



The Sim-Wasson Farm, Wyoming Township, Jones County, Iowa

The Sim-Wasson Farm was established in the 1850s by John Sim, the father of Duncan Wasson's uncle David Sim. Duncan owned the farm by 1910, and he and his wife Esther settled on the farm in 1922, where they raised their family. They sold the farm in 1958. We are direct descendants of Duncan and Esther.



Site of the Sim-Wasson Farm in 2013

1852-1860 John Sim Establishes the Farm

John Sim was born in Scotland in 1811. In 1846, he married Rachel Robinson. Later that year, they came to the United States, initially settling in Pennsylvania. They had two sons, James and David, both born in Pennsylvania.

In 1852 or (likely) 1853, the Sim family headed west with family friends the John Russell family, traveling by boat to Keokuk, Iowa. They arrived in December, and remained there until the following February when they traveled by wagon to Jones County. Once there, Sim established a 120-acre farm in Wyoming Township, which had just been separated from Clay Township on February 8 (it was originally named Pierce Township, which was formally organized two months later). This was the first homestead established in the northern part of the township.

Research Notes

John Sim's obituary indicates that he and his family came to Iowa and Jones County in 1853-4. The History of Jones County 1879 says he came to Iowa in 1852-3, the same year that it reports for John Russell. Pierce Township was separated from Clay Township in February 1854.

John Russell went on to serve in a number of state elected positions, including in the general assembly, the state senate and as state auditor. He served for a time as Speaker of the Iowa House. He would later be a party to David Sim's legal battle over John Sim's estate.

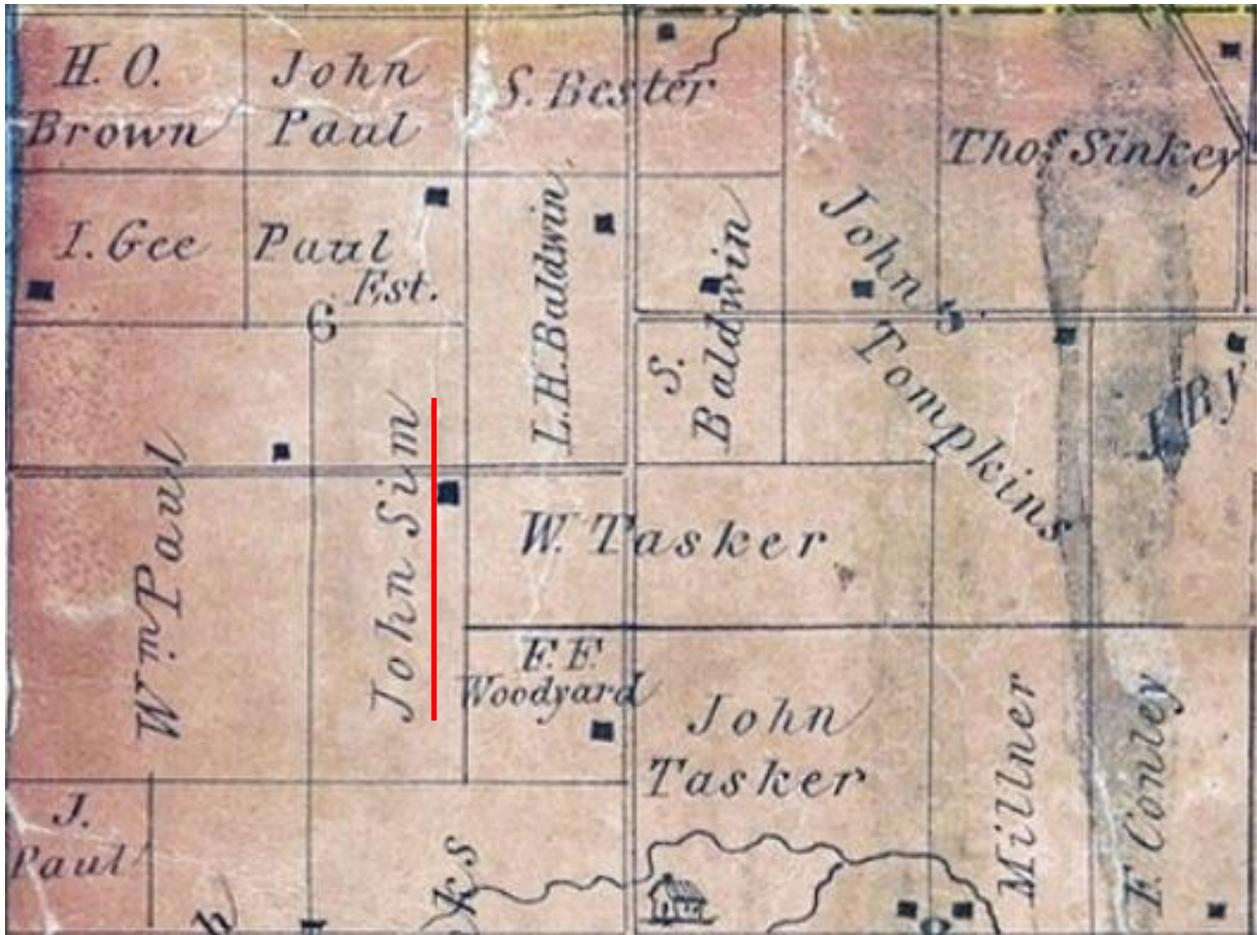


Site of the Sim-Wasson Farm in 2015

1860-1877 John, David and Jeannette Sim on the Farm

John and Rachel's oldest son James Sim died in 1863 at about age 17. Rachel Sim was about 65 when she died in 1873.

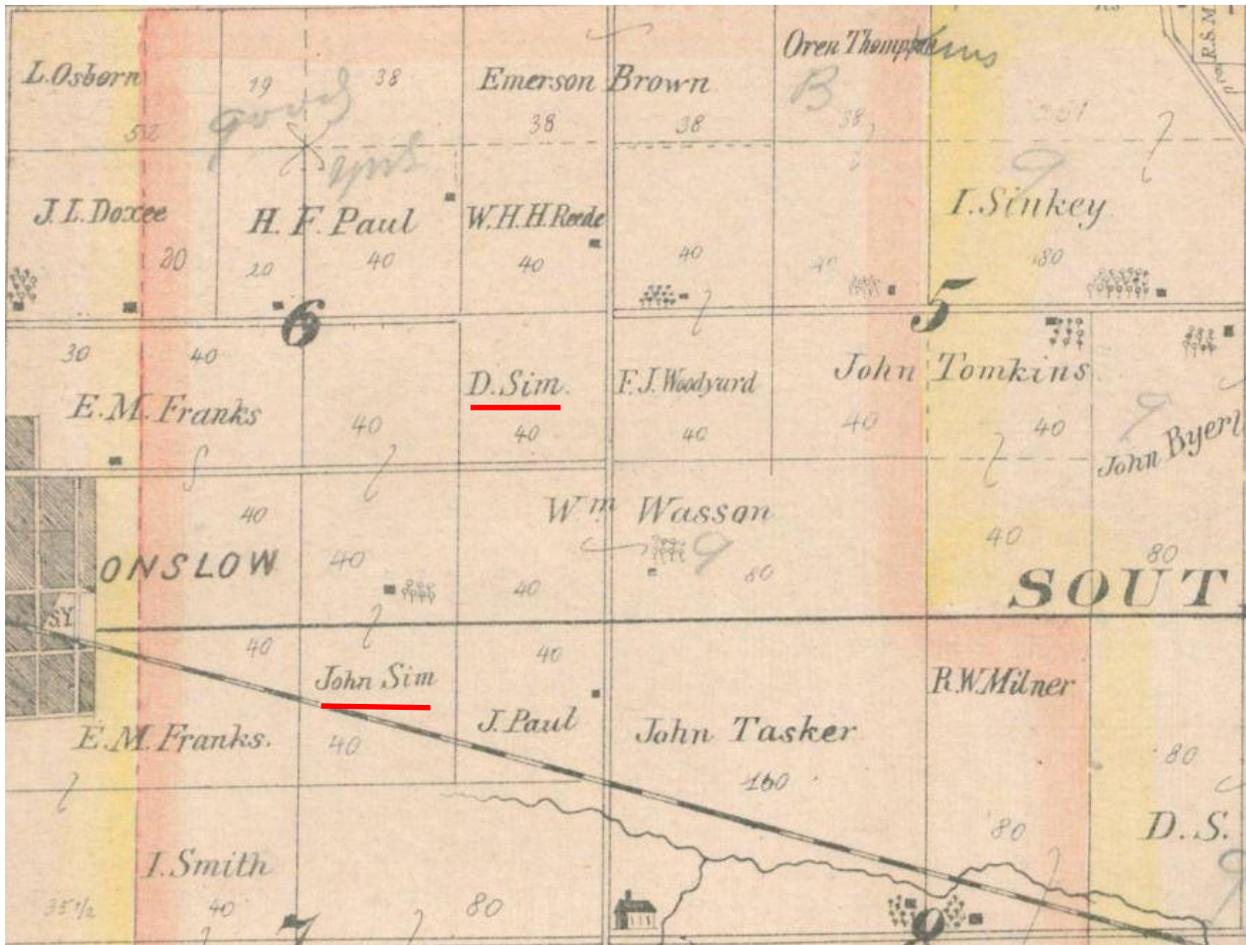
David Sim married Jeannette Wasson on December 20, 1871, and she moved onto the farm with him. Between 1872 and 1879, David and Jeannette had five children. None lived to adulthood – three died in infancy and two were stillborn.



The 1867 plat map for Wyoming Township, Jones County. The Sim-Wasson Farm included section 6, W ½ SE ¼, approx. 80 acres, and section 7, NW ¼ NE ¼, approx. 40 acres.

In 1872, the Iowa Midland Railway was built across the south end of the farm, taking about three acres of the farm as railroad right of way. It would later become part of the Chicago and North Western Railway. Decades later, the tracks were removed and disappeared from plat maps by 1956.

By 1877, David Sim had acquired 40 acres of land adjacent to his father's farm, effectively expanding the Sim-Wasson Farm to about 160 acres at this point.



The 1877 plat map for Wyoming Township, Jones County. The Sim-Wasson Farm effectively included section 6, W ½ SE ¼, approx. 80 acres (part of the original John Sim farm), section 7, NW ¼ NE ¼, approx. 40 acres (part of the original John Sim farm), and section 6, NE ¼ SE ¼, approx. 40 acres (David Sim's 40-acre acquisition).

1878-1894 John Sim Leaves the Farm

By 1879, David was managing his father's farm. David would acquire another 40 acres of adjacent land, effectively expanding the farm to about 200 acres. Jeannette's brother William Wasson and his family had become one of their neighbors.



The 40 acres that David Sim acquired by 1877 and 40 acres beyond that which David Sim acquired later as seen from Highway E29 at 60th Avenue. These acquisitions brought the Sim-Wasson Farm up to 200 acres, less three acres for railroad right-of-way.

David Sim held an auction on the farm on October 13, 1881, selling livestock, hay, farm tools and other items. However, David continued to farm here for several more years.

In 1886, John Sim moved off the farm he had established decades before, renting a room from D.A. Walters in Onslow. In January 1888, John Sim sold his farm and a Wyoming Township Section 1 woodlot to David for \$4500.

John Sim to David Sim, w $\frac{1}{2}$ se $\frac{1}{4}$ of 6 and
ne nw of 7 and w $\frac{1}{2}$ se nw and ne se nw
of 1 Wyoming 4500

John Sim sells the farm and a woodlot to his son David, Monticello Express, January 12, 1888

After 1893, David sold the Section 1 woodlot and bought one closer to the farm in section 33 of Clay Township.



The new woodlot in Clay Township was beyond the tree line seen here from Dove Road. This is very close to where I believe John and Jemima Wasson were tenant famers in Clay Township in 1860.

John Sim died at the Walters home in Onslow on April 15, 1890. He had an estate worth about \$4000-4500, the bulk of which he left to his brother's children in Scotland. He left David only \$25 in his will, which he had revised in 1888. Earlier versions of the will had been more favorable to David.

John's will explained why he left David only \$25, his reasons closely tied to the farm:

- John had allowed David the use of the farm for several years essentially rent-free before selling the farm to David.
- John sold the farm to David for \$1000 less than John had been offered for the farm by someone else.
- John had already given David all the personal property on the farm (e.g., furniture, household goods and farm equipment).

Last Will and Testament of John Sim Dead. } Probated May 20th A.D. 1890.

In the presence of Almighty Gods and in the prospect of death, I make this my last Will and Testament

First— I Give and bequeath to my Son David Sim, the sum of Twenty five Dollars, I do this because I have already during my lifetime given him the use of my farm for many years without exacting any specific rent therefor; also because I sold him my said farm located in Wyoming township Jones County, Iowa, for One thousand Dollars less than I had at the time been offered for it, thus giving him One thousand Dollars; Also I shall give in him all the personal property I owned ^{up} on said farm all of which he has already received from my Estate.

John Sim's will (first page) explains his reasons for leaving his son David only \$25.

Second - I give and bequeath to William Orford of Pittsburg, Pennsylvania the sum of Two Hundred Dollars he has kindly assisted and cared for my Father & Mother in their declining years. Make this bequest in recognition of his kind services in caring for them.

Third - I give and bequeath the sum of One hundred Dollars to the first Presbyterian Church of Ouslow to be used by the officers of said Church in payment of the debt on the Church building.

Fourth - I give and bequeath to Mrs. Davies Walters, One hundred Dollars, also all my clothing including bedding. This I bequeath to her because of her kindness to me while a resident in the family.

Fifth - I give and bequeath to John Russell my walking staff and One hundred Dollars. This I do because of our long acquaintance, and his kindness, and friendship for over fifty years.

Sixth - As a memorial of myself I bequeath my Rocking chair to the Paul of Ouslow, Jones County, Iowa.

Seventh - I bequeath as a memorial One Old brass candlestick and pictures of my late wife, Father and Mother and myself to Lizzie Russell.

Eighth - It is my will that all the residue of my Estate after paying all proper charges against it after my death and burial - shall be divided among my four nephews and nieces residing in Jefferson Scott town as follows: John Sim my namesake to receive one third of the whole, James Sim, Annie Sim and Margaret Sim to have the residue equally divided among them.

Ninth - I designate and appoint John Russell and William Paul Executors of this will without bond. Made and signed this 5th day of March A.D. 1888.

Tenth - W. H. Reader }
John Sim

Witnesses: W. H. Reader }
J. M. Paul }
State of Iowa } R. M. Bush Clerk of the District Court in and for
Jones County } said County solemnly certifying that on this day of
the May Term A.D. 1888 of said Court, the Will and Instrument in writing
hereunto annexed, and bearing date on the 5th day of March 1888 was
duly proved before and allowed by said Court, as and for the last
Will and Testament of the real and personal estate of John Sim late of
said County deceased and as such by said Court ordered to be recorded
as such Will and Testament. In Witness Whereof Their Honors
set my hand and affixed the Seal of said Court at my office in Ames
in said County this 20th day of May A.D. 1888. R. M. Bush Clerk
By J. B. M. [Signature] Deputy

John Sim's will (second page)

John's will continued with a number of other bequests. Of note, he left his walking staff and \$100 to John Russell, his migration companion when the Sims headed for Iowa from Pennsylvania, acknowledging their 50-year friendship.

David sued the other beneficiaries, contesting the will by challenging his father's competence. The will, of course, explained why David was bequeathed what he was. Evidence presented in court also showed that John believed that he had been ill-treated by David's wife Jeannette to such an extent as to induce him to leave the farm in 1886. These contributed to his revision of the will. David lost his case, but he appealed to the Iowa Supreme Court. That court ordered a new trial. The parties reached a settlement soon after that decision.

The time of the court was largely occupied last week in trying a will case. **David Sim** a man worth ten or fifteen thousand dollars sought to break his father's will which disposed of an estate of about \$5,000. The father knowing that the son was well-to-do bequeathed him but a small legacy. Nearly the entire population of Onslow was subpoenaed to tell what they knew about the condition of the testator's mind.

David Sim vs. John Russell. Trial to jury. Verdict susiaining the will.

David Sim sued his father's estate, Monticello Express, March 12, 1893. As one of the beneficiaries of the will, John Sim's friend John Russell was able to represent himself and the other beneficiaries of John Sim's will. David lost his case. Monticello Express, March 26, 1893.

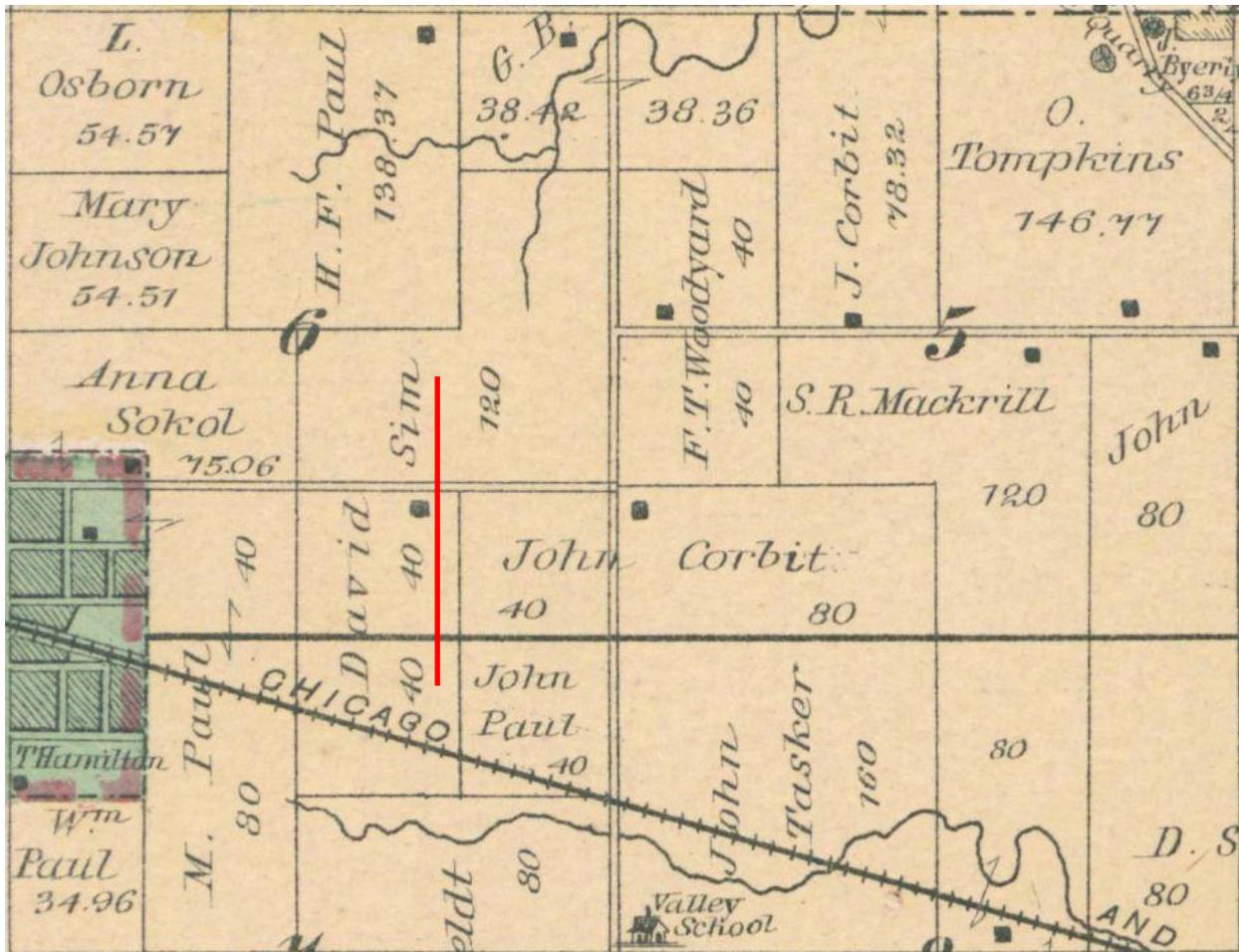
David Sim appellant vs. John Russell, et al. Jones district. J. D. Giffen judge; action to set aside probate of will. Reversed, opinion by Robinson.

The controversy was over an estate of \$4,000 left by John Sim when he died, in 1890. David was his only son; he was cut off with \$25. John Russell was left a walking stick, and with William Paul was appointed executor. The real estate was left to two neices and two nephews in Scotland. The son attacked the will on the ground of insufficient notice of probate; that the father was *non compos mentis*; that the will was secured by undue influence. He was beaten and appealed.

On the trial in Jones county the plaintiff was not allowed to testify as to the mental condition of his father. The Supreme Court thinks the answers should have been received. The court in his instructions excluded from the consideration of the jury the reasonableness of the will as cutting off a son. The Supreme Court thinks the instruction prejudicial. The case must be retried.

The case of David Sim vs. John Russell et al., which was reversed in the supreme court, and sent back for a new trial, has been settled.

David Sim appealed his loss in the trial court up to the Iowa Supreme Court, which ordered a new trial on the grounds that David was not allowed to testify as to the mental condition of his father and that the trial court judge's instructions to the jury were prejudicial, Monticello Express, February 1, 1894. The parties soon settled, Monticello Express, May 17, 1894.



The 1893 plat map for Wyoming Township, Jones County. The Sim-Wasson Farm effectively included section 6, W $\frac{1}{2}$ SE $\frac{1}{4}$, approx. 80 acres (part of the original John Sim farm), section 7, NW $\frac{1}{4}$ NE $\frac{1}{4}$, approx. 40 acres (part of the original John Sim farm), section 6, NE $\frac{1}{4}$ SE $\frac{1}{4}$, approx. 40 acres (David Sim's first 40-acre acquisition), and section 6, SE $\frac{1}{4}$ NE $\frac{1}{4}$, approx. 40 acres (David Sim's second 40-acre acquisition). This was now about a 200-acre farm.

1894-1905 David and Jeannette Sim Leave the Farm

David Sim hired the Chase Brothers and Cass Balou to build a 24'x40' hay barn on the farm, July 1894.

In May 1896, David Sim announced his plans to retire from farming, and to sell off crops, livestock et al. in June.

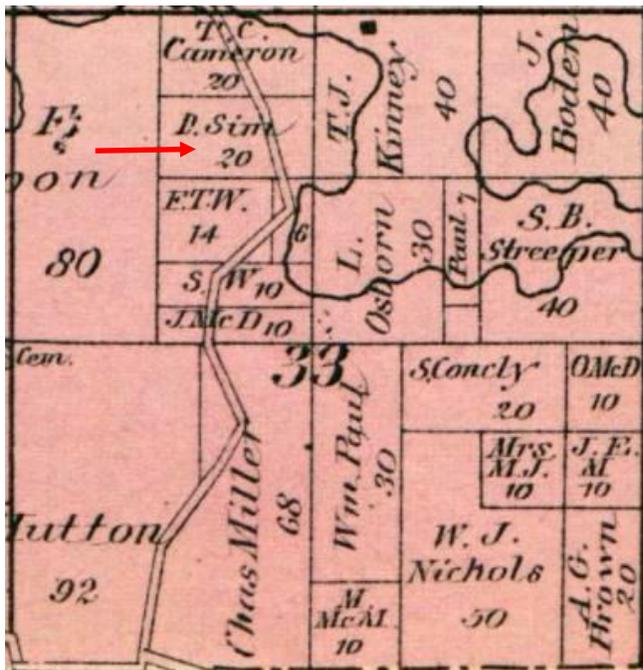
On December 7, 1899, David and Jeannette moved off the farm and into their new home in town, the Sim Town Home. Harbison and Mary Orr rented the farm from the Sims and moved onto the farm after David and Jeannette moved into town.

David Sim died at home in Onslow on March 13, 1902. Apparently, the town properties and a large portion of the farm were already in Jeannette's name, as David's will left her only the 120 acres of the farm that had been John Sim's original farm as well as the Clay Township woodlot.

DESCRIPTION OF REAL ESTATE.

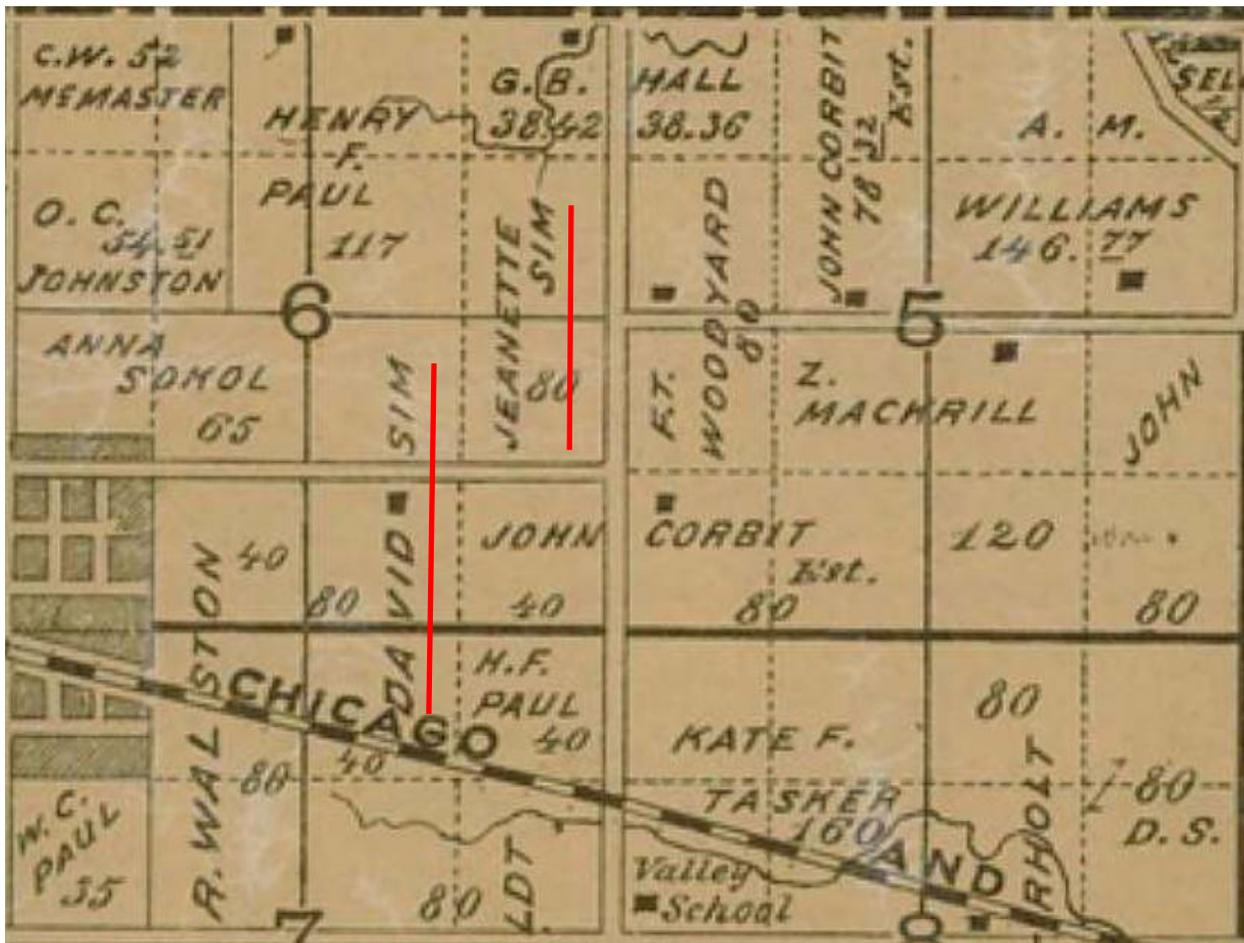
The Northwest quarter (14) of the northeast quarter (14) of Section Seven (7)
 The West half (12) of the Southeast quarter (14) and Northeast quarter (14) of the Southeast quarter (14) and South East quarter (14) of the Northwest quarter of Section Six (6) and all in Township Eighty Four (84) North Range One (1) West of the Tenth (57) P. M.
 Also South half (12) of the Northeast quarter (14) of Northwest quarter (14) of Section Thirty-three (33) in Township Eighty five (85) North Range One West of Tenth (5) P. M. All foregoing described land in Jones County State of Iowa

The description of real estate used to settle David Sim's estate included only 120 acres of the Sim-Wasson Farm in sections 6 and 7 of Wyoming Township and a 20-acre woodlot in section 33 of Clay Township.



The 1893 plat map for section 33 in Clay Township, Jones County, shows the location of the woodlot described above.

Once David's estate was settled, Jeannette owned their town house and properties, the entire 200-acre Sim-Wasson Farm, and their Clay Township woodlot.



The 1905 plat map for Wyoming Township, Jones County. The Sim-Wasson Farm effectively included section 6, W ½ SE ¼, approx. 80 acres (part of the original John Sim farm), section 7, NW ¼ NE ¼, approx. 40 acres (part of the original John Sim farm), section 6, NE ¼ SE ¼, approx. 40 acres (David Sim's first 40-acre acquisition), and section 6, SE ¼ NE ¼, approx. 40 acres (David Sim's second 40-acre acquisition). David's estate was settled by late 1903, but the 1905 plat map still shows 120 acres of the farm in his name. I assume that was due to the delay between information gathering and plat map publication.

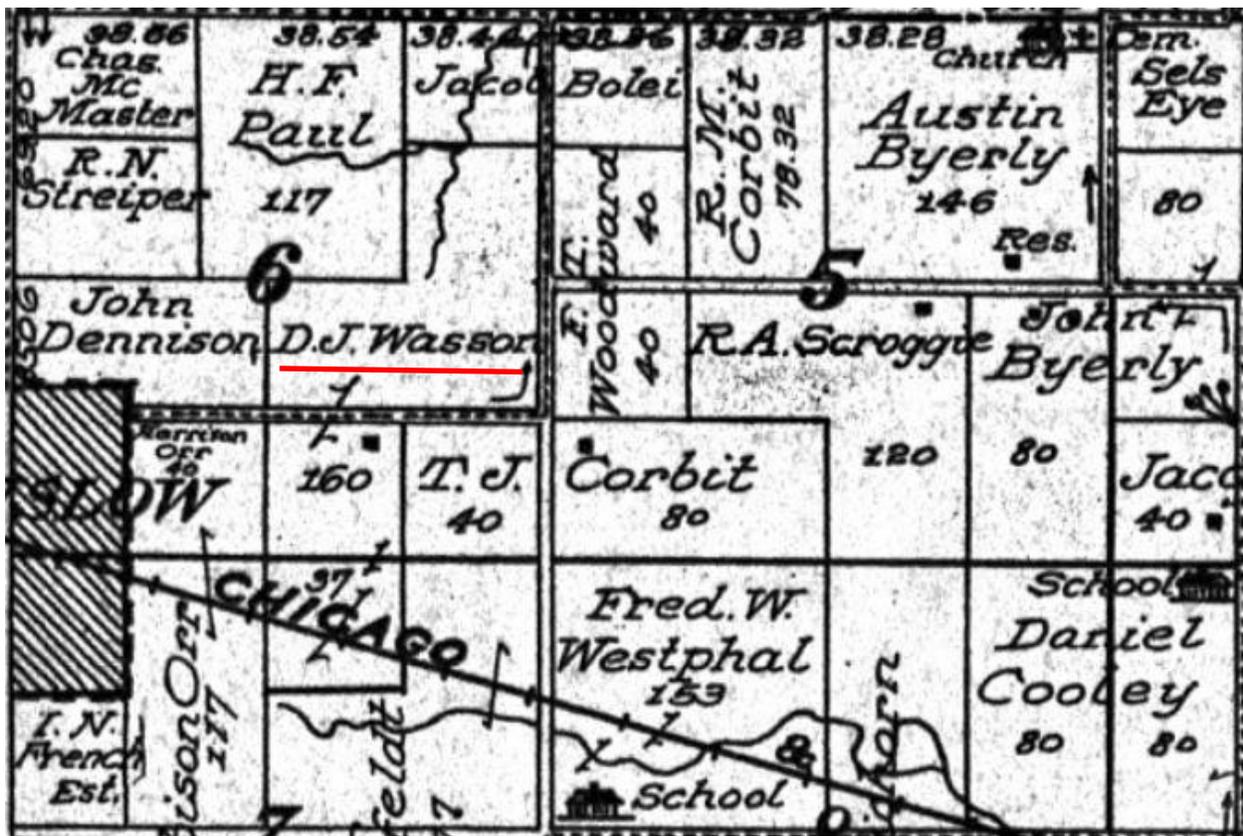
1906-1921 Duncan Wasson Owns the Farm

After the John Wasson Farm west of Onslow was sold to Andreas Jansen, Joe Wasson, his wife Lydia and his son Duncan moved onto the Sim-Wasson Farm on March 1, 1906, which Joe rented from his sister Jeannette. Harbison Orr moved off the Sim-Wasson Farm, acquiring the Walston Farm next door to the west.

By January 1907, Joe and Lydia had separated, and Lydia moved off the farm. They would soon divorce. Joe and Duncan remained on the farm until 1912.

At some point by 1910, Duncan Wasson appears to have taken over ownership of the Sim-Wasson Farm from his aunt Jeannette, as shown on the 1910 plat map. I have not turned up any news articles formally documenting this transaction/transfer of ownership. I also have not turned up any news articles after this point suggesting that Jeannette still owned the farm.

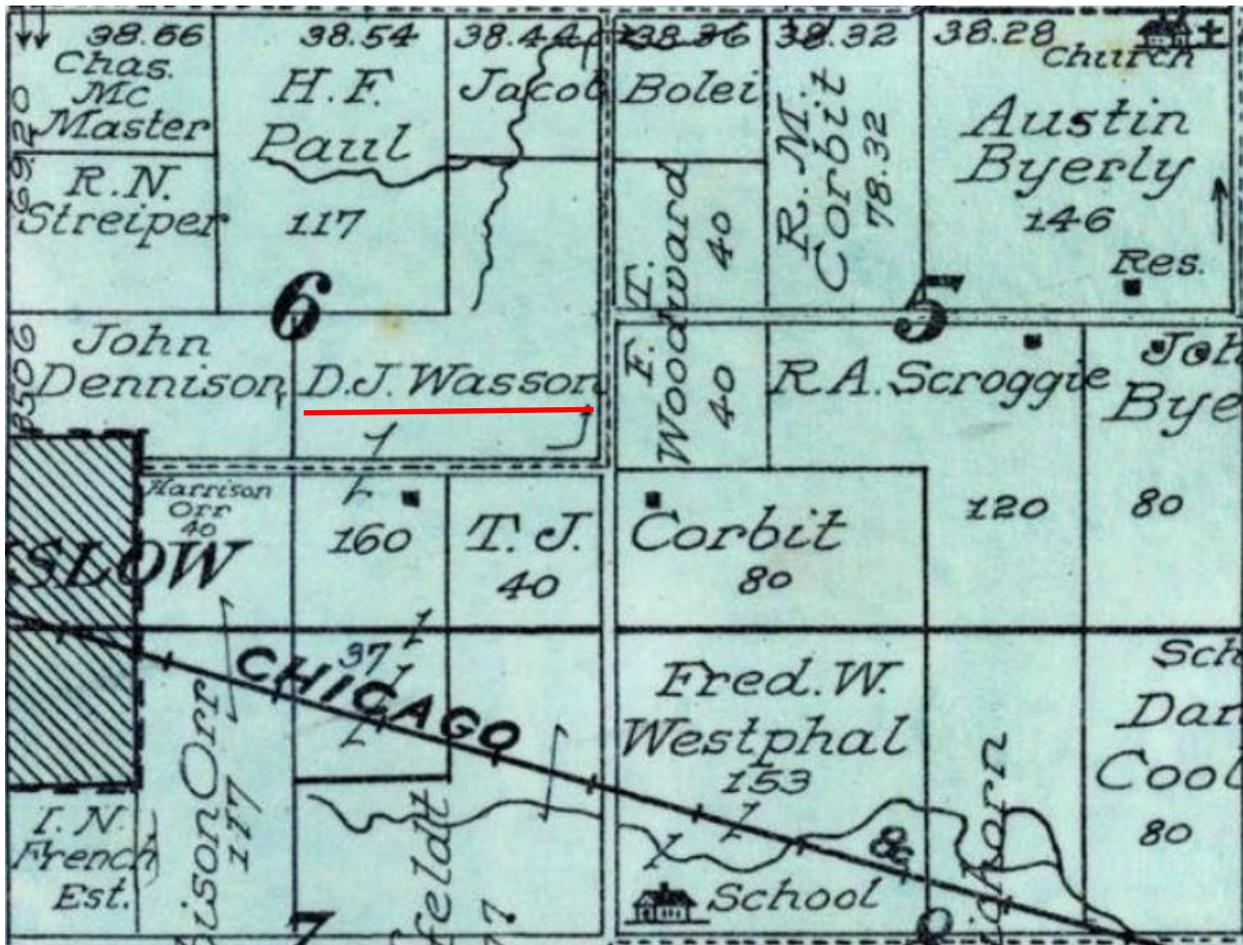
Duncan's ownership of the farm may seem at odds with the 1910 U.S. Census, which shows Joe Wasson as renting the farm, and Duncan living with his father on the farm. It is likely that Joe was now renting the farm from Duncan rather than from Jeannette at this point – Joe and Duncan often engaged in transactions with each other. Later local news articles indicated that Duncan owned the farm before Jeannette died in 1914, consistent with the 1910 plat map.



The 1910 plat map for Wyoming Township, Jones County. The Sim-Wasson Farm effectively included section 6, W ½ SE ¼, approx. 80 acres, section 7, NW ¼ NE ¼, approx. 40 acres, section 6, NE ¼ SE ¼, approx. 40 acres, and section 6, SE ¼ NE ¼, approx. 40 acres.

In September 1911, Joe had bills printed to announce a public sale to be held by him and Duncan at the Sim-Wasson Farm on October 4. They were planning to retire from farming, move into town and engage in livestock trading, while Duncan rented out the farm. They bought some 14 ½ acres of property in town from Jeannette Sim that included at least one house, and moved there in 1912.

In April 1914, Duncan bought the house and land of Mrs. A.L. Potter in Onslow for \$516. He immediately sold the land, but planned to tear down the buildings and use the lumber on his farm.



The 1915 plat map for Wyoming Township, Jones County. The Sim-Wasson Farm effectively included section 6, W ½ SE ¼, approx. 80 acres, section 7, NW ¼ NE ¼, approx. 40 acres, section 6, NE ¼ SE ¼, approx. 40 acres, and section 6, SE ¼ NE ¼, approx. 40 acres.

Research Notes

I had originally understood that Duncan had inherited the farm from his aunt Jeannette Wasson Sim, and I looked for information to support that during my research. In her autobiographical My Story, Duncan's wife Esther wrote, "I continued to live at home, finish the year of teaching at Jackson School, and went to live on the farm at Onslow, which [Duncan] had inherited, in part, from his aunt." But contemporary news articles and the 1910 plat map put the farm in Duncan's hands well before his aunt died in 1914.

Furthermore, Jeannette did not have a will when she died. This left her remaining estate to her siblings as her survivors (or to their survivors, in the case of her late sister Jane Wasson Krouse). As Joe Wasson was very much alive, it was Joe – and not his son Duncan – who was named as one of Jeannette's survivors, and thus a beneficiary of Jeannette's estate. Because Jeannette gave her town house to Duncan shortly before she died, her estate did not include the farm, the town house or any of the Onslow properties that she and her husband David once owned.

If Jeannette had still owned any real estate at the time of her death, it would have been identified in the probate documents and most likely ordered sold so that the proceeds could be divided across the six survivors identified in the Administrator's Bond Record as the beneficiaries of her estate – a group of heirs that did not include Duncan.

1922-1945 Duncan and Esther Wasson Live on the Farm

Duncan Wasson married Esther Gensicke in October 1921. Duncan and Esther moved onto the farm March 20, 1922. They made the farm their home until 1958, and raised their children there.

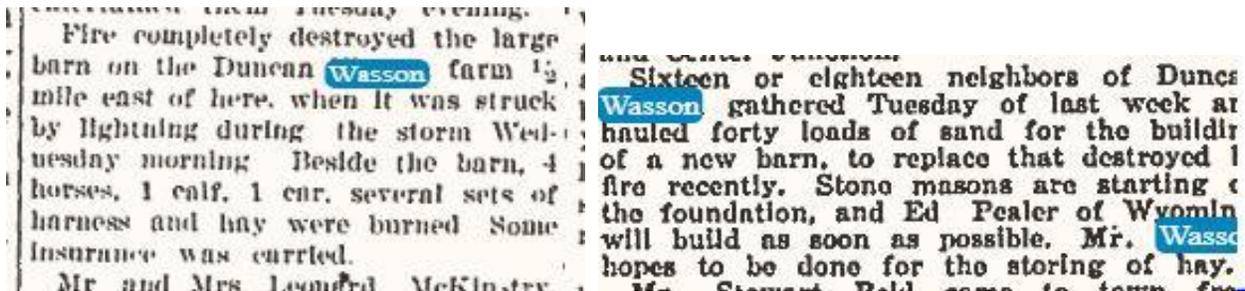
Duncan Wasson returned from Cedar Rapids, Monday, with his wife. He was married October 6th to Miss Esther Gensicke of Cedar Rapids. They will reside on the groom's farm one mile east of town. They have the good wishes of all.

Mr. and Mrs. Harb Orr and son Hobert, and Mr. and Mrs. Jensick, all of Cedar Rapids, visited over the week-end with Mr. and Mrs. Duncan Wasson. Mr. and Mrs. Jensick are Mrs. Wasson's parents and it was the first visit to the new home of their daughter.

Duncan and Esther Wasson move onto the Sim-Wasson Farm, Wyoming Journal, March 23, 1922; Anamosa Express, May 11, 1922

Events at the farm reported in family recollections and in the local newspapers over the next several years included the following:

- April 1923, Duncan and Esther's son Walter was born.
- August 1924, Duncan and Esther's son Douglas was born.
- August 1924, neighbor George Lyon was injured on the farm in a threshing-related accident.
- May 1925, a lightning strike destroyed the large barn on the farm, killing 4 horses and 1 calf, and destroying a car that belonged to the hired man, several sets of harnesses and hay. Losses were only partially covered by insurance. Several neighbors gathered to start building a new barn a week later.



Lightning strike destroys a barn, Anamosa Journal, May 28, 1925; Anamosa Express, June 4, 1925

- On Thanksgiving 1926, lightning struck and damaged the silo on the farm.
- May 1927, Duncan and Esther's son Glenn was born.
- In February 1928, Charlie Taylor was hired to work on the farm.

Duncan and Esther's son Boyd recalled Charlie Taylor years later as the janitor at the high school. Taylor wouldn't unlock the door for him when it was time for it to be opened. Taylor would stand inside and make Boyd wait several minutes. Boyd suspected that Taylor had a poor relationship with Duncan when Taylor worked for him, perhaps the reason for this.

- January 1930, Son Douglas died from pneumonia brought on by the measles.

Sons Walter and Glenn had suffered from this, too, but they both recovered.

- There were years of drought and crop failures during the Great Depression.
- In March 1933, the chicken house burned, killing about 100 laying hens.
- In December 1934 in the depths of the Great Depression, Jones County published a Tax Sale Notice for the farm over \$98.24 in taxes due.

Page Five

| | OWNER'S NAME | DESCRIPTION | INTEREST | COSTS | TOTAL |
|-------|---|-------------|----------|-------|--------|
| ney, | *Edwards, Talbert Est., S $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ | 1-84-1 | 1.00 | 1.00 | 9.25 |
| lbis, | *Edwards, Talbert, Est., SE $\frac{1}{4}$ SE $\frac{1}{4}$ | 12-84-1 | 22.12 | 1.00 | 159.64 |
| to | *Edwards, Talbert Est., E $\frac{1}{2}$ SE $\frac{1}{4}$ ex. 4a SW cor. | 23-84-1 | 57.71 | 1.00 | 413.60 |
| ient | *Edwards, Talbert Est., N 3a NE cor. SW $\frac{1}{4}$ SE $\frac{1}{4}$ | 23-84-1 | 2.48 | 1.00 | 18.71 |
| over | *Federal Land Bank of Chicago, NE $\frac{1}{4}$ | 18-84-1 | 47.83 | 1.00 | 426.90 |
| son | *Federal Land Bank of Chicago, E $\frac{1}{2}$ NW $\frac{1}{4}$ | 18-84-1 | 23.75 | 1.00 | 211.90 |
| by | Griffin, Mrs. Mary, SE $\frac{1}{4}$ | 14-84-1 | 12.99 | .30 | 256.38 |
| Jas. | Griffin, Mrs. Mary, S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ | 14-84-1 | 1.00 | .30 | 19.76 |
| day | Griffin, Mrs. Mary, NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ | 2-84-1 | .29 | .30 | 5.93 |
| the | Johnson, E. O., W $\frac{1}{2}$ SW $\frac{1}{4}$ | 31-84-1 | 2.40 | .30 | 82.78 |
| dge | *Kalouse, Joseph, N $\frac{1}{2}$ SW $\frac{1}{4}$ | 28-84-1 | 71.12 | 1.40 | 341.85 |
| five | *Kalouse, Joseph, SE $\frac{1}{4}$ NW $\frac{1}{4}$ | | 24.64 | 1.40 | 119.47 |
| lon- | *Kedley, Harry, SE $\frac{1}{4}$ NE $\frac{1}{4}$ | 24-84-1 | 35.19 | 1.00 | 245.47 |
| uled | *Kedley, Harry, NE $\frac{1}{4}$ SE $\frac{1}{4}$ | 24-84-1 | 30.82 | 1.00 | 219.92 |
| The | *Lamey, Mary, NW $\frac{1}{4}$ | 24-84-1 | 43.01 | .60 | 446.16 |
| won | Mader & Son, NW $\frac{1}{4}$ SE $\frac{1}{4}$ | 30-84-1 | 4.57 | .30 | 90.48 |
| say | *Petersen, Henry Est., S 18a E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ | 25-84-1 | 3.48 | .60 | 36.69 |
| ing | *Petersen, Henry Est., W 21a SW $\frac{1}{4}$ NE $\frac{1}{4}$ | 25-84-1 | 3.60 | .60 | 39.69 |
| 1934 | *Schmalfeldt, Peter H., SE $\frac{1}{4}$ | 7-84-1 | 36.85 | .60 | 397.30 |
| last | *Schmalfeldt, Peter H., S $\frac{1}{2}$ NE $\frac{1}{4}$ | 7-84-1 | 17.16 | .60 | 188.42 |
| Mrs. | *Schmalfeldt, Peter H., NE $\frac{1}{4}$ NE $\frac{1}{4}$ | 7-84-1 | 7.39 | .60 | 79.73 |
| are | *Streeper, R. H., S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ | 8-84-1 | 1.07 | 1.00 | 10.94 |
| ar's | Tompkins, Lyle C., NE NE | 28-84-1 | 3.15 | .60 | 25.86 |
| for | Tompkins, Lyle C., Pt. SW $\frac{1}{4}$ NE N of Rd. | 25-84-1 | .98 | .60 | 8.27 |
| Mrs. | Tompkins, Lyle C., N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ | 28-84-1 | 2.03 | .60 | 16.85 |
| ool | Tompkins, Lyle C., W $\frac{1}{2}$ NW $\frac{1}{4}$ | 27-84-1 | 6.43 | .60 | 52.17 |
| last | Tompkins, Lyle C., S 15a S $\frac{1}{2}$ SE $\frac{1}{4}$ | 21-84-1 | 1.02 | .60 | 8.79 |
| | Wasson, D. J., SE $\frac{1}{4}$ SE $\frac{1}{4}$ | 6-84-1 | .64 | .30 | 22.46 |
| | Wasson, D. J., NE $\frac{1}{4}$ SE $\frac{1}{4}$ | 8-84-1 | .40 | .30 | 17.21 |
| | Wasson, D. J., W $\frac{1}{2}$ SE $\frac{1}{4}$ | 6-84-1 | 1.17 | .30 | 40.49 |
| | Wasson, D. J., NW $\frac{1}{4}$ NE $\frac{1}{4}$ | 7-84-1 | .52 | .30 | 18.09 |
| | *Westphal, John H., NE $\frac{1}{4}$ NW $\frac{1}{4}$ | 20-84-1 | 6.07 | .60 | 81.48 |
| | *Westphal, John H., S $\frac{1}{2}$ NW $\frac{1}{4}$ | 20-84-1 | 10.85 | .60 | 144.66 |
| | *Westphal, John H., N $\frac{1}{2}$ SW $\frac{1}{4}$ | 20-84-1 | 14.20 | .60 | 188.12 |
| | *Westphal, John H., W $\frac{1}{2}$ NE $\frac{1}{4}$ | 20-84-1 | 5.52 | .60 | 188.12 |
| | *Westphal, John H., N 14a NW $\frac{1}{4}$ SE $\frac{1}{4}$ | 20-84-1 | .90 | .60 | 13.06 |
| | Winter, Ingwer, E 59a S $\frac{1}{2}$ SE $\frac{1}{4}$ | 36-84-1 | 4.02 | .30 | 78.98 |
| | *Wilcox, Edwin, SE $\frac{1}{4}$ NE $\frac{1}{4}$ ex. NE 6a | 9-84-1 | 2.91 | .60 | 38.63 |
| | *Wilcox, Edwin, NW $\frac{1}{4}$ NE $\frac{1}{4}$ | 9-84-1 | 3.36 | .60 | 45.34 |
| | *Wilcox, Edwin, SW $\frac{1}{4}$ SW $\frac{1}{4}$ | 10-84-1 | 2.88 | .60 | 38.58 |
| | *Wilcox, Edwin, NW $\frac{1}{4}$ SW $\frac{1}{4}$ ex. 2a NE rd. | 10-84-1 | 2.59 | .60 | 34.75 |
| | *Wilcox, Edwin, SW $\frac{1}{4}$ NW $\frac{1}{4}$ S of Rd. | 10-84-1 | .29 | .60 | 4.41 |
| | *Wilcox, Mary, SW $\frac{1}{4}$ NE $\frac{1}{4}$ ex. SW cor. | 9-84-1 | 5.77 | .60 | 80.57 |
| | *Wilcox, Mary, 4a NE cor. SE $\frac{1}{4}$ NW $\frac{1}{4}$ | 9-84-1 | .43 | .60 | 6.27 |

WYOMING CITY

Tax Sale Notice for Wyoming Township properties, Anamosa Express, December 20, 1934

- In August 1935, a creosoted barrier was established on the farm to slow the spread of chinch bugs.
- Delbert Countryman, who worked on the farm for several years, was killed in a car accident in October 1935.
- August 1936, Duncan and Esther's son Boyd was born.
- In 1945, Duncan tore down the old garage and built an oversized two-car garage. He also removed an old outhouse and replaced it with one that was still functional when the farm was sold.



The oversized two-car garage that Duncan built in 1945, photo from 2008

1946 Duncan and Esther Build a New Farmhouse

In 1946, the Wassons built a new farmhouse, replacing one that likely dated back to the Sims' ownership of the farm.



Duncan and Esther's sons, Douglas (left), Boyd (center) and Glenn and Walter (right) in front of the old farmhouse, which likely dated back to when David and Jeannette Sim lived on the farm

- In January 1946, Duncan bought the West Main Street, Wyoming residence of Marie Reitz Wicker. Duncan razed the house in March with plans to use the wood to build a new residence on the farm.
- In March 1946, Duncan, Esther and their sons Glenn and Boyd moved from the farm to the old Sim Town House in Onslow, which Duncan had purchased in 1944, as work got underway to build a new residence on the farm.
- In July 1946, Duncan and Esther sold the old Sim Town House to George and Emma Hinrichs of Wisconsin; they were scheduled to take possession of the house after the Wassons moved back to the farm when their new residence was completed.

The new house was a large one-story, two-bedroom home with oversized rooms and conventional plumbing. The Wassons moved back to the farm in December 1946.



The new house was built in 1946, pictured here shortly after it was completed.



The new house in 1993



The new house in 2008



The new house in 2008



The new house in 2008. By this point it had been standing empty for a while.

The Duncan **Wasson** family have moved from the house in Onslow which they sold to George Hinrichs, to their new house on the farm. The Hinrich family now occupy the former **Wasson** house in Onslow, having moved from a Wisconsin where they had lived the past few years.

The Wasson move back onto the farm, Anamosa Express, December 5, 1946

1947-1958 Duncan and Esther Wasson Sell the Farm

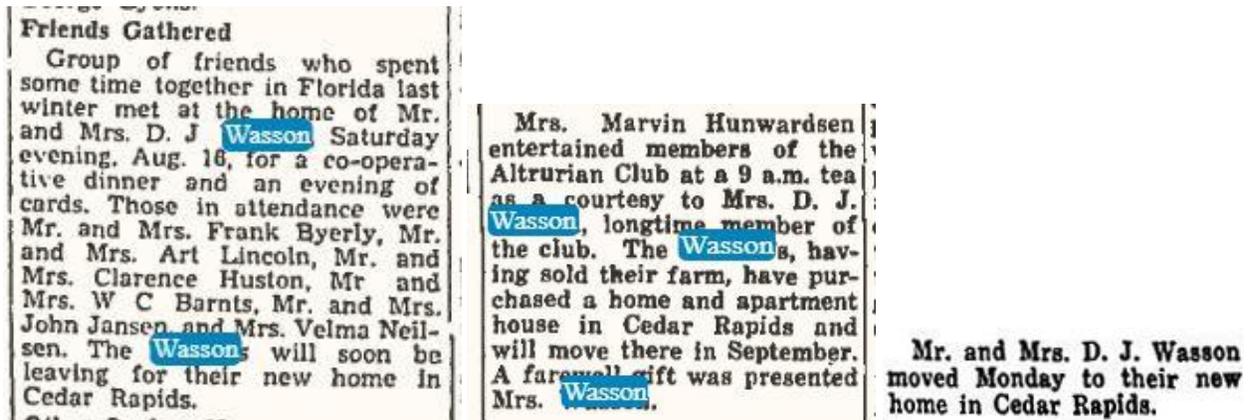
Life continued on the farm after their new house was built. Their oldest sons finished school and married. Their youngest, Boyd, was attending college at Iowa State when Duncan and Esther decided to sell the farm.



The 1956 plat map for Wyoming Township, Jones County. The Sim-Wasson Farm effectively included section 6, W ½ SE ¼, approx. 80 acres, section 7, NW ¼ NE ¼, approx. 40 acres, section 6, NE ¼ SE ¼, approx. 40 acres, and section 6, SE ¼ NE ¼, approx. 40 acres.

Duncan and Esther sold the farm in the summer of 1958 to Herman and Edna Henningsen for \$75,000, or about \$375/acre. Their son Boyd recalled that he was away at ROTC summer camp and came home to learn his parents had sold the farm, a surprise to say the least.

Duncan and Esther left the farm for their new home in Cedar Rapids, Iowa on Monday September 15, 1958, ending more than 100 years of Sim-Wasson ownership of the farm.



Duncan and Esther Wasson move to Cedar Rapids, Cascade Pioneer Advertiser, August 14, 1958, Monticello Express, August 21, 1958, Cascade Pioneer Advertiser, September 18, 1958

The Henningsens paid off their purchase contract in just 10 years. Esther Wasson had commented that it took their entire farm life to do so.

Around 2015, the Sim-Wasson farm sold for \$1.5 million, or about \$7500/acre (in 1888, David Sim paid his father \$22.50/acre for the farm).



The 1965 plat map for Wyoming Township, Jones County. The Sim-Wasson Farm effectively included section 6, W ½ SE ¼, approx. 80 acres, section 7, NW ¼ NE ¼, approx. 40 acres, section 6, NE ¼ SE ¼, approx. 40 acres, and section 6, SE ¼ NE ¼, approx. 40 acres.

Photos of the Sim-Wasson Farm



The farm in 1993



This barn replaced the one that burned down in 1925.



The farm in 2007



The farm in 2007



The farm in 2007



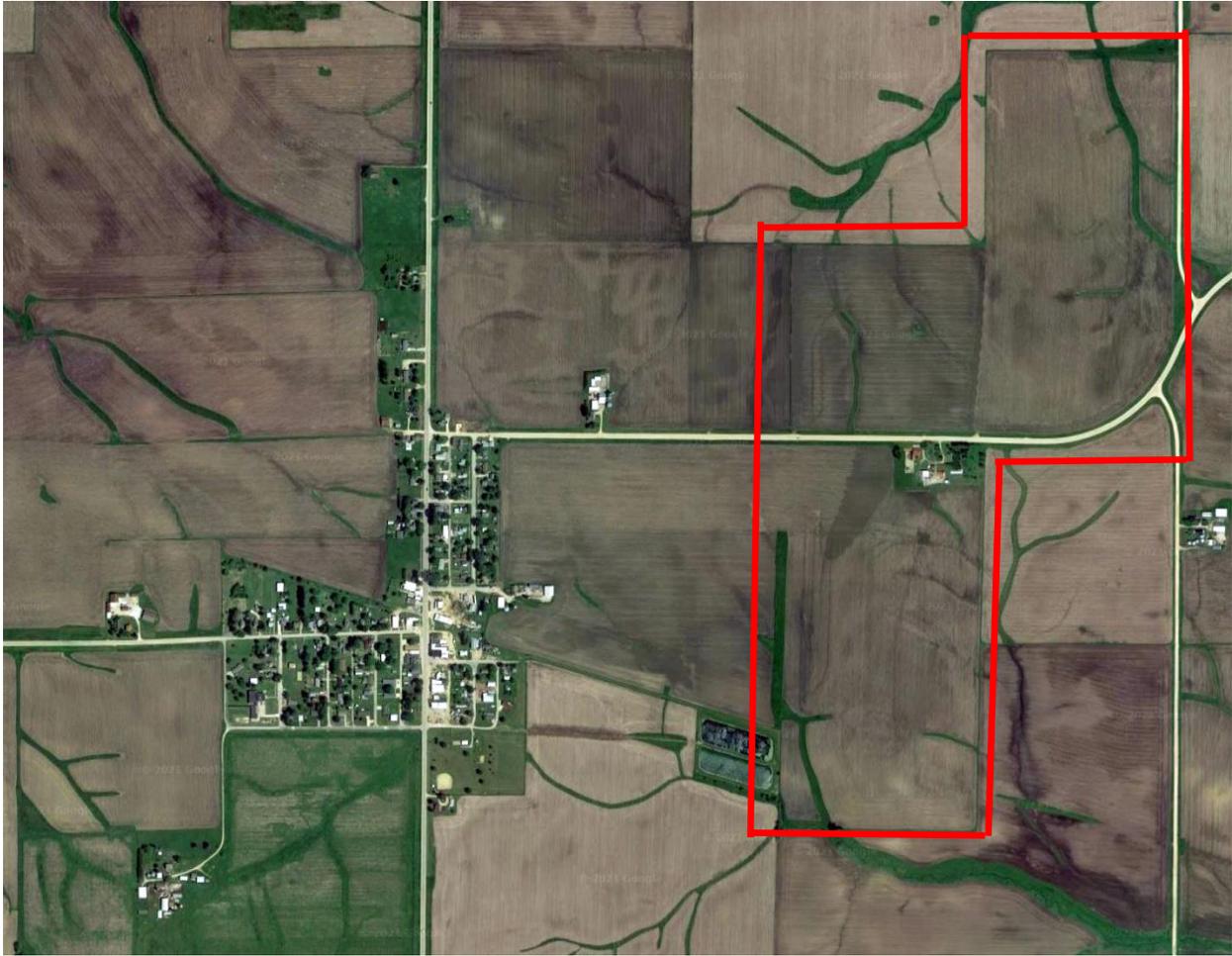
The farm in 2008



The farm in 2008



The farm in 2008



This Google Satellite image shows what once was the Sim-Wasson Farm, east of Onslow, Iowa.

Prepared by Mark David Wasson
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