

CLAIMANT

NAME OF ~~OWNER~~

#33 - DEAN, J. B.

Number of Acres: 161

Location: On Dean Mountain

Roads: ---

Soil: Sandy clay, good depth and fertility over most of the tract, large rock outcropping in wooded area, moderate slopes, Northwest exposure.

History of Tract and condition of timber: Large portion cleared many years ago, grazed and cultivated since, small portion neglected, grown up to brush, wooded area cut over at different times in past, part of woodland only. Estimated to cut 3170 bd.ft. per acre.

Improvements: DWELLING----Frame, 16x22', kitchen 12x10x8', 5 rooms, shingle roof, brick flues, 2 story, walls ceiled, condition poor, abandoned. BARN-----Frame, 25x48x14', shingled roof, condition poor. GRANARY: Frame, 14x16x12', shingle roof, condition fair, DWELLING-----Log, 16x22', 2 rooms, chingle roof, stone flues, condition poor, walls log, abandoned. ORCHARD----1 acre.

Acreage and value of types:

| Types | Acreage | | Value per acre | Total Value |
|------------------------------|---------|---|----------------|-------------|
| Ridge: | | | | |
| Slope:----- | 61 | @ | \$5.00 | \$305.00 |
| Cove: ----- | 10 | @ | 5.00 | 50.00 |
| Grazing Land: --- | 77 | @ | 30.00 | 2310.00 |
| Fields Restocking: --- | 4 | @ | 15.00 | 60.00 |
| Cultivated Land: ---- | 6 | @ | 30.00 | 180.00 |
| Orchard: -- | 1 | @ | 50.00 | \$2905.00 |
| | | | | 50.00 |
| Minerals: | | | | |
| Value of Land: \$ | 2905.00 | | | |
| Value of Improvements: \$ | 275.00 | | | 275.00 |
| Value of Orchard: \$ | 50.00 | | | |
| Value of Minerals: \$ | | | | |
| Value of Fruit: \$ | | | | |
| Value of Timber: \$ | 228.00 | | | 228.00 |
| Value of Wood: \$ | | | | \$3458.00 |
| Value per acre for tract: \$ | 21.48 | | | |

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

Geo. H. Peni clerk

Claim of J. B. Dean
In the Circuit Court of Pickingham County, Virginia, No. _____, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. J. B. Dean has two tracts of land containing
Hundred Sixty One acres.

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

My name is J. B. Dean

My post office address is Elkton Va Post 3.

I claim a right, title, estate or interest in ² tracts or parcels of land within the area sought to be condemned, containing about 161 acres, on which there are the following buildings and improvements: 2 dwelling houses 1 Barn 1 granary and is fenced with good wire fence around a large portion of it.

This land is located about 5 or 6 miles from Elkton Virginia, in the Stewart Magisterial District of said County.

I claim the following right, title, estate or interest in the ² tracts or parcels 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 Sole Owner

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

North Edgar Dean and Dyche Dean

South Daisy Dean

East Gruber Meadows

West S. J. Hensley

I acquired my right, title, estate or interest to this property about the year 1900 in the following manner:

I bought the 76 acre tract I bought S. J. Hensley D. B. no. 63 page 224
and the 86 acre tract was bought S. J. Hensley & Brothard D. B. 80 page 235

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 8050⁰⁰. 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 \$ 8050⁰⁰.

I am the owner of 159 acres of land ^{near or adjacent to the} 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 \$ _____
This is included in damage & value in the land in Park area

(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: The area in Park yields me an annual income by grazing and cultivation amounting six hundred dollars or more.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 10th day of January, 1931.

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

The undersigned hereby certifies that J. B. Dean 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 10th day of January, 1931.

J. D. [Signature]
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

*Included
1/10/31*

County: Rockingham
 District: Stonewall

#33 - J. B. Dean

Acreage Claimed: 161 Assessed 159. $\frac{125}{160}$ Deed Estimated 85 A.
 (1908) \$970.00
Value Claimed: \$3050.00 " \$1800.00 76 A. (1900) \$650.00

Location: On Dean Mountain.

Incumbrances, counter claims or laps: ---

Soil: Sandy ~~xxx~~ clay, good depth and fertility over most of tract, large tract out cropping in wooded area, moderate slopes, N. W. exposure.

History of tract and condition of timber: Large portion cleared many years ago, grazed and cultivated since, small portion neglected, grown up to brush, wooded area cut over at different times in past, part of woodland only. Estimated to cut 3170 Bd. ft. per acre Value @ \$2.00 76,000 x \$2.00 \$152.00

Improvements:

| | |
|--|-----------------|
| Dwelling, frame 16x22, kitchen 12x10x8, 5 rooms shingle roof, brick flues, 2 story, walls ceiled, condition poor, abandoned. ----- | \$125.00 |
| Barn, Frame 25x48x14, shingle roof, cond, poor | 80.00 |
| Granery, Frame 14x16x12, shingle roof, cond. fair. ----- | 65.00 |
| Dwelling, log 16x22, 2 rooms, shingle roof, stone flues, condition poor, walls log, abandoned. | 25.00 |
| Orchard 1 acre ----- | 60.00 |
| Total | \$355.00 |

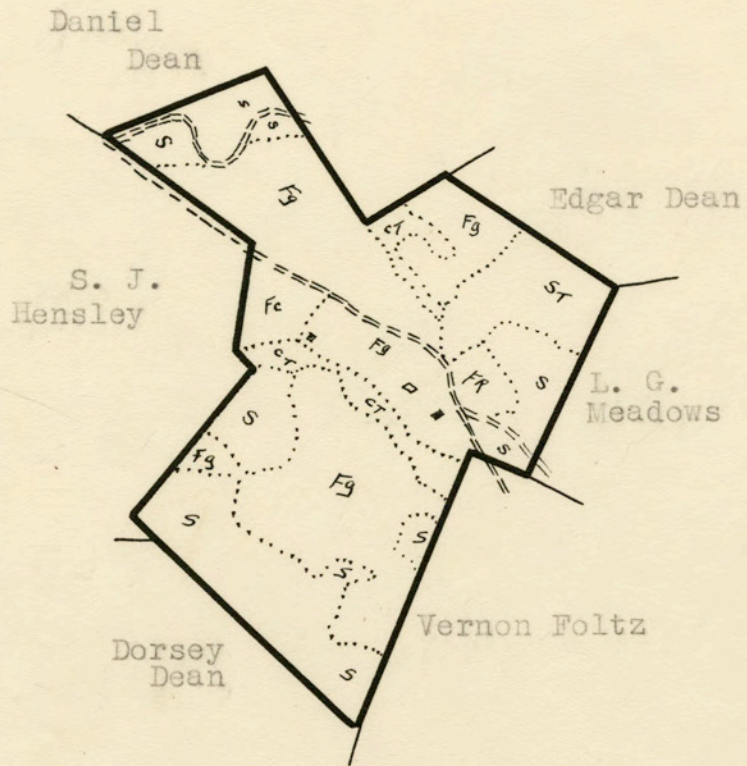
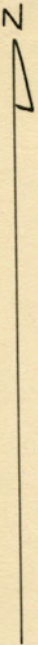
Value of land by types:

| <u>Type</u> | <u>Acreage</u> | <u>Value per acre</u> | <u>Total Value</u> |
|------------------|----------------|-----------------------|--------------------|
| Cove | 10 | \$4.00 | \$40.00 |
| Slope | 62 | 3.00 | 186.00 |
| Grazing | 77 | 20.00 | 1540.00 |
| Tillable | 6 | 25.00 | 150.00 |
| Field restocking | 4 | 6.00 | 24.00 |
| Orchard | 1 | | 1940.00 |
| | <u>160</u> | | |

| | |
|----------------------------|-----------|
| Total value of land | \$1940.00 |
| Total value of improvement | 355.00 |
| Total value of timber | 152.00 |
| Total value of tract | 2447.00 |
| Average value per acre | 15.29 |

#33 - J. B. Dean.

County: Rockingham
District: Stonewall



LEGEND

- Cove - Slope
- Grazing - Tillable
- Restocking - Orchard
- Scale - 1" = 20 chains