

ESTABLISHED 1872.

# Waddell Investment Company,

INVESTMENT BANKERS.

921 BALTIMORE AVE.,

KANSAS CITY, MO.

THIRTY-SIX YEARS IN THE NEGOTIATION OF FARM AND CITY MORTGAGES,  
DEBENTURE AND MUNICIPAL BONDS.

## Real Estate Mortgages

OCTOBER 1, 1908.

The mortgages listed herein pay five (5) per cent interest annually or semi-annually as herein stated, and are offered subject to prior sale at par and accrued interest. It will be well in ordering to use the numbers, expressing a first and second choice. Orders may be wired at our expense.

All mortgages are sold on the understanding that purchasers may return them within 30 days if upon investigation they are not found satisfactory. We look after payment of interest, taxes and principal, and remit to any point in this country without charge. *Annual interest loans will be remitted for semi-annually on request.*

We also furnish our Registered Secured Certificates in any denomination desired, being the obligation of our Company and additional security of first mortgages on Real Estate of such character as are described herein; and presentable for payment, if desired, after two years. Interest payable semiannually by check, in such months as the investor may designate. Special circular with letters from investors who have tested them, will be mailed on request.

Total amount loaned, about	- - - -	\$10,000,000.
Loans outstanding, about	- - - -	\$ 2,000,000.

10612 \$ 500 Due July 1, 1915. Annual Interest.

This little loan covers 120 acres of good, rich, sandy loam land, 7 miles from a good town in McIntosh County, Oklahoma. 80 acres are in cultivation and the remainder is all tillable. This farm is all fenced, has a well, but the other improvements do not amount to much. The money is borrowed to make additional improvements on the land, which is valued, as it now stands, at \$3,000.

10635 \$ 600 Due January 1, 1914. Annual Interest.

This little loan is secured on 160 acres of good land, 3½ miles from a railroad station in Kiowa County, Oklahoma. It is all tillable but 10 acres; 90 acres are in cultivation. The farm is fenced, has a well, no orchard as yet, and the buildings amount to but little. The money is borrowed to make additional improvements upon the land. As it stands, it is valued at \$3,500.

10645 \$ 600 Due July 1, 1915. Semi-Annual Interest.

This little loan was made to take up one of \$800, given for part purchase, and covers 80 acres of good land, about 10 miles from a good town in McIntosh County, Oklahoma. 70 acres are in cultivation; the remainder is in hog pasture. The improvements consist of fence, well and small buildings. The owner has a large amount of personal property and stands well. The land is valued at \$1,500.

10147 \$ 700 Due June 1, 1912. Annual Interest.

This loan was made for \$900, but \$200 has been paid since. The security is 160 acres of good, dark brown loam land, 4½ miles from railroad station in Comanche County, Oklahoma. 120 acres are bottom land. This property is all fenced and cross-fenced, over 800 rods in all. There is no untillable land. There is a good well and a little house of no value particularly. The land is all tillable but only 5 acres has yet been in cultivation. The parties are just beginning to improve the land. The value as it now stands is \$2,500.

10667 \$ 700 Due August 1, 1913. Semi-Annual Interest.

This little loan covers 80 acres of good land, 5 miles from a railroad station in Alfalfa County, Oklahoma. 70 acres of it is bottom land and the remainder upland. It is all tillable, 75 acres being in cultivation. The farm is fenced, has a well and a little frame dwelling house. There is no orchard, as yet. Our examiner says this is an unusually fine piece of land and would sell for \$3,000 at this time.

10100 \$ 750 Due June 1, 1912. Semi-Annual Interest.

For security we have a mortgage upon 80 acres of black loam valley land, 4½ miles from a good town in Montgomery County, Kansas, 65 acres in cultivation and the remainder, in pasture, is tillable land. The farm is fenced with hedge. It has a nice little orchard and very fair buildings consisting of 1½ story house, stone and frame barn, etc. The money is borrowed partly to finish paying for the land. We have known the borrower for 20 years. The property is valued at \$2,000.

10638 \$ 800 Due July 1, 1913. Semi-Annual Interest.

The loan is upon 80 acres of good land, 2 miles from the County Seat of McIntosh County, Oklahoma. 65 acres are in cultivation and the remainder is tillable with the exception of about 5 acres along the creek. This land is all fenced, has a well and small buildings of no great value. The owner has a large amount of personal property and has been getting ahead. This land raises cotton and corn and is valued at \$2,000.

9846 \$ 1000 Due December 1, 1916. Annual Interest.

This loan was made for \$1,100, and \$100 has been paid. The security is 160 acres of good black and red soil, seven miles from a railroad station in Comanche County, Okla. About 50 acres of this land is grass land. The remainder is good tillable land and 60 acres are in cultivation. This farm is fenced and cross-fenced and has small buildings of no great value. The money is borrowed to finish paying for the land. The owner has quite a large amount of personal property, and is considered prosperous. The land is valued at \$3,150.

10605 \$ 1000 Due June 1, 1915. Semi-Annual Interest.

The security is 80 acres of dark, loam land, 1 1/4 miles from town in Howell County, Missouri. Half of the land is bottom; 77 acres are in cultivation. The improvements consist of fencing and cross-fencing, an apple orchard of 40 acres and small buildings. We have known the borrower 20 years. He stands well. The property is valued at \$3,000.

10570 \$ 1000 Due May 1, 1913. Annual Interest.

The security is 160 acres of fine upland, 3 1/2 miles from a railroad station in Caddo County, Oklahoma. Half of the land is in cultivation, the remainder is in pasture and is all tillable. The improvements consist of fencing, well, a little orchard and very comfortable farm buildings. The money is borrowed to make some additional improvements. We have known the borrower six years and he has a good reputation. The land is valued at \$5,000 and examiner's report says "good for a loan of \$1,500 any time."

10521 \$ 1100 Due April 1, 1913. Annual Interest.

This mortgage is upon 160 acres of sandy loam land, 5 miles from a railroad station in Kiowa County, Oklahoma. 125 acres are bottom land, the remainder upland. One-half of the land is in cultivation and the remainder in pasture. This land is fenced and cross-fenced and has very good buildings valued at about \$1,200. It is well watered by wells and creek and has a small orchard. The property is valued at \$3,500.

10643 \$ 1200 Due July 1, 1915. Semi-Annual Interest.

This loan is upon 120 acres of first-class prairie land, about 9 miles from a good town in McIntosh County, Oklahoma. 73 acres are in cultivation and the remainder is tillable. It is all fenced, has a well and small buildings of no great value. We have known this borrower for 12 years and he is considered prosperous. The farm is valued at \$3,200.

10201 \$ 1200 Due July 1, 1912. Annual Interest.

This is an extension of a loan of the same amount, on which the interest has always been most promptly paid. The security is very desirable. It covers 177 acres of good land, 3 miles from the county seat of Canadian County, Oklahoma. All but 15 to 20 acres is tillable. There is 2 1/2 miles of fencing, well, small orchard, frame house with additions, barn, etc. This farm was valued at \$3,000 when the loan was made and is worth nearer \$5,000 now.

9820 \$ 1200 Due November 1, 1911. Annual Interest.

This loan was made for \$1,400 and has been reduced to present amount by a payment of \$200. Our security is 160 acres of good land, 13 miles from a railroad station, but less than a mile from a cotton gin and 1 1/2 miles from a school house in Caddo County, Oklahoma. It is all good tillable land and 85 acres are now in cultivation. It is well watered, small orchard, is fenced and has small buildings. The owner has a large amount of personal property and owns other land. He is just buying this property for \$3,200 and our mortgage is for part of the purchase price. The property is valued at \$3,500.

10368	\$ 1300	Due October 1, 1912. Annual Interest.	The security is dark mulatto loam land, a farm of 160 acres, 8 miles from a railroad station in Garfield County, Oklahoma, half in cultivation, the remainder in prairie grass, all of which, with the exception of 4 acres, is suited to plow. This farm is fenced, has good well and springs, orchard of 2 acres and small farm buildings. The owner has considerable personal property and is in very fair condition. The land lies in a choice section of the country and grows corn and cotton, having a fine crop of cotton on it this year, and is valued at \$4,000.
10379	\$ 1400	Due November 1, 1912. Semi-Annual Interest.	The farm securing this loan consists of 80 acres of good land, adjoining a railroad station in Canadian County, Oklahoma. It is all tillable and has 60 acres in cultivation, the remainder in prairie grass. It is watered by a well. It is fenced and has very fair buildings, consisting of a frame dwelling house with additions, frame stable and granary. The borrower is just buying this property for \$3,500. This loan is made to assist in paying the balance of the purchase price.
10611	\$ 1400	Due June 1, 1918. Annual Interest.	This mortgage is upon 164 acres of rich, dark loam land about 7 miles from a good town in Caddo County, Oklahoma. 70 acres are in cultivation and the remainder is in grass, all being tillable but about 5 acres along a ravine. The farm is fenced, has an orchard of about 3 acres of various fruits and small buildings comprising a house of good size, a barn and other outbuildings. The owner has a fair amount of personal property and borrows this money to pay off a mortgage which was given as part of the purchase price. The farm is valued at \$6,000.
10091	\$ 1425	Due April 1, 1912. Semi-Annual Interest.	The security is 160 acres of good land, 2 miles from a railroad station in Canadian County, Oklahoma. One-half is in cultivation and the remainder in prairie grass, of which about 50 acres is too rough for the plow but is good pasture land. The improvements consist of over 2 miles of fence, a well with windmill and small house, granary and other outbuildings. We have known the borrower for 5 years and her reputation is good. The property is valued at \$3,600.
10606	\$ 1500	Due September 1, 1913. Semi-Annual Interest.	This loan was \$1,800 and \$300 has been paid. Our loan is upon 160 acres of dark, chocolate loam upland, 8 miles from a railroad station in Grant County, Oklahoma. 120 acres are in cultivation, and of the remainder in pasture, about 5 acres are not suited to plow. The improvements consist of small buildings, a well and the material is now on the ground for fencing the entire farm. The money was borrowed to complete the purchase price of the farm, which is \$4,000. It is a choice agricultural district and is valued at \$3,750.
9861	\$ 1500	Due December 1, 1911. Annual Interest.	This loan was made for \$1,600. For security we have a mortgage upon 160 acres of good land 4½ miles from a railroad station in Comanche County, Oklahoma, 120 acres being bottom land and 40 acres upland. It is all tillable, 60 acres being now in cultivation. The farm is improved with fencing and cross-fencing, a well and good buildings, costing \$1,400. The owner has considerable personal property and is borrowing the money to make final payment on his farm, which is valued at \$4,000.
9703	\$ 1600	Due September 1, 1911. Semi-Annual Interest.	This loan was made for \$1,800. \$200 has been paid. The security is 160 acres of good land, 1½ miles from a railroad station in Grant County, Oklahoma. It is all tillable but 5 acres. 130 acres are in cultivation. It is fenced, has a small orchard, well and the usual assortment of farm buildings. Our loan was made to assist in taking up a loan of a larger amount. Our examiner made a very careful examination of the property and reports that it would sell from \$4,000 to \$4,500.
10389	\$ 1600	Due October 1, 1912. Semi-Annual Interest.	This mortgage is upon 160 acres of dark, rich sandy loam land, only 1½ miles from a railroad station in Comanche County, Oklahoma. It is all tillable, 40 acres of it now being in cultivation. There are no improvements on this land other than a small house of no great value. The money is borrowed to make improvements. The property cost the borrower \$3,100 six months ago and since that the purchaser has broke out part of the land and is getting ready to further improve. This is the very richest kind of bottom land and lying so near town, has a value of \$4,000.

10655 \$ 1700 Due July 1, 1913. Annual Interest.

Our loan is upon 153 acres of black loam upland, 1 mile from a railroad station in Jackson County, Oklahoma. This farm is all fenced and cross-fenced. It is all tillable. 120 acres are now in cultivation and the buildings are extra good, there being an 8-room frame house and several small houses, a barn of good size and other outbuildings; all of them being new. The applicant has lived on this farm 10 years and has made the improvements himself. It is valued at \$5,500. Our examiner says it would be good security for \$2,500.

10202 \$ 1800 Due September 1, 1912. Semi-Annual Interest.

This security is a fine farm five miles from a railroad station in Garfield County, Oklahoma. 100 acres are in cultivation and the remainder is in prairie grass with the exception of 5 acres which are in timber and used for pasture. This farm is all fenced and cross-fenced, has good well and fine water, an orchard of about 2 acres, small frame house, with stable, granary, etc. This is a choice location, and the land is valued at \$4,500.

10554 \$ 2000 Due May 1, 1915. Semi-Annual Interest.

This loan is secured by a deed of trust upon 260 acres of dark loam land, 6 miles from a railroad station in Webster County, Missouri. It is all upland. 115 acres are in cultivation, the remainder is in pasture, of which 25 acres is timothy and clover. This land was formerly all timber land, and there is still 100 acres of timber on it. About 20 acres would not be suited to the plow. The improvements consist of fencing, a large orchard, there being over 3,500 trees and good buildings insured for \$500. The farm is watered by springs and a well. The owner has a considerable amount of personal property, and the orchard of 3,000 trees bearing gives him an income, apart from the farm land. We have known the borrower 20 years. The farm is valued at \$6,000.

10546 \$ 2000 Due May 1, 1915. Semi-Annual Interest.

This loan was made for \$2,500, and \$500 has been paid. The security is a trust deed upon 200 acres of dark, sandy loam, 8 miles from a railroad station in Barton County, Missouri. 150 acres are in cultivation and the remainder, with the exception of 5 acres, is tillable. The improvements consist of fencing and some cross-fencing, a small orchard, wells and very good farm buildings, such as house, barn, etc. The money is borrowed to further improve the farm, which is valued at \$3,000.

9858 \$ 2500 Due December 1, 1913. Annual Interest.

As security for this loan we have a deed of trust upon 160 acres of good land, 3 1/4 miles from the county seat of Christian County, Missouri. One-half of this is upland, and the remainder valley land. 150 acres are in cultivation, of which 70 acres are in clover and timothy. There is no untillable land. The improvements consist of fencing, wells, good sized orchard and very good buildings, which are insured for \$800. The owner has considerable property and is borrowing the money to finish paying for part of the property. The remainder he has owned for about 20 years. This farm is valued at \$9,000 and is choice security.

10650 \$ 3000 Due September 1, 1913. Semi-Annual Interest.

The security is 320 acres of black sandy loam land, 2 1/4 miles from a railroad station in Garfield County, Oklahoma. This is a highly improved farm, 200 acres being in cultivation; 35 acres of it being in alfalfa. The farm is well fenced, is watered by well and two creeks, has an orchard of 4 acres and extra good buildings, having a good sized house and barn, granary, etc. Only 15 acres of this land is untillable, and that is included in the pasture. The money is borrowed to complete the purchase price, which was \$8,000.

10113 \$ 3000 Due May 1, 1912. Annual Interest.

The loan was originally made for \$3,500, with a note of \$500 due May 1, 1908, which has been paid. The security is 320 acres of No. 1 land, twelve miles from a railroad station in Caddo County, Oklahoma. 180 acres are in cultivation and the remainder is in prairie grass. All of it is tillable. The improvements consist of fencing, small orchard and comfortable farm buildings, there being a house 36x28, barn 16x76 and other small buildings. The applicant has a large amount of personal property and is considered prosperous and prompt. This farm raises corn and cotton and other crops. In 1906 it raised 4,500 bushels of corn and 23 bales of cotton. The land is valued at \$10,000.

10286 \$ 5000 Due August 1, 1912. Semi-Annual Interest.

This security covers a body of land consisting of 680 acres, 8 miles from a railroad station in Pottawatomie County, Oklahoma. 150 acres are upland and 530 acres bottom land, of which 240 acres are in timber. All excepting 40 acres in grass, would be tillable. The land is a rich soil, and lies well. The entire farm is fenced and cross-fenced, and is watered by wells, ponds and creek. The orchard comprises 7 acres. The buildings consist of a good frame house 1 1/2 stories high, several other small houses, barn, granary, etc., to the value of about \$2,000 and insured for \$1,000. The borrower paid \$10,500 for the property five years ago. His reputation is first-class and he has been prosperous. The property is valued at \$16,000.