

PROSPECTUS
OF
The
Grand Encampment Town
Company

OF
CARBON COUNTY, WYOMING.

A NEW CITY.
A NEW RAILROAD.
A NEW MINING CAMP.



CHARLES W. FREEMAN,
VICE-PRESIDENT AND GENERAL AGENT.

OFFICE OF
THE GRAND ENCAMPMENT TOWN CO.
ROOM 20 FIRST NATIONAL BANK BUILDING,
COLORADO SPRINGS, COLO.

PROSPECTUS

OF

The Grand Encampment Town Company,

OF
CARBON COUNTY, WYOMING.

Capital Stock. \$400,000.

Fully Paid and Non-Assessable.

Par Value \$1 per Share.

A NEW CITY.

“Cities are not great, except as men may make them ;
Men are not great except they do and dare ;
But cities, like men, have destinies that take them,
That bear them on not knowing why or where.”

Phenomenally rich deposits of gold, copper and lead in greater and more generous quantities than any other mining camp on the American continent, just discovered in the Grand Encampment Mining District. Thousands of tons of rich ores already on the dumps ready to meet a standard gauge railroad that is to have its terminus on the new town site of GRAND ENCAMPMENT, WYOMING.

LOCATION.

The location of GRAND ENCAMPMENT is in the Grand Encampment Mining District, sixty (60) miles south of Rawlins, Wyoming. It is being laid out and platted on the north bank of the Grand Encampment river, where the North and South Forks join. The Grand Encampment Mining District is seventy-five miles square, in Carbon County, Wyoming.

WATER FACILITIES.

The North Fork of the Grand Encampment River is a stream, at low water season, of from forty to sixty feet in width, and from two to three feet in depth. The South Fork is larger.

Below the junction of these two streams and just opposite the new city of GRAND ENCAMPMENT the river is from seventy-five feet to one hundred and twenty-feet in width, at low water, and from three to nine feet in depth, and abounds with trout, weighing from one and a half pounds to three pounds. A large canal has just been completed by the promoters of the new town company, taking water from the North Fork of the river and bringing it onto a mesa, foot hill, some half a mile to the west of the new town and one hundred and sixty-three feet above the central portion of the city.

DESCRIPTION OF LOCATION.

The Sierra Madra mountain range is directly to the west and south of the new town.

In looking to the southeast from the town site, to the south, to the southwest, to the west and to the northwest, the mastodon rocks of nature's masonry rise above the valley, and the new city, above the foot hills, above the timber line, above the clouds, until their hoary crests are enshrouded in almost perpetual snow.

Imagine the "new crescent moon" having fallen down and resting on its side forming a range of mountains and bending from the north in a southerly direction and then around to the east.

Near the center of the convex side of this curve is the new city of GRAND ENCAMPMENT, WYOMING.

Gashed through this mountain, directly to the west is a precipitous canon, through which flows in a perfect torrent, the waters of the North Branch of the Grand Encampment river, while directly south of the new city is another abrupt opening, through which flows the waters of the South Fork of the river, none the less turbulent or swift. These two streams of water unite near the northwest corner of the new town site and flow in an easterly direction about one mile, then to the north about the same distance, encircling on two sides the new town, then angles to the northeast a distance of some seven (7) miles through the basin of the Grand Encampment valley and empties into the Platte river.

ASSETS OF THE GRAND ENCAMPMENT TOWN COMPANY.

The Town Company owns 3040 acres of land in this vicinity. They are now obtaining patent on 1080 acres where the new town is building.

It also owns a large irrigating canal that brings an almost inexhaustible supply of purest water onto a plateau 163 feet above the new town, while laterals from the main ditch already bring purling brooklets of purest water onto the town site and on either side of every street of this "Gateway City," to perhaps the greatest mineral deposit ever discovered on the American Continent—Cripple Creek and Klondike not excepted.

The directors of the GRAND ENCAMPMENT TOWN COMPANY have officially authorized the platting of 6,000 lots. The lots are 25x100 feet in size, and all streets, avenues and boulevards are uniformly 100 feet in width.

ESTIMATED ASSETS OF THE COMPANY.

6,000 Town lots at \$30 each	\$180,000
2,400 acres of land surrounding the new city, at \$30 per acre.....	72,000
Franchise for water works, also for power, light and heat.....	100,000
Canal, already completed.....	48,000
	\$400,000

From the foregoing estimate it will be seen that the 400,000 shares of the GRAND ENCAMPMENT TOWN COMPANY—par value \$1.00 per share—is intrinsically worth \$400,000 at first cost, while the selling price of the company's holdings is much in advance of the foregoing estimate.

PRICES AT WHICH WE EXPECT TO SELL LOTS.

1,000 lots at \$ 50 each.....	\$ 50,000
1,000 " " 75 "	75,000
1,000 " " 100 "	100,000
500 " " 250 "	125,000
500 " " 500 "	250,000
200 " " 1,000 "	200,000
200 " " 2,000 "	400,000
4,400	\$1,200,000

As a matter of fact, THE GRAND ENCAMPMENT TOWN COMPANY owns 6,000 lots, or 1,600 lots more than is figured in above estimate.

The above "Estimated Selling Price" is about twenty-nine per cent. lower than lots in Cripple Creek, Colo., actually sold for, in cash, nevertheless, the above estimate for 4,400 lots gives us \$1,200,000, thus guaranteeing to the stockholders, if the town lots are sold at not less than above prices, a value of \$3 per share for their stock.

In addition to the town lots as an asset the town company owns 2,400 acres of land surrounding the new city, also a large irrigation canal, already completed, together with valuable water rights also the franchise for water works, to say nothing of an almost limitless water power for domestic, mechanical and other uses.

The 1,600 town lots not accounted for in the foregoing "Estimated Selling Price" will be given away as a BONUS to FIRST PURCHASERS of stock in THE GRAND ENCAMPMENT TOWN COMPANY.

PROPOSITION TO A LIMITED NUMBER

WHO WILL BE GIVEN AN OPPORTUNITY
TO PURCHASE STOCK IN

The Grand Encampment Town Company.

The following proposition has, in our opinion, never been equaled and certainly never surpassed in point of safety and desirability to the investor. Indeed, it is the same proposition which the founders and promoters of this new company are accepting for themselves.

WE PROPOSE TO DISPOSE OF A LIMITED AMOUNT OF STOCK AT 33 1-3 CENTS PER SHARE, BUT WHICH IS INTRINSICALLY WORTH \$3 PER SHARE, AS SHOWN BY THE ABOVE "LISTED SELLING PRICE" OF LOTS, AND IN ADDITION WILL GIVE A WARRANTY DEED AND ABSTRACT OF TITLE TO FOUR (4) LOTS IN THE NEW TOWN WITH EACH \$100 INVESTED IN STOCK.

A DIVIDEND-PAYING STOCK.

The promoters of THE GRAND ENCAMPMENT TOWN COMPANY propose to commence paying a dividend 1c. to 2c. or 3c. per share per month, at the earliest possible date, which they expect will be within six months' time.

We firmly believe from the general stampede that is now being made into the GRAND ENCAMPMENT Mining District from Cripple Creek and other mining camps of Colorado, Utah, Montana and California, to say nothing of the great influx of people from the Western Middle, West and Eastern states that the town of GRAND ENCAMPMENT, Wyoming, will within two years have a population of 15,000 to 25,000 people.

Indeed, we have potent reasons to believe that the history of Cripple Creek, Colo., will here be repeated; growing within a period of two or three years' time from a single miner's cabin to a metropolitan city of the second class.

FIRST REASON.

It will be the terminus of the Union Pacific Railroad into the GRAND ENCAMPMENT mining district, also of the Chicago, Burlington and Quincy, and Midland Railroads.

SECOND REASON.

It is the "Gateway" and absolutely the only gateway into one of the richest, if not the richest, mineral deposits on the American Continent, for both lode and placer mining—the camp of Cripple Creek and Alaska's Klondike not excepted.

THIRD REASON.

It is in the midst of and tributary to one of the greatest agricultural and stock raising districts to be found in the United States.

FOURTH REASON.

The promoters have already constructed a large irrigating canal bringing almost a limitless supply of water onto a beautiful plateau about one-half a mile away to the west and by actual measurement 163 feet above the townsite. Water is not only the "God of the Harvest," but is also indispensable in the building of a new city in order that perfect sanitary conditions may be secured.

FIFTH REASON.

The practically limitless supply of water guarantees both water and electric power at the lowest minimum cost. Not only to supply the young city's needs for street railways, lighting, heating and other practical uses such as mills, smelters, reduction works and other mechanical purposes, but will also enable wires to be laid into the adjacent mountains for lighting up the shafts and tunnels and furnishing the power to drive the miners drills.

SIXTH REASON.

Great boulder rocks weighing as much as (7) seven tons show values as high as \$3,512 per ton in gold, while mammoth leads and veins of copper 61 per cent. pure rise up out of the mountain sides in great dykes, like stone walls or fences easily traceable for miles in extent.

Immense veins of Galena 54 6-10 per cent. pure lead 14 feet wide on the surface and innumerable veins of gold ores that run from \$42 per ton to \$316 per ton from the grass roots. Assays of silver as high as \$10,470 per ton at present price of mineral, also some of the richest placer "diggings" ever discovered on the American continent, all of these are certainly quite enough to guarantee the supremacy of the GRAND ENCAMPMENT MINING DISTRICT of Carbon County, Wyoming.

SEVENTH REASON.

This mining district has three times the area of the Cripple Creek district, and prospectors claim, from 100 to 300 per cent. better showing on the surface. The entire mineral belt reaching from Hahn's Peak to Battle Lake, including Whiskey Park, North Park and Purgatory Gulch, are all tributary and easily accessible from the new city of GRAND ENCAMPMENT. While the agricultural and stock raising resources in the valleys surrounding are within themselves—to say nothing of the mountains that are fairly bursting with leads of copper, veins of lead and deposits of rich gold ores—sufficient to support a city of from 15,000 to 25,000 people.

CONCLUSION.

In addition to the foregoing we might add that not only is coal and timber found here in abundance but also just west of this "Gateway City," within piping distance, are oil and gas wells of vast extent, not surpassed in point of excellence, even by the famous wells of Pennsylvania or Ohio.

With all these natural resources and marvelously rich deposits of precious metals in the surrounding hills, and the building of a railroad into the new city and making it a terminus—the preliminary steps having already been taken—it surely is not unreasonable to prophesy that stock in THE GRAND ENCAMPMENT TOWN COMPANY, which you can now purchase for 33½c per share will, within two (2) years' time, be selling at from \$3.00 to \$4.00 per share.

Remember also that parties purchasing stock under this very superior proposition will receive a warranty deed and abstract of title to four (4) town lots for each \$100 they so invest.

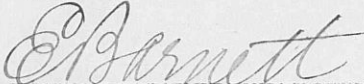
Lots in Cripple Creek, Colorado, that at first sold for from \$50 to \$100 each, doubled and quadrupled in price within thirty to sixty days, and within one year sold at from \$1,000 to \$5,000 each and to-day are held at figures far in advance of these prices.


"History repeats itself."

Very respectfully,

THE GRAND ENCAMPMENT TOWN COMPANY,

ATTEST :


Secretary.

By 
President.

ROOM 20, FIRST NATIONAL BANK BUILDING.
COLORADO SPRINGS, COLORADO.



GENERAL OFFICE
OF
The Grand Encampment Town Company,
(INCORPORATED.)

OFFICERS

WILLIS GEORGE EMMERSON, PRESIDENT.
CHARLES W. FREEMAN, VICE-PRESIDENT.
D. N. HEIZER, AUDITOR.
BERNARD MCCAFFREY, TREASURER.
E. BARNETT, SECRETARY.

OHAS. W. FREEMAN, GEN'L AGENT,
JAMES G. MACFARLANE, RESIDENT DIRECTOR AND CITY ENGINEER.
GRAND ENCAMPMENT, CARBON COUNTY, WYOMING.

Capital Stock, \$400,000.

FULLY PAID AND NON-ASSESSABLE.

O. E. HEIZER, LOCAL AGENT,
ENCAMPMENT P. O., CARBON CO., WYO.

DIRECTORS

CHARLES W. FREEMAN.
JAMES MACFARLANE.
OHAS. O'CONNELL.
WILLIS GEORGE EMMERSON.
D. N. HEIZER.

Colorado Springs, Colo., Feb. 1/98.,

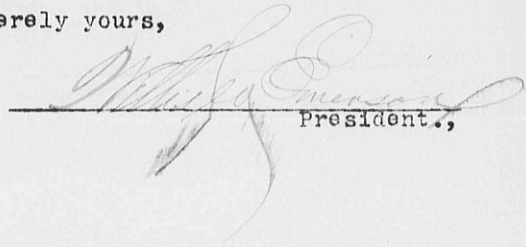
Mr. Daniel Offord,
C/o Printer's Home,
Colorado Springs, Colo.,

My Dear Sir:

Enclosed herewith please find Warranty Deed and
Abstract for lots Six (6) to Nine (9) Block Eighty-three (83), Grand
Encampment, Carbon Co., Wyo.,

Kindly acknowledge receipt. Send the deed for record to D. T.
Dunlap, Rawlins, carbon Co., Wyo., together with \$1.50, recording fees.,

Very sincerely yours,



President.,

Deed sent 2/2/98.

STATE OF WYOMING, }
COUNTY OF CARBON, } ss.

I, _____, the owner of (or agent, etc., as the case may be), do solemnly swear (or affirm) that the above and foregoing listed property is a full, true, correct and complete list of all of each and every kind of property owned by me or under my control as agent or otherwise, and that I have not in any manner failed or neglected to list for taxation for the year 1911 all of each and every kind of property of which I am the owner or of which I have control as agent, guardian, administrator or otherwise in the County of Carbon, State of Wyoming, and that I have not in any way or manner committed at any violation or evasion of the requirements of law in relation to the assessment of property for taxation, and that I have truly answered all questions touching my qualifications for jury service. So help me God.

Subscribed in my presence and sworn to before me this _____ day of _____ A. D. 1911.

(Sign here)

By _____ Deputy Assessor.

County Assessor.

SCHOOL DISTRICT NO. _____

1911

ASSESSMENT SCHEDULE
OF
REAL AND PERSONAL PROPERTY
OF

IN CARBON COUNTY

Total Real Property	\$		
Total Personal Property			
Total Valuation			
Road Poll			
School Poll			
Raised			
Lowered			
Corrected Valuation			

Assessment Schedule for Carbon County, Wyoming, for 1911

Name David Offard Postoffice Address Mt. Lebanon W. Y. School District No. 18

QUALIFICATIONS FOR JURY SERVICE.

1. What is your age?
2. Where do you reside (precinct)?
3. How long have you resided in Wyoming?
4. How long have you resided in Carbon County?
5. How long have you resided in precinct?
6. Where were you born?
7. Are you a naturalized citizen?
8. Have you declared your intention to become a citizen of the U. S.?
9. What is your occupation?
10. Can you read and write the English language?

NUMBER OF ADULTS		CHILDREN UNDER 21		REMARKS:
Male	Female	Male	Female	

REAL PROPERTY.

Class No.	Classification	Sec.	Twp.	Range	Acres	Value
1	Irrigated Lands—Cultivated..					\$
2	Irrigated Lands—Uncultivated					
3	Dry Farming					
4	Grazing					
5	Coal					
6	Timber					
7	Mineral					
Total						\$

IMPROVEMENTS ON LANDS		\$	\$
Buildings			
Two-wire Fence			
Three-wire Fence			
Four-wire Fence			
Pole or Other Fence			
Total Value of Improvements		\$	\$

TAXABLE IMPROVEMENTS ON LANDS		\$	\$
NOT TAXABLE		\$	\$
.....			
Total		\$	\$

TOWN LOTS				Value
Town or Addition	Lot	Block		\$
<u>Encampment</u>	<u>669</u>	<u>83</u>		<u>80 00</u>
Total Value Town Lots				\$

IMPROVEMENTS ON TOWN LOTS		\$
.....		
Total Value of Improvements on Town Lots		\$
Total Value of Real Property		\$ <u>80 00</u>

(OVER)

PERSONAL PROPERTY.

Class No.	Description	Number	Value
CATTLE			
1	Bulls and Purebred Cattle, Calves Coming Yearlings	@ \$20.00	\$
2	Bulls and Purebred Cattle, Yearlings and Over	@ 50.00	
3	Cattle, Calves Coming Yearlings	@ 12.00	
4	Cattle, Yearlings and Over	@ 25.00	
5	Dairy Cattle, all Ages	@ 30.00	
SHEEP			
1	Bucks and Thoroughbred Sheep	@ \$ 8.00	
2	Sheep, Lambs Coming Yearlings	@ 2.50	
3	Sheep, Yearlings and Over	@ 3.50	
HORSES			
1	Purebred and Thoroughbred Stallions ..	@ \$300.00	
2	Purebred Mares and Grade Stallions ..	@ 150.00	
3	Carriage Horses, Driving, High Grade Mares, Heavy Draft Horses	@ 125.00	
4	Common Unbroken Horses and Mares ..	@ 30.00	
5	Ranch, Work, Dray and Livery Horses @	65.00	
6	Saddle Horses and Cow Ponies	@ 40.00	
7	Shetland Ponies	@ 20.00	
MULES AND ASSES			
1	Large Jackasses Used for Breeding Purposes	@ \$200.00	
2	Heavy Draft Mules	@ 125.00	
3	Ordinary Mules	@ 75.00	
4	Burros	@ 10.00	
SWINE			
1	Pigs, Under Six Months	@ \$2.00	
2	Hogs, Six Months and Over	@ 7.00	
1	Goats	@ 4.00	
Dogs			
Total Value Live Stock			\$

Carriages, Wagons and Vehicles	
Automobiles and Motorcycles	
Farming Utensils and Mechanics' Tools	
Clocks, Watches, Jewelry, Gold and Silver Plate, Precious Stones	
Musical Instruments	
Private Libraries	
Law Libraries	
Household Furniture (\$100 Exempt)	
Capital Employed in Merchandise	
Capital Employed in Manufactures	
Stock and Shares in Corporations, Including Capital and Surplus in Banks	
Other Property Not Herein Enumerated	
Total Value of Personal Property	
Total Value of Real Property	
Total Value of All Property	
Number of Road Polls	
Number of School Polls	

\$ 80 00

Township.....North. Range.....West.

6	5	4	3	2	1
7	8	9	10	11	12
13	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

~~UNITED STATES POST OFFICE~~W. H. WOLFARD, ^{EX}POSTMASTER

ENCAMPMENT, WYOMING

9-20-'19

Sarah Burger
Mt Lebanon, WY

Dear Madam—

Your letter of Mar. 26 to G A Conyers of Rawlins Wyo, has been handed to me, so I venture a reply.

Your letter seeks a purchaser for your lots (6 to 9, block 83). I can not pay very much for two reasons.

First, because property has depreciated so much that many people have quit paying taxes and others are almost giving their property away.

Second, because I am a widower and widowers, you know, are poor excuses. I have bought some of the best lots nearer the center of town than yours are at from \$2 to \$5 each. If you wish to make me a proposition I will be pleased to have you do so. If we can not effect a deal there will be no harm done.

Sincerely
W H Wolfard

REBATE TAX ORDER

No. 1558

Rawlins, Wyoming, October 1, 1919.

Mr. Daniel Clifford Estate

In 1915 there was a levy of .00016 made for the benefit of the "CARBON COUNTY FAIR ASSOCIATION" which our Supreme Court has held to have been UNCONSTITUTIONAL. The amount you are entitled to as a refund in consequence of this decision is

One cent

NOT OVER ONE DOLLAR PER
Dollars

If you are willing to give the "Fair Association" the benefit of this tax please sign the attached assignment and return to me. Otherwise endorse and return to me with your remittance for the BALANCE of your 1919 taxes, so I can close the account, and much oblige.

Yours very truly,

S. P. Puck
County Treasurer.

Be sure to return this
with your remittance

To the Treasurer of Carbon County, Wyoming.

Dear Sir:—

I hereby assign all my right title and interest in the above rebate tax order to the "CARBON COUNTY FAIR ASSOCIATION" and authorize and direct you to place the same to their credit.

Dated _____, 1919.

Signed _____

10,326-E

TAX NOTICE 1919

NO. 2598

10,326 - F

TREASURER'S OFFICE, CARBON COUNTY, RAWLINS, WYOMING, 1919

Daniel Clifford Case Sarah Berger Mt Lebanon N.Y.

The State, County, Municipal and School taxes against the property hereon described in Carbon County for the year 1919 are now due and are payable at my office.

Book No. 2
 Page No. 14
 Line No. 17
 School District No. 18

DESCRIPTION OF LANDS	SEC.	T.W.P.	RNG.	ACRES	VALUE OF REAL ESTATE		VALUE OF IMPROVEMENTS	ASSESSED VALUATION		AMOUNT OF TAX	
								Real Estate		State and County	
<i>Encampment Solo 6th 9. Block 83.</i>							40 00	40 00	40 00		36
											18
											32
											86

AMOUNT OF TAX	
State and County	36
Special School	18
School Bond Int.	
Payment School Bonds	
High School Special	
High School Bond and Int.	
Paym't High School Bonds	
MUNICIPAL TAXES	
General Fund	32
Street and Alley Fund	
Water Bond and Int.	
Sewer Bond and Int.	
Judgment Fund	
Special Assessment	
Road Poll Taxes	
School Poll Taxes	
Delinquent	
Penalty and Int	
TOTAL	86

The Payment of the Taxes on Above Described Property is Acknowledged by our Official Receipt No.

..... Treasurer

DESCRIPTION OF PERSONAL PROPERTY	KIND	NO	VALUE
1st Class			
2nd "			
3rd "			
4th "			
5th "			
6th "			
7th "			
SHEEP			
1st Class			
2nd "			
3rd "			
HORSES			
1st Class			
2nd "			
3rd "			
4th "			
5th "			
6th "			
7th "			
8th "			
9th "			
MULES			
1st Class			
2nd "			
3rd "			
4th "			
5th "			
SWINE			
1st Class			
2nd "			
Gocets			
Dogs			
Carriages and Vehicles			
Axes and Cycle			
Tools, Etc.			
Jewelry, Etc.			
Musical Instruments			
Private Library			
Law Library			
H. H. Furniture			
Cap. in Maise			
Cap. in Manuf			
Stocks and S. in Corp's			
Money and Credits			
All Other Per. Property			
TOTAL			

TAXES Become "Delinquent" Unless Paid on or Before December 31, 1919, and Penalty and Interest Will Be Added as Prescribed by Law
 This Notice Must e Presented When Payment is Made S. PARK, Treasurer and Collector

Box 253
Encampment, Wyo.

Dad sent March 1920

Sarah Burger

Mount Lebanon
Columbin Co

N.Y.



Office of Police Magistrate

W. H. WOLFARD, POLICE JUDGE

Encampment, Wyoming

3-1-'20

Sarah Burger
Int. Lebanon, N. Y.

Dear Madam-

As I did not get a reply from you I had given up the idea of buying your lots but as you have written me such a kind letter I will still give you \$2⁰⁰ each for them. Have bought some near by just as good at \$1⁰⁰ each. I doubt if there is another person in the world who would buy them at any price and pay the taxes. There still are no improvements made but people continue to tear down buildings and move them out of town

If you accept my offer I will send draft or money order as soon as the deed arrives.

Sincerely yours

W. H. Wolfard.

Enclosure \$1⁰⁰ which you can return if you do not accept my offer.

