

No. 2013

Treasurer's Office, Nicollet County, St. Peter, Minn., Apr. 25 1885.

Received of Amos W. Huggins the sum of \$ 16<sup>00</sup> 61  
in full for State, County, Road, School and all other Taxes due on the following described lands and property for  
the year 1884, Town of Proouse

SUBDIVISION	Lot or Section	Block or Town	Range	Acres	Value in Dollars	Amount of Tax
<u>3/4 of NW 1/4 of SW 1/4</u>	<u>7</u>	<u>110</u>	<u>26</u>	<u>60</u>		<u>735</u>
<u>3/4 " E 1/4 " NE 1/4</u>	<u>12</u>	<u>110</u>	<u>27</u>	<u>60</u>		<u>926</u>

Personal Property Tax,

Geo. D. Barnard & Co., Printers, St. Louis.

Chas. Prayser

Co. Treasurer.

Total Amount, \$

1661

No. 3641

Treasurer's Office, Nicollet County, St. Peter, Minn.,

MAR 31

1886.

Received of *A.W. Huggins Estate* the sum of \$ *1487* - *87*

100

in full for State, County, Road, School and all other Taxes due on the following described lands and property for the year 1885, Town of *Traverse*

SUBDIVISION	Lot or Sec.	Block or Town	Range	Acres	Value in Dollars	Amount of Tax
<i>3/4 of 2 1/2 of SW 14</i>	<i>7</i>	<i>110</i>	<i>26</i>			<i>792</i>
<i>1/4 " E 1/4 " SE 14</i>	<i>12</i>	<i>110</i>	<i>27</i>			<i>696</i>

Personal Property Tax,

Geo. D. Barnard & Co., Prs., St. Louis.

Total Amount, \$

*1487*

*Chas. Freyzer*

County Treasurer.

Saint Peter Mission  
Oct. #<sup>th</sup> 1886

A. W. Huggins Esq  
Berkeley Cal.

Cousin Amos - Enclosed please find statement of rental of your farm for the season of 1886. The crop was unusually good - oats averaging 70 bu. per acre - and I was most agreeably surprised to find the results in cash as good as they were -

The land is well ploughed and ready for next years crop - I also send you Tax receipts for this year.

I hope this report of my stewardship will prove satisfactory to you -

Respectfully

E. S. Pettijohn

aw. Higgins John Higgins  
 Rental of  $\frac{3}{4}$  of W<sup>14</sup> of SW<sup>14</sup> - 7-110-26 } for the  
 $\frac{3}{4}$  " E<sup>14</sup> " SE<sup>14</sup> 12-110-27 }  
 Season of 1886  
 1886 Dr Cr.

whole crop on the  
 farm for said season  
 by measure

241 $\frac{1}{2}$  Bw. wheat  
 1254 " oats  
 by weight  
 250 $\frac{35}{60}$  Bw wheat  
 1508- " oats

One third of crop is  
 the rental as follows;

83 $\frac{1}{2}$  Bw. wheat sold @ 59 cts \$ 4925  
 502 $\frac{35}{60}$  " Oats " @ 23 " 11560  
 Total cash Receipts \$ 16485

1886 Credits

		#
May	31 By Taxes 1885 paid	1487
Oct	2 " Team's hauling grain	1100
"	2 " Weighing 3 loads	30
"	4 " My services	843
"	4 " Exchange	25
"	4 " Draft on N. York payable to order aw.H	13000
		# 16485

No. **2115**

Treasurer's Office, Nicollet County, St. Peter, Minn.

**MAY**

8<sup>th</sup>

1888.

Received of *Amos W. Huggins* the sum of \$ *14* <sup>*and*</sup> *39*<sub>100</sub>

in full for State, County, Road, School and all other Taxes due on the following described lands and property for the year 1887, Town of *Proourse*

SUBDIVISION

Lot or Sec.

Block or Town

Range

Acres

Value in Dollars

Amount of Tax

*3/4 of 21/2 of SW 1/4*

*7 110 26*

*632*

*3/4 " E 1/4 " SE 1/4*

*12 110 27*

*807*

Personal Property Tax,

*Chas. Fayer*

County Treasurer.

Total Amount \$

*14 39*

Saint Peter Mine  
 May 23<sup>d</sup> 1889

Amos W. Huggins

Berkeley Cal.

Dear Sir: Yours of the 9<sup>th</sup> inst. at hand and contents noted - I have sold your farm here for \$2864<sup>00</sup> which is \$25<sup>00</sup> per acre, and at present prices and under present conditions I consider it a first class price and a very fortunate sale for you.

Enclosed please find two deeds one for you - Chas & your sister to sign and execute conveying the fee of the land - The other for your mother and her husband to sign and execute conveying her dower interest - please have these deeds properly signed & witnessed, and acknowledged before a clerk of court, and then return them to me and I will collect and remit - Should either of you three children be married, have the name of the wife inserted after the Husband's name. followed by the words "his wife"

Three "Annos W. Huggins <sup>and</sup> Huggins his  
wife" in case your sister is married  
her husband must join with her in the deed -  
If you have a power of Attorney from your  
sister authorizing you to execute deeds  
for land in her stead you of course can  
sign her name, but in such case you  
had better get an attorney to fill up one  
of our Blank Deeds - enclosed herewith,  
and when you send me the Deeds send  
also such power of Attorney for record  
here if she is married you must have <sup>her</sup> husbands power <sup>also,</sup>

Our Conveyancing laws require the  
husband to join with the wife in the  
execution of any deed -

Each signer to the deed must be witnessed  
by at least two persons -

But you perhaps are familiar with  
such matters and will know well  
what to do -

I received a letter from your uncle  
Capt. E. L. Huggins the other day and he  
asks me to include Taxes on this

Traverse Town etc. when your taxes are  
paid on the farm lands -

The price mentioned for the land  
is the gross amount and is the whole amount  
received or to be received from the purchaser  
upon the delivery to him of good and sufficient  
Deeds to the premises in question.

I will sell the crops from last year  
as soon as possible and will send  
you full account of my stewardship,

You ask me about what commissions  
I will charge - In reply I will say  
that the regular agents commissions on  
sales of this kind are five (5) per cent of selling  
price - Without claiming too much  
credit in the matter I believe that I got for  
you - \$364 = more than you could have  
got for the land - through any other one here,  
but this does not answer your question as  
to amount - and I will not answer it either  
but will leave the matter wholly in your hands.

I would much rather charge you nothing  
than that you should feel dissatisfied with

when the business is completed - So you can  
say what you think would be right in the  
matter and we will drop it -

The Taxes you will have to pay also for the  
Execution of papers deeds - The purchaser  
will get the 1889 crop, or your share of it  
from the ~~land~~ man who has it rented,

I am very much driven with work  
and will be for a couple of weeks and  
have had to write this letter with about a  
doz interruptions -

Yours truly  
O. S. Pettijohn

P.S. If you are all unmarried have that  
fact mentioned in the acknowledgement -

Yours

O.S.P.

Saint Peter Mine June 26<sup>th</sup> 1889

A. W. Huggins

Berkeley California.

Dear Sir:

Enclosed herewith please find Statement of my account with your farm closed up to date and New York Exchange for \$2776<sup>00</sup> also Tax Receipts aggregating \$1878<sup>00</sup>.

The sale is a surprise to nearly every one on account of the cash price obtained, exceeding most estimates from \$300. to \$5000, but I believe the land fairly worth the price paid and that the purchaser will have a good investment for his money. The land joins him on the East for 120 rods - he owned about 300<sup>ac</sup> before - He has 4 or 5 boys almost all of them young men, and he has the help and money to clear up the Brush and Timber land and ditch the sloughs and will be able by this outlay to make the farm productive for what is in it on at least 100 acres - While

hencefore the income has been on only about  
40 acres of Tillable land.

Well I hope you will be well pleased  
with the outcome of this transaction.

I am truly grateful to you for the  
Commissions you see fit to allow me  
and while they are liberal - still I believe  
I have fairly earned them for you and more,  
but I am fully satisfied that they should  
be no longer, and I hesitated somewhat  
about charging you the amount you authorized  
but concluded to do so. The papers reached  
me from Missouri Saturday. Dinner<sup>d</sup> but the  
transfer was not made until to day.

Please acknowledge receipt of Draft  
herewith enclosed &c

Yours Truly  
E. J. Pettijohn

E. S. Pettijohn in ac with "Huggins Farm"  
1889

June 26	Dr. \$93 Bu wheat @ 64 cts	59 52	
" "	" 113 " Oats " 25 "	28 25	
" "	" 3 cords stowed wood @ 75 cts	22 50	
" "	" Sale of farm cash	2864 00	
	Paid for Farm & Man one day thrashing grain		3 00
	Paid for man & Farm one & 1/2 day's delivering grain		4 50
	Paid Taxes 1888 on farm		182 00
	" " 1888 " Town lots		58
	Exchange & fee for change of farm and crops for year 1888		77 70
	Commissions on sale of farm @ 5%		1432 00
	New York Ex. order A. W. Huggins for		2776 77
		\$ 29540 2	\$ 29540 2

No. **3644**

Treasurer's Office, Nicollet County, St. Peter, Minn.

May 31 1889.

Received of *A W Higgins* the sum of \$ *18* <sup>30</sup>/<sub>100</sub>

in full for State, County, Road, School and all other Taxes due on the following described lands and property for the year 1888, Town of *Prosser*

SUBDIVISION	Lot or Sec.	Block or Town	Range	Acres	Value in Dollars	Amount of Tax
<i>3/4 of NW 1/4 of Sec 14</i>	7	110	25			7 99
<i>3/4 of E 1/2 of Sec 14</i>	12		27			10 31

Personal Property Tax,

*Henry Bode*

County Treasurer.

Total Amount, \$

*18* <sup>30</sup>/<sub>100</sub>



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