letter on various defects, discussing debtors by name whom he considered bad risks. Three Enderlin churches owe money. No security is provided for most loans of smaller amounts. A few debtors live outside the area, and most names are familiar; except those who made notes bought from Wheelock & Wheelock. Of one Enderlin borrower Pierce says: "The debtor has never been a success" Also: "The loan of Pauline Gravelle is evidently one which grew out of a custom that should not prevail in banking...."

3855

The pencil tablet sheet figures on the amount of commission paid Marshall B. Greene for sale of Canadian land to Curran are easiest to understand.

3856

Report of condition of R.C.I.A. July 31, 1909.

3857

Statement of condition of Ed Pierce August 16, 1909, rates him as worth three hundred thousand dollars.

3858

Ed Pierce ordered an Edison Business Phonograph, which one might term a Dictaphone, for the general work room of R.C.I.A., 1909; and received directions for setting up and maintaining, as well as advertisement material. The file includes a good portrait of Thomas A. Edison.

3859

Anton Johnson (see #3310) tried to sell his land to neighbors in the sand hills, but the Kratt Realty Company sued him for the notes he owed them before the land was sold; 1909.

3860

The old Carrington & Casey Elevator at Bordulac, owned in 1909 by B. B. Hanna who was hoping to sell it, and whose workmen felt afraid to operate it another year without major repairs, was rented to R.C.I.A. at .0125 per bushel of grain taken in. L. B. Hanna, after paying for a new foundation, realized four hundred dollars rent. Everyone connected, with the venture evidenced a great deal of knowledge ability about elevators; and everyone seemed to benefit, no one getting hurt. A humorous note in the proceedings is F. A. Wheeler's reconnaissance report to headquarters at Sheldon, that the elevator once had a dump. But the old man in charge forgot to lock it, and a horse fell into it; so the elderly Casey had the dump torn out.

3861

Several parcels of land are involved in this file, plus a legal contest over commission for sale of part of it; hence the volume of this file. First there is a copy of the will of Thomas Grieve, 1885, of the township of McKillop, County of Huron; and he had a son Thomas Grieve. Now according to an abstract contained here, Thomas Grieve obtained Sec. 33 Greene Township, Ransom County from William X. Grieve through Robert Grieve in 1883. A copy of the mortgage of 1890 held by Lizzie Green against M. B. Greene and wife Lillie B. is likewise contained here. In 1909 the land is sold to Albert A. Brown whose wife gives him butterflies to the stomach; but he comes through all right. He divides the landholdings by selling half to Hiram F. White and his wife Cora; and Wiper and Greene (of the Farmers Bank in Sheldon) get behind that ownership in 1916. "Old" Halley farm also involved here; see #2242

3862

This is Coburn land, and the buyers address is Buchanan, N.D. He acquires ownership faster than his due payments; and perhaps John B. Fried, abstractor and realtor from Jamestown N.D. is responsible in part for this. The 1912 papers in this file were quite badly crushed and crisp; perhaps they will now flatten (1974).

3863

To understand this file best refer back to #3038; it deals with Clay County land, Minnesota, just east of Averill. As an aside we note that in 1909 the land was placed under the name of the wife, Elma L. Lockerby, but correspondence by R.C.I.A. was carried on about the deal with the husband, William E. Lockerby. The papers take the title through 1915.

3864

Three months of copious correspondence end without completion of a sale of Foster County land. H. C. McCart of Marshall & McCartney, Oakes, N.D. makes his appearance in the letters. See also #3852 for J. F. Bishop.

3865

The midsummer hail storm reports that reached the outer world from North Dakota frightened the second customer away from deal closing. This one was a C. E. Cavette prospect.

3866

File #3852 sufficiently introduces the Iowa absentee owner of another Foster County, N.D. farm, 1909.

3867

Delay reduced a ninety dollar bill by N. H. Johnson, Enderlin, N.D. to Kelly-How-Thomson Company of Duluth, by more than two thirds. Thomas Pierce seems to have angled for a niggardly profit for himself; but it did not work out that way.

3868

Effie G. Clayton borrowed from the Board of University and School Lands of North Dakota 1909 in order to build a cottage and small barn on S½ Sec. 7, Coburn Township, Ransom County, N.D., on what was once a Coburn section. Specifications for these two buildings were written out in pencil.

3869

A garnishee suit brings these names into the file: C. S. Kratt and Gus O. Kratt; Fred Underwood, C. E. Murray, and the Village of Sheldon. The case was appealed to the District Court and hung around for three years.

3870

A simple enclosure was filed here on the requirements in Minnesota for an out-of-state corporation to do business there.

3871

After a long time, a solicitor from Wisconsin for R.C.I.A. makes a sale again. However he fails to observe their now hallowed ground rules, and the deal fails to close.

3872

(Note: A John A. Lind, Harcourt, Webster County, Iowa; also a Cavett prospect, became frightened by North Dakota hail in #3865.) In this file Victor A. Lind, proprietor of the City Meat Market, Boxholm, Iowa, also a Cavetto customer, was also struck with thoughts of relinquishing his North Dakota land. But the time he asked for an extension of his loan, he was able to say that he and Oscar Schill (see #3849 and #3850) were in the Fargo Office "the same day that Roosevelt was at Fargo." F. W. Froemke did not remember extending the loan that day; though he probably remembered they were there that day, he was settling into antagonism against it. Ed Pierce took over for his partner, and bluffed it out. In 1915 this Lind still possessed his North Dakota land, Bordulac area.

3873

Missing as of August 30, 1974.

3874

W.B.S. Trimble Company of Jamestown bought a number of Coburn lands east and southeast of that city, under the pseudonym Edward O. Precht.

3875

This was a good customer for C. E. Cavett. Armanis F. Patton was publisher of the *Gowrie News*, Gowrie, Iowa, in 1911; and that paper had been established in Iowa when North Dakota became a State. The expression of thought in good English in his letters is a relief from most prospects' correspondence where one has to read into their words what they really had in mind probably. (This facility of expression has been noted in the instance of other editors of papers encountered previously, though one or the other of them lacked in this department.)

3876

Rev. F. Belzer, limited in his use of English, a man of the cloth at Lisbon, N.D. e.g. see #3748, engaged in the land business or the side; yet he makes a redeeming statement July 10, 1909 to F. W. Froemke: The customer had told him to close the deal by telegraph, and Rev. Belzer remarks: "...he is one of our

ministers, so I think it is all right." The name was John C. Fidler, and wife Viola, Chicago, Illinois. There seems to be a contradiction between what a man in Lansing, Michigan says, and the statement of a bank in Austin, Minnesota, July 13, 1911. Also it is to be noted that Lansing, Michigan party was telling R.C.I.A. to sell the North Dakota land at \$25 an acre; while the association told Rev. Belzer the price was to be \$30 an acre.

3877

Locally known as "parson land" SW $\frac{1}{4}$ Sec. 30, Highland Township, Cass County, N.D., was sold to R.C.I.A. legally, after listing it with the association by Henry E Hanson and his wife Ida L. in 1909. The buyer was an absentee owner in Iowa who hoped to sell at enough profit to acquire a more desirable place owned by another absentee in his town. But as fate would have it, the other man got his land eventually. Ben Kemmer rented this land. One year he complained that the former owner had taken three water tanks with him when he moved. Another year the well had to be repaired: and Pete Peterson was hired for the job.

3878

Lawrence Kennedy died a year after he came up from Illinois and bought a quarter section near the Farquar Siding in Foster County (NE $\frac{1}{4}$ Sec.9, 145N 66W). This is Carrington & Casey Land Co. land; and contained here is a copy of a 1908 circular document alerting dealers that their Jamestown office is now with the W.B.S. Trimble Company.

3879

Foreclosure proceedings were initiated against one of the Sanborn loans, given by Nicholas Rustad near Minot but were headed off by Minot bankers, and H. J. Halvorson realtor.

3880

The Sanborn Investment Company held a loan against E. F. Tompkins, Proprietor of the Magic City Garage, 1909 and apparently he did not even realize this until Tobey of Enderlin State Bank foreclosed. He paid the debt.

3881

J. J. Cullen, Lake Mills, Iowa thought that R.C.I.A. was playing ball with him even in June of 1909. However it was clear he was not making headway on payment for his land. And in May before C. G. Bangert had already written back to the Sheldon office: "I am inclined to think that Lloyd and David Jones would buy this quarter at something like \$17 or \$18 per acre, and it is possible we might get between them and Cullen and make a little something out of it. He will, no doubt, call and you can get the first chance at him."

3882

Oscar Larson and Martin Thompson are both named in chattel mortgage against four horses on the E $\frac{1}{2}$ Sec. 29 Owego Township, Ransom County, N.D. 1909; and the seed lien is likewise charged to both of them.

3883

Old acquaintances, Max and wife Emma Grobe continue to climb out of debt, with the encouragement of Charles heckle (see #3206).

3884

A lawsuit over the value at which a half section in Coburn township sold in 1905 brings about examination and cross examination of what long residents of Sheldon area recorded in their minds about

lard in general them These were; N. B. Hannum, Henry Ylvisaker, Julius Petrich, J. W. Doty, Aaron McDonald and John A. Smith; also James A. French.

3885

The Lockerbys (met in #3863 in Clay County, Minnesota, ownership) also have land in Greene Township, Ransom County, N.D., 1909.

3886

The logic of John and wife Ella Persons followed the direction of their needs. They bought the Herman Doeling farm southwest of Sheldon; then turned it down; received back the cash they would have had to borrow; and settled on a half quarter (80 acres), the land in Casey Township NW¹/₄ Sec. 2, 135N 55W. This, however, was sufficient, because they were to rent their brother's quarter of land also. The letter of Frank Shaw to F. W. Froemke in Pacific Grove, California, and Froemke's reply, dated March 3 and 14 respectively, 1910, make a good illustration of the old saying that there are two sides to a question.

3887

Letter of W. R. Morrison, minister of the First Methodist Episcopal Church of Sheldon, N. D. to F. W. Froemke, Nov. 4, 1910, begins: "Since you have left us it has been necessary for us to make Bro .A. A.Burgess the custodian of our church papers" R.C.I.A. sent them only the insurance policies. Record of donations to the parsonage lighting plant 1908, remained.

3888

Martin Kaspari accented earnest money from R.C.T.A. to sell his Sec. 33 in Casey Township, Ransom County to them; then the next day withdrew his agreement to the sale, 1909

3889

A small note owing R.C.I.A. 1905 to 1908 must have been a big matter in the life of John C. Mark. Incidentally his wife was ill in 1908.

3889a

(Old numbering system) This file refers to land acquired by Rev. Elster (last of Enderlin, N.D.) in 1906. The rubber stamp number has been torn off; file became misplaced, and it would be difficult to say where it properly belongs, except earlier than this. However we leave it here. The land lay in Billings County; and he bought from Rev. Henry Ernst, St. Paul, Minn.

3890

The hog farmer from Iowa, James F. Simmons, is doing heavy business with his money and that of his sister Mary E. Kester. Herman Oelke buys into Sec. 15, Liberty Township, from Simmons; dies at 42; and Fred Oelke becomes administrator of his estate. Fred and Frank divide the remaining \$10,000 between them in 1915; and Simmons is out of that section.

3891

The association is here dealing with three quarters land in Shenford Township, Ransom County, N.D. Letters of August 7, 1909 demonstrate how such a matter can enter many ramifications; here some of the names concerned are simply listed: B. F. Spaulding , Fargo Attorney,; Frank C. Gardner; Nathan S. Hill; Mary T. Hill, Emmet Armstrong; Andrew Carr; Christof Christman; Stambaugh & Fowler, Fargo law firm; and Henry Christman.

3892

One of the Sanborn Investment Company loans is foreclosed in 1909 just a bit south of White Earth, N.D., in Mountrail County, 1909. Names of county officials at Stanley, N.D. appear in the

correspondence; as does the *Stanley Sun*, its publisher, editor and job department manager. K. C. Halle and K. C. Edwards, White Earth, come through with good descriptions of the land which Otto Olson and his wife gave up; and what we would probably term grazing land today, they called "good for pasture only." They valued the quarter at about six dollars an acre. The file provides a good sectional map of Mountrail County showing various post offices that no doubt have disappeared, but also Plaza, Epworth and Belden. Above Plaza, the Soo line is shown as a proposed route. Only seven out of the forty-two townships possess names.

3893

This land is placed under the name of Andrew Carr, the husband (previous files have carried land under his wife's name, Belle Carr). See #3891 for understanding of this file which was founded on the extension of the loan in 1914. A copy of the letter from Pierce, Tenneson, & Cupler to R.C.I.A. ten years earlier, Dec.5, provides further ramifications of title.

3894

A five hundred dollar loan against Ward County land and a bachelor named Herman Selvig was being carried by Ed Pierce. [Note: Lena Selvig worked in R.C.I.A. and Enderlin State Bank; in the 1960s. She was retired with her own sister Effie Selvig, a school teacher, and Marie Pierce a niece of Ed Pierce, in the once elegant Pierce house in Enderlin, N.D.]

3895

A young man in an Illinois town now made well known by DeKalb corn, learns that the rest of the world is not able to favor his idealistic dreams about business affair as are his father and mother. His application to purchase Foster, N.D. quarter of land 1909 falls through.

3896

J. W. Doty and wife Carrie V. make and pay a crop mortgage, 1909.

3897

Martin L. Saterlee, Scoville Township, N.D. shifted his business on 80 acres there from R.C.I.A. to Citizens Bank in Lisbon, N.D., 1909.

3898

R.C.I.A. received two Hands upon their Bordulac lands; one was single and one was married. Olin Hand later was allowed to give back his quarter to the association and apply what he had paid to his brother Clark Hand and wife's payments. [These files had two Jackets. Evidently R.C.I.A. itself had once lost track of half of content.] Two Hands bought into Section 35, 145N 65W, Foster County. Olin Hand was a single man. Clark Hand and his wife sold out to J. S. Schmidt in 1915; and he paid off the mortgage by 1918. (See #3898)

3899

Scoville Township, Ransom County, N.D. land goes from one absentee owner to another, 1909. In earlier days two men in succession acquired tax title to this land; but the tax levies were later found to be invalid.

3900 Case File Abstracts

3900

John E. Brown, SW $\frac{1}{4}$, Sec. 28, Greene Township was one of the early settlers, and was single. When he died he willed his land to his brothers Henry H. Brown and George Brown. His sisters, however, were natural heirs. So when the widow of Henry H. Brown came to sell the farm in 1909 to Harvey Douglas through R.C.I.A., it was necessary to quit title by writing to the sisters; Mrs. Rose Williamson, Alameda, California; Mrs. Joseph Putraw, Kirkland, Washington; Mrs. Amelia E. Goff; and Mrs. Emily Creswell. See also #4044.

3901

Two sales made in Iowa by C. E. Cavett buckle in the middle.

3902

Johan Thomasen and wife Gunda strove for a low rate of interest on their loans. Thereby did they halve the returns of their friend among the lenders? They lived in Casey Township, Ransom County, N.D.

3903

Always lenient with their debtors, the Van Brunt Co. of Horicon, Wisconsin unhesitatingly extended the loan of Charles Ufer in Watson Township, Cass County, N.D. 1909 for another five years at 6%.

3904

This is the Griswold who through the farms listed with R.C.I.A. bought into Shenford Township, Ransom County, N.D. 1909; and paid for his farm by 1915. Joseph N. Griswold was from Stitzer, Wisconsin. See also: #4216

3905

We find here several lists of names which were perhaps used by Ed Pierce on different occasions: poll lists by townships when mailing general political material. Then there is a list of names indicating Republican or Democrat or Progressive after it; and this might be more apt on specific political issues. The revised mailing list for July 20, 1902 could be used for the commercial purposes of R.C.I.A. It is interesting that the Auditor's Office supplied R.C.I.A a personal property tax list from Ransom County. One also finds names with post offices in Wisconsin, Indiana and Nebraska; but the purpose for these has not appeared in previous files.

3906

The sale of lands from the bankrupt Andy H. Jones estate, October 30, 1909, offered 24 farms in Pierce County, two in McHenry County, and one in Benson County. The letter of Styles & Koffel, attorneys at Esmond, N.D. to R.C.I.A Nov. 13, 1909 is a must read for anyone studying Pierce County history, though settlement began along the Great Northern Railroad, north part of the county much earlier.

3907

Missing as of September 2, 1974.

3908

An abstract up to 1899 for a quarter of land in Liberty Township, Ransom County, N.D. (It is difficult to see any purpose served by this particular file now; 1974).

3909

This absentee owner who bought James A. Banks land in Greene Township, Ransom County, N.D., has the money two years ahead of time to pay up \$4,000 owing on his mortgage; but the Travelers Insurance Co. which holds the mortgage, will not allow him to do so.

3910

Absentee owner from Wisconsin pays off the mortgage on a half section of North Dakota land, and keeps up the insurance, and the land in the wife's name. A son, Mr. Parrott, is in the insurance business at Lisbon, N.D. 1910.

3911

The buyer from Jefferson City, Iowa did not like mortgages. So he paid off those he made in 1907 within three years on his Casey Township, N.D. land.

3912

R.C.I.A. deals with a land agent (see #3899) in Clinton, Wisconsin, regarding land he bought in Scoville Township, Ransom County, N.D.

3913

This was the quarter of land in lower Alleghaney Township, Ransom County, N.D. that Hubert Freitag cut his commercial teeth on, while he still was cashier under Ed Pierce's brother Tom at the Enderlin State Bank. Within a year the land is sold to Oscar Harington who finishes paying for it after nine more years, specifically in 1910.

3914

This file provides a 1908 map of the city of Minot, N.D. platted by the City Engineer E. S. Severance.

3915

R.C.I.A. and M. L. & T. Co. loose the loan of Frank Utke (see also #3665).

3916

Some papers referring to other papers on the transfer of ownership over NE1/4 Sec. 7, Owego Township, Ransom County, 1909, from Frank K. Lynch to A. E. Arntson.

3917

Rudolph Altman and wife Susie are in good shape 1909. They will be able to pay their obligations when the roads make it possible to haul in grain. Conflicting figures are given for the location of their land.

3918

N. B. Hannum, probably under pressure himself from Van Brunt Mfg. Co., brought suit against M. E. Dye for whom he had procured a second hand threshing outfit two years earlier. Thereupon Dye paid the notes he had given.

3919

People who had money to lend liked August Jaster, Casey Township, Ransom County, N.D. 1909.

3920

Grace Coutts was preparing to divorce her husband in Iowa; her mother worked for Blatzk (?) in Sheldon, N.D., and she obtained a temporary job in Fosters Hotel. Later she worked briefly for Jake Leis. It is evident she did not want to be without a man. She was acquainted with Ed Burke and Jim Allen, but had young Clarence Langland confused. The file contains a dozen love letters from her to him; one to her mother, and one from her mother. Through Ed Pierce and a cashier at the Peoples Savings Bank in

Vinton, Iowa, the father of Clarence is tipped off to go down and rescue his boy from the people with whom he had become involved there, 1909.

3921

The file contains two last wills, and one blank form of quit claim deed all relating to member of a Cruff family.

3922

A Marion, LaMoure County, N.D. loan to a land agent Robert Martin, is satisfied by the Marion Bank and Ed Baertsch 1909.

3923

This is the sad story of Henry Hoofnagle, Dunkerton, Iowa, who was induced to come up to look at Bordulac land by the Rev. A. F. Herzberg, who sometimes preached in Dunkerton. As the writer for the association at one point observed, he borrowed trouble long ahead of time. Being an absentee owner increased his worries. In 1912 his monetary obligations were shifted back through a local bank; and one can presume this would ease his mind. At one point he felt and said the association was bleeding him out of \$3000; and to the uninitiated his story would seem to have substance. But when one reads the letter of the association to the Bank at Dunkerton, it is easy to see that Mr. Hoofnagle was simply beating himself down into the ground.

3924

John and Herman Gilbert, farmers near Leonard, N.D. bought out Albert E. Fraedrich and his Leonard Meat Market lock stock and barrel 1909. The copy of the inventory Oct. 21, 1909 should prove of interest.

3925

John Arians and Anton Arians came up from Sun Prairie, Wisconsin, after they bought their Ransom County land 1909. The land agents there and here worked out a trade for them on their land there.

3926

Ludwig Liening and his wife paid their \$800 loan, for which they needed extension in 1908, in 1914. Comment of R.C.I.A. writer on German farmers Oct. 18, 1909 is complimentary to them.

3927

November and October, 1909 statement of condition of R.C.I.A. The October report makes statements in the first two paragraphs that are difficult to reconcile with information in earlier files.

3928

In comparison to #3834 and #3834½, this is a success file, even though it marks the liquidation of the Sanborn Investment Company of Minot, N.D. Ed Pierce masterminded it for the widow, Grace Sanborn. A. J. Brunner postmaster at Minot and investor there; M. R. Porter who moved to Minot played leading roles. The file contains names of people in the 20 early Ward (and Mountrail) county mortgages that Brunner turned over to the Sanborn Investment Company 1909. At Ed's suggestion, Porter had a local accountant make a complete and itemized account of all the transactions of the Sanborn Investment which again yields many names; August 23, 1913.

3929

Ransom County Immigration Association accepts the offer for office space in the new three story brick building the Ancient Order of United Workmen erected in Fargo, and took one half the ground floor,

paying \$6,000 for the lease extending over five years. They then formed the Northern Immigration Association there in 1910; and it was essentially the same people as R.C.I.A. which continue in Sheldon.

3930

Time for redemption on lots 1 through 12, Block 27, Rudd & Sheldon Addition ran out 1909, having been vested in Cora M. Squire. The association picked on a tax deed. [This is the half-block on which the later St. Mary's Catholic parochial school was located.]

3931

John B. Weisenhaus and wife Ida paid their debts, though they did not quite see the need for fire insurance on buildings that had never as yet burned. James Schenum lost out in that section of Shenford Township, Ransom County, N.D.

3932

Minor details of the Akin trusteeship, these 1909 and 1910.

3933

It took till the next year's fall to clear up a hail loss sustained on a Bordulac farm in 1908, because the farmer had gone to Calgary, Alberta.

3934

Ole O. Runningen of Fort Ransom Township, Ransom County, N.D., having debts on a small plot of land, paid up one mortgage note by 1909.

3935

For better understanding of this proposed sale at Bordulac, refer back to #3925.

3936

Relations between Nathan B. Hannum and his wife Elva B. Hannum came to a critical point in 1911. Both persons have appeared frequently in these files. In letter of Ed Pierce to Judge Rourke at Lisbon, Sept. 28, 1911, a great deal of information can be found on the Hannums and Bonines while still in Michigan, and the story of the coming to Sheldon by the Hannums.

3937

Sample of Canadian transfer blank.

3938

J. J. Feckler, who is now secretary of the Pioneer Life Insurance Company of North Dakota, as well as continuing his business activities at Wimbledon, N.D., forwards an objection from his attorney to the form of assignments long in use. Pierce replies firmly to Feckler. But to his own legal partners he says: "This is twice this objection has come to us and it is important to us to know where we are at..."

3939

Marshal B. Green bought Miss Clara Piper's half section in Canada; and Ed Pierce anticipated trouble, his anticipations being fulfilled.

3940

The Eidahls bring through a Higley & Mitchell quarter in LaMoure County for Ransom County Immigration Association.

3941

This is an ordinary hay lease at \$50 for the quarter in Hanson Township, Ransom County, N.D. 1908; but includes 8 acres of flax on that many acres that were broken. And unknown to R.C.I.A., the former owner had sublet to Homer Fitzimmons who was actually living on the place, and had wanted to buy it. But they had sold to another customer. So he just hay-rented for that year of 1908.

3942

J. A. McCusker, Anselm, N.D. had apparently contracted debt with F. W. Froemke when the latter operated a general store at Anselm; 1902. McCusker paid in full by 1909.

3943

This file has no contents as of Sept. 5, 1974. It referred to the purchase of a half section in Greene Township, Ransom County, N.D. by Julius V. Guldinzopf.

3944

Some of Mrs. Sanborn's money is invested in farm loans. This really has nothing to do with the Minot Bottling Works; she just happened to use some of the old stationery.

3945

Correspondence took place 1909 with reference of bonds for Enderlin Special School District (high school) #22, 1909. The file contains letterhead picture of the high school building; and list of board and faculty members.

3946

In 1909 negotiations were under way between George Collins and Ed Pierce to completely take over his consignment of Coburn lands in North Dakota; Ed was handling all his business for him anyway. In 1910 and 1911 this brings Pierce into dealings with Alfred Waters and W. C. Gaine.

3947

This file contains but one document: a special agreement or memorandum between R.C.I.A. and one of its solicitors regarding three tracts of Greene Township, Ransom County land, in which the association bound itself to arrange to have some plowing done, but at his expense.

3948

A bit of correspondence concerning a former Sanborn Investment Company mortgage, against land in Ward County, North Dakota.

3949

The list of chattels mortgaged grew longer each year for James C. Mark, 1904-1907.

3950

Two Martin brothers buy land in Big Bend Township, Ransom County, N.D. 1909, and Leon comes up from Iowa to farm it. R.C.I.A. disguises its purpose in writing to Leon in 1912, as is made evident by its disclosures in writing to M. L. & T. Co.

3951

This is another Higley & Mitchell deal -- see previous files. Client John O. Thorstad, age 34, who had always resided at Lyle, Minn., and his wife Petra, bought LaMoure County, N.D. land 1905. After five years he increased his borrowings to \$2,000.00. This loan had to be extended in 1914, the year he was hauled out. They do not live on this land, but are absentee owners.

3952

Martin E. Saterlee sold portions of land in sections 3 and 4, Scoville Township, Ransom County, N.D. to John Tanner and wife Sarah in. 1909. Saterlee became a partner with O. E. Qualle in a confectionary at Lisbon. Tanner had roots in Jasper, Brook, and Rensselaer, Indiana. In 1915 he owes more than at the beginning. R.C.I.A writes a letter to the solicitor at Goodland, Indiana, suggesting a division of land: 8 acres for Tanner and wife, 240 acres for the two boys, and 80 acres to be sold. In 1919 Tanner abandons the farm, and buys a small home there. Re: some of this land:-Frank B. Felt paid U.S. government \$400.00, 1881; Hugh Harrison bought land, 1887, through Felt from Mills E. Moore & Thomas J. Harris. Harrison's connected with Security National Bank Minneapolis.

3953

When R.C.I.A. moved into the field of buying large tracts of land at one time, it sometimes had to borrow money temporarily to meet its commitments; as in this file, 1909-1910; see also #3690, #3417, etc.

3954

Contents of this file concerning Central Real Estate Dealers Association membership contract in Ransom County, were transferred by R.C.I.A.

3955

Correspondence focuses upon a debt owed by Clinton O. Greenley, Stirum, N.D. 1907-1909

3956

This brings one of the Sanborn Investment Company loans up to the year of 1911. It was made to Thomas Mathewson, Williston, N.D.; and its collection for the Moravia, New York investors is helped by W. H. Shemorry & Co., Main Street, Williston, N.D.

3957

Axel Younquist, a single Norwegian 1908, Sorkness, Ward County, N.D. borrowed Moravia, New York money through R. C. Sanborn and R.C.I.A. In 1913, the Northern Security Company, Minot, N.D. took over the part of the New York investors, though it is evident Youngquist has made progress.

3958

In 1917 C. E. Cavett is superintendent of schools in Ransom County, has a mortgage on his residence, and is still receiving commission payments for sales he made for R.C.I.A.

3959

To understand this file, one must keep in mind that there were two loans against one half section in Liberty Township, Ransom County, N.D., involving the widow Christine Krantz, John C. Wilson, and the Parsons Brothers. See also #4022.

3960

John W. Doty and William A. Isles each owned half of Section 25, Greene Township, Ransom County, N.D. At first M. L. & T. Co. favored Isles; but in 1909 they were disturbed by reports that there were ridges of sand on the south line of his land. However his loan went through.

3961

Ed Pierce was asked to head the committee to collect contributions of Ransom County for the silver service for the Battleship North Dakota, 1909. The County's allotment was \$235.00, and by 1913 it still was fifty dollars short. A letter from Governor John Burke to Ed Pierce, after the latter's fifty dollar contribution to the fund, is contained in this file.

3962

Marshall B. Greene (also spelled Green) and his wife Lillie B., satisfy a mortgage given in 1890 to Lillie J. Greene; July 1909. Since Marshall acquires quite a bit more of land, the various affidavits here come up; concerning: Samuel McLelland, 1882; William X. Grieve and other Grieves; Sarah T. Hitchcock; and Elizabeth J. Green, sister of Marshall B. Greene.

3963

Charles A. Zaborasky, who in 1909 bought Louis Howell land that William A. Isles had been farming in Greene Township, had not made much headway in paying off his mortgage by 1914.

3964

The matter of Foster County leases, e.g., that of Matt Ihringer, involved the matter of plowback in fall.

3965

Leases of Bordulac, Foster County lands with J. A. Blackburn brings names of workmen into the picture who probably worked out some of the plowing for which Blackburn was paid: J. E. Phillips; Anton Knutson; Frank Bentzlin; John J. Lee; Anton Lundmark; and L. C. DeBolt.

3966

Some more of Foster County leases; that of E. A. Beckley also involves E. A. Roach. (Roach is a businessman in Bordulac; Beckley is the farmer.)

3967

Another Foster County land lease; R. J. Boyle falls heir to the land which Matt and Joe Ihringer were unable to take care of the preceding year.

3968

Mr. L. C. DeBolt had money coming from grain the fall of 1909, which had been shipped by R.C.I.A. directly from Bordulac to Duluth, but through an accident of fate, had to suffer waiting longer for it than necessary, at a time when he needed the money. His lease was shifted to Armanis F. Patton the following year.

3969

An absentee renter of Foster County lands had not yet begun to realize a profit.

3970

Ole Erickson rented two quarters of Foster County land and made out.

3971

H. A. Fenske rents only 40 acres from R.C.I.A., among the Foster County lands on Sec. 15, 145N 65W, a tract just south of the railroad; and his name has not occurred very often previously in Livingston Farm correspondence, if at all.

3972

These 1909 papers for another forty acre tract record its rental by J. A. Graham, Carrington, N.D., and which had proven too much for a certain Knudson (Knutson) to handle. Thresher for that year was Albert Roseman. (The name is Anion E. Knutson see #3975).

3973

R.C.I.A. rented a half section Foster County land directly to Walter Harrison, and dealt with him in crop settlement. 1909.

3974

Mr. Nielson, whose names has appeared before in the files, found this eighty acres, the S¹/₂ of the NE¹/₄, Sec. 29, 146N 45W too much to handle; R.C.I.A. turned his leasing rights aver to Ort Irons; and after that to Frank Schill, May, 1909.

3975

This is the Anton E. Knutson lease of Foster county land, 1909.

4000 Case File Abstracts

4000

Matt Mulholland, Hurdsfield, Wells County, N.D. 1909 rented a section of land from R.C.I.A. and notified them of the probable day of threshing. But the threshers changed their route suddenly, and Loren Sorenson had to be pressed into service to divide the grain in place of their usual representative, Sorenson being considered a disinterested party.

4001

This is some more on the dealings of Julius Bracker; 1909.

4002

A dispute occurred between older settlers in the Anselm neighborhood. D. C. Cullen and Fred Heaton disagree on the payment of bills owing on the Heaton house and barn; 1909. F. W. Froemke edged out of the controversy when it became clear the participants wanted a court, not an arbiter.

4003

Interest coupons and receipts; 1909, mainly reference to Ed Pierce's participation in R.C.I.A.

4004

Robert Altman is listed as 42 in 1909, and obviously a mistake occurred in giving his age as 5 on one of the loan applications. By 1911, he and his wife Albertina have taken a homestead addressed at Kevin, Montana, renting out their land in Shenford Township, Ransom County, N.D.

4005

One letter is contained here, on a loan to Hiram F. White; 1910.

4006

After the death of Ben Bergeson, Henry and John Bergeson split ownership in common. Two acres had already been excerpted from their lane in Casey Township, Ransom County, N.D. for a church site.

4007

The old Schultz Watering Hole on the Sheyenne River again is recorded with further papers on the same old dispute. Correspondence of the time says: Mr. Henschel is "...one of the smallest men we have ever seen." and expresses a doubt "... if you get any money out of..." (settlement with Schultz). "Hold it up so we can...". By stipulation, each side of the litigations paid their own costs; and to end the controversy, Schultz paid Henschel \$300 for alleged damages, out of which Pierce, Tenneson & Cupler collected \$99, and Bangert procured \$50 for Svensdal.

4008

This file relates to the matter of painting and repairing the two Maxwells and one Marmon car belonging to R.C.I.A., 1909.

4009

An Iowa solicitor wishes to realize his commission a year early on an Iowa customer brought to R.C.I.A.

4010

Sam Christenson gave a chattel mortgage on his restaurant stock in Sheldon 1909 and was foreclosed upon maturity. His ironclad shop on lot 2 Block 20 must have been just west of a building Ed Pierce owned on the east corner of that block, (which also housed the post office through 1908 and a barber

shop, and across the street to the east again found the First National Bank; see later file on new post office 1909). The file indicates it was thought Christenson violated the prohibition law. He left the country after the foreclosure.

4011

Robert E. M. Cain and his wife paid up their mortgage on Tuller Township, Ransom County, N.D., land held by R.C.I.A. by aid of a loan from Walter L. Williamson, farm mortgages, Lisbon, N.D.

4012

Because he had a patent to sell, Guy L. McDonald of Sheldon, N.D. and his attorney, Charlie Bangert, contacted a numbers of persons and firms in the market with new items; correspondence with them is here found. In 1909 McDonald had 400 of his buggy bow braces manufactured by the Fargo Foundry; Bangert having exhausted his ideas on how to sell the patent the year before. Our Mr. McDonald was addressed at the Metropole Hotel that winter. Among the inventers we find another from North Dakota, namely, Arnold & Parks, Portland, N.D., pushing their window stop which is illustrated in a letterhead.

4013

Fred C. Wall obtains a loan on Shenford Township, Ransom County, N.D. land bought in 1901. His land transactions occur in a number of previous files.

4014

Correspondence from the home office arouses one's suspicion that a new solicitor represents R.C.I.A. in Iowa in this land deal. In addition, Peter A. Boyer and his wife Lydia A., Antler, N.D. thought Gilbert LaDu was still register of deeds at Lisbon. They must have been familiar with Ransom County in the 1890s. Their land in Greene Township was sold.

4015

Martin L. Saterlee, Lisbon, N.D. agreed to sell his Scoville Township, Ransom County, N.D. land through R.C.I.A. It involved probate of will of a certain Harrison.

4016

George H. Sult (see #2250) paid \$300 to cancel his last note with R.C.I.A. in 1909. A few months later, writing on stationery of the Marmarth Mercantile Company Marmarth, N D., he asks for a \$25,000 loan in order to buy the remaining one-third interest in 10,988 acres of ranch land in Township 135N 105W , Billings County, N.D. He claims the land has a 26-foot vein of good coal in it.

4017

Arne Wallegerm living one half mile from Coburn, N.D. in the township of the same name, Ransom County, was 47 and single, when he had to borrow \$800.00 on his quarter of land in 1910. By 1915 he was paid up.

4018

This file carries documents concerning the cancellation for purposes of reissue of common and preferred stock of R.C.I.A. 1909-1910. After the rearrangements Ed Pierce held \$41,000 of the reissued preferred stock. The concerns of some of the feminine stockholders were carefully weighed according to their needs, and protected: Anna Clemens, Anna D. Quackenbush and her mother, and Mrs. R. C. Sanborn. In 1910 Ed Pierce speaks of the *Sheldon Progress*; and that the Kratt family is now in control of it and the First National Bank. The Bank had merged or consolidated the Commercial Bank of Sheldon into itself.

4019

According to note in file, some of the papers originally contained here were transferred to #4049 and #4050. The material here can be understood in the light of the other two files.

4020

Collection of some notes against Ida and Frederick Rieke is made for Leonard State Bank, Leonard, N.D.

4021

Frank E. Shaw has the job of making certain that taxes are paid on properties in which R.C.I.A. has an investment, and to watch the delinquent tax lists for properties in which they might want to invest, 1910.

4022

The Parsons Brothers found it difficult to meet obligations after two poor crops back to back 1910 and 1911 in Liberty Township, Ransom County, N.D. Greene B. Parsons and Christopher Parsons farmed on land once owned by Olaus Go1berg; and before him, by Charles G. Krantz. The mortgage Krantz had given Middlesex Banking Company in 1887 was satisfied when new loans were taken out in these years. See also #3959.

4023

Mortgage given by Frank Koehler in 1904 is satisfied by operations of new owner William Puppke, and he has settled down to the normal procedures of paying insurance premiums after the organizations to whom he owes money, remind him.

4024

Here is contained material relating to hay leases 1909. Refraining from comment on other aspects of interest they might reveal, these new names catch the eye: C. L. Yeaton, farm lands; Jamestown, N.D. C. A. Young, Mandan, N.D. Louis E. White, Litchville, N.D. John R. Walters, Stewartdale, N.D., and Glencoe, N.D. Fred Rupe, Leonard, N.D. John E. J. Radtke, Upsilanti, N.D. Ole Nelson, Lisbon, N.D. W. M. Klemstein, Melville, N.D. Bert B. Coons, Stirum. John Swanson, Sheldon, N.D.

4025

Insight is here provided into the three-way dealing between the R.C.I.A., Wheelock & Wheelock and Enderlin State Bank. The farmer evinces his feelings as being negative and depressed; John Marken writes from Hunter, N.D. Oct. 10, 1910: "I can't pay no full payment on the farm this year."

4026

The jacket entitled: "proposed sales of Foster County lands, correspondence, 1909," was empty (1974).

4027

As noted in so many files, 1910 was not a good crop year in North Dakota. This followed 1909, at the end of which year Glen R. Mansfield had found himself with just enough coming to him to pay his laborers. He had that year tried to beat poverty by expanding in the renting of farming lands in Foster County.

4028

One absentee owner in Iowa seems to appreciate everything R.C.I.A. did to provide care for his Coburn Township quarter under a renter.

4029

Thomas J. Heaton rented Shenford Township land from absentee owner, and R.C.I.A. looked after threshing for the owner 1909. See also #4033.

4030

Missing

4031

Renter Albert Anderson, Casey Township, Ransom County, N.D. participates in some sharp dealing on seed wheat.

4032

As it would appear, the renter, Andrew Bratland, had to do four and a half acres of breaking to receive as much as the absentee owner was paid by the renter for hay on a quarter of land in Greene Township, Ransom County, N.D., 1909. R.C.I.A. did all the "looking after" in this contract.

4033

Another Thomas H. Heaton rental in 1909 (see also #4029). To break this man's land, Thomas uses a steam engine; Shenford Township, Ransom County, N.D. At threshing time, the absentee owner provides a local man to represent him, namely, Hiram J. Fisk.

4034

The three-way relationship between the renter, R.C.I.A. and absentee owner seems just infinitesimally tinged by "hanky-panky.", 1908-1909.

4035

\$125.00 forfeited by his failure to plow back 100 acres in the fall of 1909 according to contract, a contract which in fact he did not renew, (E. V. McDougall) went through the hands of three receiver successively before being given to the new owner of the land, who wrote from Redfield, South Dakota and expressed his view that: land well-rented is half sold.

4036

While absentee ownership of a quarter of land in Liberty Township, Ransom County, N.D. changes hands, Albert Larson continues to rent it on much the same terms.

4037

Before Albert Lovejoy lost his land south of Anselm (see #3687, #3780) he took umbrage when E. P. Rhinehart, manager of the Farmers Elevator at Anselm, looked for payment in return for seed grain when given out. R.C.I.A. advised him to rely for farming advice upon men like Brieland and Kaspari, rather than the one who was influencing his thinking, 1909.

4038

The jacket contains simply a copy of the farm contract by which Jacob Wigal rented the west half of Section 13 in Coburn Township, Ransom County, North Dakota, to Carl McDougal, September 23, 1908.

4039

It is difficult to judge from just these papers whether Fritz Zittleman is sub-renting under Louis Froemke, or if Froemke represented R.C.I.A. merely represented the association in procuring the right to rent for Zittleman; 1908. The owner of this Casey Township, Ransom County, N.D. quarter is the president of a bank in Paton, Iowa. The renter gives notice of the probable time of threshing to the owner through the association, writing the return address and date in English script, the letter in German script; and the high German seems touched with a bit of dialect: e.g., "fieleicht" = "perhaps".

4040

R.C.I.A. personnel considered P. J. Carr, renter on land north of Bordulac, 1908, an "A-1" farmer.

4041

This farm contract among various Bordulac lands seems to have been taken over by Frank Schill in 1909. Christen Nielsen held it in 1908. See #3850 for Frank Schill.

4042

Occasionally Charlie Bangert would note discrepancies to the managers at Bordulac that must have them realize he read their reports to the home office. In this file Bangert made this comment April 30, 1909: Thomas Hanson is to do 320 acres of plowback on one quarter of land, which Hanson would have "an awful time doing."

4043

Homer Fitzimmons rents land in Hanson Township, Ransom County, N.D. but near the village of Verona; his daughter is Bessie Lippert. They deal with Andrews & Gage Elevator at the town in LaMoure County just mentioned; and have a letter from the Schmid Anderson Grain Company, Springfield, Minnesota. For follow-up on this list detail, perhaps see #3557 and #3558.

4044

His lawyer in Illinois thought the 5-year mortgage plan would be better, when Harvey Douglas bought the Greene Township, Ransom County, N.D. quarter. But R.C.I.A. replied that it was not unknown for a farmer to make \$1500 to \$2000 on a quarter a year or two; thus being enabled to skip out before the five years were up. So they insisted upon per annum payments, to avoid being stuck with the land on their hands. Harvey Douglas, as it actually turned out, hit the poor year of 1910, and did not gain steadiness in financial affairs until the food crop, or all least a satisfactory crop, in 1911. (Meanwhile, it was standard with R.C.I.A. to extend loans for their customers during poor years.)

4045

It would seem R.C.I.A. helped Fred C. Wall free himself from minor worries that disturbed him concerning his land in Canada, in the Province of Alberta., 1916. Wall spent, several days in St. Paul, Minnesota that winter.

4046

Frank P. Goodman was still a student at the University of Minnesota when he had the authority to sell or rent out this father's meat market in Sheldon, N.D., including the slaughter house which stood in the pasture belonging to Flatt. The Peoples Cooperative at Sheldon rented it for two years, subject to sale, 1910. The cooperative was really a stock company with men in it like G. L. McDonald, Lew Sorenson, J. W. Doty, and Charles Crain the manager.

4047

Lenz Land Company, Jamestown, N.D. paid enough on E½ Sec. 21, 139N 62W, Stutsman County (Coburn land) (south of Spiritwood, N.D.) to earn their deed through Philbrick and R.C.I.A. After their mortgage, which could be floated on a deed, had been assigned to the Bemis' bank at Chatfield, Minnesota, they became tardy in haying their just interest. In 1911 Ed Pierce obtained power of attorney to foreclose. It was at this time that the Lenz Land Company relinquished the land to H. W. Knoll, who satisfied the mortgage with the help of Cogswell State Bank.

4048

After August Klingbeil relinquishes his hold on a farm east of Lisbon, N.D., absentee owners succeed one another in the matter.

4049

This file was begun in #4019 from which some papers were taken; and treats on one deal together with #4050, continuing matters through 1917. F. W. Froemke seems to have made the sale, which Ed Pierce called a "dandy" involving twelve quarters (three sections) of land, at \$49,640.00 to be paid after the first payment had been given. References made to selling at \$32 an acre. This file contains mainly the 1909-1910 papers. Newell N. Powell, banker at White Rock, South Dakota (a town in the northeast tip of South Dakota) in actuality buys and pays for the land. He makes trips by auto from White Rock, through Fargo, to Foster County lands, sometimes stopping at Sheldon.

4050

This file also includes soil map of Foster County. The material of this land deal was begun in #4019, continued in #4049. Here it is seen R.C.I.A. opposed Powell's idea to list twelve separate mortgages simultaneously in their name, at the advice of L. B. Hanna who thought it would hurt their own credit. So the lands were listed under Powell's sister's name, Sarah H. Powell, 45, and single in 1910, River Falls, Wisconsin, a music teacher with no great means herself. Some of the mortgages were pushed through Enderlin State Bank, which Feb. 5, 1910, expressed some unhappiness over getting the poorest of the lot. Powell was surprised by the poor crop of that year. In 1911 he and R.C.I.A. mutually tried to edge out little advantages over the other; and in 1912. The year 1913 is marked by the South Dakota banker not wishing insurance either; usually farmers were the ones. In 1914 Powell made some of his payments early receiving discount, a thing he had wished to do other years, but not succeeded in doing. 1915 he sold some of his land to Graegert. In 1916 L. B. Hanna cannot be reached because he is in Europe. In 1917 Powell pays off some more.

4051

Gustave F. Schmidt is single and 27 when he applies for a loan on land in Highland Township, Cass County, N.D., 1910, to pay off mortgage made to John H. Burke.

4052

Ed Pierce helped R.C.I.A. make out their first report under the new Excise Tax Law passed 1909. The association listed a net profit of \$10,000. And this was taxable.

4053

(Blueprint placed in Maps/Blueprints Collection) In file #3556 local, county and state politics appeared on the scene when de la Bere, postmaster and editor died. This file is a continuation. Ed Pierce has his community and locality lined up to keep the post office in his building. His building on lot 1, Block 20, with a barbershop at the north end, had been used for fifteen years up to 1908. But since he aimed at a ten year lease from the government, investment and maintenance there would eat up much of the profit. So the locality was switched by local petition to the R.C.I.A. office, for they did not need as much room as formerly. The changeover did not require over seven hundred dollars investment; the building had to be heated anyway. By Dec. 6, 1909, the post office was moved into it with official governmental blessing. The file furnishes names of companies supplying post office equipment; American Post Office Equipment of Chicago claiming Bottineau, Bucyrus, Enderlin, Valley City, Williston, and Kenmare in N.D.

4054

As the jacket indicates, this file contains delinquent tax lists from 1909, tax receipts, and human errors. Ransom County Immigration Association still paid eight hundred dollars taxes for the Coburns that year. This was for the small, last end of their land ownership in the State, and included a few lands in Barnes and Stutsman counties.

4055

The old plat of Enderlin comprises simply the original town site. The "new map" or plat of Enderlin, 1908, shows "Moorhead" of Enderlin as Kabers Fifth Addition, and leaves the lots between Railway

Street and the tracks vacant except for penciled outline of the Hilton Hotel location. (One would as if some kind of constructions were not located there at least unofficially.) Riverside Addition does not appear as such. This is a large map, the scale being perhaps one inch for 120 feet. (Blueprint placed in Maps/Blueprints Collection.)

4056

This file does contain copies concerning Ed Pierce's second addition to Enderlin, N.D. Of greater interest are the two cardboard drawings of Enderlin, on which some buildings are depicted; it both answers and raises some questions. The cloth, seemingly linen, copy by J. Tudor Graves, city Engineer of Fargo, of Pierce's Second Addition, made in 1893, is included here. (Blueprint placed in Maps/Blueprints Collection.)

4057

Several copies of the Riverside Addition to Enderlin (they no longer show the existence of the flour mill, and do not yet note Patrick Pierce Park; so they must have been requisitioned sometime within the period separating those two events.). (Blueprint removed to Maps/Blueprints Collection.)

4058

The jacket reads: "Plans of the First National Bank of Sheldon." The contents of the file contain 1895 specifications by Hancock Brothers for the State Bank of Sheldon, and blue prints. (The jacket should read State Bank to be correct.) (Blueprint removed to Maps/Blueprints Collection.)

4059

Hancock Brothers did specifications for Minnie Grange's residence in Sheldon; it would require an expert to open the blue prints now (1974) without tearing them, these files perhaps once having been waterlogged. (Blueprint removed to Maps/Blueprints Collection.)

4060

The Hancock Brothers did the blueprints 1902; for the Ed Pierce one-story building at Marion, N.D., a pleasing product on the print. (Blueprint removed to Maps/Blueprints Collection.)

4061

Plans were made by Hancock Brothers for Ed Pierce in a house he built for Pierce family interests at Enderlin, N.D. (In the late 1960s, e.g., Marie Pierce, daughter of Tom Pierce, Ed's brother, and Lena Selvig and her sister, lived in this house; I believe still do.-Rev. A.A.A. Schmirler) (Blueprint removed to Maps/Blueprints Collection.)

4062

(Despite many alterations, it would not be difficult to recognize the Bell Mercantile Building at Enderlin, N.D. originally designed by Hancock Brothers.) Blueprints and specifications for Bell Mercantile Building a here contained; see earlier files: #2459, #3396, and #3305 among others. (Blueprint removed to Maps/Blueprints Collection.)

4063

This set of blueprints and specifications for three story building for Fowler and Banks at Sheldon, done by Hancock Brothers, was not in very good condition (1974). (Blueprint removed to Maps/Blueprints Collection.)

4064

The jacket says these are the plans for a house for Ed Pierce. Specifications and blueprint indicate a one-story house; the floor plan depicts two stories. #3622 concerning the Daytona Beach cottage may be the key to the mystery. (Blueprint removed to Maps/Blueprints Collection.)

4065

Plans for a bank, by Hancock Brothers. Was this plan ever built somewhere? For 1895. (Blueprint removed to Maps/Blueprints Collection)

4066

Old plats of Sheldon and Enderlin on linen-like parchment are here contained. That of Sheldon shows location of first, gabled, schoolhouse north of main street; location of two markers or surveyors monuments; and that several blocks of Horton & Detlor's Addition were vacated. Enderlin's map shows location of six iron markers and one quarter post. (Blueprint removed to Maps/Blueprints Collection.)

4067

This plat for the First Pierce Addition to Enderlin was made out by J. Tudor Graves one month later than his copy of the Second Addition (#4056). (Blueprint removed to Maps/Blueprints Collection.)

4068

Plat of NW $\frac{1}{4}$ Sec. 4, Liberty Township, Ransom County, N.D. (Does this relate to file #3353?)

4069

The land that religious-minded Henry Hoofnagle had in Kidder County was sold; and mortgages on it were carried for later owners by R.C.I.A.

4070

F. Belzer, son of a minister who sells land for R.C. I.A., and farming in Ransom County, upon receiving encouragement from F. W. Froemke, tries his hand at it. He buys their Minnesota land, a land agent from that state taking the Menagha town property (see previous files) in 1910. By 1918 he makes his last payment.

4071

Alfred E. Rife sold the NE $\frac{1}{4}$ of Sec. 17, which adjoined the original town site of Sheldon, N.D. (before some of Horton and Detlor's Addition was vacated) through R.C.I.A to Louis and Elsie Howell, a retired farmer couple in 1910. (In the late 1960s I drove Elsie Howell to St. Francis Rest Home, Breckenridge, Minn., her unmarried daughter having come from Washington D.C. to assist. Elsie mind was still clear about the past. She could no longer live alone; it was difficult to live with her. At the Rest home she missed putting in her garden each year; but after about two years she passed away.) In 1910, though retired, they were still acquiring more land. (A married son, also named Louis, owned the lumberyard in Sheldon many years; retired to Minnesota and Texas.)

4072

A man from Chicago bought a widower's land in Coburn Township, Ransom County, N.D., through a solicitor at Goodland, Indiana. Penciled note on envelope would indicate that this same piece of land was some time later sold to Marcy C. Wilkinson, c/o Isaac Bonine; or perhaps this means the mortgage was assigned to her.

4073

Marsha B. Greene sells land in Greene Township, Ransom County, N.D. to two unmarried Iowa Meyer girls that are much impressed with F. W. Froemke, and who learn much about cares and concerns of absentee owners including such as are not printed in newspapers.

4074

Martha, the wife of Aaron McDonald who had retired from Sheldon area, moved to Terrace Street, Fargo, N.D., was still living in 1912, and making arrangements on the \$10,000 encumbrance against their Section 21, Greene Township, Ransom County, N.D.

4075

Fred C. Wall is rising financially, while William Manning is declining through circumstances beyond his control (see #3422, and #3841). This file refers to the transfer of his land in Shenford Township, Ransom County, N.D. to Fred Wall.

4076

This seems to be another file where R.C.I.A. ends up dealing with the widow of the man to whom they sold a quarter of land. Among the first deals promoted by Sidney Adams when he replaced Charles Bangert at R.C.I.A. headquarters in Sheldon, was to arrange for his friend J. L. Ballinger to buy NW $\frac{1}{4}$ Sec. 30 134N 58W adjoining one of the two quarters of land he already owned, 1910. In 1914, Mrs. Cora Ballinger, Englevale, N.D. is not quite sure what she shall do about the NW $\frac{1}{4}$ Sec. 30.

4077

Albert Newton, Sheldon, N.D. and his wife paid up their mortgage ahead of schedule. A dispute between the assistant treasurer of R.C.I.A. and M. L. & T. Co., A. L. Opsal, and he seemed to have the better argument, but Minnesota Loan and Trust Company had their way.

4078

Printing of this booklet in 1910 was under the supervision of Sidney Adams for R.C.I.A.; and upon second thought he was judicious enough to eliminate. For example "What won't they raise when they become men" as a caption under the picture to be printed was cancelled out. The theme of the booklet seems to have been intended to center around "Hitching Up Time" (a picture). No copy of the booklet occurs here. The Porte Company correspondence carries letterhead picture of its establishment. Various publishing concerns were contacted by mail, even Dennison's glue.

4079

Contents of this file transferred by R.C.I.A. to file #5760.

4080

In 1910 Ed Pierce ran again, was nominated again, and elected again as State Senator. This file encloses correspondence he kept on that campaign, in which he had cigars passed out at the polling places both at the primary, and at the election; and he paid for beer. It was Ed Pierce's strategy to eliminate competition for Republican nomination before the primaries took place. After that he was free and did work hard for others, F. W. Froemke did his first work while he himself remained in Florida; the weakness of the weekly press is revealed by correspondence; names like C. A. Johnson, Governor Burke, William E. Purcell, P. D. Morton then of Hettinger, N.D., come into the picture; also local personalities, as Round Magill, Major Buttz; A. H. Laughlin; Pat Rourke; Judge Fisk; and of course, Teddy Roosevelt in Fargo, along with Judge Amidon and L. B. Hanna. One important issue mentioned was perhaps the establishment proposal for a state normal school at Minot, N.D.

4081

Several certificates of membership of F. W. Froemke in the Masonic Order.

4082

The papers here have to do with the title of Greene (Green) sections in Greene Township, Ransom County, N. D. 1910; and make it possible to trace the various relationships among the Greenes.

4083

Only two of the various companies contacted for bids on the furniture to be installed in their Fargo Office of R.C.I.A. (to be called, there, Northern Immigration Association) have replies in this file.

4084

R.C.I.A. is concerned only with a second mortgage on a quarter of Coburn Township land, Ransom County, N.D., 1910.

4085

Richard G. Piper quit title to blacksmith shop and residence at Leonard, N.D., 1910.

4086

Mary Sanvig had to quit title in the face of a previous start at a homestead on a piece of land in Coburn Township, Ransom, County, N.D. by Charles E. Tabor, a man that worked for Treadwell Twichell. Only collapsed portions of his claim shanty remained.

4087

A couple from Hetland, South Dakota buy a half section in Wells County, N.D. in 1910, which, after the man's death, ends up in the possession of Mat Mulholland, Hurdsfield, N.D. 1914. See also: #4236.

4088

Georgia Collins, handling some of the Coburn lands, sold to W. J. Dwyer, who mortgaged to a doctor in Iowa in previous years. In 1910, the doctor pays up the total indebtedness on the Stutsman County land, Sec. 9 139N 69W, and procures his deed.

4089

The papers of this file were removed by Sidney Adams July 22, 1910.

4090

This file still contains a statement of sale of the First State Bank of Leonard to the Farmers, 1910. Reference is made to the disposal of shares Ed Pierce had in the bank previously.

4091

As in #4089, papers of this file were removed by Sidney D. Adams and taken to Fargo, July 22, 1910.

4092

Ed Pierce in 1910 began to make inquires regarding purchase of Florida lands for R.C.I.A. investment. This file contains correspondence concerning land around Leesburg, Jacksonville, Gainesville, Tavares, Orlando, Fort Meyers and Tampa. The pages left from a pamphlet on the everglades read well.

4093

A 1909 garnishee case.

4094

A Lancaster, Wisconsin solicitor's commission on a Foster County sale.

4095

A man from Clinton, Wisconsin buys Shenford Township, Ransom County, N.D. land, 1910. To put through the deal, the house and lot of the customer in Clinton had to be bought and sold. (See #4096)

4096

See #4095

4097

Since the association here dealt with various tract of land in western North Dakota, correspondence here is to: Sanger, N.D.; Center, N.D.; Gladstone, N.D.; Stanton; Mannhaven; Sanborn. Comparison of the two maps, one by the Dayton Clark hand Company of New Salem, the; other A. D. Clarke & Co. of St. Paul, Minn. shows similarities and also differences.

4098

Mr. William E. Guy (see earlier files, e.g. #1001, #1384) paid up his first mortgage; and they "...honestly believed they had paid all of it." But they were foreclosed on their second mortgage, on which they had missed a six dollar payment. Ed Pierce engineers them out of the difficulty, 1910.

4099

Promotional material was sent to Ed Pierce from the Olathe, Colorado, Chamber of Commerce in connection with the grand opening of the Gunnison Tunnel, President Taft being present; September 1909.

4100 Case File Abstracts

4100

Ed Pierce, through the Enderlin State Bank, lent the Wahpeton Military Training School (Wahpeton, N.D.) \$3500, in 1910. After much trouble and seventeen years it was finally paid back. Ed himself had died. This establishment was the "Armory" for Company I, National Guard. Correspondence shows that in 1917 Ed thought we would not see the end of such military establishments. In 1922 the Commercial Club at Wahpeton had taken over use of the building, but a combination of military and commercial organization finally raised the money to save the hall.

4101

Missing October 1975.

4102

J. H. Cain makes up for his son who is mail carrier for the Embden, N.D. area. Mrs. H. Freitag is among those who feel he has short-changed people.

4103

The Enderlin State Bank becomes involved in a liability of garnishee case, 1910.

4104

R.C.I.A. qualified to do business in Minnesota 1910, at cost of \$56.00.

4105

This is a balance sheet of R.C.I.A. July 1909.

4106

An Amateur Athletic Association with constitution and by-laws was organized 1908 to promote the rental use of a gymnasium in a building owned by P. J. Hoff. The effort seems to have lasted one winter.

4107

At the time when Ed Pierce and F. W. Froemke were to move their headquarters to Fargo (see #3684), and Charles Bangert was about to move to Enderlin, R.C.I.A. advertised for a new secretary. Correspondence in this file may show some of Ed Pierce's thinking with regard to R.C.I.A. and also his partner, F. W. Froemke.

4108

In 1901 R.C.I.A. took over some loans from W.B.S. Trimble Co., Jamestown, N.D., that they had on their hands and perhaps the association received in excess of their wishes. (See also #4142)

4109

According to note on jacket, contents of file were transferred to #5244.

4110

This land deal has appeared in previous files, involving the same persons named here.

4111

R.C.I.A. is trying to trade its three-year old automobiles for land, 1910. See also #4008; #4113.

4112

From these documents one would gather that Ed Pierce had been John Sveum's attorney when he went through bankruptcy; and that he was now assisting Sveum to make final proof on an 80 acres and two lots near McLeod, N.D., 1910.

4113

As in #4111, correspondence here deals with proposals to trade land for automobiles. R.C.I.A. considered one 80-acres tract too small to bother with in 1910.

4114

Sometimes R.C.I.A. played a sharp game and was well paid for handling transactions, this being a case in point. A quarter of land rented by Lizzie Brace in Shenford Township had been sold to an absentee owner in Iowa. He asked in 1910 that the association sell his land so as to net him \$18 an acre, for two reasons. Crops had been poor; any customers he had brought to the land, detected its sandy composition. He still owed on its original purchase. The association bargained him down \$100; and talked him into giving up the 1910 crop. Then at a \$700 dollar profit to themselves, plus the crop, they sold that quarter to an absentee owner in Wisconsin who was seeking a \$1,000 dollar loan on another Shenford two quarter. The association sold both quarters to an Illinois buyer to carry through the transactions and make their mortgages viable. The Wisconsin solicitor for R.C.I.A. received nothing out of the four transactions, and Lizzie Brace kept renting the land.

4115

The graveside monument for F. W. Froemke's parents, ordered through Joseph Goodman from a company in Crookston, Minnesota, was to be of eastern marble. Its arrival was delayed several months by a labor strike in the eastern state. Completed in 1910.

4116

Missing October 1975.

4117

Here is a list of inspectors of election in Ransom County, N.D., June 29, 1910. Twenty four inspectors oversaw that many townships, in addition there were three villages, Sheldon having one inspector, Enderlin and Lisbon, three each.

4118

Judging from the jacket, this file must have included papers on additional land deals; but now only those relating to a Daniel and wife Alida Lohr's mortgage remain. Greene Township, Ransom County.

4119

The Catholic rectory (parsonage) at Sheldon was rented out at twelve dollars a month to T. L. Wiper for two years. However, an upstairs sitting room and bedroom were reserved for the pastor, Rev. Alex McDonald, and he could also use the barn for his automobile. (From sources of diocesan history well known to me, it can be inserted here, that Father McDonald was pastor of Lisbon, Sheldon, and at times of Enderlin; living at Lisbon, and serving the last two places as missions. i.e. he said Mass each Sunday; but once a month he might come on Saturday to hear confessions in addition; and occasionally during the week for some special occasion of business, -- Rev. A.A.A. Schmirler) (After Father Fogarty became pastor of Lisbon, Father McDonald came to live at Sheldon a second period; and his nephew Father McDonald lived at Enderlin.) 1909-1910, T. L. Wiper (non-Catholic) paid for the upkeep of the house and heat, and seems to have provided the Catholic parish a good deal.

4120

Correspondence on furniture and fixtures for the new quarters in the A.O.U.W. building in Fargo for Pierce and Froemke, provides names of firms in that field of commerce in 1910 in this area.

4121

One absentee owner at Shabbona, Illinois sells county land to another there who pays in full by 1916. Andy Sheen rents the Foster County land. Illustration of the farmers' use of the term "succotash" occurs in the papers.

4122

Another man from Shabbona, Illinois, J. L. Storey, and wife Mary, buy a half section of Foster County land at the same time as two customers mentioned in previous files. This is 1910. Their story begins to differ, because just at this time, his wife's father divides some of his wealth. She receives \$5,000.00. Storey pays up his mortgage by 1912. See also other files in which the name Storey occurs. See also #4229

4123

Vital papers of this file were turned over to the First National Bank of Sheldon, July 8, 1910. The State had brought a case against James K. Banks and Charley Banks in connection with a Christopherson bond.

4124

This file contains legal proceedings to quit title, by setting aside application to purchase Foster County half section made by Christen G. Frotscher and wife Bertha, and now in default.

4127

E. C. Shanks, employed by the First National Bank of Sheldon summer of 1910, was garnished by an imposing list of persons: E. F. Ladd, F. C. Gardner, P. M. Pollock, R. H. Wheelock, J. B. Pleth, H. R. Turner, A. R. McNair, L. C. Davenport, and J. W. Lane, as trustees of the First Presbyterian Church of Fargo, N.D. on a \$32 debt.

4128

Undercover in-fighting took place over the postmaster position at Anselm, N.D., Andrew C. Mark being the incumbent. L. B. Hanna favored the honest man.

4129

The Northern Immigration Association was issued its certificate of incorporation July 7, 1910.

4130

Geological observations date back to 1903, here. Two copies of the United States Department of Agriculture Bureau of Soils pamphlet on the soil survey of Jamestown area, by Thomas A. Caine and A. E. Kocher (under Daniel E. Willard, R. D., and Milton Whitney, chief), U.S. Printing Office, Washington D.C., 1902; with 3 copies of the map. The information related to soils in Stutsman and Barnes counties.

4131

Sewer bonds for Devils Lake, N.D. received scrutiny by Ed Pierce in 1910. Attorney P. J. McClory seems evasive.

4132

Two feminine absentee owners with an interesting name, from Shabbona, Illinois area, deal and buy a Foster County quarter. After that they are at the mercy of North Dakota seasonal weather; renters; R.C.I.A. employees; and they pay for what they get. Their low level land did better than many others in a

poor year. A man named C. R. Sharbono is their second renter; 1913. (Spelling of the name can be suspected.)

4133

Charles A. Maier, Eckelson, N.D., wanted to buy a quarter of Coburn land in Barnes County in 1910 but was unable to afford it until 1913. His wife passed away in 1914. He received extension of the loan from the Coburns, and in 1916 the First National Bank at Sanborn took over his mortgage.

4134

Burt T. Legg & Co., of the Security Bank Building, Minneapolis, Minn. 1910 seeks a loan on 5¼ quarter sections (840 acres) in Wells County, west of Carrington, N.D. (Which is in Foster County) from the Enderlin State Bank. They write to a source of capital in New York State.

4135

Early plat of Velva, N.D. town site shows three blocks; also a lake, south of Soo line tracks and depot. NE¼SE¼ Sec. 22, 153N 80W by Theo. Lagaard. (Withdrawn to Map Collection, Aug. 1983)

4136

Here is a 1901 contract of Mary M. Buttz on an Owego Township quarter of land.

4137

Contained here is a copy of a contract between R.C.I.A, and J. H. McGinnis of Glover, N.D. concerning a quarter in north Sargent County, 1901.

4138

Business of the Ihme brothers with R.C.I.A. continues, concerned is land in Scoville and in Shenford townships.

4139

Some business of Julius Altman with R.C.I.A. on which additional information will be found in previous files.

4140

This file contained material relating to Northern Immigration Association; note on jacket says: "see General File" (this jacket being empty).

4141

Frank M. Mark, now proprietor of Adrian Pool Room, Adrian, N.D., sold his barbershop furniture at Sheldon to Fred Alexander, 1910.

4142

R.C.I.A. did not take over list of loans offered them by W.H.S. Trimble Co., Jamestown, 1910. See also #4108.

4143

At Ed Pierce's request, Frank P. Goodman drew up a statement of the personal worth of Ed Pierce, June 20, 1910. It totaled \$345,591.65.

4144

Statement of condition of Ransom County Immigration Association in 1910.

4145

In 1909 the village of Sheldon went about procuring a well to be different from the run-away artesian well (see #3050, #3302, etc.). The new well, however, went on a rampage July 19, 1910 with a noise like the firing of a gun. Again the village was dealing with the North Dakota Artesian Company of Oakes, N.D.

4146

Adam Goodman believes error raised his taxes too high, and he seeks tax statement, 1910.

4147

Ed Pierce instigated formation of the Automobile Association of Ransom County, N.D. by borrowing a plan from Madison, Wisconsin, and suggesting it to Charles Heckle who became secretary.

4148

Statement of condition of Enderlin State Bank, 1910. Meetings of Directors were not held regularly in accord with the bylaws. Perhaps this suited Tom Pierce brother of Ed, though Ed received his regular statement of the condition of the bank. Tom received the biggest salary at the Enderlin State Bank.

4149

Poll list of personal property taxpayers in Barnes County (southeast corner) for 1905 contains names of towns and people that may be difficult to find elsewhere.

4150

This file contains poll list of taxpayers 1905 of whole of Cass County, exclusive of cities in county.

4151

John M. Smith, Sheldon, N.D. bought 80 acres of Green Township, Ransom County, land 1904, and John T. Hickey ends up owning it six years later by courtesy of Royal E. Kratt, banker.

4152 Missing October 1975.

4153 Missing October 1975.

4154

To understand this file it will help to know from previous files that Mary E. Kester was the sister of James F. Simmons; and that he owned several farms in southern North Dakota. Chadburne W. Salie makes his first appearance in these files.

4155

Elmer V. McDougal, local farmer, was victimized by a partnership in a threshing rig. In 1910 Mrs. Elizabeth Barrisford (Berrisford?) called the wrong terms, but had the law on her side.

4156

J.W. Doty (see #3960) was sued 1910 for payment of \$36 bill incurred with Bigelow & Brown the year before.

4157

Here is a listing of the loans made through the Minnesota Loan & Trust Company, 1898-1909, i.e. till 1910. 1909 was the biggest year. The biggest loan to one individual was \$22,100.00 to Edward O'Precht. However, all parties concerned were in on the secret that this name was a fiction for another land agency. The business for the eleven years totaled \$324,692.00. See also #4165.

4158

Christopher A. Johnson and wife Caroline A., 41 and 35 respectively in 1908, make their appearance in these files borrowing \$4,000.00 against a two-story brick building. This structure is situated between 1st and 2nd in Minot, N.D., on the west side of the street. Johnson is a lawyer there. The loan is promoted through the Sanborn Investment Company; and the Scandinavian American Bank took over the loan in 1913.

4159

This is an old controversy about a piece of land near Rothsay, Williams County, Minnesota (see #3839). This legal material is largely repetitive. Further light on the Iowa banker, S. R. Raymond, is shed by his letters and comments on the effects of the wet years in Minnesota raising his taxes there. Lands were ditched.

4160

These papers relate to past due accounts settled by various Arntsons.

4161

July 16, 1910, Northern Immigration Association, just set up for business in Fargo, N. D. (See #3925), turned over \$91,700.00 in stocks and securities to R.C.I.A. headquartered at Sheldon, N.D. In turn they assumed \$94, 833.55 worth encumbrances on lands owned by the Sheldon organization (i.e. mortgaged by them). In that manner the Fargo office bought all lands from the Sheldon office, concerned under those figures. Legal papers on these lands did not always reveal this transaction had been made; a mortgage was often retired on paper simply through the Sheldon name. This was done, e.g., on the remaining Coburn lands. Meanwhile renting, other than in Ransom County, of all lands was arranged from Fargo; in Foster, Stutsman, McLean, Mountrail, Barnes, McKenzie, Wells counties, with a heavy grouping in the Bordulac, N.D. area.

4162

Walker Brothers of Fargo previously had worked out a \$210,000.00 loan through the Northern Trust Company, when Ed Pierce was president of the trust co., on their line of opera houses in Fargo, Grand Forks and Winnipeg. To raise the loan, Northern Trust Company sold bonds of \$1,000.00 each. These the Walker Brothers had paid off down to the \$150,000.00 of the new loan sought. Ed Pierce estimated their property worth half a million. And he thought their "business" was a "line which American people will continue to patronize, regardless of crop failures, fires, or other calamities."

4163

The estate of Levi Bemis is being treated in these papers of 1910. This banker from Chatfield, Minnesota had invested in farm mortgages through R.C.I.A. over a long period of time, and also through the First National Bank of Sheldon; he owned stock in the Northern Trust Company. His son, V. E. Bemis was president of the bank at Inkster, N.D.

4164

Ed Pierce advises his brother Thomas and the Enderlin State Bank to arrange matters so as to keep a foreclosure hanging over the head of John Potter and his wife at Enderlin, N.D. (This is the editor of the weekly newspaper there.)

4165

A slight correction of #4157.

4166

Ed Pierce, banker, lawyer, land agent, and richest Sheldonite, is seeking information on becoming Sheldon outlet for Goodyear tires. (He had also contacted Fiske Company.)

4167

According to #4163, James K. Banks and Ed Pierce worked out their departure from the First National Bank in Sheldon, effective in Oct. 1910. The same year, 1910, James K. Banks together with W. C. Goddard and A. M. Goddard both of Leonard, N.D., organized the Merchants Bank and the Independent Lumber Company at Grace City, North Dakota a town of 100 inhabitants. That these moves had to do with the Northern Immigration Association setting up in Fargo is evidenced by Charles Bangert's letter included in this file, to the stockholders and directors of R.C.I.A. and dated Dec. 14, 1909, in which he tenders his resignation. Apparently he first thought of setting up law office in Sheldon. But he also left Sheldon.

4168

In a limited sense, we have here two sample deeds to lots in the cemetery of Holy Trinity Lutheran Church in Casey Township, Ransom County, N.D. In the one, Anna Zimmerman, wife of Fred Wall, was buried, and she probably had been a faithful member of the congregation. In the other Herman Froemke was buried. Questions might be raised as to the membership of either Fred Wall or F. W. Froemke, though they were the men who paid for these deeds.

4169

S. R. Raymond foreclosed a mortgage on 80 acres in Sargent County in 1912, in order to gain clear title and then sell it to the holder of a second mortgage.

4170

Frank and John Mougey borrow \$2,000.00 on a quarter of Greene Township, Ransom County, N.D. land, 1910, which is repaid in ten years.

4171

After a dozen years, Annie and Arthur Peterson clear their mortgage on a half section in Liberty Township, Ransom County, N.D., originally Coburn land.

4172

John Peterson, McLeod, N.D., borrowed \$500.00 to build a house on his homestead. The loan was made through James K. Banks and Bodden of Van Brunt Co., from Ellen Wildner; it was paid up in five years.

4173

George Leist, owner of a section of Casey Township, Ransom County, N.D. land, begins with 19 chattel mortgages on his machinery in 1903. In 1914, hog cholera and wheat rust hurt him, but he fictions an inheritance. By 1915 his farm is rated first-class but he himself second class because of drink.

4174

R.C.I.A. makes an effort to place assignment of loans with Farmers & Mechanics Savings Bank, Minneapolis, Minn., because the Minnesota Loan & Trust Co. is temporarily flooded with requests, 1910.

4175

This is another file on the Myron and wife Lizzie Brace farming operations. They perform on a large scale and make a profit at least for others.

4176

Thomas Wilson, in Greene Township, Ransom County, N.D., was 60 in 1910, when with his English wife, Eliza, he borrowed \$1,000.00. Subsequently his mortgage changed hands, but remained in the hands of women.

4177

Albert Fraedrich and wife Martha, repeatedly met in earlier files, mortgaged their land in Highland Township, Cass County, N.D. in 1894. They borrow again in 1910 according to these papers. And here in 1914, R.C.I.A. experiences difficulty in getting "unlettered Germans" to renew insurance for the benefit of their creditors. Note: we are here dealing with a situation a half-century before truth-in-lending laws in North Dakota.

4178

Suspicion arises here that as in a previous file we have an "unlettered German" dragging his feet on insurance in 1915, William Utke, E½ Section 32, 139N 54W (Howes Township?) Cass County, N.D. Utke began borrowing as a result of the short crop in 1910.

4179

Herman Westphal was thirty-four years old in 1910, when he and his wife Helena borrowed \$5200.00 on a half section in Highland Township, Cass County, N.D. This matter was handled directly from Fargo, and the application made to Northern Trust Company; therefore, not through R.C.I.A. office at Sheldon. Oct. 17. N½ Section 17. An interesting sidelight is that Herman Westphal's father had bought this land from the Watson Estate in 1896, "...and kept it in prairie for three or four years until the boy had reached his majority and little more, and then sold it to him, and he paid \$25 per acre for it before there was a furrow turned upon it." Ed Pierce to Northern Trust Co., Oct. 22, 1910. Ed rated it one of best half sections in Cass County. Herman signed himself as a German American.

4180

Lloyd Jones, Coburn Township, Ransom County, N.D. incurred his indebtedness when building, and in 1910.

4181

Missing file, October 1975.

4182

A. E. Schraeder owes \$3000 to the First National Bank of Sheldon, N.D., with vague securities. References to Texas in the papers concern the R. C. Sanborn inheritance; see earlier files.

4183

Correspondence while working out consolidation of the First National Bank of Sheldon and the Commercial State Bank of Sheldon, brings out the value of those banks, and, also names of correspondent banks. The National was a \$170,000 business, the State a \$50,000 business, 1910.

4184

John W. Glassford sent R.C.I.A. a thousand dollars to invest for him. Through O. O. Golberg, and Dennis E. Sanders who is a small buildings contractor in Enderlin N.D., several parties in that city appear in this file.

4185

This is the election Poll Book for November 1910 for the village of Sheldon. Summary of results show that the Republicans swept the slate; Ed Pierce was the highest vote getter; and the Socialist ticket received only one vote.

4186

Our Lady of the Scapular (Catholic) Church at Sheldon was paid \$1212.65 insurance 1910 for loss sustained through fire. The work of repair was placed under the guidance of parishoner M (Matt) Dworschak.

4187

The widow borrows against the land her husband left her in Coburn Township, Ransom County, N.D. 1910.

4188

The Security National Bank, Minneapolis, Minn., was approached by R.C.I.A. for a loan of \$25,000.00.

4189

Jennie and Peter Johnson, wife and husband, received homestead patent to NE¼ Section 26, 136N 57W, Preston Township, Ransom County, N.D., 1894. This is about 8 miles south of Nome, N.D. A \$200 mortgage in 1908 grew in 1910 because of poor crop, and because Jennie was widowed. THE REVERSE TREND WAS NEVER TURNED. The reverse trend was not turned by her daughter Josie, married to Gonhard Thomason, nor by the administrator of Jennie's will, L. J. Bleecker. After several sheriff's sales, in 1920 the farm was sold to Martin Larson, Nome, N.D.

4190

This voluminous file records an effort on the part of Ed Pierce to assist the widow of William N. Sorenson, a Sheldonite, but who has remarried Frank E. Haselbarth, a boilermaker in Texas by 1919. Interesting documentation can be found here on: 1) Red River Transportation Company, Grand Forks, N.D. 2) First National Bank, Grand Forks. 3) E. J. Lander & Co. Grand Forks & offices in N.Dak. Also in connection, Austin Manhattan Consolidated Mining Co., Carson City, Nevada; 1911. 4) Union National Bank, Grand Forks, esp. M. F. and C. J. Murphy . 5) American, 1920 newspaper, Grand Forks, N.D. See also #2437 for Manhattan Mining Company.

4191

Roy L. Marston informs Ed Pierce, November 14, 1910, that he now is agent for the Coburn lands of Mrs. Frank Turner, Ella M. Pooler, Julia L. Coburn, Mary C. Weston and the estate of Charles A. Marston. He is the son of Sarah S. Marston.

4192

The Minnesota Loan & Trust Company appears not anxious to make a loan to Gus O. Kratt. 1910. This concerns the management that is new it the bank at Sheldon

4193

Mrs. Caroline Brown is in Arkansas, and in process of selling 80 acres near Enderlin, N.D.

4194

Albert W. Moore, SE¼ Section 22, Moore Township, Ransom County, N.D., keeps a \$1,000 mortgage against his farm from 1908 till 1920.

4195

It seems that perhaps his family turned Roy Saunders, Leonard, N.D. from closing a loan through R.C.I.A. from Minnesota Loan & Trust Co.

4196

Mary Swensdahl carried a mortgage against their Owego, Township, Ransom County, N.D. land 1910 -1920. (The Svensdahl name came up previously in connection with controversy with Helmuth Schultz.)

4197

It may be difficult to locate the building erected by George Fowler and James K. Banks in Fargo for which they borrowed \$16,000.00 from Minnesota Loan & Trust Co. 1911. It stood on lots 10, 11, 12, A-2, Northern Pacific Second Addition. Banks was in Florida. Ed Pierce suggested Crabbe do a map drawing of the section.

4198

Henry W. Kile (sometimes spelled: Kyle) and wife Hulda, paid 1905 debt on W½ Section 15 and NE¼ Section 9, Roland Township (Now Isley Township) Ransom County, N.D. They borrowed \$3000, and paid to James and wife Jessie Ramage. In 1915, the Kyle mortgage was turned over to the Citizens Bank at Lisbon because of a better rate of interest given there. The Kyles were addressed at Englevale, N.D.

4199

This file might be entitled: "A Story about Acres In Hock." Henry Hock and; his wife Wilhelmina, owned five acres on the Calumet River, 12 or 14 miles south of the central part of Chicago. Henry died first. Wilhelmina died about ten years later; and that was about 1920. Though it was mortgaged, they left the five-acre farm to their children in Big Bend Township, Ransom County, N.D. And by 1915 it already was worth about \$500.00 an acre.

4200 Case File Abstracts

4200

Two loans were filed here. Lewis Eiding, 1910 was a teller in the Enderlin State Bank, 24 years old and his wife's name was Hilda. Belle Carr and her husband have often appeared before (#1321 e.g.) and in this instance here are borrowing on property in the village of Sheldon.

4201

E. T. Danielson, assistant cashier at the Enderlin State Bank gave a \$1,000 mortgage on his house and lot at Enderlin which was carried through R.C.I.A by Minnie Grange at 7%, 1908-1910.

4202

Nils Olson Ru and his wife Randina, Casey Township, Ransom County, Township, borrow \$1200 in 1910.

4203

He was 83 years old when he borrowed \$1250 against a quarter-section in Casey Township, Ransom County, N.D., 1910, Julius Altman had bought SE $\frac{1}{4}$ Section 23 in 1895 for ten dollars an acre. His son, Lewis, owned the machinery and stock on it now. Incidentally, the prepayment privilege was erased from the contract at the request of John Bodden, the Van Brunt corporation manager of affairs. For the loan was to run five straight years. It was likely both Julius Altman, and Lydia Stacks the assignee, would be dead by then.

4204

The 1905 mortgage held by R.C.I.A. against James H. and wife Nellie B. Caldwell, on NW $\frac{1}{4}$ Section 32, Highland Township, Cass County, N.D., was one of those assigned now to Northern Trust Company at Fargo. The Caldwells had sold in 1907 to August Freitag and his wife Anna. Perhaps mainly because of difficulties with English August finds himself involved with a mechanic's lien till 1915.

4205

At first, circa 1908, George Fowler's loans at Fargo were carried by his old friend and partner, James K. Banks and the First National Bank of Sheldon. But after the sale of control in that bank, it was Ed Pierce who picked up the loans, and in effect drove James K. Banks down to the financial level of George Fowler in operating the Grand Theater in Fargo. [This theater has changed location; and now has changed name, becoming the LARK.] Pierce was investing some of the money of R. C. Sanborn's widow. (see earlier files for identification of her)

4206

Theo. Wold, president of the Scandinavian American Bank, Minneapolis, Minnesota thought that one good turn deserves another. Because Ed Pierce had helped reorganize the Twin Cities bank (see #3807), in 1910 he in turn accepted mortgages of six North Dakota farmers when crop failure occurred and money was tight. Thereby he freed twenty four thousand dollars of R.C.I.A. funds, for other operations.

4207

R.C.I.A. still directed eagle eyes toward 1909 delinquent tax lists, but with a difference this year of 1910. Their main concern was to establish certainty that taxes had been paid on properties in which the association possessed interest already.

4208

Emilie Liening made her will in 1910; and Ludwig Liening expressed practically the same last will in 1921. Emilie Wortz and Rosalie Jaster were their adopted daughters.

4209

Andrew Lee, whose one letter comes from the Soldiers Home, Lisbon, N.D., and his wife Geana, bought lots 5, 6 and 7, block 19, original town site of Sheldon for \$500.00. This included Mrs. Hannum's house. Lot 6 exhibits an interest list of ownership in the past.

4210

George Cullen increased his mortgage, 1911, on a quarter in Greene Township, Ransom County, N.D. A Dr. G. L. Horton from the state of New York loaned the money to him.

4211

C. E. Cavett, who solicited clients for R.C.I.A. (see #3591 and other previous files) in 1910 borrowed money on his Sheldon residence. His father and brothers are involved in the decision.

4212

Ephraim G. Lock and wife Lucinda state that they bought, SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ (160 + 80 acres) and W $\frac{1}{2}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ NW $\frac{1}{4}$ (80 + 80 acres), Section 29, a total of four hundred acres in Shenford Township, Ransom County, N.D. at \$12.50 an acre. This price is unheard of for that year, namely, in 1884. If true, the total price was \$5,000.00. After thirty years, \$2,600.00 remained to be paid; and Lock was slow in bringing forth the interest.

4213

Ludwig (Lewis, Louis) Altman lived with his father Rudolph Altman on Section 23, Casey Township, Ransom County, N.D. Since it was the thinking of the family that this youngest son should take over the homestead when Rudolph in his 80s would have passed on, Ludwig did not construct buildings on E $\frac{1}{2}$ Section 27 that was his own. This proved fine for the family arrangements, but not convenient for the Minnesota Loan & Trust Company, from whom he sought to make a loan.

4214

Settlement for things taken from Sheldon office to Fargo Northern Immigration Association, July 15, 1910, was made by giving R.C.I.A. preferred stock. The itemized statement included these interesting selections: One Inter-State automobile (\$1300.00) Edison rotary mimeograph. Pope's Gazetteer. 2 sheplined coats, Red Ransom County View Books (red the color)

4215

The William H. Manning blacksmith shop at Sheldon was put through sheriff's sale, after tools of Henry Larson were confiscated; Howard Witham could not operate the shop without them. This affects lots 13, 14, 15, block 20 original town site village of Sheldon. See also: #4224.

4216

New names in 1910 hay leases are: Ransom County: S. J. Wescot, John B. Swanson, Ottoe Hieggelke, John Weisenhaus, Walter Joyce. Foster County: G. E. Korsell, Gust Peterson (Melville butcher). Cass County: C. F. Heslel. Stutsman County: J. C. Diesem, Spiritwood, N.D., T. and J. Price (owners of Pingree town site.). Barnes County: William King. Wilkin County, Minn: Jens Martinson. LaMoure County: Ben Holstad. This file is continued in #4217.

4217

This is one file with #4216, and continues the hay leases for 1910. New names found are:- O. C. Thompson, Englevale, Ransom County. P. W. Liston, Buttzville, Ransom County. H. A. Opperud, Barnes County. Byron Sisson, Spiritwood, Stutsman County. I. McClathe, Goodrich, Sheridan County.

4218

William A. Isles rents a half section in Greene Township, Ransom County, N.D., and raises one of the best oat crops to be found in the bad year of 1910. But the absentee owner, being a first year owner, remains somewhat disappointed.

4219

R. A. Froemke would just as soon be rid of R. R. Hand, a Foster county renter who was a "...good worker..." but "...forever after special concessions..." Hand's wife was dissatisfied. The association was obliged to build a barn, suitable house, furnish a well and the materials for a ten-acres fence. His lease was to have run for three or five years more than it did. See also #4221.

4220

E. W. Kennedy, now addressed at Steele, N.D. rented land belonging to Mary E. Kester; and her brother James F. Simmons, as in other instances, looked after it. The secretary of R.C.I.A. labeled the Madame as "Mrs" Kester; and this after all may have been correct.

4221

Clark C. Hand is the other Hand renting Foster County lands 1910 (see #4219).

4222

As seen in earlier files, Thomas Hanson has been renting Livingston Farms farmland (Foster County lands) since R.C.I.A. acquired that holding. In 1911, E. T. Danielson judges 510 acres will be about all he can manage to farm, and suggests to Tom that he summer fallow the balance of the land under his control.

4223

In the bad year of 1910, R.C.I.A. received \$89.97 as their share from the quarter of land rented by Sam E. Wilson and Paul M. Southwick, among the Livingston Farms of Foster County.

4224

Minnie Grange, widow and guardian of Clayton Grange and funds, found she could not convert these monies as readily as she thought, once she had decided to go out West, September 21, 1911. The decision was influenced by concern for her mother's health. She intended. "never to live in N.D. again." Payment of a thousand dollar mortgage was not due (from Manning until October, although Ed. Pierce had already arranged for Fred Wall to buy the land involved and pay the mortgage when due, Another item filed here pertains to J. H. Witham (see #4215 on blacksmith Witham). He had rented Minnie's residence and barn in Sheldon, the buildings being "opposite the Presbyterian church." He was now requested to remove manure and other refuse that had accumulated during his occupancy.

4225

Alfred Weig rented from Humboldt, Iowa absentee owner for the last time 1910. Adam Breaw wanted to succeed him as renter. But the owner had heard that Breaw was a religious fanatic. Carl Rieser, a German Russian who had been in this country six or seven years, sought to rent the farm. But it turned out that the owner himself was not really in position to rent out the farm to another. He had to keep Weig.

4226

This represents one year's dealings with Mr. F. R. Schlotman, Carrington, N.D. on Foster County lands, 1909-1910.

4227

Frank Schill rented out SE¼ Section 29, 146N 65W, Foster County, N.D. 1910, to Arthur Hyath. For identification of Frank Schill see #2690.

4228

Responsible person, Albert Roseneau, farmed in Section 27, 146N 65W, Foster County, N.D. 1910. The first load of his wheat crop, 75 bushels, was hauled to town by a Mr. Elton. Ralph A. Froemke reports to Sheldon Oct. 4 that "Either Mr. Elton lost it or they made a mistake of 1000 lbs. In weighing, as it amounts to just about that, comparing with the rest hauled in."

4229

E. A. Roach, businessman in Bordulac, N.D. rents a quarter of land in Foster County on the side. In 1910 he gets a new landlord, John L. Storey, Shabbona, Illinois.

4230

Fred Underwood, Enderlin, North Dakota, President of the Enderlin Investment Company, became tense because of the R.C.I.A. takeover in management of the Orson Rudd estate, which involved a quarter in Greene Township, Ransom County, N.D. Mrs. Orson Rudd, or, Carrie F. Rudd, resided in Yakima, Washington, 1910. See also #4233 for Parsons.

4231

In 1909 R.C.I.A. leased the L. B. Hanna elevator at Bordulac for \$800 per annum, and made the incidental repairs required by terms of their contract.

4232

This is part of the quarrel between R.C.I.A. and Enderlin Investment Company noted in #4230, but kept in separate file by the association because it compiles their own dealings with the Parsons who were the renters.

4233

Mary E. Kester's farm in Shenford Township, Ransom County was rented 1909 by John Parsons. Note that the Parsons people rented also other land, e.g., the Orson Rudd quarter in Greene Township, described in #4230.

4234

Christen Nielson rents Foster County land 1909.

4235

A dealer in buggies et alia at Manlius, Illinois, invested in Coburn Township, Ransom County, N.D. farm land 1910. While North Dakota, which raised grains for the most part then, experienced a general crop failure in 1910, Illinois enjoyed a bumper corn crop.

4236

Further dealings of Mat Mulholland, Hurdsfield, N.D, on Section 33, 145N 73W near Hurdsfield, N.D., show up here. See also #4087.

4237

The estate of Mark Murphy 1911, an 80 acres in Section 15, 134N 58W, Hanson Township, Ransom county, N.D. in part lies within the Englevale slough, and contains some gravelly soil for the rest. J. S. Murphy writes from Minot, N.D. to apply for a loan for the youngest member of the family, Timothy

Murphy. The loan is turned down eventually by Northern Immigration Association for the same reasons they have not been making loans around Venlo and Coburn, said Froemke.

4238

An Iowa absentee owner feels that some North Dakota renters steal part of the share of grain that is not theirs. He wishes R.C.I.A. to look after his threshing interests. The association prevents Julius Petrich from crowding out Robert Oeder as renter. Communications from the association stress the fact that 1910 was a poor year.

4239

W. C. McConnell rented NW $\frac{1}{4}$ Section 19, Owego Township, Ransom County, N.D., 1910. He grew six hundred bushels wheat and oats for the absentee owner. That honorable Madame as her $\frac{1}{4}$ share realized ninety dollars that year.

4240

James C. Marks rented a quarter in Shenford Township on which he made less than \$50 for the absentee owner annually in 1909 and 1910. She had moved from Iowa to Long Beach, California and was demanding two dollars per acre cash rent. And she had become suspicious by simply comparing her returns with that of another absentee owner in Iowa. Her land lay near Venlo, N.D.

4241

R.C.I.A. rented out a house in Sheldon to Dan H. Hurd in 1910.

4242

Walter Harrison asked for a break for himself, in that the seed for his Foster County farming be furnished free if he hauled it. R.C.I.A. meanwhile sold the land. By good will, everybody profited.

4243

Gray & Campbell were also renting Foster County land 1910 through R.C.I.A.

4244

Hay became an object of interest to a number of nearby farmers in 1910. R.C.I.A. moved alertly to procure additional returns for the absentee owner of the NE $\frac{1}{4}$ Section 32, Liberty Township, Ransom County, N.D.

4245

A. M. Forrest, a stranger around Sheldon, sets a fee per acre for doing seasonal farm work 1910. Therefore he did not lose because of the drought of that year.

4246

Lew E. Froemke rents two separate quarters in Shenford Township, Ransom County, N.D., 1910. See also #4247.

4247

Compare with #4246.

4248

Here are two more farming operations of A. M. Forrest. Compare with #4245.

4249

More customers parade up from Gowrie, Iowa, the hometown of Superintendent of Schools in Sheldon and Lisbon, C. E. Cavett. Correspondence here is from the Larson Brothers, and concerns Foster County land.

4250

Both Jaster and Luedtke, who rented together from R.C.I.A. in Casey Township, Ransom County, N.D. 1910, had August as their first name.

4251

Several things stand out as noteworthy in these papers concerning the 1910 renting contract for all of Section 21, Greene Township, Ransom County, N.D., (where Aaron McDonald had lived before moving to Fargo). It was near enough Sheldon town site to think of using city water for the farm. Edward W. Kennedy and D. F. Lack who rented it, did so according to the technique that had been introduced by A. M. Forrest; (see #4245). Ransom County Immigration Association wanted these two to farm profitably if possible. But they wanted not so much to make money from this farm, as to have Kennedy and Lack farm in such a manner it might be a showplace to which to take customers who came in on the train to see North Dakota farms. Kennedy was a big husky fellow; a hustler; married; about thirty years old; but did not own many horses. See also: #4299 regarding city water.

4252

P. W. Liston took over the P. P. Sorlein contract with absentee owner Mary Jostad, NE $\frac{1}{4}$ Section 18, Shenford Township, Ransom County, N.D. See also #4244: re: Jostad.

4253

Clyde Douglas rents a quarter of land in Greene Township, Ransom County, N.D. 1909 from R.C.I.A.

4254

Amelia and Henry Duffield rent Foster County land from R.C.I.A.

4255

The profit of P. J. Carr on Foster County half section 1910 was small, \$231.44.

4256

The rent contract Frank C. Mark held in Coburn Township, Ransom County, N.D. was taken over in 1910 by A. M. Forrest (See also #4245, and #4248 on Forrest) Milton Wyckoff, Wheatland, N.D. to secretary of R.C.I.A., Frank E. Shaw, March 18, 1910, gives further details on Forrest.

4257

This is Ole Erickson's rent contract on Foster County land 1909. See also: #4267.

4258

This is H. C. Buss' rent contract in Shenford Township, Ransom County, N.D., 1909.

4259

Renter Richard J. Boyle contracted to allow R.C.I.A. $\frac{1}{4}$ share of the crop 1910. It came out as only \$13.00 on the entire quarter.

4260

By contrast to #4259, George Leist did again as well for R.C.I.A. on a quarter of land in Casey Township, Ransom County, N.D., 1910. See also #2735 for George Deist.

4261

A. M. Arntson rented Owego Township, Ransom County, N.D. land from a party in Arlington, South Dakota, named A. H. Hewitt.

4262

Correspondence of R.C.I.A. with absentee owner on Albert Larson rental of quarter section in Liberty Township, Ransom County, N.D., observes that Sheldon area crop is more fortunate than farther north or west in 1910. No one was plowing up their wheat.

4263

Alex Fender, east of Sheldon, considered one of the local "rich" farmers, rented one additional quarter in Coburn Township, Ransom County, N.D., 1910.

4264

Absentee owners receive their $\frac{1}{4}$ share 1910 from the Foster County land farmed for them by the Kleb Brothers; \$108.00.

4265

Myron and wife Lizzie Brace seek to realize a larger margin of profit from the rental of a quarter in Shenford Township, Ransom County, N.D.; while the absentee owner explores angles that might work in his interest. The association diminishes friction by re-stating propositions made by them, but in more acceptable terms.

4266

The renters of this piece of Foster County land held by absentee owner, are identified simply as Beckley & Roach.

4267

E. T. Danielson reports to the Sheldon office and makes reference to Ole Erickson; this matter is contained in #4257. Mainly this file deals with a new renter, John Beikler, who died soon after coming to Foster County, leaving a wife and five children who had not yet acquired legal residence in the county. They later moved to Bordulac. This land, the $S\frac{1}{2}$ Section 19, 145N 65W, Foster County, was among the parcels acquired by Sarah H. Powell, who it will be seen, fronted for a South Dakota banker. See #3416.

4268

NE $\frac{1}{4}$ Section 11, Liberty Township, Ransom County, N.D. belonged to one of the few absentee owners who lived in Nebraska. $S\frac{1}{2}$ Section 12 belonged to another owner, though also individual. Error at first in association records. Frederick Minge yielded his rental to Gust F. Barfus wishing for himself to be nearer town and school. After one season Minge wanted to come back. Sec. #4270.

4269

Ben Kemmer is renting SW $\frac{1}{4}$ Section 30, Highland Township, Cass County, N.D. from absentee owner, through a solicitor of R.C.I.A., Joseph Lampman, 1909-1913. He makes a practice of buying seed early in the year. This is the farm from which a previous owner, named Hanson, according to Ben Kemmer, sold water tank, granary steps and other things without authorization.

4270

The $S\frac{1}{2}$ Section 12, Liberty Township, Ransom County was alluded to in #4268, along with another quarter. The absentee owner of this half, together with his wife had gone on a trip through Yellowstone Park, and, he felt greatly let down by the returns from the land when he returned to Jefferson, Iowa. In 1912 he had to borrow the interest payment due on this land, and extend the loan.

4271

Fred William Fraedrich is the same as William Fraedrich seen in earlier files, and is the son of Julia Fraedrich.

4272

Mrs. Lewis Schmidtke, nee Augusta Froemke received \$1,000 from her father, Herman A. Froemke 1911. Copy of his last will is enclosed in file.

4273

Through John Bodden and Ian Brunt, people of Horicon, Wisconsin taking over an Owego Township, Ransom County, N.D. loan in 1911, a debt under the Colonial & United States Mortgage Co. Ltd. and English capital is shifted to this side of the Atlantic. Eric Arntson, the borrower, is 70.

4274

An agreement in 1902, by which the father gave a farm to Ferdinand J. Jaster, in Casey Township Ransom County, N.D.; and Ferdinand guaranteed certain particulars to care for his parents (who died 1914), and for his incompetent sister, still caused legal difficulties thirty years later. See also: #4294.

4275

George S. Baxter and wife Hazel, Enderlin, N.D., in 1905 bought a Ward County quarter section for \$1,800.00 as an investment. In 1908 they mortgaged it for \$700.00; and this debt was renewed in 1910. The Baxters also owned a ½ section in Canada. (Note: One of the city parks in Enderlin 1975 is named Baxter Park, so named in honor of this Soo Line Superintendent -- first man at Enderlin Soo establishment who it is said donated the park to the town.)

4276

Mrs. Helene Froemke sold a quarter in Shenford Township, Ransom County, N.D., through R.C.I.A. 1911; who in turn through Northern Immigration Association at Fargo made a sale of it to a Sheldonite, Fred Wall. A margin of \$1,000 was realized between the two sales. Fred Wall coined advantage for himself by borrowing most of the cash payment and then paying this debt as the crops came in.

4277

The Soo Line had issued a 50 draft in favor of August Luedtke for the loss of a colt; but his wife lost the draft. This correspondence covers the issuance of another to replace the lost draft. E. J. Fautch was Soo agent at Enderlin, 1910.

4278

Walter L. Williamson, attorney and land agent at Lisbon N.D. forced Marx Kemmer and wife Nancy, R.F.D., Lisbon, to sell their farm in 1911. This was the SW¼ Section 6, Scoville Township, Ransom County, N.D. -- once the homestead of Peter Kemmer and wife Henrietta, in 1888. Peter had lost this land by sheriff's sale. Marx in his time began to accumulate debts at an early stage, after Williamson sold it to him. This file contains another file numbered #132, from (someone else's system, but on the same subject.

4279

Through Thomas Pierce and the Enderlin State Bank, Van Brunt people took over a loan on a Barnes County farm.

4280

Tax receipts and correspondence in 1910: Florida received \$22.20 in taxes; South Dakota in 1911, \$14.09. In the last state, R.C.I.A. was still being taxed for 73 lots in the Philadelphia Addition to Rapid City, Pennington County, S.D.

4281

Isaac LaRue, Forest City, Iowa peddler of Watkins medicines, takes over when another Iowa absentee owner loses his hold on Shenford Township, Ransom County, N.D. land.

4282

The first photostat copy in these files shows patent of John Matti to W $\frac{1}{2}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ plus lot 4, Section 2, Owego Township, Ransom County, N.D., containing 159.8 acres; the date of the patent being 1900. This patent was delivered to Frank P. Allen, Lisbon, N.D. Jan. 19, 1901. Allen was of the mind in 1911 that the widower John Matti was probably in Wahpeton, N.D. Anne Rutherford, 1910, had become the administratrix of the estate of Allan Rutherford, deceased. The Rutherfords owned the Matti land, with a mortgage against it. (Note: Among the tombstones of a small cemetery that lies on an abandoned church site 1975, one finds the names of Matti, and Rutherford. – Rev. A.A.A. Schmirler]

4283

L. L. Tregloan (the aggressive farmer-operated seen in earlier files) sought to trade farms in 1911.

4284

Robert Anderson homesteaded in Section 34, 138N 54W, Eldred Township, Cass County, N.D. His buildings dated back to the 1890s. In 1911 he was 79 and a retired farmer in Sheldon, N.D., where he wanted to borrow \$500 to improve property belonging to his wife Julia. William Streck owned his homestead by 1915, and spent winter in California.

4285

Ed O. Storelee, age 52, married to Jennie, practices brinkmanship with creditors to his land holdings, both in Ransom and Barnes counties, range 57.

4286

This is the more unusual case of a second homestead entry, and what is more extraordinary, it is made on the same piece of land: NW $\frac{1}{4}$ Section 12, Owego Township, Ransom County N.D. by Ole T. Olson. The first entry was made 1898; the second 1910. L. R. Bixby figures as a cattle rancher.

4287

Why did secretary Shaw try to collect this hay rent?

4288

Northern Immigration Association through R.C.I.A. borrowed \$7,000.00 from the First National Bank at Lisbon, N.D. Dec. 1910 to meet bulge loans. (It had also been a bad crop year.) The name O'Precht has been noted in earlier files as a pen name for a land agency.

4289

Robert McRitchie bought the 80 acres forming the east half of NW $\frac{1}{4}$ Section 13, Shenford Township, Ransom County, N.D., formerly the property of William E. Guy. See also #4098.

4290

Correspondence here between Minnesota Loan & Trust Co. and R.C.I.A. concerns names and business deals already noted in other files.

4291

In 1911, George H. Suit, now 58 years old, is turned down on the loan of \$5,000 he seeks in order to buy a section of land in Stutsman County. Sult is now a merchant in Marmarth, North Dakota. His wife's name is Mary.

4292

Possibility of a contest over the small estate left by Mathias Stoeffle, Mankato, Minn., furnishes a list of his brothers and sisters, 1911: Peter Stoeffel, Sheldon, N.D.; deceased Dec. 1901; Mary McRitchie, 51, Sheldon; John Stoeffel, 50, Sheldon; Nick Stoeffel, 47, Sheldon; Anna Newsomem 45, Tacoma, Washington; Kate Bissonette, 38, Waltac, Idaho; Margaret Harambasic, 35, Buttzville, N.D.; Julia Altringer, 32, Burnstad, N.D.; Peter Stoeffel, 30, Sheldon. (Note: the last Peter Stoeffel could not have been a brother very well. There seem to be other inaccuracies in the above ages. I knew some of these people personally in the late 1960s.) – A.A.A.

4293

Alice M. Doty, wife of Charles Doty, had formerly been a Hitchcock. She satisfies her debts in 1911. See also #4296.

4294

These papers record payments made by Ferdinand Jaster, and by Ed Buss respectively. See also: #4274.

4295

A tragic sequence.

4296

See also #4293. More information about Alice Doty and Charles comes to view in these papers. This married couple lives in Sheldon, N.D., and deals in lands in Iowa, Montana, Canada as well as North Dakota. They extend their holdings by mortgages. Schlader & Sons, a firm that sells buggies at Lisbon help them acquire a Barnes County farm. Samuel T. May was a teacher in Madison, South Dakota city schools.

4297

Major Charles W. Buttz writing from Johnson Hotel, Washington D.C., 1911, says this is "grasshopper year." He also puts through a loan for \$1,000.00. He was 72.

4298

Chauncey E. Cavett (See #3591, and others) and his wife Jessie M. borrowed \$1,000.00 from Mary Dougan, Stiles, Michigan (She was a Bonine.) in 1911. Satisfaction of this mortgage is dated 1916.

4299

George Granger and Robert Dahm moved many tons of dirt for eighty dollars. They brought city water to the old Aaron McDonald farm, 1911. See also: #4251 regarding city water.

4300 Case File Abstracts

4300

Charles Uhrhammer and wife Bertha are making headway on their farm in Williams County, North Dakota, near Ray, by 1914. This file includes a 1903 map of the county on an abstract; furnishes names of people in that area; and a cloudy picture of the farm and buildings belonging to the Uhrhammers.

4301 Missing October 1975

4302 Missing October 1975

4303 Missing October 1975

4304 Missing October 1975

4305 Missing October 1975

4306 Missing October 1975

4307

It seems strange that this land contract of Charles F. Schroeder for a Greene Township, Ransom County quarter, should appear in a file of this number.

4308

This file of 1899 papers also represents a chronological break, reversing from the 1914s in previous series. Perhaps these files were kept elsewhere by Ed Pierce, or someone, and now inserted out of chronological succession. John Pratchsmer and Mary A. Dickinson figure as owners of a Barnes County quarter. Particularly to be noted is that this file contains a letter by W. E. Clark, dated Nov. 15, 1899, from Tower City, N.D.

4309

In 1897, a quarter section near Cando, Towner County N.D. was sold to a man from Virginia, in the name of Thomas Pierce by Ed Pierce. It had to be re-sold after one year. The names of Cando bankers occur in the file.

4310

Ole Christianson and wife Christene, early farmers on land west of Enderlin, in Liberty Township, Ransom County, N.D. bought another quarter of land, in 1897. This was Coburn land, which they now sought in 1904.

4311

Lars N. Ringdahl farm contract, SW $\frac{1}{4}$ Section 34, 133N 55W in the years 1894-1897, involves the Fargo Loan Agency also.

4312

In 1896 Ed Pierce sold a quarter of land in Leonard Township, Cass County, N.D. for E. W. Marston who was a Coburn heir living in Alameda, California to William Piper Jr. An 1898 letter from the California rests in this file.

4313

A woman buys Spink County, South Dakota land 1898.

4314

Contract was made for a house on the north side of Sheldon, 1897; Sam Salvorson paid Ed Pierce eight dollars a month.

4315

Even Olson Langseth, Hillsboro, N.D. released a quarter of Shenford Township, Ransom County land and John Knudson picked it up in the 1890s.

4316

By dealing through Ed Pierce 1898, James G. Campbell of Larson, Leach & Company, Chicago and New York, feels he is receiving more money out of a Casey Township, Ransom County, N.D. quarter than he did in any one of sixteen previous years.

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4351

James D. Flatt bought NW¼ Section 2, Greene Township, Ransom County N.D., 1899 from John Shanley for \$800.00 or five dollars an acre. (From other sources I know that before Catholic parishes in a Diocese, and before the Diocese itself sometimes, was incorporated according to civil law, the Bishop of the Diocese would record properties of the diocese, or of the parishes, in his own name, he being head of that ecclesiastical unit. Canon Law, or Church law, excluded him from treating it as his own personal

property. The John Shanley named here is Bishop John Shanley, head of Fargo Diocese at the time.--Father A.A.A. Schmirler.)

4352

Erik Arntson, Owego, N.D. acquired NE¼ Section 32, Coburn Township Ransom County, N.D. from A. H. Hazen, through George H. Hollister and Ed Pierce; 1892. There appears to be no mention of the Farmers Trust Company in these papers, though it is mentioned on the jacket. There we have the date given as 1896.

4353

This was once a Fargo Loan Agency contract. In 1897 Mary S. Larsman mortgaged her quarter to the Colonial & United States Mortgage Company, Ltd. She was then addressed at Daily, Oakville Township, Barnes County, N.D. The names of Oakville and Kathryn post office also occur in the file; the farm being near present day Kathryn.

4354

This file on the Gustav Peterson land contract 1898 at Fort Ransom, N.D. records difficulties of the times.

4355

Albert Kaber, Enderlin, N.D. bought NW¼ Section 19, Liberty Township, Ransom County, N.D. from Helen Coburn 1898 and in the year 1899 paid \$400 on it out of his crop. (Note: The files in general have indicated that the years 1898, 1899, 1900 and 1901 were poor crop years generally in this area.)

4356

Frank Stangler, Lucca, N.D. bought a half section in Binhampton Township, Barnes County in 1899.

4357

Herman. Buss, Leonard, N.D. bought in 1897. This quarter lies on the east side of the road as one today (1975) drives northward from highway #46 toward Leonard, Cass County N.D. He shortly sold the half of it to Albert Buss.

4358

Frank A. Koehler, harness shop owner in Sheldon, N.D. (as seen from earlier files) bought a quarter of Coburn family land. The jacket must be correct in describing this as lying in Greene Township. The copy of the agreement within is incorrect in its description, because the Coburn family owned no land in Casey Township, Ransom County, N.D. 1898.

4359

John Gang, Cando, N.D. was county superintendent of schools in 1897 when he ventured into land ownership on the side.

4360 Missing

4361 Missing

4362

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Examiners used, includes Albert Hauge, J. Arrison, F. W. Froemke. Coal was noted on NE¼ Section 24, 134N 53W Sandouin Township, Ransom County, N.D.; reported by Albert Hauge, 1898.

4363

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Chas O. Heckle, examiner.

4364

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Buffalo wallows noted Section 27 133N 53W in west part. Wallows also in Section 13 Rosmeade Township.

4365

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) F. A. Wray, examiner.

4366

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) S½ Section 32, 133N 57W good land "in the dry belt".

4367

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Andrew C. Fass, Lars Ringdahl, Paul B. Ranes were examiners. Farm lands in Aliceton Township, Ransom County, N D. Cactus reported. Also, sandy land that does not drift.

4368

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Williamson and Louis Lindstrom.

4369

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) R. W. McIlvain. An 80 acres on the Sheyenne River once heavily timbered; now -- 1898 -- is termed only underbrush; N½NW¼ Section 3 134N 56W. This is somewhat northwest of Lisbon, N.D., about 2 miles) C. O. Heckle is examiner.

4370

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) W. L. Engle.

4371

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) The report speaks of "ranches"; and of Bohemians.

4372

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) C. K. Durbin. Magil (now Isley) Township, Ransom County N.D. C. O. Heckle calls them "Canadian Irish" [Some of them were straight from Ireland.] He paints a picture of poor people and poor land; some of the farms have gone back to sod since 1890. Not saline. Cactus.

4373

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Joseph Marcle, T. A. Avery, W. Hanson. Bear Creek is a dry coulee in 1896.

4374

Examiner's Report of Sec. 31, T136 R58, Ransom County, N.D., 1900.

4375

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) E. M. Lebo, Erick Gilbertson. Limestone rocks reported in Moore Township, Ransom County N.D. NW¹/₄ Section 8.

4374

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Few quarter sections too stony "for any use" says F. W. Froemke, 1900. Northland Township, Ransom County, N.D.; the northwest corner of the county.

4376

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) W. A. Scott. There is talk about trees, underbrush in connection with Springer Township, Ransom County, N.D.

4377

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) T. D. Platt, examiner reports on "Kilbourne land" in the section just north of him: SW¹/₄ Section 30, Casey Township, Ransom County, N.D. He said 40 acres were broken in 1883 and cropped for six years; let go back to grass. In 1890 twenty-five acres were broken on the other side of the railroad tracks; but never cropped though backset. It left this as too rough to mow. There also was a gravel knoll on this quarter. Charles B. Peterson also turned in a report.

4378

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Robert Carr; William E. Metzger. "Saunders of Fargo" put in crop in Scoville Township, Ransom County, N.D.; SW¹/₄ Section 34; known as the Old Vachon Farm. There was a sod barn on NE¹/₄ Section 34, Scoville Township, of no value said Chas. O. Heckle 1897; no other buildings, and "nobody" lived on the land or used the place. Worth \$480.00 (\$3 an acre)

4379

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) J. N. Ottum, Coburn Township, Ransom County N.D. in 1897. The quarters of land examined lay mainly in prairie; those parts that had been broken, had gone back to grass.

4380

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Owego Township, Ransom County, 1897. Section 14 was formerly owned by Nicoli Sackereason; and this was known 1897 as the old farm of Nicoli Sackereason. By 1897 he had moved to Sargent County.

4381

This is the formal agreement reached between R.C.I.A. and Minnesota Loan & Trust Co. 1911, for their taking loans "here and now" subject to later examination.

4382

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) G. L. Rand, Colton farm in Section 34, Tuller Township Ransom County (NE¹/₄ and N¹/₂SE¹/₄) (Note: Not location of Colton's Mill.) 2¹/₂ miles northwest of Lisbon. Hilly. About 170 acres arable. 1899 judged worth \$3,000.00

4383

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Edward Bennett. Shenford Township, Ransom County SW¼ Section 26, (land James A. Schenum lost) in 1896 no crop. (Examiners report should read 4½ miles from Ansel and half mile from Venlo, instead of half mile from Anselm and 4½ miles from Venlo.)

4384

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) Report concerns 40 acres in State of Indiana.

4385

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) E. Watts, J. A. Power, Nels O. Tollefson, N. B. Benson, F. A. Thomas, Louis Cutter Jr., I. A. Hendrickson, P. Pier. This file refers to land in a number of counties: Rolette, Richland, Dickey, Nelson, Bottineau, Barnes, Towner and Cass.

4386

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) C. C. Fletcher, O. J. Krueger, P. C. Strong, D. T. Nelinger, W. J. Hope. Reports on land near: Iroquois, Kingsbury County, S.D.; Columbus, Brown County; Verdon, Spink and Beatel Counties; Mina, Edmunds County all in South Dakota.

4387

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) F. W. Froemke inspected the lands southwest of Medina. He writes of buffalo grass "too short for feed." Several sections, e.g., 138N 69W, are Stutsman County. Question arises, did Froemke know buffalo grass?

4388

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to see if an evaluation was made of the place at this time.) W. G. Brooks, L. U. Soule, G. N. M. Williams. And this is mainly Sargent County, N.D. Brookland host office comes up for mention; so does Newark; the population of Harlem in 1899 is guessed as being 1,000. Reference is made to "Marshall Flats" south of Englevale.

4389

(Examiner's Report—Here shall be noted simply a few men or items of interest together with proper file number. The names are mainly those of the examiners. Several counties contain the farms visited. Those tracing the history of some specific farm elsewhere, might do well to also check in this number of files to

see if an evaluation was made of the place at this time.) George W. Thorpe. Griswold post office is mentioned; LaMoure County, N.D. The files refer to the men as examiners, and as "road men." Most of the names have occurred in other files, and represent a really talented group for the purpose they were employed. One file, #4381, was not an examiner report, and its card follows herewith.

4390

Repetitious of hay permits of earlier years.

4391

(Files 4391 to 4399 seem to have been the property, at one time, of attorney Robert J. Mitchel It may well be the case that Ed Pierce took them over when ill health made it difficult for Mitchell to continue; or after Mitchell's death.) In this case, Dr. W. A. Gerrish, Enderlin physician sues Martin Mann, Lucca, N.D. for payment of bill. 1899. See also #4395

4392

(Files 4391 to 4399 seem to have been the property, at one time, of attorney Robert J. Mitchel It may well be the case that Ed Pierce took them over when ill health made it difficult for Mitchell to continue; or after Mitchell's death.) Jacob Welde, a wage earner, sought payment of wages from Helmuth and Martha Schultz through court of law.

4393

(Files 4391 to 4399 seem to have been the property, at one time, of attorney Robert J. Mitchel It may well be the case that Ed Pierce took them over when ill health made it difficult for Mitchell to continue; or after Mitchell's death.) The State, i.e., Watson Township, Cass County, sued Theodor Anderson on the matter of road taxes, 1899.

4394

(Files 4391 to 4399 seem to have been the property, at one time, of attorney Robert J. Mitchel It may well be the case that Ed Pierce took them over when ill health made it difficult for Mitchell to continue; or after Mitchell's death.) Anna D. Walter sued cigar smoking customer at Lucca, A. W. Youngquist, for payment of store bill, 1899.

4395

(Files 4391 to 4399 seem to have been the property, at one time, of attorney Robert J. Mitchel It may well be the case that Ed Pierce took them over when ill health made it difficult for Mitchell to continue; or after Mitchell's death.) Corporation sued Martin Mann, Lucca, N.D. 1899. See also #4391.

4396

(Files 4391 to 4399 seem to have been the property, at one time, of attorney Robert J. Mitchel It may well be the case that Ed Pierce took them over when ill health made it difficult for Mitchell to continue; or after Mitchell's death.) Judgment amounting to \$703.60 had been awarded in the Twin Cities against a certain Cora M. Pierce, 1889. Six years later she became Cora M. Dizzard by marriage, and lived at Enderlin, N.D. Attempt to levy against her property seems to have been foiled -- perhaps somewhat illegally, 1900.

4397

(Files 4391 to 4399 seem to have been the property, at one time, of attorney Robert J. Mitchel It may well be the case that Ed Pierce took them over when ill health made it difficult for Mitchell to continue; or after Mitchell's death.) W. F. Grange sues a man from Pembina, N.D., H.L. Ennis, for payment of note. 1899.

4398

(Files 4391 to 4399 seem to have been the property, at one time, of attorney Robert J. Mitchel It may well be the case that Ed Pierce took them over when ill health made it difficult for Mitchell to continue; or after Mitchell's death.) F. W. Taylor, sheriff of Ransom County, levied against all property of Emile R. Roesler and Ralph E. White, co-partners in mercantile and photographic shop at Sheldon, 1893, for payment of \$21.73 bill. The case was appealed all the way to the Supreme Court of North Dakota.

4399

(Files 4391 to 4399 seem to have been the property, at one time, of attorney Robert J. Mitchel It may well be the case that Ed Pierce took them over when ill health made it difficult for Mitchell to continue; or after Mitchell's death.) A case at law: C. Boyle stored \$3,000 worth of wheat in the Southwestern Elevator at Sheldon. The wheat was shipped out by the elevator; C. Boyle had died intestate, 1894. An officer of the elevator listed this wheat with the assessor; and it was assessed against C. Boyle and his estate, even though the wheat was not there. The administratrix of the estate brought complaint to the County Commissioners that C. Boyle had been wrongfully assessed.

4400 Case File Abstracts

4400

L. A. Paine, from Tarrytown, New York, had bought tax deeds on Ransom County land in North Dakota

4401

Dr. James Aylen sued on a bill against David H. Buttz, 1899, and won.

4402

Maitland J. Freeman bought W½ Section 27, Greene Township, Ransom County, N.D. from attorney Robert J. Mitchell in 1895 for \$6,000.00 on half crop payments.

4403

Charles Ufer was sued in 1896 on a note for \$75.00.

4404

Turnabout: this time it is Henry F. Labbitt who sues Dr. Aylen; and for payment of \$359.00. But Attorney Mitchell argues Aylen cannot be levied against, because he is worth less than \$1,500.00, 1898.

4405

A hearing was held 1892 to determine if Edward B. Bruce was incompetent to manage his property by reason of insanity.

4406

Gust R. Froling tried to collect bills from Karl F. Grinberg and others in 1899.

4407

In this instance David H. Buttz seeks to set aside the tax sale of NW¼ Section 38, Casey Township, Ransom County, N.D., 1889

4408

Several Johnsons sue P. O. Peterson for payment of a note made in 1893.

4409

This suit involved several lots in Enderlin. Names of people in Enderlin were: Michael Bowlan, Addie Bowlan, Sawyer & Arnold Co., Henry Rustad and Henry Rathje. Sawyer & Arnold Co. not from Enderlin.

4410 Rudolph Wolsky bought SW¼ Section 3, Greene Township, Ransom County, N.D., 1898.

4411

Litigation over Section 32, Greene Township, Ransom County, N.D. in the 1890s involved two estates, that of Orson Rudd and of Thomas Thompson.

4412

Gordon v. Gordon would be a divorce case; and it involved Liberty Township, Ransom County N.D. land, 1899.

4413

A Martha Schultz file must occur in every series of a hundred in these records; here she is sued for payment of pasturage bill and fencing by a neighbor, Frank M. Probert.

4414

Southwestern Elevator at Sheldon sued Casper Meili for payment of a small bill 1899.

4415

Ole O. Vie put up a store building in Enderlin 1892 which is early in the history of the town – at the corner of Railway St. and Fourth Avenue. [Where Peoples & Enderlin State Bank is today, 1975] He also began running up a lumber bill. C. C. Chamberlain was special agent for the lumber company from Minnesota-Wisconsin. Other Enderlin names are Frank Blish, Rosa Miller.

4416 -- 4499 Files have not been analyzed and abstracts written.

4500 Case File Abstracts

4500

While the legal document describes the plaintiff, A. D. Walter, as "he is the plaintiff", there can be no doubt this is the businesswoman in early Sheldon, 1897 who is suing Augusta L. Baguhn. The Baguhns may have had half the property in the wife's name; among the property listed as not exempt from levy were a number of horses, among them a gray stallion.

4501

In 1898 H. E. Gibson, with a Jamestown and Enderlin background, was sued for various small debts. See also Gibson divorce in #4400 series.

4502

There is another file on this case, Wagor & Co. vs. A. F. Luther, in the #4400 series.

4503

Wagor & Co. held a mortgage against Otto Bucholz which was taken over by Gustave C. Vibrance of St. Paul.

4504

A certain C. Larkin ran up a charge account, January through May, totaling \$20.29, with Albert Ritzinger, 1897. While the items such as board, meals, laundry, tobacco follow a general pattern, "ticket to Larimore", and "1 pair German socks -.75" catch one's attention.

4505 Ida and William Lindemann have owed A. B. Rudd a \$100 plus since 1893, and probably longer.

4506

Missing file.

4507

The bill was incurred at Anselm, N.D. By the time suit for payment was brought, Ingebord Thompson had moved eighteen miles beyond Kensal, 1897-1898.

4508

Attorney Robert Mitchell had a \$1000 worth of bills to collect for Deering Harvester Co., Chicago, Illinois, 1899.

4509

Henry Spierkermeier bought a quarter of land in Shenford Township, 1910.

4510

The letter of Attorney Robert Mitchell to George W. Parkes, Ellendale, N.D., among these copies of old summons is interesting for various reasons: e.g., the Insurance Company of Dakota; lawyer-to-lawyer talk; the dressing-down given by Mitchell, which rigidity of his mind, if it existed, might have made more severe.

4410a

This file is clearly out of place; and refers to material in 1919.

4511

Summons and execution sales by Attorney Robert Mitchell in 1899 included bill collection, suit for return of colts levy by Gust R. Froling, obstruction of public highway bit township supervisors.

4512

Attorney Captain Robert J. Mitchell and the M. J. Freeman mortgage: James K. Banks buys it April 6, 1900.

4513

A new name: Nils E. Bolstad of Coburn Township, Ransom County, ND. bought 15 acres west of the Sheyenne River in Owego Township in 1887, from a man in Kindred, N.D., Halvor L. Tollam for little over \$13 an acre. This debt plagued him a long time.

4514

Old pension correspondence yields information on these soldiers: William W. McIlvain, William Griggs, Marion Grange, Andrew Aldridge, Aresov Harelson, William B. Wallace; all of whom are from Ohio originally. Robert J. Mitchell, came from New York.

4515

A fruit & candy store changes hands in Sheldon, 1895: T. J. Haynes to G. R. Froling.

4516

Old loan applications: Scott N. Sanford -1890 --from Pierce & Lucia; \$600.00. James A. Wonzor - 1890 --\$500; barber; American. Robert Anderson - 1890 --NE¼ Section 34 138N 54W (Cass County) William Hutchings - 1891 --Shenford Township Frank S. Roddel - 1891 --English; Binghamton; Barnes County. William W. McIlvain -1892 --(larger operator). Severt E. Severson - 1899-- Lucca, N.D. Frank W. Koeler (Koehler) - 1899. Henry Rotlije - 1899. (Rathye)--Enderlin-Fingal.

4517

Old loan applications: -Peder Pederson --at Lucca; wife: Christena. M. J. Lien-- Shenford Township. Alva C. Schaefer-Slvah was from Webster City, Iowa. Peder J. Hoff. Jacob Kaspari et ux. Martin Kaspari et ux. Fred Lillicrap et al. -- wife Anna. Halver J. Foss --wife: Clara; Enderlin, N.D. William Kurtz --wife: unmarried; Section 4 138N 56W. These applications were dated 1898-1899-1900.

4518

This file contains more loan application preserved from period 1898-1900, including: Frederick W. Froemke -1899--and Effie. Michael Baumgartner--wife Mary--Fingal, N.D. German script signature flourishes. Frank Leist -- single; Enderlin, N.D. Ludvig O. Vangness --wife: Elisabeth; Power, N.D. Clinton O. Greenly --Lisbon; unmarried. Mary Callahan--husband: Patrick; Enderlin, N.D; city prop. M. L. Engle--wife: Cora; Lisbon.

4519

More old loan applications; these names may not appear often in other files: Hans Paulson--wife: Mary; Preston, N. D. John P. Arne--wife: Nellie; came from Iowa; hustling Scand. Simeon G. Barrows--wife: Kate; Greene Township William H. Brundage --wife: Lizzie; Coburn Township. Seraphin Perrault--unmarried; Lordsburg, N.D. Bottineau County, S½NW¼, Section 2 160N 74W. \$500-loan. Geo. E. Gotsch--single; from Humboldt, Iowa. Louis Grindberg--wife: Mary; Enderlin. William W. Moore-- wife: May; Lisbon, SE¼ Section 22, Moore Township, 1900. Amos N. Goldberg (Golberg)--widower in 1900. Henry Kraft--Enderlin; N¼ Section 28 137N 55W (Pontiac Township, Cass County)

4520

Among old loans the student might look for the names of Edward T. Breland, widower, Owego; William Cuthill; and Mattie Pherigo whose husband was Robert, of Enderlin, in this file. Other names have occurred prominently in previous files.

4521

New names among the list of old loans continued are: Frederick Gross --wife: Bartha; Enderlin, NE $\frac{1}{4}$ Section 2, Pontiac Township. Ole C. Horland--wife: Karen; Nome, Barnes County, N.D. Johannes J. Hofland-- wife: Sophia; Anselm, N.D. William McIntosh-- wife: Nellie; Sheldon. Henry Hock--wife; Minnie; Lisbon, N.D.

4522

New names among list of old loans: Hans O. O.Tvedt--wife: Julia; Liberty Township, Ransom County, N.D. Hans Libak-- wife: Helena; Preston, N.D. Jacob Hoekel-- single; to come up from Thor, Iowa, 1900. August Olson--wife: Anne; Owego, N.D; "war deed". Elinore E. Bennett--35; Humboldt, Iowa, expects to move up. Elmer E.; and Emil L. with wife Zoutak, Groniz—bought "Plats Farm" SE $\frac{1}{4}$ Section 6, 134N 55W (Big Bend Township, Ransom County)

4523

New names among list of old loans: Hans T. Olson--wife: Carrie; Enderlin, N.D. Andrew Caldwell--wife: Jane; Enderlin; Township: Clifton, Cass County. August Jaster--wife; Amelia; Anselm, N.D. Erick Ragnaldson--wife: Christine; Enderlin. Charles F. Ellsbury--Carrie: "Miller's Siding" Clifton Township Laurits C. Skramstad-Wife: Clara C; Nme, N.D. NE $\frac{1}{4}$ Section 29, 137N 56W.

4524

Among list of old loans, new names: Helge Helgeson-- wife: Birtha; Enderlin, N.D. Edwin C. Evanson—wife: Gertie; Lisbon. John Kaber-- wife: Jennie; Enderlin; Moose Township George Hollanitsch--wife: Anna; Lucca, N.D.; German; Pontiac. Eberhart Olson Fausett-- wife: Oline; Enderlin; Liberty Township.

4525

No new names in list of old loan applications saved. It is interesting that Frank O. Stangler's post office address was Peterson, N.D. (replaced by Alice, N.D.), 1900, and Ole Hauge is listed as from Sandouin (McCleod).

4526

More old loan applications are listed here. David A. Anderson came from Fort Dodge, Iowa to Watson Township, Cass County, N.D. 1901. Gustave A. Oehlke had gone to western Washington, and returned anxious to get back to the neighborhood where he had grown up. Jasper E. Stonebraker's address was still St. Paul, Minn. William Cramer was listed from Lisbon. N.D.

4527

Trial balance the year 1902

4528

Trial balance for the year 1903 includes an itemized list of bills payable amounting to \$105,934.21 out of a \$265,000 operation.

4529

Additional papers on the 1903 trial balance provide also samples of intra-office force communication. In the cases of seven thousand dollars bills receivable in default, Ed Fierce draws the line in a hard nosed fashion.

4530

Sundry trial balances take us till February 1, 1904, when the totals of the operation of R.C.I.A. stand at \$244,602.57.

4531

This file contains miscellaneous notes and coupons.

4532

This file contains an 1899 Certificate of Incorporation of Ransom County Immigration Association; also a copy of the articles of incorporation of that date.

4533

This file of cancelled notes of R.C.I.A. among other items shows that the association borrowed or used \$5000 from First State Bank of Cassopolis, Michigan, C. A. Ritter being cashier; \$10,000 from Swedish American Bank of Minneapolis; \$1,000 from a certain Daniel Conan's estate and gave Janet Goodman (widow of P. P. Goodman) credit for \$14,000, having bought her Section 5, Shenford Township for over \$15,000, 1902-04.

4534

This forms one file with #4536, with 4535 probably missing. The litigation, culminating in a hearing of rights and duties before C. E. McNamara of the office of Judge Charles F. Amidon at Fargo in 1899, involved the S½SE ¼ of Section 2 plus two lots, and the SW¼ Section 24; all in Township 139N 49W (Barnes Township, Cass County, N.D.) George Foley and wife Octavia had rented out the land and removed to St. Paul, Minn. by the time of litigation engendered by Geo. H. Hollister, receiver of the Farmers Trust Co., Sioux City Iowa. Other men: William Rae, renter; Lovell attorney for O. J. deLendrecie and brother Eugene deLendrecie; J. W. Tilly attorney for the Foleys; H. P. Turner; A. H. Hazen, Emmett E. Hazen of Farmers Trust Co.; Daniel B. Holt and Red River Banking Company; C. F. Baker and Thomas Baker Jr. with Ed Pierce as attorney for the latter; and P. H. Rourke of Lisbon, N.D. as attorney for the intervener.

4535

Missing October 12, 1975.

4536

This is a continuation of the papers pertaining to the George and Octavia Foley case involving land in the same township with Fargo, N.D., 1899. In these two files, copies of direct questioning and cross examination are contained, in which the student can find indirect references to facts of the time. The Farmers Trust Company was established in 1885. It moved from Fargo to Sioux City, Iowa, where it went into receivership in 1896. One of the men under questioning gives the estimate of 100 to 150 loans in North Dakota in 1890. Willis T. Honsinger, stockholder and officer in the Farmers Trust Company, was from New York City. George Foley knew A. H. Hazen personally since 1883. An interesting series of letters of H. N. Rich, Union Savings Bank & Trust Co., Morrisville, Vermont, to Geo. H. Hollister, 1897; Hollister to Ed Pierce 1898; and (earlier) Hollister to Turner, 1896.

4537

Missing 1975.

4538

Most of this file is composed of material relative to that unusual homesteader, Daniel Cornwell in Coburn Township who became a livery barn partner in Sheldon, N.D. There is also information on 26 other commission notes handled by Ed Pierce for Hollister and the Farmers Trust Company in receivership.

4539

This is Robert J. Mitchell's private file on his public importance. It contains the document admitting him to the bar in Illinois, 1871; his place as alternate delegate to the Republican National Convention at Minneapolis, 1892; his membership in the G.A.R., recording his 2½ years of service in the Civil War; a political speech he gave at Sheldon on the money question; and a countdown of Republicans and Democrats in that area.

4540

Attorney Mitchell handles a land deal in the Lucca, N.D. area for a party in the Twin Cities, 1892.

4541

Attorney Robert Mitchell defended defendant Aaron W. Staehnke against plaintiff Thor Lee Olson of Owego Township represented by Ed Pierce, 1899 in a suit to obtain satisfaction regarding a note. Misunderstanding seems to have set in, when the maker of the note vacated the buildings he had pledged as security, but the lender still insisted on getting his money.

4542

Robert Mitchell kept a letter on bicycling near Washington, D.C., 1889, his mother's will, and several letters from relatives in this file.

4543

Carl Hauschulz, who could not speak English very well, replied to a suit brought against him by Isaac Luker, and through his lawyers managed the return of his horses.

4544

Sawyer Arnold Company, a Wisconsin corporation, furnished \$97 worth of materials for the buildings on August Hass' SE¼ of the center school section in Pontiac Township, Cass County, N.D., in 1892. They sued for payment in 1898.

4545

Mary Shossow and Frank W. Koehler fight by suit and countersuit over debt and confiscated horses, 1897.

4546

Albert and wife Julia Cooper farmed in Moore Township, Ransom County, N.D., having mortgaged part of Section 10 in 1882. In this file one sees that she is being sued for a note she gave the receiver of R. P. Jennings, bankrupt storekeeper of Lucca, N.D. The note was given in better years; the suit takes place during a bad year

4547

A man sought to make some money through connivance, the law, and his wife, 1897. Mitchell & Gram took his case.

4548

Attorney Robert Mitchell at Sheldon, N.D. represents the interests of B. S. Holstad, carpenter and architect, house builder and barn framer, selling thousands of Aermotor windmills -- some of them "tilting

tower" windmills -- from Northwood, Iowa. His correspondence would indicate that his head for business was not as good as his head for work, 1893. A letter from John E. Kingsbury, Battle Creek, Mich. containing anti-Catholic political propaganda of that era in national politics, for some reason was contained in this file also.

4549

Bills incurred in Illinois followed him to North Dakota, where he accumulated new ones; and Sivert Stenson (also written Siver Steenson) held auction in Greene Township, April 9, 1890; R. G. Hillen being the auctioneer. The firm of Mitchell & Hillen was collecting his bills. A sample of the auction handbill, 1890, is in this file.

4550

In 1885, a girl, 13 years old, married a man, 26, in Coburn Township, Ransom County, N.D. Louis Larson (Larsen's land there was sandy and marginally productive; and he had to give up this preemption in 1899.) moved his family to a log house which he built in Owego Township, on a forty acre tract he was to receive ownership of after making 90 cords of wood on it for Robert H. Anderson of Sheldon. In 1895 typhoid fever struck along the line of the Sheyenne River in this area. Louis took care of the family, and the wife, till he himself took sick. One of the four children was farmed out to a neighbor. In 1896 Lena Larson attended a dance at Silver Prairie, and other dance parties and left husband and children eventually. In 1898 she sues for divorce, having worked on the Powers Farm (nearby) in Richland County, at \$3.00 per week. The file contains character references for Louis from John Jacob Matti, Annund J. Sviggum, Robert H. Anderson, and Nils E. Bolstad. In Owego Township, Larson lives on SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 1, 135N 53W, mainly timber land. He had also built a barn; house was 14 ft. by 17 $\frac{1}{2}$ ft.

4551

Attorney Mitchell is keeping John Matti's account straight with a loaner of money in New York city 1891-1892; but in order to comply with demands, Matti needs to receive money due him from a former employer, P. P. Goodman who has met with setbacks in threshing and marking his fine crop of grain.

4552

In 1898 Attorney Mitchell had several bills to collect for Doctor Sherping (of Enderlin).

4553

William Krueger and Helmuth Schultz brought their contention over ownership of NE $\frac{1}{4}$ Section 15, Owego Township, Ransom County, N.D., to court of law in 1895. This is to be distinguished from litigations over the watering hole controversies, though not entirely separate from it. This suit involved the buildings Helmuth had erected and the six acres he had cultivated there. He had also constructed a "rail" fence in 1872, still extant. Among the witnesses, we find Levi N. Lowe, Fargo, N.D.; Frank Dehn, Maple River, N.D.; F. W. Baguhn, Owego, N.D.; Carl E. Menzel, another brother-in-law from somewhere; and Mrs. E. Schultz, the mother of Helmuth. Krueger's title stemmed from clear title of legal documents. Schultz had taken possession of and lived on this land more than ten years before the N.P. Railroad was given their title in 1883, from which the other legal documents arose.

4554

C. Aultman & Co. 1891 took a mortgage against William Schossow's SE $\frac{1}{4}$ Section 26, Watson Township, Cass County, N.D. for \$170.00. See also for comparison: Aultman, Miller & Co., in #4546.

4555

1886 is an early date for a judgment in this area. It was made against F. W. Baguhn at the suit of Van Brunt & Davis Co. April 6, 1886; for \$60.93 plus \$2.00 accrued costs. Ulysses Hertig is clerk of District

Court third judicial district of Ransom County, Dakota Territory. Jas K. Banks was Justice of Peace; Scott N. Sanford, attorney.

4556

C. G. Johnson sued H. A. Pherigo living eight miles west of Enderlin, N.D., for unpaid wages, in 1900. He had hired out at \$10 per month.

4557

Debts follow L. O. Froling to the western coast, 1891. He has incurred the loss of his second wife. Robert Mitchell characterizes Froling as an "unmitigated scoundrel" and E. J. Stearns considers he has the reputation of a "most consummate liar."

4558

Ole Smestad, Casey Township (probably) is involved in payment of debts 1891-1892 after having been carried over bad years. C. R. Palmer, of Palmer & Sanborn of Lisbon, N.D. bring suit among others. Smestad had once procured a five-foot cut, Empire mower from the J. F. Seiberling & Co. Akron, Ohio.

4559

A. W. Strachan and C. R. Strachan bought the N½ Section 4, Casey Township, Ransom County, N.D., Dec. 10, 1900. This file contains no papers of Robert Mitchell origin. All is Ed Pierce.

4560

NW¼ Section 18, Watson Township, Cass County, once the property of James McLaughlin, passed through the hands of Ellef Nordhagen, Matt Shea, and now was owned by Charles Ufer. In 1904 he still received his mail at the post office of Maple River.

4561

January 1901 Matt Shea and wife Catherine bought the land now owned by their grandson Roger Shea (1975) to wit, Section 11, Highland Township, Cass County, N.D. (As probably stated elsewhere, this section has a prehistoric fortified village site on it.)

4562

The Minnesota Loan & Trust Company was careless in mailing paid coupons to farmer in. Casey Township, Ransom County, N.D. 1911 and 1914.

4563

Attorney Robert J. Mitchell came to Sheldon, N.D. with some cash assets; in time he lost them. In 1886 he bought 10 acres of land in Eustis, Orange County, Florida; document enclosed. In December 1887 he bought out Sheldon lawyer, Scott N. Sanford for \$1,000; in April of the following year, adding thereto a \$93.00 purchase of household items from Vannie J. Sanford. In 1896 Robert Mitchell mortgaged two pieces of farmland, one in Greene Township, Ransom County, the other in Raritan Township, Barnes County, N.D. for \$500.00 to the State Bank of Sheldon. In 1904 he could still pay Ed Pierce \$334.95 which was half interest in Lot 7 of the important block in Sheldon. Then there is a document in which Henry Gram estimates the worth of his real estate at \$15.00 an acre.

4564

Nils E. Bolstad and wife Christine N. mortgaged a quarter of land for \$172.15 to Aylen and Aylen in 1904. (Note: There was a medical doctor named Aylen in Sheldon.)

4565

Some papers are missing. The document on the William Hanelt homestead, which the widow chose not to reserve for the minor children, is interesting.

4566

Names appearing in these contract records are: A. D. Carter; Thomas Woods; Andrew N. Qualley; Anna D. Walter and. Margaret Kilty-- this last sale being dated 1898.

4567

The names on the jacket are mentioned in other files but the name of Whipple is not so prominent as here. Both Herman and William Whipple occur. The name of Jennie W. Greene does not appear on the jacket; she also is from Solon, Maine; and sells land in "Greene" Township

4568

Definitely some papers must have been lost from this file.; contained are: Joseph L. Hickson - Ed. T. Olson; J. Goodman – Thomas J. McCully; Whipple: Greene – Louis Grange; Washington L. Cooper – George Barnard.

4569

Four documents: Peter J. Smith – Caroline Smith; Gustav Larson to St. Olaf Evangelical Lutheran Church; Four wells on railroad right of way in Sheldon.

4570 — 4599 Missing

4600 Case File Abstracts

(Files through 4655 missing.)

4655½

Correspondence and various papers in the desk of F. W. Froemke October 17, 1917. See also many other files on F. W. Froemke.

4656

Sundry receipts, F. W. Froemke.

4657

A number of Ransom County Immigration Association common stock blank certificates are contained in this jacket.

4658

In 1911 Ed Pierce left \$8,000 available for the Kratt boys to use in the First National Bank at Sheldon which they had acquired from him, for several months As it turned out, they did not need to do this.

4659

R.C.I.A. improved loans for Grace Sanborn from 7% to 8% in the years 1910 to 1913, on \$11,000.

4660

Bills receivable, Ransom County Immigration Association, 1911. They urged farmers to market immediately and settle early, because the 1911 crop was two weeks early in North Dakota, and therefore ripe while prices were still good. While it was not good, anything that could be brought forward would help in arranging extensions all around; for the 1910 crop had been a failure also.

4661

James A. Cullen bought F. W. Froemke's share in Section 16 school land in Greene Township, Ransom County, N.D., 1911, by crop payments and two notes to collect.

4662

The amount of the debt owing M. Barton of Duluth, Minn. in 1890 was \$20.30. It came through the law firm of Mayer & McCarthy, Grand Forks, N.D., to Ed Pierce when he was still in a partnership with Lucia at Sheldon. E. E. Hazen, Red River Valley Banking Co. sought to collect it 1893; but Ed instead of reducing, increased the amount by eight dollars because; "This fellow has acted so mean in this matter I am not inclined to show him any mercy" The fellow was Mike Lenhart. In 1911 A. P. Lenhart is president, and G. A. Lenhart cashier of the Farmers State Bank at Hazelton, N.D. They were clearing title to a quarter of land belonging to Mrs. Anna Lenhart in Richland County, and found a judgment of \$32.00 against it. While it was without effect, after 19 years, they wrote. Ed Pierce replied that he had not heard from Barton for a good many years; the attorneys out of business, one being dead, the other in the fruit country out west. Ed said he had a claim against Barton for \$21.24. The Lenharts sent him this amount. He pocketed it.

4663

J. D. Bacon, proprietor of the Hotel Dacotah, Grand Forks, N.D., 1911, corresponds with Ed Pierce regarding the financing of a proposed consolidation of the *Grand Forks Herald* and the *Grand Forks Times*. Each paper was valued at over \$150,000. Ed Pierce sought advice from other newspapermen he knew, asking how to evaluate such a proposition.

4664

Ed Pierce makes out affidavit 1924, to pave the way for widow of Civil War veteran who died in 1909 to enter Soldier's Home in Lisbon. She was Lena Laquin, who married Assov Harelson, also spelled Harrison, 1891. They lived in Coburn Township, Section 22.

4665

This file can be better understood by reading #5047 with it, any interpreting the feeling of unsavory dismay in the minds of friends of Minne Grange. Before leaving Velva, N.D. 1911, Clayton Grange writes for the balance of his inheritance; but since he is only 15, the request is not valid. (A note from Father Fogarty, pastor of Lisbon Catholic parish says Charles Clayton Grange was born Sept. 3, 1895; but this is based on verbal testimony. James Halley, Minnie's brother writes from Velva, Oct. 31, 1911; and he has heard of Minnie's plan to marry in Sacramento, California. A grocery store is acquired there by Nov. 11. By March 1914, C. C. Grange is general merchant, addressed at New Masset, Woden River Mail, B.C. He has waterfront store; a launch "Rosemary" for charter; his mother and grandmother are with him. Since in 1913 R.C.I.A. still had \$2930 invested for him, it is safe to say that much of his inheritance was saved for him. See also # 5047.

4666

List of papers of personal property tax in Ransom County, North Dakota.

4667

Ed Pierce sold his motor boat in 1923 to Clarence H. Freelan, Lake Alfred, Florida, for \$200. It was a Detroit Motor Boat, with a 4-cylinder Universal motor.

4668

W. C. Gilbreath approached Ed Pierce, who in turn promoted participation of Ransom County in the Industrial Exposition Sept.-Oct. 1911 at Bismarck, N.D. Gilbreath's letter to the County Commissioners July 29 and his enclosure of the State Bulletin July 18 is of particular interest.

4669

Correspondence in this jacket concerns indebtedness of Walker Brothers Company, engaged in theater work in Winnipeg, Grand Forks and Fargo; also with Hardy, in printing and binding at Fargo. Value of Winnipeg property, was figured at \$300,000.00; Grand Forks, \$30,000.00; and Fargo, \$45,000.00. They applied for a \$100,000.00 loan from M. L. & T. Co. in 1911. George Hollister and Northern Trust Company dealt directly with them; Fred P. Walker, John F. Walker, and Corliss Powers Walker; there was another Walker in Winnipeg. Hollister estimates the population of Winnipeg at 100,000, Fargo at 14,000, and Grand Forks at 12,000. See also; #[?] in which Walker Bros. took out loan of \$110,000.00

4670

Interstate Automobile Co., Muncie, Indiana; the company had a dealer in Dakota, N.D. in 1910. This file contains instructions for operation, which, for example, still required the switch to be turned from battery to magneto as the motor started and ran. 1912 certificate of registration was issued by the Secretary of State H. Clay Crawford, his registration number, assigned was 4302. See also #5240

4671

Northern Immigration Association made sale of a piece of Coburn land in Stutsman County to A. P. Paulson, dealing in real estate in Valley City, N.D., 1911.

4672

This is statement of condition of Northern Immigration Association, 1911. In this year, A. H. Lindemann, long the Foster County legman, had a room at their headquarters in Fargo 1911. A roll-top desk there is labeled a Lepold.

4673

Inscription on jacket indicates that originally this contract had to do with the purchase of a threshing outfit by Fred Wall, but that the contents of the file were handed to Fred Wail July 9, 1912.

4674

The Mizpah Masonic Lodge, at Sheldon, N.D. incurred a \$128.20 bill with a Fargo plumber for inside plumbing, 1910.

4675

Sundry interest coupons.

4676

Alfred Steel of Jamestown, N.D. deals on some land R.C.I.A. had acquired from the estate of Lore Alford deceased, through John C. Gates and Lila Alford of Waterloo, Iowa. Edward True Alford was one of the beneficiaries of the estate.

4677

Missing as of May 17, 1976.

4678

Thomas and Ida Rogers, Humboldt Nursery Stock (and therefore associated with Standbra) apply for \$3,000.00 loan 1911 to take up mortgage on a quarter section in Liberty Township, Ransom County, N.D. Humboldt is in Iowa.

4679

Charles Leist and R.C.I.A.

4680

The jacket says also memoranda books for the year 1904 and 1906 were here; but only 1900, 1905 and 1910 remain (1976.) The first two are negligible, since they seemed merely to have served as memory aids, and that rarely. But the memorandum book for 1910 provides an insight into Ed Pierce's life with Maggie in Florida; parties, friends, races, shell picking, during January, February, March, and April, coming back to Sheldon May 7 after six days travel. The summer does not provide much activity (It was a year of poor crops.). In October Ed makes entry of selling the First National Bank at Sheldon to the Kratt boys, and in November, of organizing Florida proposition (Florida Fruitlands Company). (For cross reference see #4163 and #5049 for these two items respectively.) Dakotans seem to have kept together. In Florida and in North Dakota, Ed pierce mentions when they were at Mass "in the A.M." (customary time then) and also when there was no Mass at Sheldon, N.D.

4681

Oscar Harrington is lost as customer to R.C.I.A. in 1916. Was this because Frank E. Shaw absorbed too much of the impersonal manner from M.L. & T. Co. in dealing with this Stirum, Sargent County, N.D. farmer in 1914?

4682

Here we have Sanborn Investment Company loans; and M. R. Porter traveled from Minot 1911 to contact people. Grace Sanborn herself carried some of these loans in western North Dakota; others were held by

Mrs. Anna D. Quackenbush in state of New York. The borrowers:-Edward & Louisa Klein, Willa, N.D. dealt with Mott; Ole A. Faroos, Hettinger County, lived. 102 miles from Regent, N.D. and from a church; Louis H. Luitjens, Mott, N.D., was a widower, who had a girl and a boy, 12 and 14. He had homesteaded and had rented out his land in 1911. Note that not many people had lived ten years around Mott by 1911. (And this is from Mott Abstract Company letter 1911.); Dennis F. Bylow, Mott, N.D., homesteader and widower, and he was 73 when he applied for \$500 loan in 1911. He died in 1912. Estate sold land to Elmer Enge; Ira Scrogam and wife Ethel, homesteaded; 28; no children

4683

This is a Spiekermeier file. Henry Spiekermeier, age 22, 1910, made application for \$1,000 .00 loan on SE¼ Section 26, Shenford Township, Ransom County, N.D. in August 1910, having paid the balance of the price down to that figure. He intended coming up from West point, Iowa the next spring. None of the land was under cultivation; hence the Northern Trust Company refused the loan; and an individual from Wisconsin carried it. Mrs. John Spiekermeier, also referred to as Wilhelmina, had five boys, and bought the N½ Section 23, 137N 54W, Highland Township, Cass County, N.D., which was the William Cuthill farm, at \$45 an acre. H. W. Slingluff was the solicitor; he was president of the International Land & Loan Co., Burlington, Iowa. A rival solicitor tried to work on Wilhelmina through Joe Spiekermeier, one of the 5 boys; letter from Herman Spiekermeier Aug. 29, 1911 helps foil the attempt. (Herman still lives at Sheldon, 1976.)

4684

Missing as of May 17, 1976

4685

Blank forms for contract settlement notes, Also, two maps of Florida, one of 1916.

4686

N. B. Hannum himself writes with O. W. Kerr Investments stationery, from Lethbridge, Alberta, Canada, and finds it difficult to make up his mind to sell a building he once used in Sheldon as a machinery warehouse, the lots on which it stood, and three additional lots, at the price offered, 1911, by the Farmers Elevator Company of Sheldon. Abstract of title brings out these names not otherwise often mentioned, with approximate dates: Hugh Bell and wife Margaret –1882; William Ferguson – 1882; John Dahm and wife Bertha – 1891; C. W. Cook-- publisher Sheldon Enterprise,1893. The mention of banks is interesting; State Bank of Sheldon, 1899 -- at No.#28; Ransom County State Bank, 1904 -- at No.#29; First National Bank of Sheldon. 1906--at #31; Letter from Farmers State Bank of Sheldon,-1911.

4687

Plat of township 135N 54W, Shenford Township, Ransom County, N.D. was obtained to show Section 9, Jacob Kaspari land. It was blueprinted from the original survey evidently, and sent out by the State Engineer, 1911. It marks the place of dwelling of Peter Bonner, and Eritcomes (?); two wagon roads come together in the northwest forty of the NE¼ Section 32, and cross as one on the Sheyenne River where the stream runs exactly on the line between NE¼ and NW¼ . This crossing is in the north one-third of the border between these two quarters. The file also contains an official communication from the Soo Line, with drawing, showing the elevation of their road where it nips the corner of Section 9.

4688

A registered Jersey cow interested persons in Fingal, Enderlin and Sheldon, 1911-1916 "Fingals Sweet Clover."

4689

Papers concern Peter Berg loan through Jas. K. Banks with the M.L. & T. Co., 1908-1911.

4690

Joseph Goodman, pioneer storekeeper of Sheldon, died of cancer August 22, 1911, and his widow Jane received \$859.00 in insurance. The Goodmans in Ohio were contacted to obtain verification that Joseph had been born 1853.

4691

Correspondence, mainly between Ed Pierce and F. C. Gardner 1911 concerning the Florida Fruitlands Company is brought on when George Sebring, seemingly in a nervous state and anxious to turn over profit with his Preachers Deal, asks for a selling contract on the whole venture. He is the Ohio partner in the company. The company has opened a new school in Chubb Station, or Fargo, Florida, the teacher being Miss Deism (Diesem). Up till October 26 George is her only pupil; the school is open forenoons; in the afternoon the teacher writes letters to North Dakota publications in favor of the Florida Fruitlands country. Her brother-in-law, Mr. Taylor, is owner of the *LaMoure Chronicle*. Oct. 26 Ed pierce carefully submits suggestions how Gardner can help her improve her nice letters, from the business angle. A new depot and a new store have been built in Chubb or Fargo, Florida; the investors are thinking of cottages but one is ill. Letters are sent to close friends in North Dakota.

4692

Things are not always what they seem. The members of the Maple River Land and Investment Company, incorporated with the legal aid of Ed Pierce through offices of R.C.I.A 1911, raised \$39,000.00 to buy Montana land, within 25 miles on an average of Glendive, Montana. They sought a loan of \$60,000. November 10 Ed Pierce wrote James Walsh: "...I firmly believed, up to the time of getting this letter, that they were going to take it." But as a fact, Ed Pierce had practically, though tactfully, dictated what should be in this letter to the Maple River Land and Investment Company, Enderlin, N.D. Carl Lindemann, Pres; J. C. Wilson, V.P.; John J. Gruye, Treas; directors: James Walsh; O. O. Golberg; W. J. Loomis; and W. W. Shaw. The post offices of Toee, and Lindsay, Dawson County, Montana, were near the land they had bought at \$11.23 an acre. Perhaps 20% was not tillable.

4693

Missing as of May 19, 1976.

4694

In 1911 Ed Pierce engineered a bond loan secured by trust deed with M. L. & T. Co., using 18 farms of their Foster County sales as collateral. The jacket for this file has been lost, so the papers, voluminous, are loose.

4695 Missing as of May 19, 1976

4696 Missing as of May 19, 1976.

4697

The jacket says this file contained plans of the Catholic Church by Hancock Brothers. There were no contents in the file, May 19, 1976.

4698

The solicitor at Goodman, Indiana, F. D. Gilman is told by R.C.I.A., probably Ed Pierce, – that "This was a sale which, of course, never should have been made." On the E½, Section 22, Liberty Township, Ransom County, N.D., the Parson Brothers abandoned their effort "to let the land pay for itself," 1911, cooperating with R.C.I.A. to avoid legal foreclosure. Green B. Parsons the father died August 8, 1911; he had come from Perrysville, Indiana, but had been born at Lebanon, Kentucky, Sept. 6, 1839. His wife's name had been May Colvin. John Lum, James and Charles lived near Sheldon; Mrs. Ed North at

Perrsville; Mrs. Walter Rivers at Kansas City; Mrs. Lucy Wilson at Franklin, Indiana; Baptists by religion. Mrs. died in Dec. 1911. James C. Parsons lived on, renting the old McIlvain farm two miles west of Sheldon; C. C. Parsons went to Cottonwood, Montana. Suit was commenced on note they owed 1913, after they placed their personal property in one of their wives' names. Settlement was reached in court with James, 1914.

4699

A man, real estate broker, in Chicago, who trades farms for city property, renews mortgages he owes against Traill County, North Dakota land, 1916.

4700 Case File Abstracts

4700

The file contains various balance sheets and statements of the Northern Immigration Association, 1911. It owned a store in Bremen, Iowa. As a result, inquiry had been made through the Mercantile Agency, R. G. Dun & Co. as to condition. The August statement sent in return lists their worth as \$289,107.03.

4701

Ole Johnson, Norwegian, farming in Owego Township, Ransom County, N.D. was 59 years old when he took out \$1,000.00 to pay encumbrance on this additional quarter and new buildings in 1911; 60 years old in 1914 when his barn is spoken of as "new"; and 62 when he renews his \$1,000 loan; 64 when he pays it off in 1918. Being prompt in making his interest payments, most of the letter here refer to insurance policies. The holders of the mortgage through R.C.I.A. are sisters in the Bonine family originating in Cassopolis, Mich. (See earlier files.)

4702

The main contents of this file are the Fidelity bonds for Gus O. Kratt, pres., R. E. Kratt, cashier, Andrew Arntson, and later C. E. Omdahl, cashier, for the First National Bank of Sheldon, bonded by Northern Trust Company. Also contained is a handy typed copy of regulations that affect the operation of a bank by its officers, 1911 to 1923.

4703

Mary I. Pseble, wife of Sargent County farmer L. N. Pseble made application for a \$2,000 loan. Their address was Milnor, but their farm was 1½ miles from Hoving on the railroad. They had bought their farm at \$8 an acre in 1891; built all their buildings in 1908, including a good house. The farm enjoyed an artesian well. Apparently the application for loan was never followed through.

4704

This is another case of a run-away artesian well, though not so dramatic as the one in #3302. This time it occurs in Casey Township, Ransom County, N.D., and perhaps could have been helped by the well driller Frank O'Neil, Casselton, N.D., 1911.

4705 Missing as of May 20, 1976.

4706 Missing as of May 20, 1976.

4707 Missing as of May 20, 1976.

4708 Missing as of May 20, 1976.

4709 Missing as of May 20, 1976.

4710

O. W. Bundy, Mechanicsville, Iowa had land in Liberty Township, Ransom County, and in McLean County, near Turtle Lake, N.D. 1911-1912. He tried to make a trade with Jacob Kaspari for his section in Shenford Township, at a profit to himself. It seems to have failed. Jacob Kaspari farmed a section of land in Alberta, Canada in 1911 also.

4711

Amid the rush and pressure of providing for the treasury of R.C.I.A. (See preceding files on \$75, 000 loan) Ed Pierce still found time to think of possibilities for F. W. Froemke who was ill. Answering an advertisement of a house in Kingston, a suburb of Daytona, Florida, they found it was owned by a lawyer in Moorhead, Minnesota. Pierce had W. H. Manning (see #2466) now in Florida inspect the proposition. Correspondence 1911 is enclosed.

4712

The 1910 petition for a public watering trough, and amounts given listed with names is here contained; and copies of several to whom the money evidently was returned by mail the following year, when there was little likelihood the trough would be built. This was an F. W. Froemke brainchild, just before the auto age.

4713

This is one of four Sanborn Investment Company (see earlier files for Robert Sanborn) foreclosed now in 1911. They had been taken over now by the Scandinavian American Bank of Minot, North Dakota, M. R. Porter making these decisions. Ed Pierce and his organizations settle with the Minot Bank for \$8568.90; but with their ability to turn land sales are likely to make a substantial profit. This first file concerns the mortgage given in 1909 by Harry A. Benedict, a single man, on a quarter four miles north, one mile west of Blaisdell, Ward County, N.D. Sidney Adams writes to various persons local there, but by 1913 the land gained by sheriff's deed has not yet been sold.

4714

See #4713. Martin Jacobson and wife Anna, mortgaged directly to A. J. Brunner in 1908, on their land in Section 1, 157N 82W, Ward County, N.D., were among the four foreclosed upon, in 1911. But they redeemed their land in 1912. Edward F. Flynn and Fred Traynor, a law firm at Devils Lake, N.D. make a brisk appearance for a client who holds a second mortgage on the land.

4715

See #4713. The second mortgage of Elia Gofrank and wife Mary on lands in Section 22 and 27, 151N 83W, Ward County, N.D. made to Sanborn investment Company 1908 was foreclosed in 1911. The sheriff's deed was taken up 1912 by the Citizens State Bank, Max, North Dakota.

4716

See #4713. Thomas Mathewson and his wife Mary E, were able to borrow a larger sum in 1912; pay off their foreclosed second mortgage and go on. This is in Williams County, near Williston, N.D.

4717

Elmer V. McDougal took over the quarter owned by Jacob W. Good earlier in Coburn Township, Ransom County, N.D., Mrs. Amanda L. Adams, Moravia, New York carrying the mortgage 1911-1915.

4718

Stock certificates in blank of R.C.I.A. both of the common and of the preferred stock.

4719

Thomas Thompson, Butzville, N.D. replied to R.C.I.A with an offer to build a barn they proposed to erect on "Parsons" land 1911 for \$175, they to furnish all the material, he to tear down the old barn and build the new, using partly old material. The association was ready to accept, obviously being under the impression that the carpenter would furnish all the new material. Misunderstanding cleared, they changed their mind. (Perhaps someone in the R.C.I.A. office did not know anything about the cost of building buildings.)

4720

Albert Anderson, lumberyard dealer from Lisbon, N.D. contemplated a change of scene, selling his business and land in North Dakota. He wished to know what the round trip costs of railroad fare to Florida might be in 1911 (Rates varied from about \$50 to \$80). And he was puzzled as to what use one

might sell coal in Florida. R.C.I.A. replied that they had suggested only lumber and hardware, in Chubb station.

4721

Ed Pierce and R.C.I.A. make an investigation of banks for sale in N.D., 1911, for an Iowa party. The information gained comes in handy two years later in supply answers to Theodore Wold, president of Scandinavian American National Bank, Minneapolis, Minn. Banks replying; Cayuga, Bowbells, Bordulac, Beach, N.D.

4722

Missing as of May 21, 1976.

4723

Correspondence in this file pertains to purchase of second mortgages by Northern Immigration Association who anticipated having considerable funds on hand December of 1911, from Wheelock & Wheelock of Fargo.

4724

It would appear that papers are missing to a considerable extent from this file concerning the leases of E. C. Peterson and C. R. Sharbono to Oscar Schill, Foster County lands, 1911. (However, there is considerable information on all of these persons and the two farms in other files.)

4725 Ed Pierce and F. W. Froemke made a 90-day loan of \$10,000 from the Scandinavian American Bank at Minneapolis, (in addition to the \$75,000 borrowed earlier for a longer term), using additional farms as collateral, fall of 1911.

4726

This is the second short term amount borrowed by R.C.I.A. in addition to longer term \$75,000 noted an earlier file, fall of 1911. This is made with Northern Trust Company of Fargo, for a term of 60 days. It is repaid with full interest, ahead of schedule.

4727

This file seems generally superfluous; i.e., a duplicate in long hand of #4691, that was kept instead of being discarded.

4728

R.C.I.A. wrote W. A. Na n Brunt, Horicon, Wisconsin, that the loans of Charles Ufer and his wife Ernestine mature on Nov. 1, 1919; and that no doubt they would be asked to extend that loan for another five year period on the Watson Township, Cass County, N.D. farm. According to his application for loan in 1911, Charles Ufer must have been 75 years old in 1919.

4729

Sarah S. Kienenberger, widow at 45 in 1911, was expecting a share in an estate in Iowa, but had to borrow \$1,000 for one year to meet payments on two quarters of land in the Elliott, N.D. trading area. She was able to repay ahead of schedule.

4730 Missing May 1976.

4731 Missing May 1976.

4732 Missing May 1976.

4733 Missing May 1976.

4734 Missing May 1976.

4735 Missing May 1976.
4736 Missing May 1976.
4737 Missing May 1976.
4738 Missing May 1976.
4739 Missing May 1976.
4740 Missing May 1976.
4741 Missing May 1976.
4742 Missing May 1976.

4743

Nathan B. Hannum and Elva B. Hannum, nee Bonine, were married in Michigan 1873, and divorced in North Dakota Nov.21, 1911. Friends carried out the painful proceedings for them. Elva would not change her mind. She made provision for Nathan, giving him a \$6,000.00 departure. But letters two years later show Nathan is in need of money. Elva dies in 1920. There is some discussion of a will.

4744

Anna D. Quackenbusch continues to invest in and through Ed Pierce and R.C.I.A., and expresses the friendly interest she still has in people she knew when living in Sheldon herself. She is now in Newburgh, New York. Ed. Klein and Louise, Willa, Hettinger E, N.D. near Matt, 23, miles; Burt 18 miles. To Ed, Anna D Quackenbusch says Nov. 14, 1944, that the last horse show in old Madison Square Garden will take place. Anna expresses happiness at success of Kratt boys.

4745

E. Grandadam, Lisbon, N.D. backed out of a proposed loan after R.C.I.A. raised the rate of interest they wished to charge him; 1911. He had already innocently surrendered the information to them that other sources of credit had been turned off. The association tries to end the exchange of letters on a graceful note Dec.6; but it hardly could have been that.

4746

This file, though in the series pertaining to 1911 land deals, holds a linen copy of the Hancock Bros. drawings for Ed Pierce's house in Sheldon, N.D. which was built earlier than that year

4747

Missing as of May 22, 1976.

4748

From 1907 till 1911 George H. Hollister owed Ed Pierce a certain amount of money. He used stock in the Northern Trust Company as collateral. George H. Hollister owed Ed Pierce \$2500 to \$3000, 1907-1911; that year Ed collected.

4749

In 1911 Mrs. E. B. Hannum and Mrs. Margaret Smith, Niles, Michigan each invested \$200 in a loan to Martin R. Gaarder on property in Enderlin, N.D. By 1917 this same amount was being carried by John W. Glassford, Long Beach, California.

4750

Four years before his death, Christoph Christmann made an agreement for his care with his son Carl Christmann, deeding him a Shenford Township, fares which still carried a mortgage to R.C.I.A. The father had been keeping ahead of the game financially, and in 1911 he desired to distribute his gains among all his children: Carl, Adam, John, Mrs. Margaret Nagel and Henry. Adam was at Morgantown,

West Virginia; and John at Joliet, Illinois. There was a Christoph Jr. Christoph Sr. died in 1923. This excellent German farmer was able to distribute about \$400 patrimony to each of his children.

4751

W. H. Leonard, Monango, N.D. seeks to borrow high on some quarters of land in Dickey County from R.C.I.A. in order to pay off G. L. Tremain of the People's Bank at Humboldt, Iowa, 1911. A map of Dickey County is in this file, 1911.

4752

T. J. McCully gave a note of \$1200 to Ed Pierce to buy a second hand 1910 Model Cadillac Touring Car completely equipped with spare tire, inner tubes and tools. Furthermore, the auto was to be stored by Ed for the winter and insured against fire until May, the deal having been made in December 1910.

4753

A. S. Taylor and Son went bankrupt in the hardware store formerly operated by Manning, 1911. Building and lots were bought by Northwest Jobbers Credit Bureau, St. Paul, Minn. Building seems to have occupied lots 11 and 12 block 20 original town site of Sheldon. A. S. Taylor was old by this time. His son Charley took a job in the Farmers Elevator at Sheldon for the winter. Mrs. Belle Carr owed the Taylors a \$175.00 note. The observation is made in correspondence that there is no other store building vacant for hardware in Sheldon in 1912, except the Taylor place which is experiencing difficulties.

4754

Collections for R.C.I.A. possibly went better than anticipated, and they were able to pay back a \$6,000 loan made from the First National Bank of Lisbon, N.D. ahead of schedule. The association at this period of this fall of 1911 was operated on \$75,000 borrowed from M.L.& T. Co. against their Foster County land sales.

4755

Robert Altmann and wife Albertine, who bought Carrington Casey Land Co. land in Casey Township, Ransom County, 1901, rent out this quarter and in 1914 sell it in favor of a John Funk from Lake City, Minnesota. They are now owners of a half section near Shelby, Montana, their post office being Kevin. August Krueger once held a mortgage against this land in Casey Township

4756

Henry Behrend, Anselm, N.D. deals with land agents and lawyers on sixty acres in Iowa, 1911-1912.

4757

This file concerns itself with Mary Buttz land sold in Casey Township, Ransom County, N.D. about 1909, to Billing & Martin. Ernest Billing is a dealer in farm machinery vehicles, harness and automobiles at Lisbon, N.D.

4758

Anton and John Ariens came from Sun Prairie, Wisconsin buying a Scoville Township, Ransom County farm in 1909, from previous Wisconsin ownership. John remained; but he still had a mortgage against this Section 15 in 1917.

4759

Fritz Bertram, Center, North Dakota sent a note to R.C.I.A. to the amount of his interest due on mortgage of \$1160 to Julius Bracker, Sheldon, North Dakota, writing his letter in German script. After receipt and acceptance of this note, the further understanding is that Bracker is to be paid the principal also, Bertram making a further loan from the association.

4760

R.C.I.A. continues to compile lists of current delinquent tax lists, this file being for 1910.

4761

The personnel in the R.C.I.A. office were as painstaking in attending to details with regard to repairs for their 1907 Maxwell, ordered in 1909, as when dealing with quarter sections of land. It makes one wonder what the Motor Car Supply Company personnel thought about it down in Chicago.

4762

Correspondence concerning hay leases for 1911 took letters to a dozen states, parts of Canada. They dealt about land mainly in the four townships around Sheldon, namely Coburn, Greene, Scoville and Shenford, throw in Casey and Liberty in Ransom County; some land in Stutsman and Barnes counties; and farmers from near Eckelson, Litchville and Ypsilanti, N.D. sent rentals. Two questionable happenings come to light as having occurred the same year on SW¼, Section 26, 135N 54W (Shenford Township). By accident the May account of Frank E. Shaw at the Pioneer Meat Market owned by Roy McDonald in Sheldon is preserved in this file. He bought on twenty different days of the month, and his total bill came to \$5.45 and this included eleven steaks. R.C.I.A. received a commission of ten percent out of the hay rentals. So it was a lot of work for the money.

4762¼

This voluminous files of correspondence with the Federal Land Bank officials at Saint Paul, Minnesota reveal the relationship of the Ransom County Trust Company with an institution of the Federal Government, 1917-1923. The Sheldon business go-getters wanted to advertise to get business, and strained at the leash on which they were held by the Saint Paul government officials who praised what Sheldon people wrote and said, but limited the loans they might turn. The Sheldon R.C.T.C. (formerly R.C.I.A.) was an "agency of the Federal Land Bank; and spent most of 1922 fighting to retain their territory against the national loan association encroachments from Lisbon in Ransom County. E. G. Quamme stands out as a performer for the Federal Land Bank in Saint Paul. It also appears from this file, that the Northern Trust Company of Fargo, N.D. absorbed the Ransom County Trust Company.

4762½

This file contains a 1922 list of loans made by the Saint Paul Federal Land Lank up to that year inclusive to March. It is interesting: for containing names of places that were once localities in the minds of people, and have by now receded. A second list occurs of the 101 borrowers that R.C.T.C. had procured for the Federal Land Bank up to March 31, 1922.

4762½A

Another Federal Land Bank file. Contains:-1) A list of 273 North Dakota delinquents, 1923. 2) Handbook off Rules, Regulations and Decisions of the Federal Farm Loan Act. 3) Correspondence 1918-1922, St. Paul to Sheldon, re: a) Seed & Feed bonding, loans. b) Older heads favor handling the matter quietly "by the right people, who have control...without any great newspaper notoreity."Dec.16, 1918, Quamme to -Pierce. 4) List of 108 Ransom County who received 8% dividend of their amount of stock subscriptions, 1922. 5) Packet pertaining to Federal Land Bank Laws. 6) List of 560 people listed with Federal Land Bank of Saint Paul customers; names of forgotten places in N.D. 7) May 12, 1922 letter of Pierce, suggesting sinking fund. 8) List of executive councils of State Federations of National Farm Loan Associations. Ed Pierce was one.

4762½B

This jacket was empty: Dec. 14, 1976.

4762½C

This jacket contains correspondence on purchase of Federal Land Bank Bonds. R.C.T.C bought \$10,000 worth in 1921 but kept them only a little over a year.

4763

R.C.I.A. deals with Iowa lawyers who represent Albert Larson, renting Liberty Township, Ransom County land in 1911.

4764

C. A. Zoborasky and J. V. Guildensopf rent a quarter in Greene Township, Ransom County, 1911. See also #4769.

4765

Absentee owner in Nebraska has to borrow money against his land in North Dakota, 1911.

4766

Lloyd Jones rented Minnie Grange's house and barn situated on lots 11, 12 and 13, block 6, Rudd & Sheldon's Addition to Sheldon, for six months, beginning February 1911.

4767

Our religious friend, Henry Hoofnagel, Dunkerton, Iowa, (see earlier files) has become accustomed to the stress and strain of absentee farming. His renter now becomes Walter Ihme, on half-shares.

4768

R.C.I.A. keeps watch on renter Alfred Weig, Sheldon N.D., for the Iowa partner of an old friend in Humboldt, Iowa. The Iowan realizes \$1,100 out of the 1911 crop on three sections of North Dakota land.

4769

This is the land contract of C. A. Zoborasky and J. V. Guildenzopf for the land across the road from #4764, also 1911.

4770

Charles Schroeder and Fred Kelm rented Liberty Township, Ransom County land in 1911.

4771

Henry Sandvig rented from Iowa owner in 1911. A quarter of Coburn Township, Ransom County land is involved. (Note: the name Sandvig is misspelled on jacket and in land contract.

4772

Alex Fender rents a quarter of land, 1911, Casey Township, Ransom County. This is the same New London, Iowa owner, James Totemeier, from whom Zoborasky and Guildenzopf rent (see #4769). He has two letters in this file. This is also a good file to illustrate the fact that R.C.I.A. was engaged nine months a year in measuring land either plowed or plowed back. Here they employed Messers McCully, John Dahm, and Blanchard.

4773

W. C. McConnell rented Coburn Township, Ransom County, quarter from Minnesota woman three years in succession.

4774

Austin Strand rented Coburn Township, Ransom County land also, 1910-1911, from Iowa owner.

4775

Fred McDonald, 1911, rents quarter of Coburn Township, Ransom County land from W. H. Dabler, an owner from Manlius, Illinois. This is the Dabler of Dabler & Dabler Buggies, which they sold along with general hardware in Manlius. They also dabbled in ownership of North Dakota land.

4776

An investor from Illinois (Lena) tries to call the tune from down there. When necessity forces him to accede to R.C.I.A, arrangements for renting his land to parties in Greene Township, Ransom County, N.D., he says he thought they understood that from his last letter. He misses renting out the land in two good seasons, and in 1909 apparently Herman Manske did not do too well. Then, with John Swanson as renter he hits the bad year of 1910; and in 1911 the crop from unfallowed acres runs 13 pounds of wheat and 47 pounds of foul seeds to the bushel. The elevator will not take it. In 1912 Dan Torfin rents it from the widow and executor. John Swanson apparently also had a crop at Bordulac, N.D.

4777

This file referred to lease of buildings and lot in Sheldon by Ray McDonald from Adam Goodman; but the contents, according to note penciled inside the jacket, were delivered to F. P. Goodman, January 19, 1912.

4778

John L. Larson, Buttzville, N.D. rents Liberty Township land 1911 from Mary Jostad. The lady is on the move, being addressed first at Gull Lake, Saskatchewan; then Spokane, Washington.

4779

August Luedtke had been renting the NW¼ of Section 2, Casey Township, Ransom County; but in 1911 it was sold to Stankewitz.

4780

In the winter of 1911 Sam Creswell of Sheldon was making arrangements to rent land in Greene Township, Ransom County from an absentee owner connected with the Northwestern National Bank, Minneapolis, Minnesota, who was so pleased with R.C.I.A.'s work in the matter he sent them a basket of fruit.

4781

After some hesitation Clyde Douglas is allowed to transfer the balance of his lease of the McDonald section to John Clark, a newcomer in 1911 from Illinois. One of the R.C.I.A. staff makes a special trip from Monroe, Wisconsin to Rockford, Illinois, to look over Clark who is related to the Douglasses by marriage.

4782

Gus Barfus rented Liberty Township, Ransom County land from an absentee owner, J. H. Mevers of Jefferson. Iowa, 1911.

4783

Absentee Fred Gearke, LeMars, Iowa came up himself to check out the harvest at threshing by H. C. Buss, renting Shenford Township, Ransom County land, 1910.

4784

Absentee owner from Iowa in 1911 realized 50 cents per acre profit on his half section of North Dakota land which he rented out to J. E. Black in Coburn Township, Ransom County R.C.I.A. said April 8, 1911

that due to poor collections resulting from crop failure in the year of 1910, they would be unable to advance money to renters for seed. So owners had to do so.

4785

For Lizzie Brace see earlier files, especially those on Bordulac, N.D. area. This one pertains to a Lizzie Brace farming operation 1911 in Shenford Township, Ransom County, N.D. on land, owned by a party in Delaven, Wisconsin. The owner probably made a mistake for her on the corn, and achieved its burial in the snow.

4786

Henry Pueppke is the renter of a parcel of land in Casey Township, Ransom County, 1911. The name of the absentee owner, Mary Jostad, has shown up on several files in the 4700 series, e.g., #4778.

4787

This is a continuation of A. M. Forrest's rental of Section 18, Coburn Township, Ransom County, N.D. from absentee owner Robert L. Hults. Hults is connected with A. B. Friedman's Fried Manufacturing Company, located in the Union Stockyards at Chicago, Illinois. In the first letter they are advertising "Butterine and Neutral Lard" later that year, "Hig Grade Process Butter."

4788

Correspondence 1911-1914 on \$2,500 loan of Lars J. Johnson in Casey Township, Ransom County, N.D. involves Enderlin State Bank, Minnesota Loan & Trust Company, and the Northern Trust Company.

4789

A mortgage against Charles Mueller, Pontiac Township, Cass County, N.D., matured in 1911. Because it was part of Levi Bemis estate, it then was shifted to Minnesota Loan & Trust Company.

4790

Fred Underwood, Enderlin, N.D., neglected to record closing of the estate for Orson Rudd who died in 1896. So a decree of final distribution had not been issued. In 1911 the widow sought payment in full from Daniel G. Lohr on the NW $\frac{1}{4}$ in Section 20, Greene Township, Ransom County, and a legal process began. In this process, R.C.I.A. found that Fred Underwood had on hand \$1,434.31 from which he paid out claims amounting to \$1,091.75, leaving \$342.56 less such interest as he might have paid. They assumed he had paid this amount to the heirs. The file contains no document showing he did so.

4791

Bordulac area farmer deals with R.C.I.A. 1911-1913, concerning N $\frac{1}{2}$ Section 33, 146N 65W by name Alfred C. Weig and wife Sadie. (See also #4794) The Weigs went from Ransom to Foster County in 1909. Mrs. Weig had become a woman who would not sign any kind of paper, because her mother had once lost some property that way.

4792

(See also #4794) L. B. Hanna pleaded for Henry Duffield and his wife Amelia. He did so particularly because Mrs. Palmer, the wife of his former farm boss of the Livingston Farms (see earlier files) had taken up the matter with him. However, the Duffields themselves had asked they be allowed cancellation of their 1909 farm contract; and it was so done in 1912. They were \$800 in default at the time. Duffield originally was a customer who had been brought up by Cavett to Foster County

4793

Reference is made to #4797. Ole E. Amunson, Enderlin, N.D. by address, in his 1910 loan application states he is Norwegian, age 50, and his wife is Margaret. He is located on SW $\frac{1}{4}$ Section 17, Moore

Township, Ransom County, N.D., and the nearest town is Nome, N.D. He bought his land in Section 18 in 1882. The Filmore church is located on Section 17. The loan papers through 1914 involve Moravia, New York including Amanda L. Adams, and Edwin S. Day who at one point received \$20.00.

4794

This is the first instance of minutes of a Supervisory Committee of R.C.I.A. being contained in these files. They contain many interesting items: from \$5 allowed to calcimine the barbershop, to a \$945.55 bill from Charles Newton for the R. C.I.A. office addition. Three loans were approved April 23, 1912 which aggregated \$11,000. In one meeting the decision was made that A. L. Opsal might have a one week's paid vacation; that Frances De La Bere's house should be papered; that A. C. Weig be allowed seed grain (see #4791); and that certain Casey township farmers be allowed to a granary and a shed about on their land as they were doing. A 50-foot lot was to be donated to the Congregational Church at Bordulac, as soon as Mrs. Golz would write them when and where. It was decided to approach the Duffields (see #4792) with the offer to let them rent the coming year. See also #4831.

4795

The North Dakota Corn Growers Association contacted the R.C.I.A., who in turn wrote to a number of farmer urging them to exhibit ten ears of corn at the North Dakota Corn Show sponsored by the Agricultural College at Fargo, N.D., January 1912, telling the Sheldon farmers "This section no doubt raised the best corn in the State."

4796

The Mougey Brothers, John and Frank, of Sheldon had bought land in the vicinity of McGrath, Alberta, Canada through O. W. Kerr & Co. of Minneapolis, 1907. Having paid for all except the last payment, 1911, they managed to sell the half section for a good profit.

4797

(See also #4793) This file refers to the Ole Nelson loan mentioned in previous files. It was carried in the name of Amanda L. Adams, 1911-1912.

4798

The Northern Immigration Association, Fargo, North Dakota, bought \$186,000 worth of property about the State, having \$94,000 against it from the Ransom County Immigration Association at Sheldon. The Fargo association was conceived as the sales promotion unit of the old Sheldon organization which still continued otherwise. This happened in 1910. It was not Ed Pierce's intention to continue the sales organization in 1912. The Northern Immigration Association sold out its office in the first floor of the A.O.U.W. building (Now, 1977, the Interstate Business College) to the Ellsworth Land Company, January 18, 1912. This company was also called the Ellsworth & Jenkins Co. but the land holdings went back to R.C.I.A. at Sheldon. Solicitors could choose either Ellsworth or R.C.I.A. as to their future work. See also #3808

4799

Missing

4800 Case File Abstracts

4800

Fred Alexander who bought it in 1910, sold a house and lot to Carl McDougal, 1911.

4801

Augusta E. Bjugstad borrowed \$600 to buy an additional eighty (80) acres in Owego Township, Ransom County, already having a quarter. She was 54 years old at the time and had 8 children.

4802

Price list applicable to the Warner Hardware Company's catalogue, 13-17 South 6th. Street, Minneapolis. It featured Corbin locks. Customers could order by mail by sending cash; or goods could be ordered C.O.D. through their bank. Warner Hardware Company sent the bank an invoice, together with a draft upon the customer; upon his payment of the draft at the bank, the local bank released the goods to him by giving him the bill of lading.

4803

M. C. Dworschak, hardware dealer in Sheldon, January 1912, bought and received quit claim deed for lot 17, block 21, original town site of Sheldon from R.C.I.A. The association had paid \$40 for it; but six years earlier I. E. Arntson had acquired it at public auction for \$1.82.

4804

John Cavett and his wife Sarah took over a quarter of Moore Township, Ransom County lane from O. O. Golberg that had been Hans Johnson's, now deceased in 1912, NW $\frac{1}{2}$ Section 34 by procuring \$2,000 from Edwin S. Day through R.C.I.A. It cost him \$500 to do so.

4805

Check up made by various individuals: Thomas Pierce E. T. Danielson, A. R. Opsal, on the bills receivable by R.C.I.A: 1911 --\$426,666.98; 1912 --\$386, 630.78; expenses: \$9,942.69; profits and loss: \$18,100.76; real estate \$156,536.00; total assets \$599, 405.39; 1913--\$419,006.04; 1914 --not complete; 1915 --not given; 1916 --incomplete.

4806

The By-laws of the Northern Trust Company, adopted January 7, 1904.

4807

Ed Fraase and wife Augusta from Germany are moving ahead quickly in 1912, though they do not have much worth in the way of buildings. In 1919 they still are weighed with an indebtedness.

4808

This file reflects internal arrangements made to close out Northern Immigration Association at Fargo, merging everything again into R.C.I.A. at Sheldon. Ed Pierce feels that there were losses.

4809

Missing as of August 4, 1977.

4810

W. H. Schroeder, Bordulac, North Dakota told R.C.I.A. 1912 someone offered him a quarter with good buildings on it for the same price they wished to sell him their quarter without buildings. He asked them to put up buildings the next spring. SE $\frac{1}{4}$ Section 35, 146N 65W.

4811 Tax receipts and correspondence in the year 1912 for the year 1911. They are still paying taxes for the Philadelphia Addition to Rapid City.

4812

Boiler washer and machinist at the Soo Line roundhouse in Enderlin, N.D. borrowed from John W. Glassford in Long Beach, California through Enderlin State Bank and R.C.I.A. in order to pay \$400 on a loan against his house and lot in 1912. He was getting \$900 a year salary, i.e., \$75 a month.

4813

In 1911 the sunken Battleship Maine was raised, and Congress voted to distribute relics. Sheldon, through L. B. Hanna, Ed Pierce and the city fathers, obtained one 6-inch shell, which weighed 96 lbs., costing \$1.25 for packing and preparation for shipment by the Navy to Sheldon. It was intended to be placed in the City Park. The town hesitated at the cost of the bronze tablet they hoped to place upon the shell June 1912.

4814

This file contains State income tax returns for the Enderlin Realty Company, in the late teens and early twenties. The store was sold in 1919. It also holds the Federal income tax reports from 1912 through 1923, and the U.S. Capital Stock tax reports, for Enderlin Realty Company.

4815

After half a century, the facts of a Civil War soldier's desertion arises from the remote past by the living voice of one of three comrades and the mute silence of two others, thereby preventing a pension to the widow who married the deserter twenty-four years after the War ended.

4816

The Iowa owner of Bordulac land had to make a determined effort in order to free himself from the mother knows best attitude of R.C.I.A. office at Sheldon, N.D., 1912. He still owes money in 1918.

4817

D. E. Crowley has been taking money on treads for automobile tires, claiming falsely to represent the Britson Manufacturing Company, Brookings, South Dakota. He may have been a relative of the Britson people manufacturing this tread. He was said to have a criminal record in South Dakota; bought out the Feckler store in Wimbledon, N.D., and after failure there went to Dickinson, N.D. Subsequently he was reported in Montana.

4818

Ed Pierce agrees to sell the Bruhn Store lots to L. H. Labbitt at Enderlin, N.D. (Note: This is directly north across the street from the Enderlin Realty Company and the store building owned by R.C.I.A. then.)

4819

According to this file, Ed Pierce experienced a bad year in 1911 when his expenditures exceeded his income by \$10,250.78.

4820

This is the C. R. Sharbona -Oscar Schill--R.C.I.A. contract again in the Bordulac area, 1911. It suffered from hail that year.

4821

After a little misunderstanding or mistake at the Farmers State Bank at Sheldon, Austin H. Strand received the proceeds of a \$300 loan through R.C.I.A. in 1912. The fact that even such a small mortgage as \$300 was given by Amanda L. Adams of Moravia, New York, shows that it probably was too big for Frank E. Shaw to handle himself.

4822

Correspondence in these files involves R.C.I.A., a dozen or so farmers at Bordulac, N.D., businessmen there and elevator companies handling grain in the annual seeding operations on the Livingston farms area of Foster and Eddy counties. 1,600 bushels of durum, 900 bushels of blue stem came from Osborne-McMillan Elevator Company at Minneapolis, having been selected by Ed Pierce himself from Daytona, Florida. A great deal of the oats and flax was procured locally. The Osborne-McMillan Elevator at Bordulac stored the seed grain and provided the machinery for cleaning it, free of charge to R.C.I.A. The bill to the Osborne-McMillan Elevator Company for the grain came to \$3,500, which R.C.I.A. paid; and thereupon insured this grain while it was in the elevator. This file contains one of the old "Webster Spelling Blanks", a pocket-notebook size, composition paper, for grade school pupils to practice spelling words.

4823

E. J. Scharf, realtor from Dickinson, propositioned Northern Immigration Association, and R.C.I.A. to become involved with a loan on Dunn County lands; 1911-1912. See also #4830.

4824

This is a Verona, N.D. and a Roland Magill file. The Roland Magill who was 53 in 1911, writes characteristic notes and letters to persons with whom he does business in consolidating a loan of \$800 and one of \$600 into a single loan of \$1,500 in 1912. He paid of this debt five years later. Ransom County.

4825

Frank E. Shaw made sharp and arrogant examination of a quarter of land northwest of Litchville, Barnes County N.D., 1912.

4826

William Saunders, once of Leonard, N.D., in 1911 at Harvey, N.D., applies for a \$1,000 loan on his quarter SE¼ Section 10, 136N 53W (Coburn Township, Ransom County). R.C.I.A. drags its feet. Eventually, 1917, the Harvy Lumber Company, a partnership representing Honer and Fredericks, through the German State Bank at Harvey, take up the mortgage on the land and ownership of the quarter. Policy of R.C.I.A. under Frank E. Shaw as secretary is pretty well revealed in: Shaw to William E. Saunders, Oct. 11, 1911; Shaw to German State Bank, Feb. 15, 1912; Shaw to John Bodden, Feb. 22, 1912.

4827

Missing as of August 6, 1977.

4828

Mary E. MaGill (This should be Magill; see #4824) widow, who signs herself "Magill" in first two letters, 1911, desires a loan as large as a neighbor of hers received on what she considered a farm not as good. Frank E. Shaw and the banker at Verona push her to the wall before allowing a smaller loan, 1912.

4829

Missing as of August 6, 1977.

4830

This file complements #4823. E. J. Scharf's thoughts follow logically and clearly, but he runs his sentences together in writing them down.

4831

Itemized bills to Ed Pierce and R.C.I.A. by Chas. Newton, William H. White Lumber Co., M. C. Dworschak, 1911-1912. These probably refer to new addition to R.C.I.A. office; see #4794.

4832

According to the Primary Poll Book of 28th Precinct (Sheldon) Ransom County, March 19, 1912, there were 55 Republicans and 6 Democrats voting as such.

4833

William and Annie Schmidt lived in the "Frost" house and block legally for one summer 1910. But when they failed to make their \$10 monthly payments on a note given for the Frost furniture, their original contract for block 18, Rudd & Sheldon Addition was cancelled out Dec. 31, 1911, for one dollar. In 1912 it was thought a Mr. A. A. Brown might be interested in the house and lots.

4834

In an early file from 1911-1912, the remark was made that the association would give a 50-foot lot to the Congregational Church at Bordulac as soon as Mrs. H. G. Golz let them know when and where. This file is the when and where. The representatives of the Ladies Aid Society, Mrs. J. W. Rogers and Mrs. Isaac Law both signed the application April 3, 1912 which read in part: "...these lots...in lieu of any future contributions or donations from said Ransom County Immigration Ass'n." But when inviting them to the dedication June 7, 1914 Mrs. Golz wrote in addition: "We would like you folks to help us a little to pay for it, if we don't ask too much, as you have done quite a business here in the past. And we know you have lots of money.. And please tell Mr. Ed Pierce about it and tell him to give us a lift as we would like to have the church all paid for" To this Mr. F. W. Froemke replied he had read in the Fargo papers the church was dedicated free and clear of all encumbrances."

4835

Eckelson, N.D. farmer, O. A. Anderson feels tempted to buy a quarter of land near him; but R.C.I.A. is more eager to sell in 1912, than to buy.

4836

The purpose of Ed Pierce in listing farms R.C.I.A. had for sale in 1913 with Ellsworth Land Company was largely legal. He did not expect they would sell any of the lands for them. But it was the only way he saw of securing a certain termination of the contract R.C.I.A. had with the Northern Immigration Association -- a business that the Ellsworth Land Company bought. About six sections of the nine listed were still Foster County lands in the Bordulac area. About half of the Foster County land was sold that year by R.C.I.A.

4837

In spring 1912 P. M. Southwick after two years had his privilege to rent Foster County quarter taken, without explanation by R.C.I.A.

4838

This represents the reconciliation of books of the R.C.I.A. and the Northern Immigration Association at the end of 1910, when they had both done about \$10,000 worth of selling; and 1912 when they were merged together again. In the year 1910, N.I.A. was credited with selling \$2,000 of Florida Fruitlands. While R.C.I.A. shared equally in this, the Sheldon corporation was not eligible to receive shares of stock

in Florida Fruitlands for their share. So they were given Northern Immigration Association preferred stock instead.

4839

Mr. John Raisty, farmer addressed at Elliott, N.D. when at home, was 70 when he applied for a \$5,500 loan on his half section in Bale Township (NE & SE¹/₄ Section 18, 133N 56W). This German wrote cards and letters quite readily, but it was difficult to follow his change of thoughts from one thing to another as he wrote.

4840

Sidney D. Adams took on 35 shares of Northern Immigration stock by giving his note for it in September 1910. By paying monthly, and occasionally in larger amounts, he had accumulated \$1,600 worth of equity in that corporation by 1912. By this time he had also sold his house in Lisbon, N.D. by trading for a farm, and was hoping to sell the farm. Thus it was indicated that he would stay in Florida.

4841

Mrs. Gonvor Arrison, aged 80 in 1912, needs to renew a \$400 loan. Living in Cass County, N.D., widowed Norwegian, the mortgage is against SW¹/₄ Section 12, 137N 54W. Arnet Arrison shipped \$15 worth of lumber to Canada in 1908 without paying for it, and Welles Lumber Company of Chaffee, N.D. placed a lien against her land for this amount. This was not her bill. The lumber company argued that she knew about it at the time. Guy D. Smith was first minded to fight the lien, but changed his mind and paid it in place of Arnet. John Bodden at Horicon, Wisconsin, is ready to extend her loan without hesitation.

4842

This is the third round of Sheldon troubles with artesian wells, and may account for some of the confusion in stories told concerning the runaway well. See also #3214 and #4415.

4843

Ed Pierce was trying 1910, 1911, 1912, 1913 to figure out a cheaper way to ship their automobiles from Sheldon to Florida, and back again by train.

4844

The jacket says this is record of all real estate formerly owned by Northern Immigration Association. But this hardly seems correct since holdings in only two counties are here documented.

4845

Lewis Sorenson, the miller's son, was leasing the old post office 1910-1911, lot 11, block 20, for \$100 a year.

4846

This jacket was supposed to contain paid checks and stubs on Peoples State Bank, Daytona, Florida by F. W. Froemke. 1912. The jacket was empty as of August 8, 1977.

4847

A.O.U.W. letter of 1910 to Northern Immigration Association talking about their lease, which however is not here contained; and the blueprint of the first floor plans of the building by Haxby & Gillespie of Fargo. One could still recognize the original as seen two years ago in the Interstate Business College interior, especially by the location of the vaults. See also #3929. (Blueprint withdrawn and placed in Institute Maps/blueprints collection)

4848

This file contains the dealings with Phoenix Furniture Company, Eau Claire, Wisconsin, 1910 when someone goofed in a marble railing top. These were the items made for the Northern Immigration Office at Fargo,

4849

This is another advertising file. Northern Immigration Association wanted letter-headed stationery 1910, but after initiation of the order asked Brown, Treacy & Sperry Co. of St. Paul to hold the order in abeyance. Could this have been in anticipation of the possible remerging with R.C.I.A. in 1912? Rand McNally & Co. of Chicago receives order for several thousand maps of North Dakota, with instructions on how to insert the not yet completed Surrey cutoff of the Great Northern, 1910. R.R.C.A. is working in conjunction with the North Dakota Agricultural College (NDSU), W. C. Gilbreath, N.D. Commissioner of Agriculture, to boom North Dakota as a corn state. The 1909 R.C.I.A. catalogue (enclosed) features pyramid-picture of corn raised by school boys in Richland County in 1909. Gilbreath says only 27 counties reported raising corn, by August 1910. The R.C.I.A. 1910 farm catalogue also here contained. Correspondence reveals how they obtained some of their pictures for these advertising brochures.

4850

Northern Trust Company wrote the bonds for employees of Northern Immigration Association 1910: Sidney D. Adams, Secretary and treasurer; A. H. Lindemann, cashier and bookkeeper; John S. Kloety, stenographer; C. B. Arneson, stenographer; R. E. Kock, stenographer; Fred A. Oliver, stenographer. Each was bonded at \$1,000.

4851

Arthur Foster of Clyde, North Dakota sounded like the salesman they wanted, to Sidney D. Adams, so he was hired at \$100 a month after a rapid fire correspondence, despite the bad year of 1910. He was originally from Tower City, N.D. and known to the banker R. P. Sherman. His job would be to work at the direction of Adams, including trips to Illinois and coordination with solicitors there.

4852

The Northern Pacific Immigration agent periodically issued a bulletin to land dealer operating along their line of railroad, showing the names of persons who had made inquiry about North Dakota lands. It does not look like a "cough in a carload"; but someone encircled three names on one list; there was another from Wisconsin, who held farm mortgages for R.C.I.A., not so encircled.

4853

This itemized inventory of fixtures and supplies which were moved from R.C.I.A. offices to Northern Immigration Association in Fargo, 1910 probably occurred in an earlier file, but value of items is more definitely agreed upon here. The Inter-State Automobile was valued at \$1,300 and the largest item out of the total amounting to \$2,138. There were 2,000 1909 farm circulars entitled "Hitching Up Time" valued at \$111.30. The two oak tables may well be the ones that one sees in the interior view of R.C.I.A. office at Sheldon, which would indicate that this photograph was taken before 1910.

4854

The list of farms owned or controlled by the Northern Immigration Association in Fargo, July 20, 1910 equaled 85 sections, or 340 quarters, or 54,400 acres in ten counties of North Dakota, plus four sections in Minnesota. The highest priced per acre was Section 21 in Greene Township, Ransom County, owned by R.C.I.A., at \$60 per acre. Next highest priced land lay in Cass County; then in Liberty and Moore townships of Ransom. There were four sections in Billings County valued at only \$3.50 an acre; and one quarter in McLean at \$10.00.

4855

Receipt from the City of Fargo No. #252 showed that Northern Immigration Association had paid two dollars into the City treasury, and therefore was permitted to drive a 30 horsepower, red, Inter-State Machine, kept on 410-10th Street North, August 3, 1910. In 1911 they paid the State of North Dakota \$3.00 for motor vehicle license No. 2709; also in August.

4856

Northern Immigration Association insured the office furniture and fixtures to an amount not exceeding \$1500 in 1911; and of course cancelled this policy when they sold this property to Ellsworth Land Co. F. O. Schlipf had sold the insurance for Baker & Co.

4857

This jacket should read: "Negatives" of farm views, including corn fields, 1910. Everything discarded – poor quality and pieces of no value.

4858

Sidney Adams leases and receipts, all transferred to personal files of Sidney D. Adams, 1912.

4859

Leases, contracts, insurance, correspondence, 1909, 1910, 1911 of Sidney D. Adams: all transferred 1912 to personal files of Sidney D. Adams.

4860

This file may furnish a clue as to the place where the manila jackets used in Ransom County Immigration Association papers were manufactured. Something similar is shown on page 12 of their Catalogue No. #11, The Automatic File & Index Company, Green Bay, Wisconsin. In this file, however, only an order for 2,000 follow-up cards as shown on page 28, occurs. Incidentally, it is difficult to discover any consistent system of filing as having been used, except that each jacket has a different number. Subjects or persons were not filed alphabetically. Apparently, as time went by, as one person or subject's file grew too voluminous, a new numbered file was begun to continue it. Thus a kind of numerical sequence is established; i.e., the 800's refer to the 1890's, and the 4800 e.g., to 1910-1912. But this is not a hard and fast rule

4861

The bookkeepers perhaps kept this for their own hand reference. See #4860.

4861½

A. H. Wentland corresponds for the village Board at Bordulac, N.D. with R.C.I.A. concerning a roadway outlet to the east for the town. When the wagon road had been graded, L. R. Casey (Presumably then owner of the Livingston, or Carrington Casey Farms) had agreed to give the County Commissioners a deed to land for such a road. Ed Pierce admonishes A. H. Lindeman Sept. 2, 1912, accordingly "These people have understood right along that the public would acquire a roadway by prescription, or twenty years occupation." Pierce wished to take no chance of dispute over these roadways years hence. What he wanted was to guide the public to one or two roadways which would "do the least damage to lands outside of the plat" after agreements; improve these roads; abandon others. And it might still be necessary to put up fence; to steer the public in the proper direction.

4865

A prospect from Wilmot, South Dakota has a hotel to trade for a farm, 1910.

4862

Aug. 3, 1910, R.C.I.A. wrote prospect in Coleman, South Dakota, "But whether or not you expect to buy we should like to meet you and it would be a pleasure to afford you every convenience in our power, so that you can see North Dakota to advantage." Further correspondence shows that this statement was just window dressing. This is the first file in which the blue cards of Automatic Follow Up system have been put into use. See #4860.

4863

A prospect writes from Clearfield, Iowa, 1910.

4864

Solicitor's wife, himself a land agent at Goodland, Indiana sold Henry Spiekermeier SE¼ Section 26, 135N 54W, Shenford Township, Ransom County, N.D. in August 1910, because he owned it in Dora's name. Sligluff from Burlington, Iowa was the solicitor who received a commission, which was unusually high, and nearly lost through competition from other agents in Iowa. The momentary ownership by A. H. Lindemann, shown by documents in this file, was merely the legality by which R.C.I.A. protected itself against two satisfied mortgages in the past that had not been accurately recorded by D. B. Johnston and Company. See also #4879.

4866

A list of prospects for follow-up was closed out, with solicitor in Oregon and Illinois.

4867

P. H. Butler, Register of Deeds, Lisbon, N.D. was asked to discontinue his weekly list of land transfers in Ransom County sent to Northern Immigration Association. This request was made by N.I.A. Jan. 23, 1912, which is the time when plans to move back to Sheldon were taking concrete shape.

4868

Foster (see #4851) got a prospect from Streater, Illinois for Northern Immigration Association 1910.

4869

The immigration association gets a nibble from Waldron, Missouri, 1910. It is interesting to note that R.C.I.A. still has the reputation, though Northern Immigration Association has the office and official sales personnel; for the requests for information to buy come first to Sheldon.

4870

The mayor of Sheridan, Montana 1910 supplied R.C.I.A. with a 3000 name list of eastern investors. Apparently the treasurer could not recognize one hundred dead men on this list.

4871

This prospect wrote from Abe Lincoln's town, and asked what are the chances for a poor man in North Dakota, 1910.

4872

As someone in the office of R.C.I.A. said, both Ed Pierce and F. W. Froemke were "automobile men" in 1911 and before. In the early years they could talk big to the automobile companies, command slavish attention at dealers' discount prices for repairs. Then and now they knew the "innards" of automobiles, and could ask by a mechanic's jargon for what they wanted. But by 1910-1911, R.C.I.A. and Sheldon, N.D. had become small potatoes to the automobile companies, and dealers in the Twin Cities. Dealerships were being set up in Fargo, though as yet there is no evidence of a garage locally in Sheldon in these files up to this point. This file reflects this development. H. F. Larson obtains an agency for the Powers car and for the Elmore, booklet on this valve-less wonder being enclosed. H. M. Hutchinson of

Lakota, N.D. holds the agency for Inter-State autos in 1911 for the State. R.C.I.A. intended installation of underground gasoline tank, 1911.

4873

This file contains the *Sheldon Progress-Enterprise* abstract of both the primary vote of June 29, 1910, and the election Nov. 8, 1910. Ed Pierce won his place by the highest popular vote received by any candidate on the ballot.

4874

Testimonials were obtained from farmers in Ransom and also from Cass County near Sheldon in regard to raising corn in 1910. The most interesting must be that of George Patterson, who says he came to Sheldon in 1881 and began with Squaw Corn, and had raised corn every year since.

4875

Sidney D. Adams felt he was charged too much freight in moving his household goods by train to Fargo from Sheldon, 1910.

4876

Northern Immigration Association writes to five Illinois prospects sent in by Arthur Foster, 1910.

4877

In this file we find three applications for the position as land agent/solicitor, one of them referring back to file #4868. When Northern Immigration Association placed an ad in Twin Cities papers for a stenographer, applications came in thick and fast; sixteen for the position in 1910. The only stenographer hired was Leona Ziegler, who had worked for L. B. Hanna before he was elected to Congress; and they sent her to Sheldon temporarily. A seemingly sarcastic response came from the office of the President of the Northern Pacific Railroad, signed by some J. H. Sharpe, September 23, 1910. It received the same routine response as the other applicants. And early bird, Minnie Carlson, La Moure, N.D. was told that the office hired only male applicants.

4878

F. W. Froemke moved into Flat No.1, in the Stratford Flats on Eighth Street South, Fargo, N.D., September 1910.

4879

(See also #4864) This file brings Henry Spiekermeier's quarter section ownership up through 1915. He had originally paid \$28 an acre for this quarter. In the light of this a note penciled at the bottom of a Jan. 7, 1911 letter by Ed Pierce is interesting. And also the letter of that Jan. 9 by Henry himself apparently takes much of the same view; yet he once sought to sell the quarter for \$33 per acre.

4880

A man in Hanover, Illinois had an estimated \$7,000 in hardware stock to trade for a farm in North Dakota.; N.I.A tried him on a place seven miles south of Hurdsfield, 1910.

4881

The Chaffee -Miller- Reed Land Co., capital \$200,000 of Amenia, N.D.: H. F. Chaffee, pres; M. J. Woodard, V-P; W. H. Woodard, sec; W. R. Reed, treas.; John Miller; F. E. Woodard. This combine in 1910 grouped the Dill Farm between Mapleton and Prosper, N.D. so that each set of buildings might have one section of land with it, and contracted with N.I.A. to sell it, either in one lump for \$343,000 gross, or \$50 net per acre cash, \$52.50 per acre if with 5 year mortgage. Two colonization schemes became interested, 1911: one in Burlington, Iowa, another a Mennonite community in Indiana, to buy the whole

lump. N.I.A. printed and distributed 10,000 copies of pamphlet: A Sane Investment; advertised in financial weeklies, newspapers evoked 200 inquiries, 40 land seekers to come, fall 1910 focused greatest effort on 100-mile radius of Bloomington, Illinois. They were asking for extensions of time to sell in 1911.

4882

This seems to be the correspondence between Ed Pierce and B. Simmonitch proposing merger or consolidation of the smaller Ellsworth Jenkins Company with the Northern Immigration Association, August 1910.

4883

In 1911 R.C.I.A. is dealing with H. F. Cullen of Hurdsfield, N.D. in Frank Shaw's tactless manner regarding their interests in Section 29, 145N 73W, especially in connection with some lumber in a pile there. In his August 25 letter he speaks of the lumber as "timber".

4884

This correspondence reflects F. W. Froemke's personal interests. The Methodists attempted to arouse his enthusiasm for their endowment drive in 1910. Fayette Froemke underwent an operation in 1914. At the time F. W. moved into a flat in Fargo, he also was thinking of buying a house and talked grandiosely to realtors in town. One of the Dworschaks moved into the house he had lived in at Sheldon; Froemke informed him about the leaky cistern.

4885

The loose-leaf binder of the Tengwall Company, Chicago is pictured. Such binders make up part of these Ransom County Immigration Association papers.

4886

This prospect was first contacted at Iowa State Fair 1910.

4887

R.C.I.A. sold lands (encumbered) to N.I.A. to the amount of \$186,533.55 as noted in earlier files; and to pay for these, the N.I.A. simply issued stocks, because the same people were involved. That is they were selling to themselves. However, in 1912 it became necessary to settle with Sidney Adams in cash. See also #4888.

4888

This makes plain that Sidney D. Adams earned his stock in N.I.A. See #4887.

4889

They almost had to keep a record that the first meeting of the Board of Directors of N.I.A. was properly given notice of and held Dec. 6, 1910.

4890

J. J. McCleod for the N.I.A. accompanied Gilbreath, the Commissioner of Agriculture for North Dakota, to several Iowa fairs. This file contains about 150 answers to prospects he contacted in that way, e.g., to Obediah Smith, Hampton, Iowa, October 1910. In some letters the secretary speaks quite flowingly. Thus he says that all their lands for sale lie within fifty miles of Fargo, and he explicitly includes Foster County lands.

4891

Catalogue of Rand McNally maps is contained in this file, with picture of Rand McNally bldg. in Chicago on back cover.

4892

J. L. Flynn, Land Agent at Rothsay, Minnesota, has aroused the ire of Ed Pierce in previous files. Frank E. Shaw clumsily takes his cue from Ed's suggestion. The two associations obtain most of the money due S. R. Raymond for Clay and Wilkin county land sold Flynn. But when at last they would like to show their muscle and foreclose on the last \$1,000, it is discovered that they are empty-handed of the abstract which they should have. Flynn has it, 1912.

4893

List of five prospects sent in by solicitor B. B. Wirwatz, Decatur, Illinois, 1910.

4894

1910 and 1910, the N.I.A. advertised select buys in the National Real Estate Journal, at Chicago, which was published by the R.L. Polk & Co.

4895

The agent who brought Henry Spiekermeier into the Sheldon area same year, in this file writes of the interests of a prospect who wishes to trade a drug store in Fairfax, Iowa for North Dakota farm.

4896

A man at the Hope Publishing House in Chicago, Illinois makes inquiry concerning North Dakota land 1910.

4897

More prospects came from Illinois, these from Rockford, 1910

4898

N.I.A. writes Richard Lumsden, Champaign, Illinois, September 1910, concerning the opportunity to acquire the Dill Farm.

4899

John H. Pick is working at Roller Mills, Cross Plains, Wisconsin, and selling land on the side. He admits to having trouble with sickness. N.I.A. here sends letters to list of prospects he sent in.

4900 Files

(No abstracts for files 4900 to 4999)

5000 Case File Abstracts

5000-5036

No abstracts written

5037

Two copies of the official minute and record book of the Northern Immigration Association, Fargo, N.D.; and correspondence relating to its sale to the Ellsworth Land Company, Minneapolis, Minnesota, Jan. 18, 1910. W. C. MacFadden and B. Simonich signed papers for Ellsworth Land Company, Stambough & Fowler being the lawyers for them. F. W. Froemke had worked hard to set up this selling machine, with the thought that it would offer an expanded field for his older age, a place for his boys to work while they were educated, and then take over. Then he learned in 1912 that his health had given out. Ed Pierce was loath to put on the harness again, and failed to get a piece of the action for John McKnight. Besides Ed and F. W., Sidney D. Adams, Frank E. Shaw and Paul W. Froemke had been the original incorporators. Adams was pushing sales of Florida lands for them at the time, Ed keeping at a distance.

5038

1912 Ed Pierce dickered with William S. McGregor on proposals to install a Kermath Marine engine in Ed's boat at Daytona Beach, Florida. They could not reach an agreement. McGregor also practiced taxidermy, and also offered Ed a curious Florida specimen, a mounted Snake Bird shot at the mouth of Thompson's Creek.

5039

Frank E. Shaw, as secretary R.C.I.A., 1912, wrote Washington D.C. for blank forms for claims for pensions. The association evidently kept them on hand for the convenience of its patrons.

5040

In the year 1911 through beginning late 1910, and ending 1912, a great deal of correspondence was carried on by R.C.I.A. with prospects. W. C. Gilbreath, Dept. of Agriculture and Labor at Bismarck furnished a few names. One came from parties that possessed a timber tract on both sides of the Vermillion River, British Columbia, 80 to 100 miles west of Calgary, Alberta; and sought capital to develop it. [Probably could have turned out well.] The rest came from solicitors, prominent among them, John Conrad of Grabill, Indiana. Association wrote to Laurens, Iowa; Fair Oaks, Indiana; Cobb, and Rio, Wisconsin; Cambridge, Massachusetts; Urbana, Cissna Park, Morton, Eureka Roanoke, Gridley, Illinois. The two letters to Wisconsin and Massachusetts painted the North Dakota picture in roseate colors. The file contains letter from Galvin Walston Lumber Yard, Winnipeg; also, from Miss Josephine Austin, Fargo, North Dakota; and Herbert Hodge.

5041

This folder was set aside for inquires regarding purchase of Florida lands. It contained only one letter at any time; and that was sent out, to Florida files.

5042

The association took inventory of what remained to be sold out of their Bordulac Lands, or Livingston Farms, also sometimes referred to as Foster County lands, and found over a \$100,000 worth left. The file contains correspondence with various land dealers. They also offered E. A. Roach, general merchant plus coal and grain, Bordulac, a \$1,000 commission if he played a certain part in putting through a proposed deal.

5043

James W. Glassford writes Ed March 1, 1911 on Fargo property on which he desires to make a loan: "... West ½ lot 3, block 43, Roberts Second Addition, City of Fargo, and W. J. Lane is looking after it for me. It has seven rooms, electric lights throughout, including electric lights in the barn, gas, has been newly papered, cement walks completely around the house, trees, lawn, small barn for chickens or stock, and a good large shed." He also owned a quarter section five miles straight east of Kent, Wilkins County, Minnesota, NW¼, Section 2, 134N 47W. He was an attorney at Fargo; then at El Centro; his address at Long Beach, California, in 1920. Ed Pierce says he once was thinking of going to El Centro years before.

5044

This is a Florida Fruitlands promotions file, relating to the years 1912, 1913, when Ed Pierce bought block 25, original town site of Codington, Florida from the corporation. They now called it Fargo, Florida, on their letterhead, and also Chubb Station at the same time. Ed invested more than the purchase price in improvement of the property. In compliance with his instructions, grapefruit and tangerine trees were planted; and three kinds of oranges are noted as being tried: Ging Gong, Tardiff, and Pineapple (oranges). The file contains an abstract of title to his property dating back to 1875.

5045

Leroy H. Labbitt of Enderlin, N.D. was a doctor, and with his wife Elizabeth owner of lots 16, 17, 18 and 19 in block 2, original town site of Enderlin. In 1911 he had acquired the lot for \$2500.00 from R.C.I.A. on which he proposed to erect a two story 40 x 80 concrete steel ornamented brick front building. He applied for a loan on May 20, 1912, excavation for the basement being already underway. The building cost in excess of \$10,000.00. The first floor contained two stores; the second story, the doctor's offices and apartments. Money for the bonds issued to cover the loan – which may have fronted some legal form of mortgage at that – came from Moravia, N.Y., Niles, Michigan and from Sheldon and Lisbon locally. The doctor had the funds to repay the total debt by the end of 1915, but lenders were not ready to receive payment. Doctor Labbitt had been his own architect engineer. The architect's fee saved seems to have evaporated into interest that became higher, because not every company would loan against his construction. O. M. Brunsvold, Hannaford, N.D. asked interesting question on form of loan.

5046

From this file we evidently have a Gull Lake, Saskatchewan also, with Moose jaw as the seat of government. The hardware store dealers there, Busse by name, sold 320 acres to an old acquaintance of R.C.I.A. from Enderlin, N.D., John A. Aasheim. He had to yield it to the association within two years, but had a year's grace to sell it for them and earn a commission. This last he managed to do, to Ira Sells, a man with farming connections at Cooperstown, N.D. A good crop there pulled him through when the yield was poor in Canada. By 1916 he was able to float his entire loan against the land through a local bank there.

5047

Correspondence passes between Ed Pierce and a former Catholic pastor of Sheldon, Rev. J. B. McDonald, his brother Rev. Alex McDonald, Rev. J. August McDonald, former assistant of J.B.'s, Rev. Fogarty of Lisbon, N.D., and others. Father J. B. McDonald had attempted to set up widow Minnie Grange and her son in the grocery business in California. It would seem she wrote to business firms, using the business firm title of Grange & McDonald, at the same time giving Sheldon, N.D. references. When western firms wrote to Sheldon making inquiry about Grange & McDonald reliability it naturally raised eyebrows and rumors on the streets of the North Dakota village. For Roman Catholic priests are vowed to celibacy. See also #4665.

5048

The file contains balance sheets and list of real estate for Northern Immigration Association which in 1911 was operating in the red.

5049

F. C. Gardner, James K. Banks, F. W. Froemke, Ed Pierce, and Sidney Adams organized the Florida Fruitlands Company in Fargo, North Dakota, November 1910. Until in 1912 it had its main office there, in the office of the Northern Immigration Association. It was authorized to do business in Florida September 26, 1911. Besides Garner, Banks and Froemke, Thomas Pierce had made a prior investigation of Florida lands. The company bought two contracts from E. W. Codington in Polk County, which included Chubb Station or Fargo Post Office, Florida. A little over six thousand of the twenty thousand purchase price was paid in cash. Later the company bought the Turner tract from George Sebring, off lots, hotel and lot, negro and mule quarters. By 1912 the company had realized a \$30,000.00 profit from sale of seven hundred fifty one acres.

5050

Cancelled checks, 1919-1920, show that Ed Pierce carried accounts in at least four Florida banks; and they acquired their "own bank," the Lake Alfred State Bank in 1920. Journal of the checks yields names of persons in the area at that time. Also shown are pictures of the East Coast State Bank at Daytona Beach; and of the beach itself at Daytona Beach.

5051

An absentee owner, living at Winterset, Iowa, wishes to sell two quarters of Shenford Township land, Ransom County, North Dakota in 1912. This has been preceded by two years of poor crops; but a good crop is in prospect in 1912. R.C.I.A. is lame in cooperation with the thought of selling; M. L. & T. Co. impersonal in its weighing of the merits of two quarter sections of land without buildings possessed by a man in Iowa. The association makes him a second mortgage sufficient to satisfy the Minneapolis company, for which they will be repaid with profit out of that year's harvest. And the Iowa man has to keep the land for another five years. After his, it may have been sold to local farmers wishing to increase their acreage.

5052

R.C.I.A. traded land south of White Earth, (P.O. Stanley), Mountrail County, N.D. to A. C. Smith of Minneapolis, Hennepin Ave, Minn., 1911 for 18 shares in Herradura Plantation Company, which had its orange groves at Herradura, Cuba, but home office at Valley City, North Dakota. However F. C. Gardner had shares in a parent organization to this company. The Herradura Plantation Co. Inc., M. E. Mason, retired farmer, wealthy, but not active; Nelson A Johnson, Treas. was superintendent of Russell Miller Milling Co.; and E. B. Stull, Sec., was sec. Also of Farmers Elevator at Valley City. W. H. Pray, George W. Drake, O. B. Clendening, C. F. Luessen, other directors, 1912. One of the letters credits C. M. Johnson with setting up the whole thing in 1909. R.C.I.A. received 15 of the 18 shares; offered to sell them at a 45% loss. The file contains the fifteen shares unsold. See also #5056.

5053

April 10, 1912 an agreement was made which was effected thirteen days later. Emmet S. Lovelace (see also #3377 on Lovelace murder or death) traded lots 10, 11, 12, and 13 in block 4, town site of Fort Ransom, N.D., including store and stock, with Iver Lien for his Section 20 and W½ NW¼ Section 21, 141N 45W, Clay County, Minnesota, including the crop in winter crops. Iver Lien also had a dry goods store, clothing and general merchandise at Halstad, Minn. The stationery Emmet used read Lovelace's Dept. Store, Ft. Ransom, N.D.

5054

The Northern Immigration Association bought seven quarters of Coburn land on the Barnes-Stutsman county lines, 1911 at better than two thousand a quarter.

5055

Probate proceedings for estate of Susan M. Adams; but the file was empty, May 6, 1976.

5056

He began with R.C.I.A. and Northern Immigration Association while still in Indiana. In 1911 he was awarded nine counties in Indiana and six in Ohio as his exclusive territory for soliciting. 1912 finds O. T. Hart as real estate broker in Valley City, North Dakota. When Ellsworth Land Company, Andrus Building, Minneapolis, Minn. (A.O.U.W. Bldg., Fargo, N.D.) takes over as successor to Northern Immigration Association, they find it difficult to keep Hart in money. (See also #5052, the Herradura deal) Involvements set in, which perhaps were never straightened out; but settled as far as R.C.I.A. was concerned in 1918.

5057

Correspondence here concerns dealings of F. D. Gilman and wife, Bloomington, Ill, and Saybrook, with reference to Bottineau County land, and Canadian land north of that county in U.S. 1907-1911. Reason for inclusion in these files probably is that F. D. Gilman was an old solicitor for R.C.I.A. and may have referred matters for advice to the association.

5058

Correspondence was carried out between R.C.I.A., absentee owner in Fort Wayne, Indiana, and renters T. Kylo and Chas. Bransvik, concerning SW $\frac{1}{4}$ Section 12, 140N 50W, Cass County, North Dakota, just before this interest was turned over to the care of the Ellsworth Land Company. (See also #5059)

5059

The same principals are involved here as in #5058, with the addition of Oscar Halsten who rents hayland, 1912.

5060

Sam J. Woods had leased SE $\frac{1}{4}$ Section 9, 139N 49W, in 1910. Northern Immigration Association took over his lease the next year; and in February 1912 required that he vacate the buildings by March 15. Owner seems to be a W. B. & A. Klopfenstein of Grabrill, Indiana. Woods had held his lease through Ellsworth Land Company; the 1912 owners through Northern Immigration Association. Note that this land is in Barnes Township, Cass County North Dakota.

5061

Assignment of lease to land vary near Sheldon, North Dakota, by Northern Immigration Association, 1910 and 1911; Clyde Douglas, and John Clark.

5062

E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 4, 156N 94W, Mountrail County, N.D. leased to Peter Person 1911 by Northern Immigration Association. He suggested George Porger for grassland renting. Their post office was White Earth.

5063

August Luedtke's lease on Shenford Township, Ransom County, N.D. land, 1910, and thereafter for some time.

5064

This copy of lease shows Albert Lindsay rented NW¼ Section 26, 140N 50W from William J. Clapp, Fargo, owner. Lindsay was from Mapleton, N.D.

5064½

The "1/2" on the jacket causes the presumption that there was a #5064. Selected papers here pertain to a period 1912-1920 of Florida Fruitlands Corporation; and the file also holds two copies of map most often used of the Florida "Chubb Grove and Garden Farms", covering the Lake Alfred area.

5065

Missing May 10, 1976.

5066

One of the Foster County renters does not fulfill terms of his 1910 contract, and R.C.I.A. asks him to vacate the premises the fall of 1911. He blustered; and they threatened him with eviction by sheriff's authority.

5067

Richard Boyle rented twenty-five acres adjoining the town site of Bordulac, North Dakota, 1910-1911 from Northern Immigration Association.

5068

P.C. Peterson rented SW¼ Section 29, 146N 65W, Foster County land from Oscar Schill, 1910-1911, Northern Immigration Association looking after matters.

5069

Charles Schroeder and Fred Kelm rented a quarter in Coburn Township, Ransom County, N.D., which is near Sheldon, and R.C.I.A. took care of matters, 1910-1911.

5070

Albert Roseneau rented Foster County land, 1910-1911, and Northern Immigration Association took care of matters.

5071

J. A. Graham rented a long quarter of Foster County land 1910-1911, and Northern Immigration Association took care of matters.

5072

George Huesers rented a quarter southeast of Max, McLean County, North Dakota, 1911 – "a poor piece of land and the stones are not all picked", giving the Northern Immigration Association one fifth the crop. He was to stand all expenses. They agreed.

5073

The number of hay leases is dwindling with the years. On the jacket eleven names are listed; however papers from but two are contained in the file: that of Matt Mulholland, Hurdsfield, Wells County, N.D.; and correspondence with W. B. Speice of the Welcome Drug Store, Speice & Speice, Payne, Ohio, 1912, relative to NW¼ Section 26, 140N 50W, Cass County, N.D.

5074

Two pasture leases, 1911; the one by George D. Palmer of Foster County is interesting.

5075

1911 Northern Immigration Association rented out SW¼ Section 33, 145N 66W, Foster County to A. Bower and G. Blood.

5076

Primary election poll books, shows strength of both Democrats and Republicans, also Prohibition Party, 1912 in Sheldon.

5077

Documents here stem from James K. Banks withdrawal from Sheldon to Grace City, North Dakota. He writes as president of the Farmers & Merchants Bank there; two Goddards, and another Banks being the other officers. Banks traded house and lots in Sheldon for land in Alberta, Canada, near McGrath, with Thomas McCulley. The Proberts were involved with Bank's Sheldon property at one time. Mrs. Florence T. Oliver carries the mortgage on some of it after it has become McCulley property. And J. D. Brandmeyer bought part of it; and Mrs. Wilhelmine Spiekermeier loans money on this part. These events bring us from 1911 to 1920.

5078

Lot 1, block 28, original town site of Sheldon, marked the location of George H. Severson's blacksmith shop. George and Mary G. had moved to Kaytona, Florida, where with a son he operated the Daytona Iron Works, 1912. A debt followed him which he had incurred while in the implement business at Fort Ransom, before coming to Sheldon. Ed Pierce sympathized with the man's life story; procured a settlement of the debt after a reduction; and it was paid by sale of the old blacksmith shop to the Farmers Elevator Company of Sheldon who had their elevator near it.

5079

Northern Immigration Association bought NE¼ and E½ NW¼ or 240 acres of Section 18, 139N 49W, Barnes Township, Cass County, N.D. of Ellsworth Land Company 1910, and Theophil Coster rented the land.

5080

Four railroads gave Ed Pierce a pass between stations while he was State Senator, 1909-1910. This file holds these passes; also a membership in the Florida East Coast Automobile Association, Daytona, Florida, 1910.

5081

The Atlantic Coast Line Railroad, Jacksonville, Florida office refused to go along with the suggestion from the Florida Fruitlands Company to change the name of Chubb Station. The Post Office department had changed it to Fargo, Florida, 1912.

5082

James K. Banks, now at Grace City, N.D. put in the first Blau gas plant for light and heat there in his dwelling, becoming its agent apparently wherever he might sell. The St. Paul Company dealt with this area through a man in Minneapolis 1912. It would appear that Ed Pierce made the first inquiry from Dakota. But being more cautious of new propositions, he did not buy from Banks, but from M. C. Dworschak at Sheldon. As was hoped by Pierce and Dworschak, other plants were sold at Sheldon, including one to the Catholic church there. All "bugs" had not been screened out of the new invention said to give a soft white light. In 1926 Paul Froemke was still transacting a return of tanks to the company at St. Paul for Ransom County Trust Company. Blau gas was gas extracted from the residuum of petroleum: the fixed gases separated from the compressible; the latter compressed until liquid; 900 lbs. per sq. in. Plant wanted outdoors fuel tank where used.

5083

Fred Kierfert and his wife Alvina failed on a quarter of the southeast school section of Liberty Township, Ransom County, N.D. 1911, and were foreclosed. Lack of ability in managing would be indicated from their dealings, 1912, with the absentee owner from Reippey, Iowa, who wanted in the same area. Voluminous correspondence came into the file. Through R.C.I.A. and M. L. & T. Co, one quarter is sold to Gus Jaster and the other Bernard L. Buss, described as wealthy German farmers. Buss pays for his quarter by 1917. Alex MacDonald is commissioner of the State Land Department.

5084

References kept with regard to Corbin Door closers; also Yale. 1920.

5085

This file refers to 1911 lease of lots 1-10, block 3, original town site, Bordulac, N.D., Some papers pertaining to SW $\frac{1}{4}$ Sec. 1, Shenford Township, Ransom County, N.D., abandoned by Charles Welz, and sought by new owner 1919, appear to have been misplaced into this file.

5085?

Ed Pierce, according to evidence in correspondence in this file, had a telephone line between his office in Sheldon, his house there, and the bank at Enderlin, Enderlin State Bank. Dalrymple had helped in the original procedure of linking up with the Northwest Company, that is to have them string one of their wires on Pierce's five miles of poles. Their understanding lasted up till 1911, when an effort was made to bring it into writing, which was achieved in 1912. This agreement was reworked in 1916. Northwestern remained unsatisfied; and so did the Pierce interests. In 1918 Northwestern sold its interest to Pierce for one dollar; he sold theirs and his to Moore & Liberty Telephone System for \$150.00. R.C.I.A. and Enderlin State Bank had become just simply subscribers to Moore & Liberty Telephone Company.

5086

M. B. Green bought Alberta, Canada land on a Kerr Co. contract (See earlier file) 1912, through the agency of E. F. Hull, which had belonged to James K. Banks.

5087

J. A. Armstrong bought a lot east of the lumberyard at Bordulac, N.D., 1912, and had the deed made out in the name of his wife. (See also #5089)

5088

Because of a law the State Legislature had passed had giving owners of school land an advantage in paying off the total obligation with a year's interest in advance, some owners did so. Here we have copies of letters sent owners of school land in Ransom County, by the association, offering to loan the money to do such a thing, 1912 – 1913, whether they needed it or not.

5088½

In July 1912 Ed Pierce asked Atlantic Coast Line Railroad Company for blueprints showing right of way through the Fruitlands property, and promptly obtained the same.

5089

The saga of the "biggest real estate deal" begun in 1906 by R.C.I.A. (see #3335, et alia) when it bought the Carrington & Casey Farms, known also as the "Livingston Farms", and as the Foster County Lands, comes to a conclusion here with the sale of the town site of Bordulac and the remaining Foster county lands to H. G. Golz, 1919. It had nearly come earlier. Sale of the town site in 1912 to E. A. Roach and friends fell through; letters of R.C.I.A. seem rather dictatorial. Banker at Bordulac, A. H. Wentland nearly put it together again in 1914. Some time after that Percy Legg did considerable discussing of the

proposition with the association representative; but perhaps never really considered it seriously. According to E. T. Danielson, banker from Enderlin, N.D. only one new house had been built in Bordulac since 1914 and the town had not improved much in the last five years. See: #5087 for Armstrong.

5090

F. W. Froemke, house garage and grove at Fargo, Florida where about five thousand dollars was spent. Only fifty of this was on the grove, 1912. Picking roots is an occupation not known in North Dakota farming.

5091

J. D. Flatt foreclosed on ownership held by J. W. Doty, Sheldon merchant, of block 31, Horton & Detlor's addition to Sheldon, N.D., 1912; and the cost of foreclosing must have nearly equaled the worth of the blocks Doty had originally mortgaged it to Hansom.

5092

The former farm of Gotlieb Geske comes back into the files. 1912 Robert A. Johnson annexes it to a quarter he already owns in Casey Township, Ransom County, N.D. M. L. & T. Co. takes the first mortgage against it, and R.C.I.A. carries the second mortgage. Shortly the quarter in question is sold to the Enderlin Realty Company, and a Rev. M. C. D. Hafermann, Clara City, Minn. carries the debt. He needs an extension in 1917 because of hail losses on the farm. Since the Minnesota firm does not come down in interest rates, he pays up the loan, taking his business elsewhere. At the insistence of Ed Pierce, R.C.I.A. writes M. L. & T. Co., Aug. 6, 1917: "In fact we are about out of business for the present, any country storekeeper can quote lower rates than we can."

5093

Charles F. Portz and wife Martha had paid off roughly six thousand dollars on the principal of two mortgages dating back to 1901 and 1903 respectively, on two quarters of Casey Township, Ransom County, N.D. land; so that by 1912 only \$4,000 of debt remained. It was shifted from Bemis at Inkster to M. L. & T. Co., and extended another six years. The file indicates he met his interest payments regularly up to 1918. As an interesting sidelight revealing new times, in 1915 old friend Charles O. Heckle of Lisbon (see earlier files) beat R.C.I.A. to renewal of the insurance policy on the buildings of Charles F. Portz. The P.O. address of Portz was Buttzville, N.D.

5094

J. W. Doty (see earlier files, e.g. #3556) has moved from Sheldon and in 1912 are at Belfield, North Dakota. According to a letter from Mrs. Doty, he is running an engine (presumably in threshing season) (Sept. 4). Their store is in possession of representatives of Northwest Jobbers Credit Bureau; and the First National Bank at Sheldon seeks to recover about \$1,500 worth of debts out of the 1912 crop on NE¼ Section 26, Coburn Township, Ransom County, N.D.

5095

This file is empty; May 15, 1976. Jacket says its contents referring to August Jaster were cancelled; and to see file #5149.

5096-

Missing May 15, 1976.

5097

Ed Pierce, 1912, with investigation characteristic of him, wrote to some of those listed as using the Spalding Deep Tilling Machine advertised by the Gale Manufacturing Company of New Albion, Michigan, which was said to pulverize rather than plow the soil, to a depth of 18 inches. It sold at

\$150.00 plus freight. The documents in this file contained much moisture which they had once absorbed somehow, and were in poor condition (May 15, 1976)

5098

A realtor, Robert Westacott, of the Brown-Poupore Co., Grand Forks, N.D. 1912 valued some Minneapolis property of his at \$7,000 in a trade which he wished to make with F. W. Froemke for a quarter of land the latter owned three miles west of Grand Forks. Investigators for Froemke valued the Twin Cities property at only about half that figure and not really saleable very readily.

5099

A letter from Joseph Lampmann, Jefferson, Iowa, August 12, 1912, makes plain that he is now Clerk of District Court in Greene County, Iowa, and must refuse to work a land deal for R.C.I.A. which they had asked him to do.

6746

Sheldon Fires, June 7, 1921.

6751

Key to vault.