

CLAIMANT

NAME OF ~~OWNER~~

#82 - Atkins, Jas. P.

Number of Acres: 12 $\frac{1}{2}$

Location: South Side Pignut Mountain

Roads: Five miles over rough steep road to State Highway, thence 17 miles to Luray, nearest shipping point.

Soil: Sandy loam of good depth and fertility, but very rocky and steep.

History of Tract and condition of timber: The bark was removed about 30 years ago and the tract has been repeatedly cut over for other products and all merchantable timber removed. A very severe fire in 1926 did great damage. Continuous cultivation has worn out the cleared land. Occupied by son of owner.

Improvements: One-4 room log and frame house, shingle roof, meat house, shingle roof, 1 spring house, s.roof, hen house, s.roof, Machinery shed, 1 log barn, apple cellar. All in fair condition.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Slope:	8 $\frac{1}{2}$	@	\$3.00	\$25.50
Cove:				
Grazing Land:				
Cultivated Land:	1	@	15.00	15.00
Orchard:	3	@	40.00	120.00
				<u>\$160.50</u>

Minerals:

Value of Land: \$ 40.50

Value of Improvements: \$ 389.50

Value of Orchard: \$ 120.00

Value of Minerals: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 27.50

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

This is a home proposition.

Geo. H. Pen

CLERK

✓ Claim of James P. Atkins

82

In the Circuit Court of Rapp'h County, Virginia, No. 149, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Clifton Aylor et als and 37400 acres

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 James P. Atkins

My Post Office Address is Sperryville, 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 12 acres, on which there are the following buildings and improvements: Dwelling, barn and other outbuildings

This land is located about 3½ miles from Sperryville, Va. Virginia, in the Piedmont 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 George Beahm

South George Beahm

East John Houghton

West Bud Baker

I acquired my right, title, estate or interest to this property about the year 1892 in the following manner:

By deed from Charlie Henry Frazier

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 1200.00. 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 \$ 1200.00.

I am the owner of _____ 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 \$ _____.

(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: There about 130 apple trees on this property about 14 years old.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 2 day of June, 1930.

STATE OF VIRGINIA, COUNTY OF Rappahannock, To-wit:

The undersigned hereby certifies that James P. Atkins 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 2 day of June, 1930.

James P. Atkins
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

this 5 day of June 1930

and things appearing in his above answer are true to the best of his knowledge and belief,
 the above named claimant personally appeared before him and made oath that the matters
 The undersigned hereby certifies that James P. Atkins

STATE OF VIRGINIA, COUNTY OF RAPPAHANNOCK, To-wit:
 of June 1930

Witness my signature (or my name and mark attached hereto) this 5 day
 (Continue remarks if necessary on the back).

about 10 years old.

Remarks: There about 130 apple trees on this property
 description of the tract or parcel of land by metes and bounds).

this claim which claimant desires to make; and if practicable he should also insert here a
 (In the space below should be set out any additional statements or information as to
 posed condemnation of lands within the Park area to the extent of \$

parcel of land but lying outside the Park area, which I claim will be damaged by the pro-
 I am the owner of _____ acres of land adjoining the above described tract or
 in and to this tract or parcel of land with the improvements thereon is \$ 1500.00
 on is \$ 1500.00 I claim that the total value of my right, title, estate or interest

I claim that the total value of this tract or parcel of land with the improvements there-

by deed from Charles Henry Fowler
 following manner:

I acquired my right, title, estate or interest to this property about the year 1925 in the

West and Baker

East John Johnston

South George Bealm

North George Bealm

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

Clerk

parcel of land described above, title, estate or interest he has in or to the tract or
 he should set out exact description of his right, title, estate or interest in or to the tract or
 and if joint owner. If claimant is not sole or joint owner,
 scribed above: (In case of joint owners, claimant should say whether he is sole owner or joint owner;
 I claim the following: (In case of joint owners, claimant should say whether he is sole owner or joint owner;
 the Piedmont tract of said County.

This land is located _____ miles from Sperryville, Va. Virginia in

buildings and improvements _____, barn and other outbuildings

to be condemned, containing _____ IS _____ acres, on which there are the following
 I claim a right, title, estate or interest in a tract or parcel of land within the area sought

My Post Office Address is Sperryville, Va.

My name is James P. Atkins

as his answer to said petition and to said notice.

Court of Rappahannock County, Virginia, asks leave of the Court to file this

upon the filing of said petition and published in accordance with the order of the Circuit
 velopment of the State of Virginia, and in response to the notice of condemnation awarded
 The undersigned, in answer to the petition of the State Commission on Conservation and De-
 more or less of land in Rappahannock County, Virginia, Defendants.

tioner, vs. Clifton Aylor et als and 37400 acres

The State Commission on Conservation and Development of the State of Virginia, Peti-
 In the Circuit Court of Rappahannock County, Virginia, No 142 At Law

Claim of James P. Atkins

Claim of
 James P. Atkins

FILED IN
 CLERK'S OFFICE
 RAPPAHANNOCK COUNTY

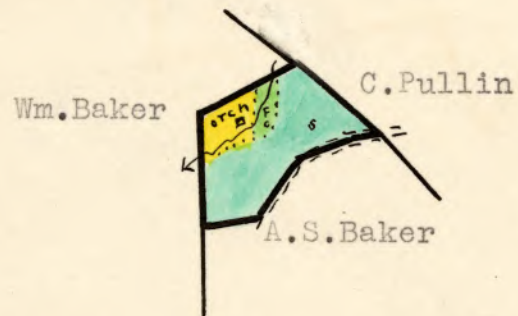
June 2 - 1930

Teste:

Jas. M. Squire

County: Rappahannock
District: Piedmont

#82-Atkins, J.P. ^{ames} ~~oley~~



LEGEND:

Cove	Orchard
Slope	Grazing Land
Ridge	Tillable "
Scale - 1" = 20 Chains	

#82-Atkins, J. P. ✓

Acreage Claimed:

Value Claimed:

Location:

South Side Pigmt Mountain

Laps:

None known.

Roads:

Five miles over rough steep road to State Highway, thence 17 miles to Luray, nearest shipping point.

Soil:

Sandy loam of good depth and fertility, but very rocky and steep.

History of Tract and condition of Timber: The bark was removed about 30 years ago and the tract has been repeatedly cut over for other products and all merchantable timber removed. A very severe fire in 1926 did great damage. Continuous cultivation has worn out the cleared land. Occupied by son of owner.

Improvements:

The improvements consist of the following:

1 log and frame dwelling 1½ story- 4 rooms- with room 10 x 15, shingle roof, valued- \$200.

1 frame meat house, shingle roof " 15.

1 frame corn house, shed on one side " 25.

1 frame spring house, 10x15, shingle roof 15.

1 frame hen house, 8x12, shingle roof 20.

1 frame machinery shed----- 15.

1 log barn 12 x 16, and sheds 50.

1 rock and log apple cellar 10.

3 acres in orchard of 100 trees, 15 years old----- 180.

Total value improvements \$530.

Value of land by types:

<u>Types:</u>	<u>Acreage</u>	<u>Value Per A.</u>	<u>Total Value</u>
Slope	9	\$3.00	\$27.00
Cultivated	1	20.00	20.00
Orchard	3		
	<u>13</u>		<u>\$47.00</u>

Total Value of Land \$47.00

" " " Improvements 530.00

Total Value Tract-- \$577.00

Average Value per acre:--- \$44.38