

Rappahannock County

NAME OF CLAIMANT

#72 - Clatterbuck, Joseph

Number of Acres: 92

Location: West of Little Devil Stairs Run at the head of Gid Brown Hollow.

Roads: About six miles of fair dirt road to Lee Highway; thence twenty miles to Luray, nearest shipping point.

Soil: Sandy clay loam of good depth and fertility. The best soil is in the southeastern portion near the house.

History of Tract and condition of timber: Tan bark removed from area about 30 years ago. Some other timber products have been removed from the area at various times. That portion of the tract along Little Devil Stairs Run supports some scattered short boled chestnut oak of doubtful merchantability. The western portion of the tract supports a fair stand of red, chestnut and white oaks, with some basswood, poplar and ash scattered throughout.

Improvements: This portion of approximately thirty acres will cut by estimate a total of 65 M. feet Bm.

Improvements: Dwelling: 18x20', log and frame, shed room on side, 8x10', fair condition, 5 rooms, occupied --
Meat house: 10x14', frame, shingled.
Hen house: 8x10'.
Barn: Log, 20x20'.
Hog house:
Orchard: (100 trees) 20 to 40 years old. Young orchard in good condition.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	30	@	\$3.00	\$90.00
Cove:				
Grazing Land:	45	@	5.00	225.00
Fields Restocking:				
Cultivated Land:	14	@	12.00	168.00
Orchard:	3	@	40.00	\$483.00
Minerals:				120.00
				300.00
				125.00
				<u>\$1028.00</u>

Value of Land: \$ 483.00

Value of Improvements: \$ 300.00

Value of Orchard: \$ 120.00

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$ 125.00

Value of Wood: \$

Value per acre for tract: \$11.17

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

Geo. N. Penn. CLERK.

County: Rappahannock
 District: Hampton

#72 -- Clatterbuck, Joseph

X
Acreage Claimed: Assessed: 100 Deed: 100
Value Claimed: Assessed: \$350.00 Deed: \$300
 (in 1893)
 Area: 92 Acres.

Location: West of Little Devil's Stairs Run at the head of Gid Brown Hollow.

Incumbrances, counter claims or laps: Approximately 136 acres of the land claimed by Joseph Clatterbuck is included within two overlaps on the Overall Survey designated by #72-I and 72-II for which separate reports have been prepared.

Soil: Sandy clay loam of good depth and fertility. The best soil is in the southeastern portion near the house.

Roads: About six miles of fair dirt road to Lee Highway; thence twenty miles to Luray, nearest shipping point.

History of tract and condition of timber: Tan bark removed from area about 30 years ago. Some other timber products have been removed from the area at various times. That portion of the tract along Little Devil Stairs Run supports some scattered short boled chestnut oak of doubtful merchantability. The western portion of the tract supports a fair stand of red, chestnut and white oaks, with some basswood, poplar and ash scattered throughout. This portion of approximately thirty acres will cut by estimate a total of 65 M. feet Bm, valued at \$3.00 per M.

Improvements:

<u>Dwelling:</u> 18x20', log and frame, shed room on side, 8x10', fair condition, 5 rooms, occupied --	\$150.00
<u>Meat house:</u> 10x14', frame, shingled --	20.00
<u>Hen house:</u> 8x10' --	15.00
<u>Barn:</u> Log, 20x20' --	25.00
<u>Hog house -</u>	10.00
	\$210.00

Orchard: (100 trees) 20 to 40 years old.
 Young orchard in good condition.

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	30	\$2.50	\$75.00
Fc & Fg	14	10.00	140.00
Fr	45	5.00	225.00
Orchard	3	40.00	--
	92		\$440.00

#72 - Clatterbuck, Joseph

Total value of land	\$440.00
Total value of orchard	120.00
Total value of improvements	210.00
Total value of timber	<u>195.00</u>
(65 M. ft. @ \$3.00)	
Total value of tract	\$965.00
Average value per acre	\$10.48

X -- This includes the area laps #72-I and #72-II.

NOTE: - The deed for 100 acres contains no metes and bounds description. This tract is surrounded by tracts for which there are more accurate boundary descriptions.