

Rappahannock County  
 Hampton District  
**NAME OF CLAIMANT**

#53 - Keyser, John A.

Number of Acres: 184

Location: On the south slopes of the Blue Ridge between the Gravel Spring Branch and Devil Stairs Run, adjoining the remainder of the original tract which lies outside of the Park area.

Roads: This tract is located 24 miles from Front Royal, the nearest railroad station, over five miles of unimproved county road, and 19 miles of improved macadam road.

Soil: The soil is chiefly a sandy clay loam of good depth and fertility for mountain land. The slopes are gentle to moderately steep and smooth except near the southwest corner of the tract where the surface is exceedingly steep and rocky. The tract has a south and west exposure.

History of Tract and condition of timber:  
 All of the mature chestnut oak timber was cut for bark about 30 years ago. An area of approximately 10 acres near the eastern boundary of the tract was cleared for cultivation many years ago but it has long been abandoned, and is now completely restocked with a young stand of hardwoods from two to four inches in diameter. All the chestnut timber both large and small has been killed by the blight in recent years. Forest fires have only slightly injured the present stand of merchantable but they have so severely burned an ~~improvements~~ area of approximately 32 acres on the west side of the tract that no merchantable timber remains and the reproduction is of inferior quality and species.

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Slope:	174	@	\$3.00	\$522.00
Cove:	10	@	4.00	<u>40.00</u>
				\$562.00

Grazing Land:

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 562.00

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Timber: \$1665.00

\$1665.00  
 \$2227.00

Value of Wood: \$

Value per acre for tract: \$ 12.10

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

Geo. H. Pen. CLERK



Claim of John A. Keyser  
 In the Circuit Court of Stafford County, Virginia, No. \_\_\_\_\_, At Law.  
 The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Clepton Ayler et als and 34,700 acres

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

My name is John A. Keyser  
 My Post Office Address is Washington 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 377 acres, on which there are the following buildings and improvements: Our old house, & some apple

trees. 325 acres of this is in original  
timber Oak, pine, poplar, sycamore, Hickory  
 This land is located about 4 1/2 miles from Washington Virginia, in the Hampton 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

about  
 10000 sq  
 yellow  
 poplar  
 out  
 area  
 of my  
 land

The land owners adjacent to the above described tract or parcel of land are as follows:  
 North Estate of Geo. J. Miller dec'd  
 South my Courtland farm  
 East Geo. M. Miller & Geo. J. Miller Estate  
 West Ex. Gov. & Geo. Toppe & Geo. J. Miller Estate

I acquired my right, title, estate or interest to this property about the year 1898 in the following manner:  
Division & purchase of U. H. Keyser dec'd estate 200 acres  
by purchase of Sam Partlow of 177 acres

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 6000.00. 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 \$ \_\_\_\_\_.

I am the owner of 245 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: all timber is about saw mill  
sites & within half a mile of County  
road, where trucks can haul  
from mill, down & operate a saw mill  
part time for 30 years. (Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 28 day of May, 1930.

STATE OF VIRGINIA, COUNTY OF Stafford, To-wit:  
John A. Keyser  
 The undersigned hereby certifies that John A. Keyser 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 28 day of May, 1930.

Jan. M. Settle  
 Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.



The timber land is timbered all over  
not as much as 10 acres of waste  
land & cliffs in entire boundary  
all of the timber is within half mile  
of County road & down hill to flood  
no road to build for trucks to get  
to mill sites, Except for the lead  
chestnut, I've removed for rails &  
for safety from forest fires all the  
original hard lumber firwood is  
on this tract.  
Similar tracts are there been sold  
recently for much more per acre  
than this asking. I feel that I can  
easily get more for timber, than  
in asking for it for timber land.

I claim the following right, title, estate or interest in the tract or parcel of land de-  
scribed 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.)

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

North  
South  
East  
West

acquired my right, title, estate or interest to this property about the year 1898 in the  
following manner:

I claim that the total value of this tract or parcel of land with the improvements there-  
on is \$2000.00. I claim that the total value of my right, title, estate or interest,  
and to this tract or parcel of land with the improvements thereon is \$

I am the owner of 24.5  
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 pro-  
posed 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: See notes on reverse side of page.

Witness my signature (or my name and mark attached hereto) this 28<sup>th</sup> day

of May 1930.

STATE OF VIRGINIA, COUNTY OF

The undersigned hereby certifies that

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 28<sup>th</sup> day of May 1930.

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

Lamin St  
Geo. A. Ripper -  
Filed May 28 - 1930.



#53 - Keyser, John A.

\*Acreage Claimed: 377 A. Assessed: Deed:  
 Value Claimed: \$6500.00 Assessed: Deed:

\*Note: The area and value claimed cover two separate tracts within the Park area. Each tract is a part of a larger tract and the portion outside of the Park area consists for the most part of improved farm land. Neither the assessed value, the purchase price, nor the area as purchased can be determined from any available records.

Examined by: Eaton, Stoneburner, and Shifflett.

Location: On the south slopes of the Blue Ridge between the Gravel Spring Branch and Devil Stairs Run, adjoining the remainder of the original tract which lies outside of the Park area.

Incumbrances, counter claims, or laps: None so far as known.

Roads: This tract is located 24 miles from Front Royal, the nearest railroad point, over five miles of unimproved county road and 19 miles of improved macadam road.

Soil: The soil is chiefly a sandy clay loam of good depth and fertility for mountain land. The slopes are gentle to moderately steep and smooth except near the southwest corner of the tract where the surface is exceedingly steep and rocky. The tract has a south and west exposure.

History of tract and condition of timber: All of the mature chestnut oak timber was cut for bark about 30 years ago. An area of approximately 10 acres near the eastern boundary of the tract was cleared for cultivation many years ago but it has long been abandoned and is now completely restocked with a young stand of hardwoods from two to four inches in diameter. All the chestnut timber both large and small has been killed by the blight in recent years. Forest fires have only slightly injured the present stand of merchantable but they have so severely burned an area of approximately 32 acres on the west side of the tract that no merchantable timber remains and the reproduction is of inferior quality and species. The total estimated stand of merchantable timber on the tract is 370,000 feet B.M. with an average stumpage value of \$4.37 per M. ft. The proportion of the stand by species is oak 32%, poplar 50%, basswood 8%, hickory 6%, white pine 2% and ash 2%.

Acreage and value by types:

Types:	Acreage:	Value Per acre	Total Value
Cove	10	\$4.00	\$40.00
Slope	174	3.00	522.00
	<u>184</u>		<u>\$562.00</u>

Value of land: \$562.00  
 Value of timber 370 M. @ \$5.30 \$1620.60  
 \$2182.60

Average value per acre for  
 tract--\$11.86