

NAME OF OWNER

#37 - Eppard, M. L.

Number of Acres: 72

Location: Dry Run.

Roads: 5 miles country road to Elkton.

Soil: Fairly deep and fertile loam full of loose rock except on cultivated part.

History of Tract and condition of timber: Cut over and burned repeatedly. Timber on the southeastern portion consists only of brush too small for cordwood. Rest of timber is mainly oak stand, hardcut, with pine coming in on the upper slopes and scattered hardwood tress on the lower slopes 8" to 12" DBH. The largest trees are tie size, but few in number. Stand is mainly heavy cordwood, and small brush. Estimated to cut 114 cords.

Improvements:
 DWELLING-----18x40' with an attached kitchen 14x16x10' and porch 5x32', 6 rooms, metal roof, brick flues, 2 stories, 4 rooms ceiled, good condition, occupied by owner. Water supply is spring, foundation of pillars.-----BARN-----Log and frame, 24x34x12', shingled roof, fair condition.-----CEMENT CELLAR-----10x14x7', with a cement roof, good condition. SPRING HOUSE:-----Frame, 8x10x8', shingled roof. HEN HOUSE-----Frame, 8x28x7', paper roof, fair condition. GARAGE- ---Frame, 9x14x8', paper roof, fair condition. IDELCO PLANT-----Frame, 6x6x6', paper roof-----GRANARY -----Frame, 8x15x10', with shed, paper roof, fair condition-----STORE AND ROOMS -----Frame, 24x33', with a porch 7x33', 5 rooms, metal roof, brick flues, 2 stories, ceiled, condition good, occupied by tenant. GARAGE-----Frame, 14x16x10', paper roof.---FEED HOUSE----Frame, 10x12x10', paper roof, good condition. HOG PEN----Log, 10x16x5', paper roof, fair condition.

Acreeage and value of types:

Types	Acreeage		Value per acre	Total Value
Ridge:				
Slope: --	38	@	\$3.00	\$114.00
Cove:				
Grazing Land: ---	17	@	35.00	595.00
Fields Restocking:				
Cultivated Land: ---	15	@	45.00	675.00
Orchard: --	2	@	100.00	200.00
Minerals:				
Value of Land: \$	1384.00			
Value of Improvements: \$	3000.00			3000.00
Value of Orchard: \$	200.00			
Value of Minerals: \$				
Value of Fruit: \$				
Value of Timber: \$				
Value of Wood: \$	50.00			50.00
Value per acre for tract: \$	64.36			\$4634.00

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

Geo. N. Pen CLERK

Claim of M. L. Eppard
In the Circuit Court of Rockingham County, Virginia, No. _____, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. M. L. Eppard

72 acres

more or less, of land in _____ 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 Rockingham County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is M. L. Eppard

My post office address is R. F. D. 3, Elkton, Virginia

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 72 acres, on which there are the following buildings and improvements: dwelling, barn, store building with tenant 2 garage, 2 henhouses and two other outbuildings, 2 granaries, 1 hog pen and a power house, orchard Cement seller

This land is located about 5 miles from Elkton, Virginia, in the Stonewall 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.)

I am the sole owner of said land

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

North J. R. Cook estate

South Lewin Hensley

East J. W. Meadows

West Geo. N. Conrad

I acquired my right, title, estate or interest to this property about the year 1911 in the following manner:

By deed from special commissioner distributing the estate of Wesley Eppard, deceased

I claim that the total value of this tract or parcel of land with the improvements thereon is \$5,800.00. 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 \$5,800.00.

I am the owner of 00 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 \$00.

(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: This property is suitable for farming, grazing or fruit growing, as well as trucking and poultry raising, is well watered and within about one mile of a hard surfaced public road, and I consider the figures named to be conservative.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 31st day of January, 1931, 1930.

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

The undersigned hereby certifies that M. L. Eppard 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 31st day of January, 1931, 1930.

H. B. Gentry N.P.
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

County: Rockingham
 District: Stonewall

#37 - Eppard, M. L.

Acreage Claimed: 72 Assessed 72 A. Deed 72 A.
Value Claimed: \$5800.00 " \$1,000.00 " 1913 - \$735.00.
Location: Dry run.

Incumbrances, counter claims or laps: None known.

Soil: Fairly deep and fertile loam full of loose rock except on cultivated part.

Roads: Five miles country road to Elkton.

History of tract and condition of timber: Cut over and burned repeatedly. Timber on the southeastern portion consists only of brush too small for cord wood. Rest of timber is mainly oak stand, hard-cut, with pine coming in on the upper slopes and scattered hard wood trees on the lower slopes 8" to 12" DBH. The largest trees are tie size, but few in number. Stand is mainly heavy cord wood and small brush. Estimated to cut 114 cords at 75¢ - - - - \$85.50

Improvements:

<u>Dwelling:</u> 18x40' with an attached kitchen 14x16x10' and porch 5x32', 6 rooms, metal roof, brick flues, 2 stories, 4 rooms ceiled, good condition, occupied by owner, water supply is a spring, foundation pillars. - - -	\$1,000.00
<u>Barn:</u> Log and frame, 24x34x12', shingled roof, fair condition. - - -	250.00
<u>Cement Cellar:</u> 10x14x7' with a cement roof, good condition. - - -	200.00
<u>Spring house:</u> Frame, 8x10x8', shingled roof. - -	15.00
<u>Hen house:</u> Frame, 8x28x7', paper roof, fair condition. -	50.00
<u>Garage:</u> Frame, 9x14x8', paper roof, fair condition. -	30.00
<u>Delco plant:</u> Frame, 6x6x6', paper roof. - -	20.00
<u>Granary:</u> Frame, 8x15x10', with shed, paper roof, fair condition. - - -	35.00
<u>Store and rooms:</u> Frame, 24x33' with a porch 7x33', 5 rooms, metal roof, brick flues, 2 stories, ceiled, condition good, occupied by tenant. - - -	800.00
<u>Garage:</u> Frame, 14x16x10', paper roof. - - -	40.00
<u>Feed house:</u> Frame, 10x12x10', paper roof, good condition. - - -	30.00
<u>Hog pen:</u> Log, 10x16x5', paper roof, fair condition. -	15.00
	<u>\$2,485.00</u>

Acreage and value of land by types:

Type	Acreage	Value per A.	Total Value
Slope	38	3.00	114.00
Grazing	17	20.00	340.00
Tillable	15	30.00	450.00
Orchard	2.50	60.00	150.00
	<u>72.50</u>		<u>\$1,054.00</u>

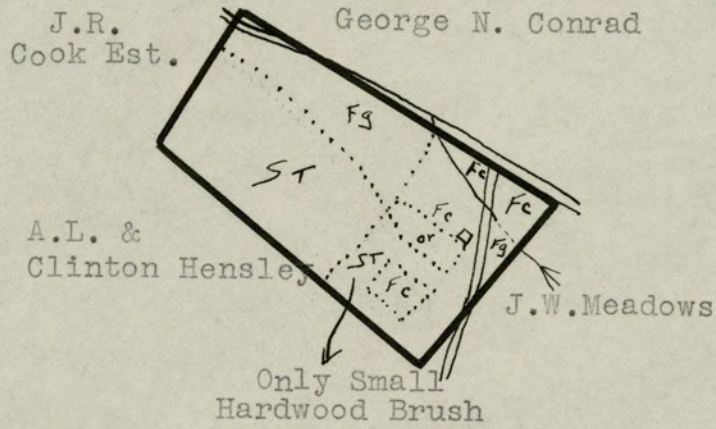
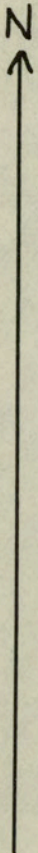
County: Rockingham
District: Stonewall

#37 - Eppard, M. L.

Cont'd.

Total value of land - - - -	\$1,054.00
Total value of improvements	2,485.00
Total value of timber - - -	85. 00
Total value of tract - - -	\$3,624. 00
Average value per acre - -	\$49.99.

#37- Eppard, M.L.



LEGEND:

Slope Grazing
Tillable Orchard
Scale - 1" = 20 chains