

On Motion the time for  
James Burton to make payment  
upon the lots heretofore purchased  
by him was extended one year.

Whereupon Board of Directors adjourned

Lewis Kent  
Secy

Miner Neb Feb'y 7th 1881.  
 Board of Directors Kearney County  
~~Land Association~~  
~~Agricultural Society~~ met in regular  
 Session pursuant to call of the Pres -

Present Directors Abrahamson Brauer  
 Burton Hull Thorn ~~Palmer~~ Windecker  
 & Palmer -

President Burton in the Chair -

On Motion R H Palmer was appointed  
 Secretary Pro Tem -

Minutes previous meeting read and  
 approved.

President Reported the following  
 Receipts from sale of Real Estate

Nov 3 <sup>d</sup> 1880.	Lot 4 Block 30	\$ 5 <sup>00</sup>
Dec 7 <sup>th</sup> 1880.	" 4 "	15 <sup>00</sup>
Feb 2 1881	" 7 & 8 "	46 <sup>00</sup>

Am't of Sales past year \$634<sup>50</sup>

#### Treasurer Report.

Cash Received	\$ 700 <sup>31</sup>
Am't paid out	\$ 149 <sup>66</sup>
Bal in Treasurer	\$ 550 <sup>65</sup>

On Motion W. T. Thorn was granted Extension  
 of time on payment of Lots 9 & 10 Block  
 38 until May 1st 1881; by paying interest.

On Motion the President and Treasurer  
 are required to file written reports within  
 the Secretary before the 14<sup>th</sup> of February 1881.

Whereupon Board adjourned until Feb'y 14/81 1881.  
 R. H. Palmer Secy.



Miner Nebraska Feby 14<sup>th</sup> 1881.

Board of Directors met pursuant to adjournment  
present Directors Burton Kent Thorn Windecker  
North Aub Palmer

Meeting called to order by the president

Aub there not being a quorum present the  
President adjourned the meeting until Monday  
February 28<sup>th</sup> AD 1881. at 1 O'clock P.M.

Lewis A. Kent  
Secy.

Miner Nebraska Feby 14<sup>th</sup> 1881.

~~Board~~ Annual Shareholders meeting of the  
Kearney Co Land Association met on  
this 14<sup>th</sup> day of February AD 1881. pursuant  
to Constitution & By laws and notice from  
the President

Meeting called to order by President-

Upon a call of shares being made the  
following Shareholders answered to their  
names to wit- Burton Thorn Palmer  
North Aub Kent-

There not being a quorum present the  
President adjourned the meeting until  
Feby 28<sup>th</sup> AD 1881 at 2 O'clock P.M.

Lewis A. Kent  
Secy -



Minden Nebraska Feby 28<sup>th</sup> 1881.

Board of Directors of Kearney County Land Association Met pursuant to adjournment of the president

Meeting called to order by J. M. Buxton Pres-

The following Directors were present -  
Messrs Hubbard Abrahamson Dungan, Brauer  
Palmer Bent Peterson Erickson Hull Thorn  
and North

Minutes last meeting read and approved  
Also Minutes of Feby 7<sup>th</sup> 1881 read and approved -

The President reported the sum of \$  
as realized for the sale of Real Estate  
during the year 1880 to wit From Feby 9<sup>th</sup>  
1880 to Feby 14<sup>th</sup> 1881 in cheques - and that  
there had been orders drawn upon the  
treasurer in the aggregate to the  
amount of \$.

Report of President received and ordered  
filed.

Treasurer made report showing the total  
receipts including amount on hand  
Feby 9<sup>th</sup> 1880 for fiscal year to be \$  
Amount paid out per vouchers \$  
Balance on hand Feby 14 /81 \$

Report of Treasurer received and placed on  
file -

On Motion the President appointed  
Directors Dungan Abrahamson and Hubbard  
a committee of 3 to audit the accounts



of the Treasurer.

Committee discharged. Their duties and reported that the Books accounts and Vouchers of the Treasurer are correct and that they find the balance in Treasurer to be \$<sup>And</sup> that they had cancelled the Vouchers

Report of Committee received and the Committee discharged -

Moved and seconded that the ~~check~~ of President call upon the Clerk of Kearney County for the sum of \$12<sup>50</sup> the amount heretofore deposited by the association as required by law for the establishing of a road from the NE corner of Minden to the east & north line of Sec 7. Town 6. Range 14.

Motion lost.

Moved and seconded that the warrant heretofore drawn by the County Commission of Kearney County for the sum of \$12<sup>50</sup> be accepted by this association in full satisfaction & payment of the amount of \$12<sup>50</sup> deposited so as aforesaid  
Motion carried -

On Motion the treasurer was requested to prepare annual exhibit for publication as required by law within two weeks from this date -

Whereupon Board adjourned

L. A. Kent  
Secy.



Winnebago Nebraska Feby 28th 1881.

Shareholders meeting of the association met on this 28th day of February AD 1881 pursuant to adjournment and was called to order by the President

The roll was called and the following shareholders responded to wit.

Abrahamson	10	
Hubbard	8.	
Hull	34.	
Braun	7.	
Thorn	5.	
Burton	1.	
Dungare	2.	
Worth	1.	
Peterson	1.	
Erierson	1.	
Palmer	1	
Hunt.	10.	Total 81 Shares.

Jos. Hull made motion to correct the roll so as to include only shares of the 81 first sold  
Upon call of shares the motion carried unanimously -

President declared a majority of the stock represented and business was proceeded with -

Upon call of shares the minutes of the Shareholders meeting of Feb May 11<sup>th</sup> 1880 and of Feby 14<sup>th</sup> was approved.

On Motion the Reports of President and Treasurers made this day to the Board of Directors of the association be received and



and adopted by this stock holder Meeting as the annual reports of such officers which was upon call of shares adopted

Upon call of Shares the association proceeded to the election of officers -

James M. Burton and Rush H. Palmer were placed in nomination for President Upon a call of Shares Burton received Thirty Eight (38) votes and Palmer thirty seven votes - Burton was declared elected President for the ensuing year -

L. A. Kent was placed in nomination for Secretary and upon call of shares was elected by Forty one votes there being no votes against & was declared elected Secy for the ensuing year -

May T. Thorne and Rush H. Palmer were placed in nomination for Treasurer and upon call of shares May T. Thorne rec'd 39 votes and R. H. Palmer rec'd 31 votes and May T. Thorne was declared elected Treasurer

Moved and seconded that the amendment to Sec 2 of the By laws as passed Feb'y 9th 1880. be and the same is hereby repealed and the original By law as contained in By laws as originally enacted be and the same is hereby re-enacted and declared in full force and effect - Upon call of Shares the same was carried by a vote of 77 shares -

On Motion the association proceeded to the Election of a Board of Dir. Limited under article two of the By laws -



Upon a call of shares for the election of Directors the following named persons received the number of votes set opposite their names to wit:

Otto Abrahamson	Forty Three	43
Elihu Hubbard	Forty Three	43
Charles Ericson	Forty Three	43
Rush H Palmer.	Thirty Six	36
Joseph Hindecker.	Forty Two	42
H. O. Dungan	Eighty Five	85
Joel Hull	Eighty Five	85
Freel Weir.	Seven	7.

And upon the vote Messrs ~~Hubbard~~ Abraham Hubbard Hull Dungan and Ericson were declared elected a Board of Directors for the ensuing year.

Upon a call of shares the Treasurer was required to amend his report so as to include ~~all~~ the amount heretofore paid out from the upon shares and also to surrender all vouchers now in his hands for cancellation.

On a call of shares a Committee of 3 was appointed by the chairman to audit the said vouchers.

President appointed Hubbard Hull and Abrahamson.

Committee reported that they had performed the duty assigned them and that they find the Vouchers and accounts of the Treasurer correct. And they further report that they find certain Labor certificates heretofore issued to sundry persons and by them duly assigned to Joseph Hindecker in the hands of the Treasurer and that



The books of the treasurer do not show upon what Real estate the said labor certificates had been applied -

~~Such~~ said labor certificates were duly surrendered by the Committee to the Secy with instructions to him to ascertain if possible upon what lot or lots the said labor certificates had been applied

Whereupon the Committee was discharged.

Moved and seconded that Joel Hull receive a credit of the unpaid balance upon Lot 2. Block 19 in Minden in full satisfaction of the amount due him for well tubing, labor nails & on public well and for all unremunerated service done and performed for the association since its organization and that a deed be given him therefor

Upon a call of shares the same was adopted

Moved and seconded that the sum of Five dollars each be paid to the Directors who have been in attendance at least two meetings during the year

Motion upon call of shares was lost.

Upon a call of shares the Board of Directors are hereby allowed the sum of 1<sup>00</sup> each for each day's attendance upon the board and the further sum of 10<sup>00</sup> per mile for travel one way to attend such meetings during the ensuing year



Moved by Joel Hull that the sum of Five Hundred and Six and  $\frac{25}{100}$  Dollars of the funds now in the Treasury be divided among the 81 shares first sold and that the other 19 shares be hereafter declared valid and good as the original 81 and that upon the passage of this motion the mover Joel Hull agree to dismiss his injunction suit against the 19 shares at his own cost. And the association agrees to claim no damages by reason of the said injunction suit.

Upon a call of shares the Motion was adopted by a vote of Seventy Seven Shares for and One share against.

Moved and seconded that Bylaw No 11 be suspended for the day and that the sum of ~~Six Hundred~~ Five Hundred and Six and  $\frac{25}{100}$  Dollars be divided pro rata upon the 81 shares first sold that is  $\$6\frac{25}{100}$  per share and that the President and secretary draw the proper orders upon the Treasurer to pay. Upon a call of shares the motion was carried by a vote of 77 shares for and One against.

Moved and seconded that an order be drawn upon the Treasurer for the sum of Twenty Three Dollars in favor of R. Stein as attorney fee. Also the sum of Fifteen Dollars in favor of Hamer & Connor as attorney fee and that if the amount due Hamer & Connor be not fifteen dollars that the same be corrected by the association.

Upon a call of shares the same was carried by a vote of 78 for and None against.



Moved and seconded that the sum of \$20 be allowed May J. Thorne Treasurer for services rendered the past year - Upon a call of shows the Motion was lost.

Moved and seconded that the President be allowed compensation of  $1\frac{1}{2}\%$  upon all sales during the ensuing year - That the Treasurer be allowed  $1\frac{1}{2}\%$  upon all money received into the treasury during the year and that the Secretary be allowed 50¢ each for drawing all deeds contracts or other instruments Upon call of shows the Motion carried Whereupon Shareholders meeting adjourned

Minuten Feb May 2<sup>nd</sup> 1881.

Regular quarterly meeting of the Kearney County Land Association met. But not bring a quorum adjourned to meet May 14/81.

May 14<sup>th</sup> 1881.

Adjourned meeting Kearney County Land Association met pursuant to adjournment

Joel Hull was chosen secretary Pro Tem

On Motion E Hubbard was elected to fill vacancy caused by James Burton ceasing to be a shareholder by reason of having sold all his shares in said Land Association

On Motion E. G. Godfrey was chosen Director Vice E Hubbard elected President

On Motion the Treasurer was instructed to pay the tax of the association forthwith

On Motion the President ~~request~~ instructed to request the Treasurer to have his annual exhibit published as required by law -

Moved to adjourn sine die

Joel Hull  
Secy Pro Tem



November 7th 1881.

Directors of the Kearney Co Land Association met and appointed O Abrahamson Chairman Pro Tem & W.D. Dungan Secy pro Tem and adjourned to meet on the 21st day of November 1881 at One O'clock P.M.

Otto Abrahamson  
W.D. Dungan



Minden Neb Nov 26<sup>th</sup> 1881.

Board of Directors met pursuant to adjournment Present President, Secy and Directors Dungan Godfrey & Hull

On Motion Hubbard Godfrey and Keet were appointed a Committee to make a complete exhibit of all moneys received by the association since its organization from whatever source and said exhibit to show how the same has been expended

On Motion all Lots Sold under written or verbal contract which have not been paid according to contract are hereby declared forfeited and the same are placed on sale. And the Secretary is instructed to notify the parties who are in possession of the lots to that effect.

Whereupon board adjourned without day -

L. A. Keet Secy

Minden Neb Feby 6<sup>th</sup> 1882.

Board of Directors met as per Constitution & By laws

Present Hubbard Keet & Erickson

There not being a quorum Present meeting adjourned to meet Monday Feby 13<sup>th</sup> 1882. at 10 o'clock A.M.

Lewis A. Keet



Windsor Neb Feby 18<sup>th</sup> 1887

Board of Directors met pursuant to adjournment.

President E Hubbard in the chair  
L. Akent Secy.

Directors present Abrahamson Dungan Ericson  
Godfrey & Hull

Minutes previous meeting read and approved

On Motion of W.D. Dungan a committee of two consisting of Hull & Godfrey are appointed to examine the accounts on file and report to the Board upon the same.

Said Committee reported that they had performed the duty assigned them and that the following accounts were just and correct and should be paid by the association to wit

James M. Burton for taxes paid for the Association and Compensation as President for sale of Lots. \$ 10<sup>27</sup>

To Otto Abrahamson allowance as Director past year	8 <sup>00</sup>
E. S. Godfrey	4 <sup>00</sup>
Joel Hull	6 <sup>00</sup>
W.D. Dungan	8 <sup>00</sup>
Chas Ericson	10
E Hubbard	1 <sup>30</sup>

Elihu Hubbard percentage on Sales during past year and for making complete report 10<sup>27</sup>

Lewis Akent Services as Secretary during year and for making complete report of Condition of Society 26<sup>20</sup>



A. H. Hasland for acknowledging deeds and fees on Replevin suit. 78<sup>00</sup>

R. H. Palmer for acknowledging deeds 100

Harner and Conner Balance on attorneys fees in injunction case 20<sup>00</sup>

May 17th 1890 percentage on Money<sup>s</sup> collected as Treasurers during year 900

The report of Auditing Committee was received approved and Committee discharged and the President and Secretary ordered to draw orders for the amounts reported to be due said persons.

On Motion W. H. Wood was allowed to pay Contract Price for Balance upon Lots 8, 9, & 10 in Block 10. and to take deed for the same.

On Motion The Presbyterian Church Society was allowed to select Lots 7 & 8 in Block 11. as a site to erect Church under rules and regulations of the Board.

Whereupon Board adjourned to One o'clock P. M.

Lewis A. Hunt  
Secy -

Presbyterian  
Church



85  
Klewin Wed July 13<sup>th</sup> 1882. 1. P.M.  
Board of Directors met pursuant to  
adjournment. Present full Board of  
Officers & Directors -

And now comes Lewis Albert Ekke  
Hubbard & E. G. Golfer the committee  
heretofore appointed to make report  
of the financial standing of the Association  
from its organization to the present time  
and filed their report.

After hearing said report read on  
Motion report was received adopted  
and Committee ordered to make the same  
report to the Shareholders at their meeting  
this afternoon.

On Motion the Secretary was instructed  
to procure two order books for use in his  
office of 100 orders each.

Whereupon Board of Directors adjourned  
without day.

Lewis Albert  
Secretary.



+ X

Minster Neb Feby 13<sup>th</sup> 1884.  
 Annual meeting of Stockholders of Kearney  
 County Land association met according to  
 Constitution and bylaws. Called to order by  
 Elihu Hubbard President.

The Roll being called the following number  
 of shares were present and entitled to vote

Joel Hull	24.
Otto Abrahamson	10
Gray T. Thorne	7
Elihu Hubbard.	8
W. D. Dungan	4
August Brauer	7
E. G. Gorfrey	3
A. H. Palmer	2
Charles Ericson	2
Edmond Petersen	1
Freel North.	3
L. A. Kent	<u>19</u>
Total Present	100.

Minutes previous Shareholders meeting  
 and all Directors meeting during Past  
 year read and Secretary instructed  
 to supply the amount in Report of  
 Officers after which minutes were  
 upon call of shares approved. —

President and Treasurer submitted  
 their annual reports which were  
 on Motion received and a Committee  
 Consisting of Messrs Hull and Gorfrey  
 were appointed to audit the accounts  
 of the Treasurer and report same  
 to the stockholders at this meeting.



Committee reported that they had examined the accounts & vouchers of the Treasurer and find them correct and that there is now a balance of funds in the Treasury amounting to \$584.<sup>96</sup>

On motion the report of the Committee was received approved and Committee discharged.

Upon call of show it was decided to proceed to the election of Officers for the ensuing year.

Elihu Hubbard was placed in nomination for the office of President and there being no other nominations the rules were suspended and the Secretary ordered to cast the ballot of the Society for Elihu Hubbard for President.

E. G. Goffray and Lewis Akent were placed in nomination for the office of Secretary for the ensuing year.

A Ballot was taken there being ninety seven votes cast of which E. G. Goffray received 46. and Lewis Akent 51. Lewis Akent having received a majority of all the votes cast was declared elected Secretary for the ensuing year.

On Motion R. H. Palmer was placed in nomination for the office of Treasurer and there being no further nominations the rules were suspended and the Secretary was instructed to cast the Ballot of the Society association for R. H. Palmer for Treasurer for the ensuing year.



Joel Hull N. O. Dungan E. J. Gofrey  
 Otto Abrahamson Charles Eriksen  
 And H. H. Thore were placed in nomination  
 for Directors for the ensuing year

A Ballot was taken There being 500 votes cast of which

Joel Hull Received	110	votes
N. O. Dungan "	66	"
E. J. Gofrey "	93	"
Otto Abrahamson "	90	"
Chas Eriksen "	93	"
H. H. Thore "	41	"
Hubbard "	7	"

Whereupon Messrs Hull Dungan Gofrey  
 Abrahamson and Eriksen were declared  
 elected a Board of Directors for the  
 ensuing year.

Moved and carried that an order be  
 drawn in favor of the President for the  
 amount of money paid for the  
 Redemption of real estate at tax sale

Upon a call of Shows the President was  
 instructed to employ J. H. Sears (if he can do  
 so at reasonable price) to survey the E 1/4  
 Sec 7-6-4 or some other competent  
 Surveyor in case Mr Sears can not be  
 engaged - Also such Chainman  
 & Chains as are necessary to such survey -

Upon a call of Shows Bylaw No 11. was  
 suspended for the day and the President  
 and Secretary were instructed to draw  
 orders upon the Treasurer for \$5.00 per share  
 for revision of the funds.



Upon a call of Shares the Board of Directors were instructed to appoint a Committee of three to appraise all the Real Estate belonging to the Association and report in the months of May or June 1887, and as soon thereafter as practicable to a meeting of the Shareholders.

Upon call of Shares the matter of Locating a port and the matter of an artesian well was left with the Board of Directors -

And now comes the Committee heretofore appointed to make report of financial standing of the Association and submit their report as follows to wit -

To the Board of Directors of the Kearney County Land Association and the Stockholders of said Association

We your Committee heretofore appointed to make report of the gross receipts and expenditures of said Society from the date of Organization to the present time would respectfully report that we have to the best of our ability discharged the duty assigned us and beg to submit the following report for your inspection or approval.

By Cash Received Sale of \$100 Shares.				500	
"	"	"	Sale of Lot 1 Block 6.	4	25 45.
	7	"		4	15
	3	"		4	15
	4	"		4	15
	5	"		4	10
	6	"		4	17
	7	"		4	5.



Round.

Lot.	8	Novel.	4	8
	9	"	4	5
	10	"	4	5
	11	"	4	
	12	"	4	
	5		5	20
	6		5	25
	7		5	15
	8		5	10
	1		6	20
	2		6	15
	3		6	15
	4		6	15
	5		6	15
	6		6	20
	8		6	10
	10		6	10
	11		6	10
	3		7	15
	4		7	15
	5		7	15
	6		7	20
	1		10	7.50
	2		10	7.50
	3		10	7.50
	4		10	7.50
	5		10	17.50
	6		10	17.50
	7		10	15.15
	8		10	5
	9		10	7.50
	10		10	7.50
	11		10	5
	12		10	6.67
	1		11	27
	2		11	22.50
	3		11	25



*Forward.*

4	11	25
5	11	16
6	11	16
1	12	16
2	12	16
3	12	16
4	12	16
5	12	16
6	12	16
7	12	12
10	12	
11	12	
12	12	
1	13	20
2	13	20
3	13	16
4	13	16
5	13	16
6	13	20
7	13	12
8	13	10
12	13	12
1	14	10.
2	14	20
3	14	16
4	14	16
5	14	16
6	14	16
12	14	750
1	15	16
5	15	16
9	15	16
1	18	20
2	18	27
11	18	16
12	18	16
1	19	25.



2	19	5
3	19	20
4	19	20
5	19	20
6	19	20
7	19	16
8	19	16
9	19	16
10	19	16
11	19	16
12	19	20
	20	
1	21	20
2	21	20
3	21	22.50
4	21	20
5	21	20
6	21	
7	21	20 85
8	21	20 45
9	21	26 45
10	26	6
11	21	6
12	21	20
5	22	30
6	22	20
7	22	
8	22	
7	27	11.65
6	28	20
7	28	
8	28	20
9	28	14.50
10	28	14.50
11	28	20
12	28	20
1.	29	20



2	29	20
3	29	5
4	29	5
5	29	20
6	29	20
7	29	20
8	29	20
9	29	20
10	29	20
11	29	12.50
12	29	25
1	30	11 66
2	30	15
3	30	15
4	30	25
6	30	25
7	30	25
8	30	25
9	30	20
10	30	20
11	30	
12	30	
1	31	20
10	31	30
11	31	20
12	31	20

58

2663.66

1	19	9
8		180
9		10
10		119
10		750
10		750
11		1422
		1422







We find the following Amounts outstanding  
and due to the Society

9 Bloek	4.	10
10	4	10
1	10	8 50
2	10	8 50
3	10	8 50
4	10	8 50
9	10	7 50
8	10	10
10	10	7 50
11	10	10
12	10	13 33
8	13	10
12	14	7 50
10	21	14
11	21	14
9	28	12 50
10	28	12 50
2	30	15
3	30	15

We find the following Amounts due  
by the Society.

Hamer Obenney Atty for	20
A H Harland Act Recds	7 80
L Abent Secy	26 20
E Hubbard President	10 27
W H Hume Treas.	9
Board of Directors	37 30

All of which is respectfully submitted

Lewis Abent }  
E Hubbard } Committee  
E J Godfrey }



Which said report was received and adopted by the Society and ordered to be spread upon the records. And the Committee were discharged.

Whereupon stockholders meeting adjourned. Done this

Revised Robert  
Seay -

Miners Week May 1<sup>st</sup> 1887.  
Regular Meeting of Board of Directors  
No Quorum being Present.

Revised Robert Seay.

Miners Week May 27/87.

Special Meeting of Board of Directors  
met pursuant to Call of President.

E Hubbard President in the Chair.

Directors Present: Hull Dungan & Godfrey & Erickson  
& Fickelhausen

On Motion the width of Saunders & Hubbard Avenue was reduced from 80 feet each to 70 feet each. And Kearney Avenue reduced ~~two~~ increased to 120 feet.

On Motion the Name of Saunders Avenue was changed to Hull Avenue.

The following resolution was adopted.  
Resolved that all lots hereafter sold on Kearney Avenue shall be sold for the price of \$300. That a payment of \$35 each for inside lots and \$40 for the Corner lots be required in cash and that the contract shall be for a rebate of \$765.<sup>00</sup> & \$200. respectively, on said sales of a building of the value of at least \$500. is built or placed upon each of said lots within



theater Minutes from date of Purchase  
Whereupon Board adjourned.

Levi A. Kent  
Secy-

Minutes Met Aug. 7th 1887.  
Board of Directors meeting called  
No Quorum being present  
Levi A. Kent  
Secy.

Minutes Met Mon 6th 1887.  
Board of Directors met. No Quorum  
being present. President Hubbard declared  
the Meeting adjourned until Monday  
Mar 13th 1887.  
Levi A. Kent  
Secy.

Minutes Met Mon 13th 1887.  
Board Met pursuant to adjournment  
No for Quorum being present.  
Levi A. Kent  
Secy.-



Winneweb Feb'y 5<sup>th</sup> 1883.  
 Board of Directors met in Regular  
 meeting. Present Directors Hull  
 Durgan Abrahamson & Ericson

Meeting called to order by the  
 President E Hubbard.

R H Palmer was appointed Secretary  
 Pro tem.

Minutes read and approved.

On Motion The President was instructed  
 to procure some printed postal cards  
 and to notify each Director one  
 week before each quarterly meeting  
 and each stock holder at least one  
 week before the annual stockholder  
 meeting.

On Motion Messrs Hull and Abrahamson  
 were appointed a committee to  
 settle with the Treasurer.

President reported that the E<sup>2</sup> of the  
 S<sup>th</sup> Sec 7. Town 6. Range 14. had been  
 surveyed and plat'd as per order  
 of the stockholders.

Moved that the Report be approved.

Treasurer made his annual report  
 and after examination by the committee  
 same was on motion approved.

The following claims were  
 examined audited and approved  
 and the President & Secretary ordered to  
 draw warrants therefor.



Stearns Surveying E. & S.	7 - 6 - 14	16 <sup>00</sup>
J M Espeland	"	4.
W H Anderson	"	2 <sup>25</sup>
Will Tuete	"	1 <sup>00</sup>
Chris Larson	"	2 <sup>00</sup>
J Dodson	"	2 <sup>60</sup>
E Hubbard	"	10.
State Journal 200 Contracts		5 <sup>30</sup>
R H Palmer act Deeds		4 <sup>15</sup>
Levi St Kent drawing Deeds & Taxes		12 <sup>00</sup>
E Hubbard Sale of Lot		11 <sup>75</sup>
R H Palmer Treas Com		10 <sup>40</sup>
W H Anderson Director		4 <sup>40</sup>
Chas Erickson	"	2 <sup>00</sup>
Jos. Hull	"	2 <sup>00</sup>
E. G. Goffey	"	1 <sup>00</sup>
Otto Abrahamson	"	3 <sup>20</sup>
E Hubbard	"	2 <sup>60</sup>
Levi St Kent	"	2 <sup>00</sup>

Whereupon Board adjourned without day.



Windsor Nebraska. Feb'y 12<sup>th</sup> 1883.  
Regular Meeting Shareholders met in  
accordance with Constitution and  
Bylaws.

The President in the Chair  
The following persons were present and  
were found to represent the amount  
of stock opposite their respective names  
to wit

John Hull	34	Shares
Otto Abrahamson	10	"
Elmer Hubbard	8	"
Chas Palmer	7	"
Aug Brauer	7	"
Charlesson	7	"
Timed Herik	3	"
Ed Osterman	1	"
L A Kent	19	"
W O Dungan	7	"
Total	93	"

Minutes previous meeting and of all  
Directors meeting during year past read  
and upon call of Shows same were  
approved.

President made report of the sale  
of lots &c during the year which  
report was on motion read and  
adopted.

Treasurer made report showing Balance  
on hand in Treasury of \$581.<sup>00</sup> and on  
motion Hull and Abrahamson were appointed  
a committee to examine the report and  
see if it was correct. Committee reported  
that they had performed the duty assigned  
them and find the same correct and that  
they had cancelled the Treasurer's Vouchers



and returned them to the Secretary.

On Motion the association proceeded to the election of officers for the ensuing year.

On the first Ballot for Treasurer Elihu Hubbard received 83 Votes and Joel Hull received 10 Votes.

Elihu Hubbard having received a majority of all the votes cast for He was declared duly elected President for the ensuing year.

On Motion L Akent was placed in Nomination for Secy and, there being no further nominations the rules are suspended and R H Palmer was instructed to cast the Vote of the Association for Lewis Akent for Secretary for the ensuing year and On Motion Lewis Akent was declared elected Secy for the ensuing year.

R H Palmer was placed in Nomination for Treasurer for the ensuing year and there being no further nominations the rules are suspended and the Secretary instructed to cast the Ballot of the Association for R H Palmer for Treasurer for the ensuing year.

The following persons are placed in Nomination for Directors for the ensuing year to wit Hull, Abrahamson, Emerson, Duggan, North and Peterson



On Motion the association proceeded to Ballot for Directors with the following result.

Hull received	93.	Votes for Director
Abrahamson	"	93.
Erierson	"	69.
Dungau	"	86.
Peterson	"	75.
Herik	"	49.

Whereupon Messrs. Hull Abrahamson Erierson Dungau & Peterson were declared duly elected as a Board of Directors for the ensuing year.

On Motion the President was instructed to place the Plat of the survey of the E $\frac{1}{2}$  of SW $\frac{1}{4}$  of Sec 7. Town 6 Range 14. upon record upon the 1<sup>st</sup> day of May 1883 and that the Directors be instructed to appoint a Committee to appraise the Lots therein and that the Board may in their discretion place said Lots on sale at such prices as the Board may place upon said Lots after such appraisalment.

On Motion Bylaw No 11. was suspended for the day and a diversion of the funds ordered to be made to the stockholders in the sum of Two Dollars per share upon each and every share of stock issued amounting in all to the sum of Two Hundred Dollars. Which upon Call of shares was adopted by a vote of 93 shares for and none against.



Upon call of I have the following  
By Law was introduced and adopted  
to be known as By Law No 16.

By Law No 16.

The President shall as compensation  
One and One half per cent Commission  
upon the sale of all lots made by him

The Secretary shall receive as Compensation  
Fifty Cents for each for each and every  
deed or Contract drawn by him upon  
the sale of Real Estate

The Treasurer shall receive as compensa-  
tion One and  $\frac{1}{4}$  per cent Commission  
upon all Money received by him as  
Treasurer of the association upon the  
sale of Lots.

The President Secretary and Each  
Director shall receive One Dollar  
per day and 5 Cents per mile travelling  
fare for each day attendance upon  
the meetings of the Board of Directors

And this shall be all the compensation  
said officers shall be paid

Whereupon Board of stockholders  
adjourned without day.

Laurakent  
Secy-



Minster Neb May 7<sup>th</sup> 83.

Directors of Kearney Co Land Assoc  
met in office of Secretary this 7<sup>th</sup>  
day of May 1883.

Present

E Hubbard President

Levi A Kent Secretary

Directors Hall Abrahamson & Dungan

Minutes of Shareholders meeting read

On Motion the President was instructed  
to Place the survey & Plat of the E 1/2  
Sec 7 - Town 6. Range 14. upon  
record in the Clerk's office of Kearney Co  
Neb.

On Motion the President was  
instructed to appoint a Committee  
of three to appraise the Lots in  
Minster -

President appointed as such  
Committee Messrs Abrahamson  
Hall & Dungan and appointed Kent  
as an alternate to act in the  
absence of either member of such  
Committee

On Motion the President was instructed  
to make as one of the Conditions of  
the sale of all Lots (except on Kearney  
Avenue) - That not less than fifty  
Dollars in improvements be placed  
upon each Lot by the purchaser  
within one year and that no deeds  
be made therefor until such Con-  
dition be complied with and that  
if Lots be sold in blocks of two  
or three Lots that said improvements  
be not less than an aggregate of \$100.



\$150. or \$200. as the case may be

Lumber  
yard

On Motion the sale of three lots by the President upon Kearney Avenue to Kinley & Cozier for a lumber yard be and the same is hereby approved.

On Motion Board adjourned to meet May 14<sup>th</sup> 1883 at 1 O'clock PM  
Lewis Albert Secy

Minutes of May 14<sup>th</sup> 1883.

Board of Directors met pursuant to adjournment

Present: E Hubbard President  
F Albert Secy

Directors Hull Emerson & Abrahamson  
& Peterson.

Minutes of May 7<sup>th</sup> read and on motion approved

The Committee heretofore appointed to appraise the Real Estate in Windeu made the following report to wit:

Your Committee appointed to appraise the value of Lots hereby respectfully report that we would recommend the prices of the Lots (except the corner Lots) on

	Brown Avenue	at \$20 each
All on	Nebraska	at \$25 "
"	Colorado	" \$20 "
"	Windeu	" \$25 "
"	Kearney	" \$35 "
"	Harrison	" \$30. "
"	Hull	" \$25. "



All on Garber Avenue at \$20. each  
 That all corner Lots on Brown Nebraska  
 Colorado Hubbard Hull & Garber Avenues  
 be sold at \$500 higher than the prices  
 on the several prices herein placed  
 That the corner Lots on Windee and  
 Kearney Avenues be placed at \$10. higher  
 than the prices hereto placed.

Joel Hull  
 Otto Abrahamson  
 W. O. Duggan

On Motion the report of Committee  
 was accepted and adopted and  
 the Committee discharged.

First  
 child born  
 in Minot

On Motion a Lot was donated to  
 Joel L. Hull he being the first  
 child born on town site of Minot

On Motion the President was  
 instructed to continue the sale of  
 lots One half cash and One half  
 Cash within one year at 10%

On Motion the President was  
 instructed to offer Block Two  
 and there as a site for a Seminary  
 or academy

Whereupon Board adjourned.

Lewis A. Kent  
 Secy.



Winden Neb June 5-83  
E. Hubbard Esq

Great Kearney Co Land Assoc

Please call a meeting of the shareholders of the Kearney County Land Association for the purpose of taking measures for the dividends of the funds in its treasury, and for any other action properly to come before a regular stock holders meeting

Signed

John Hall Director  
Chas E Ericson  
Otto Abrahamson

Winden Neb June 1883  
Pursuant to above call stockholders met and the following shares were represented

Hall	34	Shares
Hubbard	8	"
Braun	7	"
Kent	19	"
Dungan	7	"
Ericson	2	"
Paterson	2	"
Peterson	1	"
Total	80	

Minutes of last shareholders meeting read and approved

The above call was then read  
Report of Treasurer was called for  
He made the following report

Cash on hand in Treasury	\$1450 <sup>04</sup>
Secretary's Bill Corn to date	21 -
Treasurer's " " "	24 <sup>23</sup>
President's " " "	33 <sup>87</sup>
	<hr/> \$1529 <sup>00</sup>



There being three directors present  
It is moved by directors that above  
bill be attached and orders drawn

Moved that By Law No 11 be sus-  
pended for the day and that a  
dividend of \$13<sup>00</sup> per share be  
made

Call of Shares

Hull	341	yes
Hubbard	8	"
Braun	7	"
Kent	19	"
Duncan	7	"
Ericson	2	"
Palmer	2	"
Peterson	1	"

Eighty shares voting in the affirma-  
tive and none in the negative  
On motion adjourned

J. A. Kent

Secy



Minden Neb Aug 2 1883  
 Directors Meeting called in pursuance  
 of the call.

Minden Neb 1 1883  
 To the President of the Kearney  
 County Land Association.

Please call a meeting  
 of the Directors for the purpose of  
 appointing a committee to reappraise  
 the values of the lots in the town  
 site, and for all such other  
 business as may come before them  
 and I ask that no more contracts  
 of sales be made until such  
 reappraisement

J. M. Hall

3 1/4 shares

There were present ~~Staphamson~~  
 Peterson, Ericson, Hall and the  
 President and Secretary

Be it resolved by the Directors of the  
 Kearney County Land Association that  
 the President Secretary be authorized  
 and instructed to make a deed to the  
 Lincoln Land Company for one half of  
 the lots unsold in the town of Minden  
 for the consideration of \$50/100  
 Dollars each. The same to be paid cash  
 and provided the B & O R R Co in Neb.  
 shall build and complete a Railroad  
 and establish a depot within 3/4 of  
 a mile of the Court House in Minden  
 said Railroad to be commenced within  
 the next 90 days. And the said Lincoln  
 Land Company are to enter into  
 bonds to redeem the said lots to the  
 Kearney Co Land Association upon  
 the failure of the Building of said

R.R. Co.



Railroad within one year and  
upon the demand of said deed from  
and the repayment of said money  
to said Lincoln Land Company  
Lots sold to said Lincoln Land Company  
are as follows to wit

Lots	1-2-3-4-	in Block	1.
"	4-5-6-10-11-12	" "	2
"	1-2-3-7-8-9	" "	3
"	3	" "	4
"	12	" "	6
"	1-2-3-4-5	" "	8
"	4-8-9-10	" "	9
"	8	" "	12
"	10-11	" "	14
"	7-8-9	" "	15
"	5-6-10-11-12	" "	16
"	1-2-3-7-8-9	" "	17
"	5-6	" "	18
"	3-4-5	" "	23
"	1-2-6-7-8	" "	24
"	3-4-5-9-10	" "	25
"	1-2-3-11-12	" "	26
"	3	" "	27
"	2-3-7-8	" "	31
"	1-2-3-7-8-9	" "	32
"	4-5-6-10-11-12	" "	33
"	1-2-3-7-8-9	" "	34
"	7-8-9	" "	35
"	2-3	" "	36
"	4-5-6-12	" "	37
"	1-2-3-7-8	" "	38
"	4-5-6-10-11-12	" "	39
"	1-2-3-9-10	" "	40
"	3-4-5-6-7	" "	41
"	4-5-6-10-11-12	" "	42
"	8-9	" "	46
"	4-5-6-11-12	" "	47
"	1-2-3-7-8-9	" "	48



Lot	4-5-6 - 10-11-12	Block	49
"	1-2-3 7-8-9	"	50
"	4-5-6	"	51
"	1-2-3	"	52
"	4-5-6	"	53
"	1-2-3 9-10	"	54
"	4-5-6-9-10-11	"	55
"	1-2-3-6-7	"	56

Total 173 Lots @ 12<sup>50</sup> \$ 2167.<sup>50</sup>

foregoing Resolution upon ~~Call~~  
Call of Showers was passed unanimously

Resolved that the Kearney County  
Land Association and the Lincoln  
Land Company jointly, and at  
equal expense obtain for the B & M  
R R Co the right of Way and the  
Depot grounds at Minden not to  
exceed 2000 feet long and 300 feet  
wide when located

Passed Unanimously

~~Resolved~~

On Motion a Committee consisting  
of Hull & Kent were appointed a  
Committee to act in conjunction  
with the Lincoln Land Company  
to reappraise the Lots in Minden Neb

Whereas Chas Eriksen has disposed of  
all his stock of the Kearney Co Land  
Association therefore a vacancy exists  
in the Directorship On Motion A. N.  
Palmer was appointed to fill vacancy

Whereupon Board adjourned  
L. A. Kent  
Secy

Depot



To The President of the Kearney  
County Land Association

There call a meeting of the  
Stockholders of the Kearney Co Land  
Association for the purpose of making  
division of funds.

J. H. Hull 34. Shares  
Otto Abraham 10. Shares  
A. H. Palmer 3 Shares

Whereupon call was issued for  
Special Meeting of Stockholders  
for Sept 10th 1883.

Minutes Held Sept 10th 1883.  
Special Meeting stockholders of the  
Kearney Co Land Association met  
pursuant to Call of President  
Present. Hull 34 Shares

Hubboud	8	"
Brown	7	"
Lungau	7	"
Abraham	10	"
Palmer	3	"
Thorn	7	"
Total	76	Shares

Treasurer Reported \$ 2046.<sup>79</sup> funds on  
hand & in the Treasury

On Motion of J. H. Hull That By Law  
No 11. be suspended for the day and  
a dividend of \$ 25<sup>00</sup> per share be  
declared.

Upon Call of Shares The Motion  
carried All votes present being  
cast in the affirmative & there in  
the division.

Whereupon Meeting adjourned - J. A. Hunt Secy



Miner's Club Sept 10th 1887  
 Special Meeting of Directors of  
 Land Association this day called  
 were being present.

Isid Hall Secy Pro Tem  
 E Hubbard President

Directors Hall Dungan Abrahamson  
 and Palmer

On Motion the President was instructed  
 to continue the sale of lots at  
 schedule of prices now made and  
 on file with secretary.

That on all future sales a discount  
 of 10% be made for a building of  
 not less than 16 x 24 feet on each  
 residence lot and at less than  
 22 x 40. in each business lot.

On Motion the President Secy and  
 Treas. authorized to assist the  
 Village Street Commissioners if in  
 their opinion it shall be necessary  
 to repair 5th Street between  
 Avenue from 5th Street to Depot  
 for an amount not to  
 exceed \$25.00

Whereupon Board adjourned  
 Isid Hall Secy Pro Tem



To the President of the Keomuk Co  
Land Association

Please call a meeting of  
the stockholders of Keomuk Co Land  
Association for purpose of making a  
division of funds.

John Hall 34 shares  
Otto Abraham 10 shares

Pursuant to above notice Special  
Meeting of Stockholders of Keomuk Co  
Land Association was called for  
Nov 5<sup>th</sup> 1883.

Minutes held Nov 5<sup>th</sup> 1883.

Regular quarterly meeting  
of Directors of Keomuk Co Land  
Association met on this 5<sup>th</sup> day of  
November 1883.

Present:

E. Hubbard President  
J. H. Kent Secy—  
Directors: Hull Abraham Peterson  
and Dungan

Minutes read and approved.

Treasurer being called upon for a  
report reported that there was  
\$1485.59 in the Treasuries—

On Motion Hull & Abraham are  
appointed a Committee to examine  
report of Treasurer & audit accounts.

Committee reported the Treasuries of  
Cotzart & Bacon correct that the  
following accounts be allowed.



To R Stein for Expense of securing Sept  
Grounds for BTMRA Co 125.00

To E Hubbard Com in Sale of Lts 29.70

On Motion an order was ordered drawn  
to E Hubbard for above bill 29.70

President & Secy reported that they  
had drawn order to R. Stein for the  
amount of above bill of \$125. which  
action was on Motion approved.

Report of Committee read & Com  
discharged.

Whereupon Board adjourned  
James A. Hunt  
Secy.



Meiden Vch Nov 5<sup>th</sup> 1884

Stockholders meeting met as per notice  
of ~~President~~ - President  
Present.

Full.	34 Shares
Abrahamson	10
Hubbard	8
Dunigan	7
Braun	7
Peterson	1
Worth	3
Kent.	20
Total —	90 Shares

Our Motion By Law No. 11. Was suspended  
for the day and a division of the  
funds ordered to the amount of  
\$14<sup>50</sup> per share of stock

There being 90 Votes cast in favor  
of said Motion & no votes against

Wherefore Board  
Stockholders meeting adjourned  
Leaves Went  
Sincerely —



Wch 31<sup>st</sup>

Windsor Nch April 12<sup>th</sup> 1884.

To Elihu Hubbard

President Kearney Co Land Assn

Have call a meeting of the Directors of said Kearney County Land Association for the purpose of doing the business of the Board not attended to at the annual meeting.

Also a Meeting of Share holders for the purpose of attending to the matters and things appertaining to the annual Meeting of said Kearney County Land Association both of said meetings having failed to have been had.

Joel Huel Director

& 34 shares

L H Kent 20 shares

R H Palmer 3 "

Windsor Nch Wch 31<sup>st</sup> 1884.

Pursuant to above request I have this day called a special meeting of the Directors & Stockholders of said Kearney Co. Land Association

Directors meeting called to meet

April 12 1884 at 9 O'clock AM

and the Stockholders meeting called to meet at One O'clock PM.

April 12<sup>th</sup> 1884, Elihu Hubbard  
President



Minuten Neb April 12<sup>th</sup> 1884.

Board of Directors met pursuant  
to a rise call. Present.  
E Hubbard President  
L A Kent Secy.

Directors present. Abrahamson Hull  
Dungan Peterson & Palmer.

Minutes last meeting read and  
approved.

Treasurer made report of funds in  
the Treasurers showing balance on hand  
of \$1239.<sup>04</sup>

On Motion Otto Abrahamson and  
Jarl Hull were appointed a Com-  
mittee to examine Treasurers report  
and Audit &c

J. B. Froote made a proposition to  
the Board that if the Koorney &  
Saud Association would grant him  
the use of all of their lots in Block  
56 in Minden Neb during the  
season of 1884 for the purpose of  
making bricks thereon and that  
in consideration for the use of said  
lots he agrees to fill up all the  
excavations made thereon by Mr  
Storker during the year 1883, and  
to remove all brick & rubbish from  
said lots at the close of the season  
for making bricks.

On Motion the Board agreed to report  
favorably upon said proposition to  
the Stockholders meeting.



On Motion the Secretary was instructed to correspond with J. E. Baum in relation to the Cancellation of Lot, Block 28.

President reported that he had made sale of lots to the amount of \$1160. since last report and not heretofore reported.

And now comes the Committee appointed to settle with Treasurers and audit accounts & make the following reports.

Your Committee have examined the accounts & vouchers of the Treasurers & find the same correct. and that the balance in Treasurers hands is \$1739<sup>04</sup>

We recommend that the following accounts be allowed to wit:

L. A. Kent drawing dues	36.
R. H. Palmer Corn on Colliers	79 <sup>97</sup>
" Acknowledging dues	7 <sup>00</sup>
E. Hubbard Corn on Sale Lots	17 <sup>40</sup>
John Hull Attendance as Director	6 <sup>00</sup>
Otto Abrahamson	8 <sup>00</sup>
L. A. Kent	6 <sup>00</sup>
E. Hubbard	6 <sup>90</sup>
W. O. Dungan	6 <sup>40</sup>
E. D. Peterson	5 <sup>28</sup>
Chas. Griem	7.
R. H. Palmer	3.

On Motion the report was approved & orders entered drawn for the accounts as audited.



On Motion the Treasurer was authorized to pay the taxes of the association

On Motion the Treasurer was instructed to balance his books up to this date

Whereupon Board adjourned.  
Lewis A. Kent  
Secy

Minutes Feb April 12<sup>th</sup> 1884.

Special Meeting of Stockholders met pursuant to call

The following Shares of stock represented

Hull	34.	Shares
Abrahamson	10.	"
Hubbard	8.	"
Braun	7.	"
Thorn	7.	"
Peterson	1.	"
Dunqan	7.	"
Palmer	3.	"
Kent.	20.	"
Total.	97.	"

Minutes of all Directors & all stockholders meeting during past year read and approved.

Moved & Seconded that we now proceed to the Election of officers for the ensuing year.

On motion the rules were suspended and the secretary was ordered to call the vote of the society for E. Hubbard for president for the ensuing year which was



accordingly done.

On Motion L. A. Kent was placed in nomination for Secretary and the rules were suspended & R. H. Palmer directed to cast ballot for L. A. Kent for Secretary which was accordingly done.

On Motion the rules were suspended and L. A. Kent was instructed to cast the vote of the Society for R. H. Palmer for Treasurer for the ensuing year which was accordingly done.

On Motion By Law No 11. was suspended for the day and a division of funds made of Ten dollars per share upon each and every share.

On Motion the Directors were instructed to enter into written Contract with L. B. Korte for the use of the unsold lots in Block 56. for Brick yard purposes.

On Motion the discount of 10% as heretofore allowed upon the sale of lots was ordered to be continued.

On Motion Joel Hull Otto Abraham W. O. Deming and W. F. Thorne and Ed Peterson were elected Auctioneers for the ensuing year. They each having received all the votes cast.

Brick  
yard



On Motion W D Dungan Joel Hull  
& L A Kent were appointed as a  
Committee to see to the opening of  
Keosau Avenue to the B & M RR  
right of way grounds.

On Motion On Motion Joel Hull  
W D Dungan & L A Kent were  
appointed a committee to reapprove  
the unsold lots in Minden &  
report to a meeting of Directors

On Motion the President was  
instructed to reestablish the  
corners to the blocks in Minden

Whereupon stockholders meeting  
adjourned without day

Lewis A Kent  
Secy-



Minutes Not Aug 24 1891  
 Board of Directors met in regular meeting  
 present, Hubbard, Kent, Palmer, Horn,  
 Peterson & Hall & Cunniff's abs.

On Motion Deed was ordered made to  
 M.E. Church for lot 7 B 28

On Motion Time of payment from M.E.  
 Church for lot 7 was extended  
 one year.

On Motion Deed was ordered drawn  
 in favor of Presbyterian Church for lots  
 7 and 8 Block 11

Motion That hereafter Church be allowed  
 to purchase two lots at one half regular  
 price Carried

Bill of J. H. Vandenberg for Deeds  
 allowed and ordered paid

On Motion all lots heretofore  
 reserved are ordered placed on  
 sale at appraised value.

Now Come the Committee heretofore  
 appointed to reappraise the lots and  
 ask for further time to complete their  
 work. Time extended as asked for

On Motion E. G. Gofrey was appoin  
 granted 6 months more time in  
 which to place new and permanent  
 buildings & improvements upon  
 lots 11 and 12 in Block 5.



On Motion the President was instructed to offer to those who have purchased lots by contract on Brown avenue and who have not yet placed at least \$50 worth of permanent improvements on each lot the purchase of such lots at \$100 each and in case of the failure to make such purchase to notify them that the Kearney County Land Association will cancel said contracts.



Winnebago Neb Sept 13<sup>th</sup> 1884

Special meeting of the stock holders of this association was this day held by call of President

There was present the following stock holders to wit

Hull	34	shares
Palmer	10	"
Hubbard	8	"
Peterson	1	"
Werk	3	"
Braun	7	"
Total	63	

On Motion Joel Hull was appointed Secy pro tem

President Hubbard in Chair

Treasurer made report showing Balance in Treasury \$1330<sup>89</sup> which report was on Motion approved.

On Motion by law No 11. was suspended and a dividend declared of \$1200 being 12<sup>00</sup> per share

Whereupon share holders meeting adjourned  
Joel Hull Secy Pro Tem

Sept 13/84

Directors met

Present: Hubbard Hull Moore & Peterson  
On Motion RST Palmer was appointed Director in place of Erickson who has ceased to be a stockholder

Joel Hull  
Secy Pro Tem



Windsor Neb. Feby 2<sup>nd</sup> 1885.

Meeting of Directors was this day held.

Those was present Directors  
Hubbard Hull Palmer Thorne Peterson  
and Abrahamson

Called to order by Pres Hubbard

On Motion Joel Hull was  
elected Secy Pro Tem

Otto Abrahamson now made a  
statement in regard to Lot 2,  
in Block 15. as follows

Lot 2, Block 15 was purchased by  
Anna Ericson by contract dated  
July 24, 1883. One half the purchase  
money being paid down at that  
time & one years time granted in  
which to pay the balance. Which  
said Contract was duly assigned  
to the said Otto Abrahamson.  
And it appearing that default has  
been made in the payment of said  
contract. Upon Motion Abrahamson  
is hereby permitted to pay the  
amount unpaid upon said Contract  
with interest at 10 per cent from  
date of Contract and take deed for  
said lot 2 Block 15.

On Motion the Treasurer is hereby  
instructed to Present to Goodman  
Bogue & Co a bill for Lease of North  
West Block 25. at the rate of \$25. per  
lot per annum for the use of that  
part of the Block they occupy which



belongs to the Kearney County  
Land association

On Motion the improvements upon  
lots 11 & 12 Block 5. made by E. G.  
Godfrey as the completion of the  
Contract upon said lots is thereby  
accepted, and deed entered  
to him upon the payment of  
the sum of \$22<sup>50</sup> and the interest  
at 10% from date of Contract  
and the return of the Original  
Contract. Said E. G. Godfrey also to  
furnish Oyster Supper to this board.

Treasurer Made report showing  
balance on hand of \$1337<sup>50</sup>

Treasurer's vouchers & books examined  
and found correct & his report  
approved.

The following Bills for services  
was then examined allowed and  
they pay pro Tem ordered to draw  
the orders therefor. To wit-

R. H. Palmer	Comm on Coll	25 <sup>34</sup>
"	Asst 2 <sup>d</sup> Ord	6
"	2 attendance as Dir	2
E. Hubbard	Comm on sales	8 <sup>12</sup>
"	3 attendance as Dir	3 <sup>90</sup>
W. H. Thorne	3 " " "	3 <sup>00</sup>
E. D. Peterson	3 " " "	5 <sup>40</sup>
Jos. Hull	3 " " "	3 <sup>00</sup>
Otto Abraham	1 " " "	1 <sup>90</sup>

Whereupon Board adjourned  
without day

Jos. Hull Secy

u. p.  
Chair



Miniden Feb. July 11<sup>th</sup> 1885.

<sup>Annual</sup> Special Meeting of the stockholders  
of the Keosauqua County Land Assocn  
met pursuant to Call of President.

The following stockholders were present  
to wit.

Isabel Hull	34	Votes
Otto Abrahamson	10	"
E Hubbard	8	"
L. Hunt	20	"
R. H. Palmer	3	"
E. Peterson	1	"
A. Brown	7	"
F. Worth	3	"
W. Thorne	7	"
Kent Palmer	7	"
Total	100.	"

President Hubbard in Chair.

Minutes of all previous meetings read  
and approved.

On Motion Lot 1 Block 37 is hereby  
exchanged with the Trustees of the  
U. P. Church giving them Lot 4 Block  
16. in place of said Lot 1 - Block 37.  
Provided said Church Trustees Build  
within 6 Months from the date

On Motion the stockholders proceeded  
to the election of Officers for the  
ensuing year.

Upon the 1<sup>st</sup> Ballot for President  
E. H. Hubbard received 100 votes  
and was duly elected President.

U. P.  
Church



L A Kent was placed in nomination for Secy and having received 100 votes was duly elected Secretary

R H Palmer was placed in nomination for Treasurer and having received 100 votes was duly Elected Treasurer

On Motion the following stockholders were duly elected Directors they having received 100 votes each to wit  
Hull, Abrahamson Palmer Peterson and Kent.

The President reported the sale of the following lots to wit

Lot 2, Block — 5.

Lots 4-5-6, 10-11-12 - Block 17.

Which sales were on motion approved

Treasurer Made report showing Balance on hand in Treasury of \$ 811<sup>37</sup>

The following Bills were audited and Allowed

L A Kent Deeds & Contracts	21 <sup>00</sup>
E Hubbard Corn on sales	5 <sup>70</sup>
R H Palmer Corn on Cal. <sup>deeds</sup> & <sup>charges</sup>	13 <sup>50</sup>
Directors Compensation	
Hull <sup>100</sup> Abrahamson <sup>120</sup> Palmer <sup>100</sup> Kent <sup>100</sup>	4 <sup>90</sup>
Peterson	1 <sup>20</sup>

On Motion By Law No 11. was suspended and a dividend of funds declared of \$ 7<sup>50</sup> per share amounting to \$ 750.

On Motion Otto Abrahamson Joel Hull and L A Kent were appointed a Committee to appraise lots at as near their value



values as can be ascertained with a view to a division of the real Estate Pro rata among the stockholders of the association and report the same to the next meeting of Board of the Directors for adjustment. Which said matter is more clearly set forth in the following resolution

Resolved That a Committee of 3 be appointed by the Chair to reappraise the unsold lots belonging to this association at their actual cash value as nearly as may be. That said Committee be instructed to proceed at once to so appraise the value of said lot and to report to the Board of Directors of said Association at as early a day as practicable. Resolved further that upon the receipt of the report of said Committee the Board of Directors shall after adjusting and equalizing the said prices adopt said Modified and corrected report and fix the prices as so adopted and shall offer for sale for Cash or shares of stock all said lots at said prices. Resolved further that the Board of Directors are hereby ordered and instructed to accept all shares of stock offered in payment of all purchases of lots at aforesaid prices and to Cancel said shares of stock as redeemed and Cancelled that said Board of Directors shall remain in office until the lots shall be all sold to any and all persons desiring to purchase at said



prices and to finally wind up  
 and close the affairs of said Company.  
 Resolved further that all members  
 of this Association be notified  
 of the said appraisement of prices  
 of lots and that they be allowed  
 six days to make selections of purchase  
 for their shares of stock.  
 Resolved further that upon the fixing  
 the valuation of said lots the value  
 of the shares for the purpose of  
 purchasing said lots shall be deemed  
 to be worth 100 per cent of the 100<sup>th</sup>  
 part of the total value of said apprai-  
 sement. And that upon the final  
 closing up of this Association the  
 amount of funds in the Treasury  
 shall be divided pro rata among  
 said shares of stock. And that  
 said selections be made binding  
 upon said shareholders when so  
 selected in writing before being  
 offered for sale to the public.  
 All sales & selections to be made  
 subject to the taxes of 1885.

Whereupon shareholders meeting  
 adjourned



Miniden Neb July 11<sup>th</sup> 1885

Directors met in Special Meeting  
pursuant to Call.

Present: Huel Palmer Abraham  
Peterson & Hunt

President Hubbard in Chair

On Motion the Secty was instructed  
to write to J. B. Baum and inform  
him that unless he would execute  
a Quitclaim deed to this association  
of Lot 1 Block 28 Miniden Neb that  
this association would commence  
suit to recover upon the Contract of  
sale made thereon

Secty also instructed to write  
to Goodman Bogue & Co in regard  
to Lease of lots upon N<sup>2</sup> Block 25.

Whereupon Directors adjourned  
To Meet on Saturday July 18<sup>th</sup>  
1885 at 10 o'clock A.M.

L. A. Hunt  
Secy



Miner Neb <sup>July</sup> ~~May~~ 18th 1885

Board of Directors met pursuant to adjournment. Present full Board of Directors & President

Meeting Called to order by Pres

Now Comes your Committee hereto -  
- we appointed to reappraise the  
lots ~~here~~ as ordered at meeting of  
shareholders on July 11th 1885  
and make the following report  
to wit

To the Board of Directors  
We your Committee heretofore  
appointed to reappraise the unsold  
lots in Miner Neb belonging to  
this association would beg to  
report that we have performed  
the duty assigned to us to the best  
of our ability by making a personal  
examination of each and every lot  
in regard to ~~this~~ location, condition  
and relative cash value with  
each other and have made the  
entire valuation of said lots at  
the sum of Ten Thousand Dollars.  
All of which is respectfully Submitted

Loel Hull

Otto Abraham

Lakeview

Committee

Which report was on Motion  
read and Committee discharged

The Board now proceeded to the  
examination of the respective values  
placed upon said lots by said



committee. And after a careful examination of the same they find the same as near correct and exact as can be ascertained and that said report is hereby adopted by this Board for the purpose of sale and division among the stockholders of this association in accordance with Resolution hereto adopted upon July 11<sup>th</sup> 1885 by the stockholders of this society.

Whereupon Board directs a joint  
 Joint Secty -

Minuten Held July 25<sup>th</sup> 1885.  
 Stockholders of Kearney County Land Association met pursuant to call of President for the purpose of selecting lots in accordance with Resolutions of July 11<sup>th</sup> 1885.

All stockholders being present except Peterson one share  
 Whereas Oscar Fidvall having this day purchased from F. North his 3 shares of stock the said Oscar Fidvall is hereby recognized as one of the stockholders.

Whereas Kent and Palmer has this day purchased from August Bauer his seven shares of stock said purchase is approved by this association.

The stockholders having examined the appraised value of the lots as submitted to them by the Directors



of this Association and being  
satisfied with such appraisement  
proceeded to the selection of the  
lots with the following result



## Sale of Lots.

Lots	Act	To Whom	How	Price	11 And
748	29.	L. Abbott	Warranty deed	40 00	
17	29	H. O'Dungan		25 00	
5 and 6	10	R. P. Stein	Warranty deed	35 00	
Lot 1	13	Wiss	20 1/2 Cash half in 1 year	10 00	
2	13	Beattie	20 1/2 " " " "	10 00	
3	13	McLean & Blood	Warranty deed	16	1-2-3-
4	13	W. Lindsay	" "	16	11-
5.	13	Amanda Ekroger	" "	16	5-
6	13	" "	" "	20	
1	14	J. Winderker	Work & Labor done		3-
	20	Hearney Co	Warranty deed		1-
11 & 12	30	A. W. Olds	Advertising -		7-
10	30	Many Achnis Co	Warranty deed	20	
4	19	" "	" "	20 00	
3-5 & 6	19	W. H. Vanhise	" "	60	
6	21	W. J. Thorne	" "		9-
5	21	Witman	" "	20	11-
4	21	Alice Cook	" "	20	
1	21	John Shaffer	" "	20	9-
5	12	Bridget O'Donnell	" "	16	1-2-3-4
7	21	James Burton	20 1/2 Cash 1/2 in year	10	5-6
8, 9, 10, 11 & 12	21	" "	Special Contract to be satisfied	20 00	11-12
10, 11 & 12	12	School Dist 10.	Warranty deed		1-2
748	4	Wm. Gillett	" "	8 00	3-4
6	12	J. A. Lindsay	" "	16 00	5-6
748	30	A. H. Harland	" "		
9	30	Blackman & Harding	" "	20 00	1
1 & 2	18	Ed. Vanden Burg			9-1
1	19	J. B. White	Years time	25 00	7 &
11 & 12	18	A. A. Barker		5 00	
3	21	David W. Ferry	12 50 Cash Aug 27 <sup>th</sup> 1879 - 12 50 in year	12 50	
2	21	Burton		20 00	
10	19	" "		16 00	
8	28		Deeded	20 00	
1	22	W. J. Bowers	" "	20 00	
6	14	W. A. Cleff	" "	32 00	



11	And 12	28	Thorn	Deeded -	40 00
	9	29	Kent	"	20 00
	17	13	Abrahamson		12 00
	6	4	Peterson		17
	17	14	Erics on	1/2 Cash 1/2 Year	15 00
	9	19	Kieran	Deed	16 00
1-2-3-4	17		R J Hart	"	64 00
11-12	31		Morris	"	40 00
5-6	15		Thorn	"	32 00
	11	19	McLain	"	16 00
3-4	14		Stable Decker		30 00
1-2	11		S B Hayes	Deeded	49 50
7-8	10		W W Wood	1/3 Cash 1/3 1 yr 1/3 2 yrs	30 00
	7	27	Attanson	1/3 " 1/3 " 1/3 "	35 00
	1	30	" "	" " " "	35 00
	1	4	Morris Cain	" " " "	25
9-10	4		E G Godfrey	" " " "	30 00
11-12	10		W H Thorn	" " " "	35 00
	2	18	A Stokes	Cash	27 50
9-10	10		W H Wood	1/2 Cash 1/2 1 year	20 00
1-2-3-4	10		L A Kent	Special Rate Terms.	64 00
5-6	11		A H Hartland	1/2 Cash 1/2 1 year	32 00
11-12	4		Catholic Church Society		
1-2	29		J M Gilman	Deeded	40 00
3-4	29		Phileppa		10 00
5-6	29		O P Baker		40 00
	4	30	Blackman & Sons		20 00
	12	19	Rob White		
9-10	28		R H Gilson	1/2 cash 1/2 year-	50 00
7 & 8	19		Range	Deeded	16 00
	2	14	T D Hart		



This book presented to C.H. Larkington  
by Jessie Hull - shortly after her Father -  
Joel Hull died - and given to J.C. Larkington  
by his Father - C.H. Larkington - about 1940 -  
loaned to Kearney County Museum by  
J.C. Larkington - 1946