

CLAIMANT

NAME OF OWNER

#44 - Eppard, Nancy E.

Number of Acres: 106

Location: Wolf Run.

Roads: 4 miles good mountain road to Elkton.

Soil: Fertile, gravelly loam, deep in bottom land and fertile along slopes.

History of Tract and condition of timber: All merchantable saw timber removed in 1930. Defective and small trees left comprise a heavy cordwood stand for so steep and rocky a slope-- chestnut, oaks, locust, tulip, maple, hickory etc. Mixed hardwoods up to 10" DBH. and scattered larger trees. Estimated to cut 249 cords.

Improvements: DWELLING----18x26', with an ell 16x16', back porch 6x26', another porch 7x26', 7 rooms, 2 stories, ceiled, condition good, occupied by owner. Water supply spring-- BARN-----Frame, 37x50x18', shingled roof, fair condition. GRANARY----Frame, 16x21x14', shingled roof, good condition. HEN HOUSE----Frame, 16x16x8', paper roof, fair condition. HEN HOUSE----Frame-4x16x6', paper roof, poor condition. SPRING HOUSE----8x10x6', paper roof, fair condition. ORCHARD---- 60 apple trees.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: --	37	@	\$3.00	\$111.00
Cove: --	13	@	10.00	130.00
Grazing Land: --	23	@	35.00	805.00
Fields Restocking: ---	3	@	15.00	45.00
Cultivated Land: ----	30	@	35.00	1050.00
Orchard:				\$2141.00
Minerals:				
Value of Land:	\$ 2141.00			
Value of Improvements:	\$ 3138.00			3138.00
Value of Orchard:	\$			
Value of Minerals:	\$			
Value of Fruit:	\$ 100.00			100.00
Value of Timber:	\$			
Value of Wood:	\$ 50.00			50.00
Value per acre for tract:	\$ 51.21			\$5429.00

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

Geo. N. Pen: CLERK

County: Rockingham
 District: Stonewall

#44 - Nancy E. Eppard

Acreage Claimed: Assessed 105 A. 119 P. Deed Acquired by

Value Claimed: " \$770.00 " Inheritance.

Location: Wolf run.

Incumbrances, counter claims or laps: None known.

Soil: Fertile, gravelly loam, deep in bottom land and fertile along slopes.

Roads: Four miles good mountain road to Elkton.

History of tract and condition of timber: All merchantable saw timber removed in 1930. Defective and small trees left comprise a heavy cord wood stand for so steep and rocky a slope - chestnut, oaks, locust, tulip, maple, hickory, etc. Mixed hardwoods up to 10" DBH and scattered larger trees. Estimated to cut 249 cords at 75¢ - - - - \$186.00

Improvements:

Dwelling:	Frame, 18x26' with an ell 16x26', back porch 6x26', another porch 7x26', 7 rooms, 2 stories, ceiled, condition good, occupied by owner, water supply spring,	1500.00
Barn:	Frame, 37x50x18', shingled roof, fair condition.	900.00
Granary:	Frame, 16x21x14', shingled roof, good condition. - - -	75.00
Hen house:	Frame, 16x16x8', paper roof, fair condition.	35.00
Hen house:	Frame, 4x16x6', paper roof, poor condition.	5.00
Spring house:	8x10x6', paper roof, fair condition. - -	20.00
		<u>\$2,535.00</u>
Orchard:	60 apple trees at \$2.00. - - -	120.00

Acreage and value of land by types:

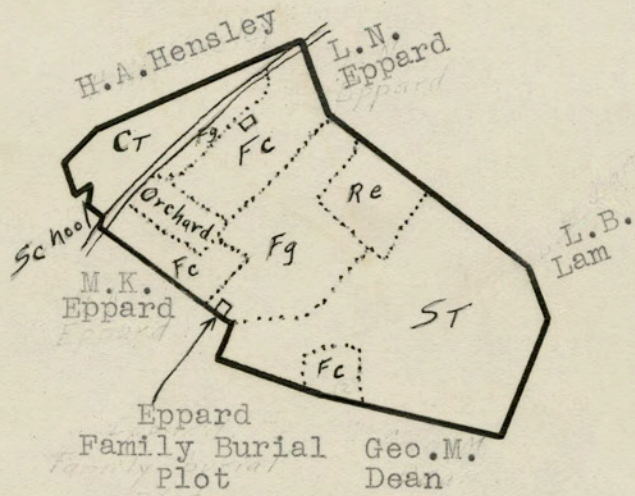
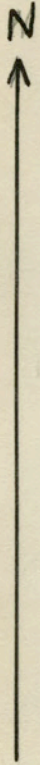
Type	Acreage	Value per A.	Total Value
Cove	13	5.00	65.00
Slope	42	4.00	168.00
Grazing	23	12.00	276.00
Tillable	30	50.00	1,500.00
Field restocking	3	15.00	45.00
	<u>111</u>		<u>\$2,054.00</u>

Total value of land - - - - \$2,054.00
 Total value of orchard - - 120.00
 Total value of improvements 2,535.00
 Total value of timber - - 186.00
 Total value of tract - - - \$4,895.00
 Average value per acre - - \$44.10.

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County: Rockingham
District: Stonewall

#44- Eppard, Nancy E.



LEGEND:

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