

Rappahannock County

Hawthorne District

CLAIMANT
NAME OF ~~OWNER~~

#228 - Nicholson, J.M.

Number of Acres: 96

Location: East slope of Hazel Mountain, and entirely within Park Area

Roads: 6 miles of rough dirt road to Sperryville, thence 16 miles to Luray, nearest shipping point.

Soil: That in the orchard and fields is deep and fertile sandy clay loam. Comparatively free of surface rock. Slope soil is sandy clay, rocky south and east exposure.

History of Tract and condition of timber: Part of this tract was cleared many years ago. The rest has been grazed since being cleared. Part of it was put in orchard 12 to 15 years ago. Wooded portion east of the Rolling Road has been cut clear of timber products. West of this road there is an estimated merchantable stand of 49 acres. The merchantable species are white oak, red oak, and hemlock.

Improvements: House-occupied by owner-2 story, and ell, 6 rooms, shingled, porch front and side-barn, log, with shed on 3 sides, shingled--House, log shingled. Corn house, log, shingled- House, log, 3 rooms, stone wall and chimney, kitchen at end of porch in front-meat house, board and frame, shingled-hen house-board and frame, shingled- spring house, -log, stable-log

Acreeage and value of types:

Types	Acreeage	Value per acre	Total Value
Slope:	61	@ \$2.50	\$152.50
Cove:			
Grazing Land:	25	@ 12.00	300.00
			<u>\$452.50</u>
Cultivated Land:			
Orchard:	10	@ 75.00	750.00
Minerals:			
Value of Land:	\$ 452.50		
Value of Improvements:	\$ 725.00		725.00
Value of Orchard:	\$ 750.00		
Value of Minerals:	\$		
Value of Timber:	\$ 122.50		122.50
Value of Wood:	\$		<u>\$2050.00</u>
Value per acre for tract:	\$ 21.35		

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

Geo. N. Pent CLERK

Claim of James H. Nicholson
In the Circuit Court of Rappahannock County, Virginia, No. 149, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Clifton Caylor et al 37,400
Acres

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

My name is James H. Nicholson

My Post Office Address is Sperryville, 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 ~~1.96~~ 1.96 acres, on which there are the following buildings and improvements: 1 - 4 room - shingle roof dwelling
1 - 3 room - shingle roof dwelling 1 barn
30 x 30 shingle roof barn - corn house, hen house, spring house

This land is located about 1.2 miles from Sperryville Virginia, in the ~~12th~~ Washington 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). See simple

The land owners adjacent to the above described tract or parcel of land are as follows:
North Brooks Dodson
South Ms. Mary Jenkins
East Bob Jenkins
West Jim Burke

I acquired my right, title, estate or interest to this property about the year 557-1920 4/14-1922 in the following manner:

Bought 3.5 H. of Charlie Jenkins - & 4.1 H. from Geo. Jenkins

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 3000.00. 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 \$ 3000.00.

I am the owner of 0 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 \$ 0.

(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: I have 600 apple trees about 300-13-yr. old & 300 about 12 yrs. old.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 4 day of June, 1930.

STATE OF VIRGINIA, COUNTY OF Rappahannock, To wit:

The undersigned hereby certifies that James H. Nicholson 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 4 day of June, 1930.

James H. Nicholson
Elizabeth A. Selberg
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

Claim of _____
In the Circuit Court of _____
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. _____

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

My name is _____
My Post Office Address is _____

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about _____ acres, on which there are the following buildings and improvements: _____

This land is located about _____ miles from _____ Virginia, in the _____ 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.) _____

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

North _____
South _____
East _____
West _____

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

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

(Continue remarks if necessary on the back.)

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

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

James M. Nicholson
James M. Nicholson

FILED IN
CLERK'S OFFICE
JANUARY 27 1930
JAMES M. NICHOLSON

2/28

James M. Nicholson

James M. Nicholson
Notary Public, or Justice of the Peace, or Clerk of the Court or Special Investigator or _____

#228 Nicholson, J. M.

Acreage Claimed: 96 A Assessed 55 A Deed 55 A
Value Claimed: \$300.00 " \$160.00 " \$1225.00*
Location: - East slope of HazleMtn. and entirely in Park area.
Incumbrances; counter claims, laps, etc.: None known.
Soil: That in the orchard and fields is deep and fertile sandy clay loam. Comparatively free of surface rock. Slopes --soil is sandy clay focky, south and east exposure.

Roads: Six miles of rough dirt road to Sperryville, thence 16 miles to Luray, nearest shipping point.

History of tract and condition of timber: The owner paid \$1500. for this tract about 1918. Part of this tract was cleared many years ago. The rest has been grazed since being cleared. Part of it was put in orchard 12 to 15 years ago. Wooded portion east of the Rolling road has been cut clear of timber products. West of this road there is an estimated ~~species~~ merchantable stand of 49 acres. The merchantable species are white oak red oak and hemlock with an average stumpage value of \$2.50 per M feet.

Improvements: and orchard:

Orchard--400 trees, 10 to 15 yrs. condition good at \$75.00 per acre.	
House--occupied by owner, 2 story and ell 10 x 20 and 18 x 14, 6 rooms, shingled, porch front and side (occupied by owner)-----	\$250.
Barn--log 16 x 20, shed 10 wide on 3 sides, shingled-----	150.
House-- log, 16 x 16 , shingled-----	25.
Corn house--log 8 x 14, shingled-----	423.
	<u>\$450.</u>
House--log, 22 x 18, 3 rooms, stone wass and chimney, kitchen at end of porch in front (occupied by Mrs. Jno. Nicholson)-----	200.
Meat house--board and frame 10 x 12, shingled----	20.
Hen house--board and frame, shingled 10 x 12-----	20-
Spring house--log-----	10.
Stable--log, 16 x 24, poor roof-----	25.
	<u>\$ 725.</u>

Acreage and value of tract by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	86	\$2.50	\$215.00
FG	25	14.00	350.00
Orchard	12	50.00	600.00
	<u>123</u>		<u>\$1165.00</u>

Total value of land \$1165.00
 Total value of improvements \$725.00
 Total value of timber 122.50
Total value of tract \$2012.50

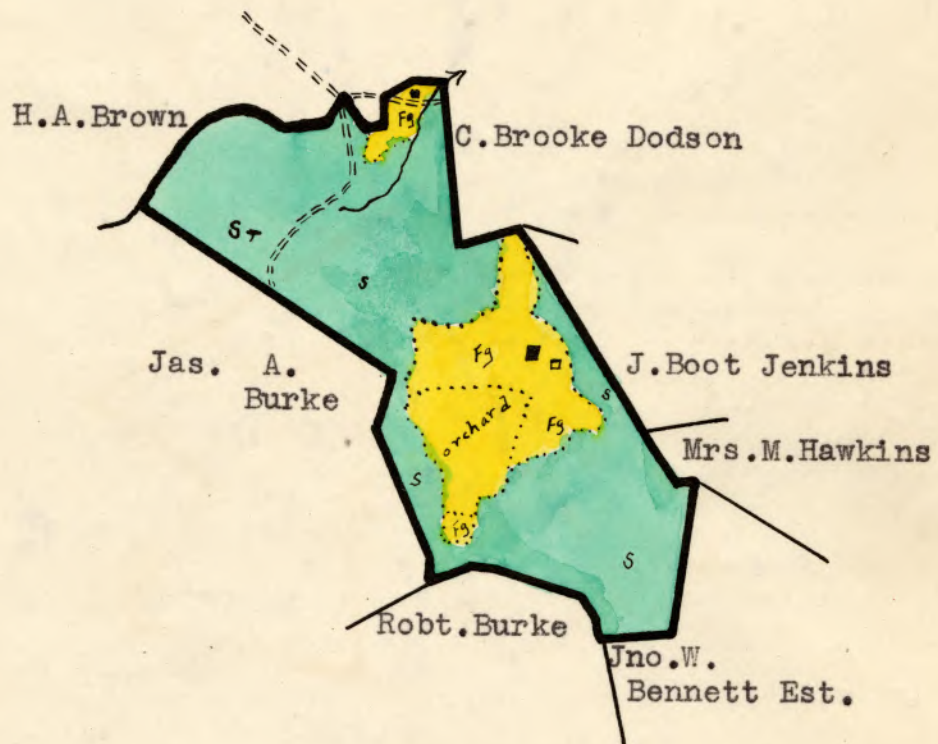
Average value per acre \$16.36

////////////////////
 / is 123 acres. There is not a
 / complete survey description a-
 / vailable even for the 55 acres
 / portion. The size and location
 / of the tract was checked on
 / the ground after the title
 / records had been investigated.

* Note: The amount paid (\$1225.00) includes the total consideration mentioned in deed dated Aug. 4, 1920 conveying 75 acres, which is covered by a separate report and a 55 acre tract. In addition to these two tracts which are the only lands assessed against J. M. Nicholson. He claims a 41 acre tract adjoining the 55 acre tract. He is in possession of the land which is partly cleared and is improved with a three room dwellind and other build- ings. The total area of these two adjoining tracts, as found by examination

County: Rappahannock
District: Hawthorne

#228 - Nicholson, J.M.



LEGEND:

- | | |
|------------------------|---------------|
| Cove | Orchard |
| Slope | Grazing Land |
| Ridge | Tillable Land |
| Scale - 1" = 20 chains | |