

The Story of Pipestone County's Percheron Horse Farm

Trava Olivier, 2025

Settlement to Pipestone County began in earnest in the spring of 1878 following a successful harvest the year prior. Late that year, efforts to organize the county were successful and Governor John Pillsbury signed the act that officially recognized Pipestone as a county on January 27, 1879.¹ Many of the earliest settlers to the county took advantage of the Homestead Act of 1862 to claim a 160-acre tract of land under the provisions the act set forth. Others purchased land, some directly from the State, others from land brokers or the railroad. One story of this settlement from Pipestone's early history stands out. That is the story of the Percheron horse farm that once encompassed over 3,000 acres, close to twenty times more than the average homestead, in Troy Township, Pipestone County, Minnesota.²

The first mention of this large farm in the newspaper indicated that Mr. M.M. Ketchum had purchased all of Section 13 in Troy Township, Pipestone County, Minnesota.³ However, a check of land records revealed that information to be inaccurate.⁴ No Ketchum ever owned any of Section 13. Regardless of the exact location, the local newspaper continued to report on Mr. Ketchum's activities on the "large" farm. Just one week later, readers learned Mr. Ketchum received six J.I. Case sulky plows by rail for use on the farm.⁵ He also built a large home that included a cellar and a second floor.⁶ The remainder of the year and how successful the farm operated in its first season was not reported in the local newspapers. Mr. Ketchum appears to have left Pipestone County at the end of the season because the next information located comes from the spring of 1883 when it was reported that Mr. Ketchum had returned to his farm having brought with him a large herd of cattle, teams of horses, and enough men to do the work the farm required.⁷

The summer of 1883 saw continued growth for the farm. A large barn, 50 x 100 feet in size, that required eight rail cars of lumber⁸ and a granary were built.⁹ It was also reported that both oats and barley were planted.¹⁰ Mr. Ketchum again left the county for the winter months, but newspaper

¹ Rose, Arthur P., editor, *An Illustrated History of the Counties of Rock and Pipestone Minnesota*, Luverne, Minnesota: Northern History Publishing Company, 1911, pp.265-271.

² Minnesota, Pipestone County, Tract Books, County Recorder's Office, Pipestone, Digital Images, Pipestone County Recorder, www.idocmarket.com/PIPMN1/Document/Search, accessed 8 February 2025.

³ Untitled article, *Pipestone County Star* (Pipestone, Minnesota), 15 June 1882, page 1, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchives.online, accessed 1 February 2025.

⁴ Minnesota, Pipestone County, Tract Books unpaginated entries arranged by legal land description; see Township 107 North, Range 46 West, Section 13 All, Book H, page 216, County Recorder's Office, Pipestone.

⁵ Untitled article, *Pipestone County Star* (Pipestone, Minnesota), 22 June 1882, page 1, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchives.online, accessed 4 February 2025.

⁶ Untitled Article, *Pipestone County Star* (Pipestone, Minnesota), 27 July 1882, page 1, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchives.online, accessed 4 February 2025.

⁷ Untitled Article, *Pipestone County Star* (Pipestone, Minnesota), 12 April 1883, page 4, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 24 January 2025.

⁸ Untitled Article, *Pipestone County Star* (Pipestone, Minnesota), 12 July 1883, page 3, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 30 January 2025.

⁹ Untitled Article, *Pipestone County Star* (Pipestone, Minnesota), 19 July 1883, page 3, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 1 February 2025.

¹⁰ Untitled Article, *Pipestone County Star* (Pipestone, Minnesota), 6 September 1883, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 6 February 2025.

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accounts revealed that Mr. and Mrs. Ed Wood were hired to manage the site during his absence.¹¹ The local newspaper did not report much on the farm in 1884, though it was learned that Mr. Ketchum had a rail car full of horses sent to aid in the farm work that season.¹² A newspaper article from January 2, 1885, indicated that Mr. Ketchum had a well dug on the farm late in 1884. The well had reached a depth of eighty feet with no water being located. It also indicated that digging had stopped as Ketchum could not locate any men willing to dig at that time of the year.¹³ Ketchum was likely not on the farm while the well was being dug. The *Saint Paul Daily Globe* reported in March 1885 that Mr. M.M. Ketchum had spent the winter in the lumbering regions in Wisconsin and was “home” again for the summer.¹⁴

The first indication that Mr. Ketchum was not the sole owner of this large farm appeared in June 1885 when a portion of the land that comprised the farm was condemned to allow for the construction of a spur of the Cedar Rapids, Iowa Falls, and Northwestern Railroad. The article mentioned the owners of the sections of land in Troy Township that would be affected by the condemnation. Reported as having ownership interests in Section 16 and 17 were the Paine Lumber Company with Mr. Myron M. Ketchum having some interest, though the extent of that interest was reported as unknown.¹⁵ Another check of land records revealed that the Paine Lumber Company owned the land. In fact, Myron Ketchum never owned land in Pipestone County.¹⁶ However, in August 1884, Ida Ketchum, Myron's wife, purchased 560 of the 640 acres of Section 17.¹⁷ She purchased the land from C.N. and George Paine on contract. The land was returned to the C.N. Paine and Company to satisfy the contract in 1886. At the time of the railroad condemnation, Ida Ketchum would have been under contract for the land, not Myron. That contract to purchase was the probable reason Ketchum was reported as having interest, even if the contract was in Ida's name. Continuing the pursuit of land records, it was learned that the Paine family purchased all of Sections 16, 17, 20, and 21 and additional quarter sections of adjoining

¹¹ Untitled Article, *Pipestone County Star* (Pipestone, Minnesota), 22 November 1883, page 3, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 6 February 2025.

¹² Untitled Article, *Pipestone County Star* (Pipestone, Minnesota), 18 March 1884, page 4, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 6 February 2025.

¹³ Untitled article, *Pipestone County Star* (Pipestone, Minnesota), 2 January 1885, page 3, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 7 February 2025.

¹⁴ “Pipestone,” *Saint Paul Daily Globe* (Saint Paul, Minnesota), 28 March 1885, page 7, www.newspaperarchive.com, accessed 15 February 2025.

¹⁵ “Condemnation Notice,” *Pipestone County Star* (Pipestone, Minnesota), 26 June 1885, page 2, digital image held by the Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 7 February 2025.

¹⁶ Minnesota, Pipestone County, Tract Books unpaginated entries arranged by legal land description; see Township 107 North, Range 46 West, Sections 16, Book H, page 223.

¹⁷ Minnesota, Pipestone County, Tract Books unpaginated entries arranged by legal land description; see Township 107 North, Range 46 West, Section 17, Book 135, page 131.

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land between 1883 and 1890. These investments totaled just over 3,000 acres.¹⁸ The family continued to hold all that property until 1896 when about half of the holdings were sold.¹⁹

When looking at who the Paine family was, it was learned that they owned vast timberlands and a lumber company at Osh Kosh, Wisconsin. It is probable that the economic depression in the United States during the 1890s created a cash flow situation for the family that led to the sale of a portion of their Minnesota holdings. It should be noted that the Paine family did not live on the land and merely hired managers for the Pipestone County site.

The above-mentioned land records are very convoluted. Many transactions occurred, often just months apart, that passed the land from C.N. Paine & Company to the Paine Lumber Company and at times to individual members of the Paine family including George M. Paine, Martha Paine (his wife), and Edward R. Paine. It was also owned by the Minnesota Percheron Horse Company of which George M. Paine owned 994 out of 1,000 shares of stock. The other six shares were owned by six men, each possessing one remaining share. Those men were the officers of the Minnesota Percheron Horse Company. More research is needed to understand the financial dealings of the Wisconsin based business and family. While the local press reported on "Ketchum's" farm, land records indicate he was not the owner.²⁰

In looking into Myron Ketchum, it was learned that he was partial owner of the Black River Logging Company located at Eau Claire, Wisconsin. It was incorporated in November 1879 and by March 1880 it was insolvent. It owed the Bank of Fort Madison \$10,000. When Ketchum's partner, who was also responsible for the repayment of that debt, died in 1883, Myron became the sole party required to make restitution to the bank. He filed a lawsuit against the estate of his deceased partner. The case was fought all the way to the U.S. Supreme Court where in 1889 it was ruled that Myron Ketchum had signed for the loans with the Bank of Fort Madison without his partner's knowledge and as such the estate could not be held financially accountable for the debt. Ketchum alone was responsible.²¹ Given this information and the land records that prove he never owned the land; it is probable Ketchum became connected to the rival Paine Lumber Company and was hired to be the manager of the company's land acquisition in Pipestone County.²²

Looking beyond ownership of the farm, it is known that Ketchum remained connected to the farm for several years. In 1886, another article in the local newspaper mentioned his return East to

¹⁸ Minnesota, Pipestone County, Tract Books, County Recorder's Office, Pipestone, Digital Images, Pipestone County Recorder, www.idocmarket.com/PIPMN1/Document/Search, accessed 1 February 2025.

¹⁹ Minnesota, Pipestone County, Tract Books, unpaginated entries arranged by legal land description; see Township 107 North, Range 46 West, Sections 16, 17, 20 and 21 All, Multiple Books and Pages, County Recorder's Office, Pipestone.

²⁰ Minnesota, Pipestone County, Tract Books, County Recorder's Office, Pipestone, Digital Images, Pipestone County Recorder, www.idocmarket.com/PIPMN1/Document/Search, accessed 8 February 2025.

²¹ Bank of Fort Madison v Alden, 129 U.S. 372 (1889), www.supreme.justis.com/cases/federal/us/129/372/, accessed 8 February 2025.

²² Minnesota, Pipestone County, Tract Books unpaginated entries arranged by legal land description; see Township 107 North, Range 46 West, Sections 16 and 17, Book 135, page 131 and page 705.

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check on his logging interests in that region²³ followed by an announcement that the Percheron Horse Stock Company had organized with M.M. Ketchum being one of the “leading men” involved in the company.²⁴ The farm also continued to expand and by late that year two more large barns were erected on what by then was being referred to as the Percheron Horse Farm, owned by the Minnesota Percheron Horse Company.²⁵

In 1887, the connection of the Ketchum family to the Paine family was finally mentioned in the local newspaper, though without knowledge of the Paine family's land ownership, it could have been easily overlooked. The reference mentions a party of people from Pipestone traveling to nearby Lake Benton, Minnesota for a picnic. Among those in attendance were Zada Ketchum, daughter of Myron Ketchum, and Miss Edith Paine, daughter of Edward R. Paine.²⁶ The connection was presented again in September when Mr. and Mrs. E.R. Paine of Milwaukee were reported to have visited Mr. and Mrs. M.M. Ketchum.²⁷

The farm's purpose as a stock farm for purebred Percheron horses was revealed the following year through advertisements that appeared in local newspapers. Those ads not only touted the impressive French bloodlines of the imported horses, but they also revealed that mares could be shipped to the Minnesota farm for breeding purposes. Additionally, choice stallions and work grade horses were advertised for sale.²⁸ An editorial in the October 12, 1888, edition of the *Pipestone County* reported the farm was home to 365 horses.²⁹

It is unclear what led to the departure of Mr. Ketchum from the Percheron Horse Farm but by early 1889, Mr. Theodore Brown was the manager.³⁰ An article from September 1888 revealed that Mr. Ketchum had filed two lawsuits against the Paine Lumber Company in Winnebago County, Wisconsin, where Osh Kosh was located. The suits were based on land dealings between the two parties in Wisconsin dating to 1881 and 1882, prior to the arrival of the Paine family or Myron Ketchum in Pipestone County. Whatever transpired between the two parties prior to their time in

²³ “Pipestone,” *The Saint Paul Globe* (Saint Paul, Minnesota), 15 October 1886, page 5, www.newspaperarchive.com, accessed 20 December 2024.

²⁴ “Pipestone,” *The Minneapolis Journal* (Minneapolis, Minnesota), 18 October 1886, page 2, www.newspapers.com, accessed 20 December 2024.

²⁵ “Pipestone,” *The Saint Paul Echo* (Saint Paul, Minnesota), 15 December 1886, page 4, www.newspaperarchive.com, accessed 20 December 2024.

²⁶ “Pipestone,” *Saint Paul Daily Globe* (Saint Paul, Minnesota) 23 July 1887, page 14, www.newspaperarchive.com, accessed 20 December 2024.

²⁷ “Pipestone,” *Saint Paul Daily Globe* (Saint Paul, Minnesota) 17 September 1887, page 10, (www.newspaperarchive.com, accessed 7 January 2025.

²⁸ “The Season of 1888 Minnesota Percheron Horse Co's Imported Registered Stallions,” *Pipestone County Star* (Pipestone, Minnesota), 23 March 1888, p. 8, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 1 February 2025.

²⁹ Untitled article, *Pipestone County Star*, (Pipestone, Minnesota), 12 October 1888, page 4, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 6 February 2025.

³⁰ Untitled article, *Pipestone County Star*, (Pipestone, Minnesota), 15 February 1889, page 5, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 6 February 2025.

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Pipestone County seemed to culminate in the court system and was a likely cause of Ketchum's departure from the farm.³¹

Under Mr. Brown, the farm expanded beyond raising horses and those expansions garnered more press. An article in May 1889 discussed the dehorning of Hereford cattle on the farm³² and by the fall of the next year the Percheron Horse Farm advertised the sale of purebred swine³³ and a bountiful harvest of oats that would be used as feed throughout the winter for stock on the farm.³⁴

A fire struck the farm late in 1890. How the fire originated was unknown according to newspaper reports but it consumed a building where the hired men slept and their personal property. It also destroyed multiple pig pens and a large granary that contained thousands of bushels of oats, wheat, flax, and other grains. It was reported that losses would be near \$10,000 with only a very small amount of insurance on the property to cover that loss.³⁵

Despite the considerable financial hit the fire caused, the farm continued. Local newspapers reported accounts of members of the Paine family visiting the farm throughout 1891 and continued for several years. The day-to-day business of the farm was not often mentioned in the newspaper. However, the arrival of new purebred horses to the farm was often published with each horse being listed by name. In February 1895, it was announced in *The Daily Star* that Mr. Theo. M. Brown was no longer the manager of the Percheron Horse Farm and that he and his family had moved to Pipestone.³⁶ No reason was given for his departure. While it is unclear exactly when, W.I. Reynolds became the third and final manager of the Percheron Horse Farm within weeks of Brown's departure. An advertisement selling a threshing outfit appeared in the *Pipestone County Star* in June that year which listed W.I. Reynolds as manager of the Minnesota Percheron Horse Company.³⁷

In June 1897, the most comprehensive article located about the Percheron Horse Farm appeared as a reprint from the *Brandon Times* newspaper in Brandon, Wisconsin.³⁸ Mr. E. Reynolds, father to W.I. Reynolds had visited his son at the farm and had written a letter to the editor in his

³¹ Untitled article, *Pipestone County Star*, (Pipestone, Minnesota), 21 September 1888, page 2, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 8 February 2025.

³² Untitled article, *Pipestone County Star*, (Pipestone, Minnesota), 17 May 1889, page 5, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 11 February 2025.

³³ Untitled article, *Pipestone County Star*, (Pipestone, Minnesota), 31 October 1890, page 1, Digital Image, Pipestone County Historical Society, www.pipestone.digitalarchive.online, accessed 20 December 2024.

³⁴ Untitled article, *Pipestone County Star*, (Pipestone, Minnesota), 28 November 1890, page 3, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 30 January 2025.

³⁵ Untitled article, *Pipestone County Star*, (Pipestone, Minnesota), 19 December 1890, page 5, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 30 January 2025.

³⁶ Untitled article, *Pipestone County Star*, (Pipestone, Minnesota), 27 February 1895, page 3. Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 30 January 2024.

³⁷ "For Sale," advertisement, *Pipestone County Star*, (Pipestone, Minnesota), 28 June 1895, page 3, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 1 February 2025.

³⁸ "The Big Farm," *The Daily Star* (Pipestone, Minnesota), 8 July 1897, page 1, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 1 February 2025, reprinted from the *Brandon Times* (Brandon, Wisconsin).

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hometown upon his return. That letter provided great details about the farm. It described the home as being quite large and grand with space for the farm manager's family and some of the hired hands. It described a large barn with an additional wing equally as large. Combined, there was enough space to store 500 tons of hay in the lofts of these barns. The article also revealed that a centrally placed well pumped water into the barns and the home. It described the railroad line that ran through the farm for two miles and mentioned that the Cazenovia station was on the farm as was a "town hall" and two district schoolhouses. It described tenant houses scattered across the land and said that individuals farmed portions of the land on shares with one-third of the harvest being returned to the Paine's granaries. Ten milk cows provided milk and butter for the farm superintendent's family and the workers. Mr. Reynolds also wrote that the farm had one hundred seventy-five hogs, a wide variety of poultry and numerous beef cattle in addition to one hundred sixty horses. It went on to tell that the farm included twenty-five miles of board fence and ten additional miles of wire fence. For that season the farm had four hundred acres of wheat, six hundred acres of oats, three hundred acres of barley, two hundred acres of corn, twenty-five acres of potatoes and seventy-five acres of millet planted with an additional three hundred acres planted to meadow grass. There was also three hundred twenty acres of prairie pasture available for grazing. The granary housed twenty-five thousand bushels of grain and four hundred tons of hay that had been grown on the farm the previous season. Mr. Reynolds concluded his letter to the editor by mentioning the thirty acres of grove that had been planted on the farm and the savings on taxes received from that planting.

From 1897 until 1901 the farm continued to flourish. Multiple mentions of the farm appeared in the local newspapers. Most of those articles mentioned the horses that were purchased from France or other stock farms in the United States and the fine blood lines they brought to the farm. The farm expanded into the sheep business in 1899³⁹ and made other improvements such as painting the "big barn" which was reported to have taken a barrel and a half of paint to cover.⁴⁰

Then suddenly tragedy struck. On August 11, 1901, a thunderstorm passed through Pipestone County. Lightning struck the large barn. Farm superintendent, W.I. Reynolds, was watching the storm and saw the strike and the fire start. He summoned the men, who were able to save the horses and other livestock but the large barn, a second adjoining barn, the sheep barn, and the cow barn were burned to the ground. Also lost were eighty-five tons of hay and thirty-five hundred bushels of oats. It was estimated that the total loss would be more than \$10,000 (just over \$370,000 in 2025).⁴¹ The Paine Lumber Company had only \$4,400 worth of insurance (just over \$163,000 in 2025).⁴² The article that covered the fire also revealed that the Paine Lumber Company had been in negotiations for the sale of the farm to Mr. R.A. Canterbury of Chicago. Canterbury was enroute

³⁹ Untitled Article, *The Pipestone County Star* (Pipestone, Minnesota), 22 September 1899, page 1, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 4 February 2025.

⁴⁰ Untitled article, *The Pipestone County Star* (Pipestone, Minnesota), 14 December 1900, page 5, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 31 January 2025.

⁴¹ CPI Inflation Calculator, www.in2013dollars.com/us/inflation/1901?amount=10000, accessed 15 February 2025.

⁴² CPI Inflation Calculator, www.in2013dollars.com/us/inflation/1901?amount=4400, accessed 15 February 2025.

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to Pipestone to see the farm and close deal when the fire occurred. It was unknown if the sale would proceed or if the barn would be rebuilt.⁴³

A month later that question was answered when the local newspaper reported that Mr. Canterbury had purchased the farm, which consisted of two and one quarter sections of land at that time and was described as one of the largest land sales to have ever occurred in the county. Those two and a quarter sections were equivalent to one thousand, four hundred forty acres. He paid \$65,000, which equates to just over \$45.00 per acre.⁴⁴ Land records reveal a discrepancy in that account of the purchase. Mr. Canterbury purchased all of Sections 16 and 17 but did not purchase a quarter of section 18, meaning the total number of acres purchased was one thousand, two hundred eighty at over \$50.00 per acre.⁴⁵

Mr. Canterbury was a Civil War Veteran from Illinois, a pioneer hardware merchant in Chicago following the war, and later a successful banker with many capitalist interests.⁴⁶ The Paine Lumber Company proceeded to liquidate the livestock- horses, cattle, sheep, and hogs through public auction and private sales.⁴⁷ That same fall, Mr. Canterbury's plans for the land became known when he advertised the rent of the land that would be divided into half section farms.⁴⁸ Mr. W.I. Reynolds, displaced superintendent of the former Percheron Horse Farm, was one of those renters. By the following spring Mr. Reynolds advertised a fine line of Percherons available for stud services.⁴⁹ By that fall, it was learned that he operated as the Reynolds Percheron Horse Company in Troy Township. Several of the horses he advertised were the same horses that the Paine Lumber Company had imported leading to the conclusion that Mr. Reynolds likely bought them at the disbursement sale in the fall of 1901.⁵⁰

Through the season of 1903 until 1906, advertisements appeared every year in local newspapers advertising portions of the former Percheron Horse Farm as available for rent. Mr. Canterbury died suddenly in September 1906. He had been in Pipestone County on business just before his

⁴³ "Percheron Horse Barn Burned," *Edgerton Enterprise* (Edgerton, Minnesota), 15 August 1901, page 1, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 1 February 2025.

⁴⁴ "Percheron Farm Sold," *Edgerton Enterprise* (Edgerton, Minnesota), 12 September 1901, page 2, Digital Image held by the Pipestone County Historical Society, www.pipestone.historyarchive.online, accessed 1 February 2025.

⁴⁵ Minnesota, Pipestone County, Tract Books, County Recorder's Office, Pipestone, Digital Images, Pipestone County Recorder, www.idocmarkt.com/PIPMN1/Document/Search, Index for township 107, range 46, sections 16, 17, and 18, accessed 8 February 2025.

⁴⁶ "Obituary," *The Inter Ocean* (Chicago, Illinois) 20 September 1906, page 5, www.newspapers.com, accessed 16 November 2024.

⁴⁷ "For Sale," *Edgerton Enterprise* (Edgerton, Minnesota), 12 September 1901, page 2, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.com, accessed 1 February 2025.

⁴⁸ "For Rent," *Pipestone County Star* (Pipestone, Minnesota), 15 November 1901, page 7, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.com, accessed 1 February 2025.

⁴⁹ "Notice," *Farmers Leader* (Pipestone, Minnesota), 10 April 1902, page 4, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.com, accessed 1 February 2025.

⁵⁰ "Buys Percherons," *Pipestone County Star* (Pipestone, Minnesota), 28 November 1902, page 1, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.com, accessed 1 February 2025.

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death. It was reported he had left Pipestone on Sunday, returned to Chicago, became ill and died on Wednesday.⁵¹

What happened to this large parcel of land following his death? Probate and land records reveal the conclusion to the story. By the time of Canterbury's death, the farm was being called the "Canterbury Farm in Troy Township" by the local press.⁵² Land records show that two sections of land passed from R.A. Canterbury to Emma Canterbury, his widow. After her death in 1925,⁵³ ownership is shown as a trust for the heirs of Richard A. Canterbury. Mr. Canterbury's Last Will & Testament left Section 16 to his wife and heirs (listed as his wife Emma C. Canterbury and his children Lucy Anne Canterbury Durkes, Leona Susan Canterbury, Richard Charles Canterbury, and Emma Martha Canterbury) with the proceeds from the rent of the property to be divided between them. While the will stipulated what should happen with Section 16, it made no mention of Section 17. By looking at the land records, it can be presumed that the family treated both sections the same. Mr. Canterbury's will stipulated that the land in Section 16 was to remain in trust until five years after the death of the last heir. However, it also allowed that if he had multiple children living fifteen years after his wife's death, the trust could be terminated by a unanimous vote of the remaining heirs.⁵⁴ Because Emma Canterbury died in 1925, according to the terms of the will, the land could be sold beginning in 1940. Two of Canterbury's daughters were still living at that time and the land remained in the trust according to land records. After one of the daughters died in 1941, only one heir remained, daughter Emma. According to the terms of the will, the land could be sold, and it was. Land records reveal that Maurice Mandeville, widow of one of the heirs of the Canterbury estate, became the executor and oversaw the sales. The land was divided into quarter and half-section parcels and sold between 1943 and 1944 where it became multiple privately owned farms.⁵⁵

The story of the Percheron Horse Farm in Pipestone County stands out on multiple levels. First, in terms of prairie settlement, its size far exceeded the typical one hundred sixty acre homestead. Next, its ownership by a wealthy family from Wisconsin for whom this endeavor was a side interest, does not fit the story of the typical settler on the prairie of southwest Minnesota. Finally, that two sections of Pipestone County land, over twelve hundred acres, remained as one large parcel for over sixty years makes the story even more unique to the history of prairie settlement.

⁵¹ "Death of Mr. Canterbury," *Pipestone County Star* (Pipestone, Minnesota), 28 September 1906, page 4, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.com, accessed 4 February 2025.

⁵² "Smallfield Gets Big Farm," *Pipestone County Star* (Pipestone, Minnesota), 2 September 1904, page 1, Digital Image, Pipestone County Historical Society, www.pipestone.historyarchive.com, accessed 4 February 2025.

⁵³ "Former Dixon and Franklin Woman Called," *Dixon Evening Telegraph* (Dixon, Illinois) 29 January 1925, www.newspapers.com, accessed 15 February 2025.

⁵⁴ Last Will & Testament of Richard A. Canterbury, 6 March 1906, U.S. Wills & Probate Records for Illinois, www.ancestry.com, accessed 15 February 2025.

⁵⁵ Minnesota, Pipestone County, Tract Books, County Recorder's Office, Pipestone, Digital Images, Pipestone County Recorder, www.idocmarket.com/PIPMN1/Document/Search, Index for Township 7 North, Range 46 West, Sections 16 and 17, Book 140, Page 334, accessed 15 February 2025.