

County: Rappahannock
District: Wakefield

CLAIMANT
NAME OF ~~OWNER~~/

#33 - Carter, Shirley

Number of Acres: 707

Location: At headwaters of Jordan River, entirely within the Park Area.

Roads: 3 - 4 miles by poor county road to the State road at Flint Hill, thence 13 miles to Front Royal, the nearest shipping point.

Soil: --A sandy loam of good depth and fertility. The slopes are steep with much loose surface rock.

History of Tract and condition of timber: This has been operated as an orchard property for a number of years. It is well equipped with a tenant house, packing sheds, bunk houses and necessary machinery. The orchard itself appears to be in good and thrifty condition, but the slopes are very steep. The timbered portion of the tract is also steep and rocky. It has been cut over and repeated fires have destroyed much of the young timber. A few pockets of timber in inaccessible places have been left.

Improvements: six room frame house, metal roof, packing shed, metal roof, bunk house, metal roof, meat house, paper roof, chicken house, sheep shed. Barn and old bunk house.

Acreeage and value of types:

| Types | Acreeage | | Value per acre | Total Value |
|------------------------------------|-------------------|---|----------------|------------------|
| Slope: | 510 $\frac{1}{2}$ | @ | \$2.50 | \$1276.25 |
| Cove: | 116 | @ | 4.00 | 464.00 |
| Grazing Land: | 34 | @ | 10.00 | 340.00 |
| | | | | <hr/> \$2080.25 |
| Cultivated Land: | | | | |
| Orchard: | 46 $\frac{1}{2}$ | @ | 125.00 | 5812.50 |
| Minerals: | | | | |
| Value of Land: \$ 2080.25 | | | | |
| Value of Improvements: \$ 2500.00 | | | | 2500.00 |
| Value of Orchard: \$ 5812.50 | | | | |
| Value of Minerals: \$ | | | | |
| Value of Timber: \$ 1000.00 | | | | 1000.00 |
| Value of Wood: \$ | | | | <hr/> \$11392.75 |
| Value per acre for tract: \$ 16.11 | | | | |

Incidental damages arising from the taking of this tract: \$ NONE

Geo. S. Ben. CLERK

Claim of Shirley Carter
In the Circuit Court of Rappahannock County, Virginia, No. _____, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. _____

more or less, of land in Rappahannock County, Virginia, Defendants.
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of Rappahannock County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is Shirley Carter
My Post Office Address is Winchester, Va.

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 707 acres, on which there are the following buildings and improvements: 6 room; 2 hall; house. 4 stall barn. New apple packing shed and equipment. New 40 men bunk house. Cook house. Sheep sheds. Barrel sheds. 2 mis. of roads thru orchard. Water tanks

This land is located about three miles from Flint Hill - West Virginia, in the Wakefield Magisterial District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: (In this space claimant should say whether he is sole owner or joint owner, and if joint owner give names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above).
sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:

- North J.J. Miller Estate and W. C. Gentry
- South Johnson and Winsatt
- East W. C. Gentry and Pullen
- West F. D. Wood and J. J. Miller Estate

I acquired my right, title, estate or interest to this property about the year 1915 in the following manner:

Purchased at public sale in front of the Court House at Washington, Va.

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 13,685.00. I claim that the total value of my right, title, estate or interest, in and to this tract or parcel of land with the improvements thereon is \$ 13,685.00.

I am the owner of none acres of land adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$ none.

(In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds).

Remarks: See detailed statement on reverse side of this sheet

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 16th day of July, 1930.

STATE OF VIRGINIA, County OF Winchester, To-wit:

The undersigned hereby certifies that Shirley Carter the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, this 16th day of July, 1930.

Clifford W. Grim
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace

#33-Carter, Shirley:

Acreage Claimed: 707 A. Assessed: 707 A. Deed: 707 A.
Value Claimed: \$13,685.00 Assessed: \$5749.00 Deed: \$8500.00

Examined By:

LOCATION: At headwaters of Jordan River, entirely within
Incumbrances: None known the Park Area.

Roads: 3 -4 miles by poor county road to the State
road at Flint Hill, thence 13 miles to Front
Royal, the nearest shipping point.

Soil: A sandy loam, of good depth and fertility.
The slopes are steep with much surface rock.(loose)

History of Tract and condition of Timber: This has been operated
as an orchard property for a number of years.
It is well equipped with a tenant house, pack-
ing sheds, bunk houses and necessary machinery.
The orchard itself appears to be in good and
thrifty condition, but the slopes are very
steep. The timbered portion of the tract is
also steep and rocky. It has been cut over and
repeated fires have destroyed much of the young
timber. A few pockets of timber in inaccessible
places have been left.

Improvements: These consist of the following:

| | |
|---|--|
| 1.- Orchard (Upper-near top of ridge)-very steep 25-30 years old - 115 Trees. 2-A @ \$125.--\$250. | |
| 2.- Orchard (Below #1) Moderate slopes. 8-10 years.old neglected- 95 trees-2A @ \$125.--\$250. | |
| 3. Orchard (Below #2) steep slopes, rocky, 25-30 years old. 540 trees- 11 A @ \$125.-- \$1375.00 | |
| 4. Orchard (Lower,below #3) Slopes moder- ate to steep, 25-30 yrs.old.-550 trees- 11 A @ \$125.----- \$1375.00 | |
| 5. Orchard (old-around house) Slopes moderate to steep. 30-40 yrs.old. 90 trees, 2A @ \$125.-- ----- 250.00 | |
| 6. Orchard (Behind Bradford Place) Steep Slopes-rocky. Trees good. 25 yrs.old 350 trees. 7 A @ \$125.----- 875.00 | |
| Total number of trees 1650-35 A @ \$125-\$4375.00 | |

Buildings:

Tenant House, frame, 6 rooms, metal roof, 16x26ft.
with 16 x 24 L- Plastered- Rock Chimneys-
Value----- \$1500.00
Packing Shed- 26 x 70 with 14 x 20 lean-to-
metal roof, good condition. 400.00
Bunk House, frame, 16 x 40 metal roof. 150.00
Meat House- 14 x 14, paper roof 25.00
Chicken House, 10 x 12 " " 10.00
Sheep Shed, 12 x 45 " " 50.00
Barn,-18 x 24-10 x 18 shed 75.00
Old Bunk House 25.00

#33-Carter, Shirley, --continued

Improvements-Continued-

Balance forward-- \$2235.00

Packing House in Orchard(Old)18'x40'- 20.00

Timber:-- There is approximately 344 M. ft. of timber on the tract, of which 62% is oak, 35% poplar, bass-wood and ash, and 3% other species.. 344 M@ \$3.- 1032.00

Acreage and value by types:

| <u>Types:</u> | <u>Acreage:</u> | <u>Value Per A.</u> | <u>Total Value</u> |
|---------------|-----------------|---------------------|--------------------|
| Slope | 509 | \$2.00 | \$1018.00 |
| Cove | 116 | 4.00 | 464.00 |
| Fields (Gr) | 34 | 10.00 | 340.00 |
| Fields(Re-S) | 16 | 6.00 | 96.00 |
| Orchard | 35 | | |
| | <u>710</u> | | <u>\$1918.00</u> |

Value of land--(less orchard land) \$1918.00

Value of timber 1032.00

Value of Improvements, Bldgs. etc. 2255.00

Value of Orchard 4375.00

Value of tract- \$9580.00

Value per acre for tract:--\$13.49