

## NAME OF OWNER

#39 - Cook, J. R. Estate

Number of Acres: 100

Location: Dry Run. Park area cuts the property. (See reverse side for further Location)

Roads:  $4\frac{1}{2}$  miles country road to Elkton.

Soil: Gravelly loam. The lower slopes are of medium fertility, probably deep, but stony. The upper slopes are shallow and extremely stony.

**History of Tract and condition of timber:** Badly burned on the lower slopes. There is a large stand of pitch-pine saplings up to 7" DBH. and very short. There is an admixture of small hardwoods, mostly scrubby oak. Plenty of reproduction. On the upper slopes there is a fairly well stocked stand of larger pitch-pine up to 9" but very short, and a small admixture of hardwoods. On the north slope of the hill south of the public road there is a heavier stand of larger hardwoods running

**Improvements:** up to 10 or 12". Logging ground runs from easy to hard. Grazing land is very brushy. The lower slopes have been hard cut in recent years which accounts for the very light stand. Lower slopes are naturally especially good timber land, and are at present well stocked in spite of being burned repeatedly in the past. Tract is estimated to cut 354 cords of wood.

## Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: ----	29	@	\$3.00	\$87.00
Cove: --	53	@	7.00	371.00
Grazing Land: -----	18	@	30.00	540.00
Fields Restocking:				\$998.00
Cultivated Land:				
Orchard:				
Minerals:				
Value of Land:	\$ 998.00			
Value of Improvements:	\$			
Value of Orchard:	\$			
Value of Minerals:	\$			
Value of Fruit:	\$			
Value of Timber:	\$ 200.00			200.00
Value of Wood:	\$ 50.00			50.00
Value per acre for tract:	\$ 12.48			Total \$1248.00

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

Geo. H. P. [Signature]

CLERK

CONTINUED FROM OTHER SIDE----

Location---- While this area is supposed to be 100 A. and the courses as given plot out an area of about 100 A., description of property gives the neighboring owners and the area so bounded, as shown on our maps, as comprising about 189 A. Our information shows 189 A. as the area of this property inside the Park.

County: Rockingham  
District: Stonewall

#39 - Cook, J. R. Estate

Acreage Claimed: 182                      Assessed 100 A.                      Deed 100 A.  
Value Claimed: \$3000.00                      " \$200.00                      " \$1.00 and other con-  
siderations.

Location: Dry run. Park area cuts the property.  
(While this area is supposed to be 100 A. and the courses as given plot out an area of about 100 A., description of property gives the neighboring owners and the area so bounded, as shown on our maps, as comprising about 189 A. Our information shows 189 A. as the area of this property inside the park.)

Incumbrances, counter claims or laps: None known.

Soil: Gravelly loam. The lower slopes are of medium fertility, probably deep, but stony. The upper slopes are shallow and extremely stony.

Roads: Four and one-half miles country road to Elkton.

History of tract and condition of timber: Badly burned on the lower slopes. There is a large stand of pitch-pine saplings up to 7" DBH and very short. There is an admixture of smaller hardwoods, mostly scrubby oaks. Plenty of reproduction. On the upper slopes there is a fairly well stocked stand of larger pitch-pine up to 9" but very short, and a small admixture of hardwoods. On the north slope of the hill south of the public road there is a heavier stand of larger hardwoods running up to 10" or 12". Logging ground runs from easy to hard. Grazing land is very brushy. The lower slopes have been hard cut in recent years which accounts for the very light stand. Lower slopes are naturally especially good timber land, and are at present well stocked in spite of being burned repeatedly in the past. Tract is estimated to cut 354 cords of wood at 50¢ per cord. - \$177.00

Improvements: None.

Acreage and value of land by types:

Type	Acreage	Value per A.	Total Value
Lower slope	53	5.00	265.00
Upper slope	118	3.00	354.00
Grazing	18	15.00	270.00
	189		\$889.00

Total value of land - - \$889.00  
Total value of timber - 177.00  
Total value of tract - \$1,066.00  
Average value per acre \$5.64.

Claim of Nellie F. Cook

In the Circuit Court of Rockingham County, Virginia, No. 1829, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Cassandra Lawson Atkins, et als., and 52,561 acres,

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

My name is Nellie F. Cook

My post office address is Elkton, Va., R.#3

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 182 acres, on which there are the following buildings and improvements: - - - - -

This land is located about three miles from Elkton Virginia, in the Stonewall 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.)

one-third interest.

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

North Adam Hensley

South W. H. Marshall estate

East Adam Hensley estate

West W. H. Marshall estate and Cook estate

I acquired my right, title, estate or interest to this property about the year 1906 in the following manner:

by four separate deeds as follows: deed from J. A. Bear and wife; H. A. Bear and wife; Jno. W. Palmer, &c., and J. S. Harnsberger, &c.

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 3,000.00. 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 \$ 1,000.00

I am the owner of 15 or 20 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 \$ (included in 33,000.00 above)

(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 16th day of February, 1930.

Nellie F. Cook

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

The undersigned hereby certifies that Nellie F. Cook 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 16th day of February, 1930.

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

Filed 2/16/31

Claim of W. R. Cook  
In the Circuit Court of Rockingham County, Virginia, No. 1829, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Cassandra Lawson Atkins, et als., and 52,561 acres,

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

My name is W. R. Cook

My post office address is Elkton, Va., R.#3

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 182 acres, on which there are the following buildings and improvements: - - - - -

This land is located about three miles from Elkton Virginia, in the Stonewall 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.)

one-third interest.

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

North Adam Hensley

South W. H. Marshall estate

East Adam Hensley estate

West W. H. Marshall estate and Cook estate

I acquired my right, title, estate or interest to this property about the year 1906 in the following manner:

by four separate deeds as follows: deed from J. A. Bear and wife; H. A. Bear and wife; Jno. W. Palmer, &c., and J. S. Harnsberger, &c

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 3,000.00. 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 \$ 1,000.00.

I am the owner of 15 or 20 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 \$ 3,000.00 <sup>(included in above)</sup>

(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 16th day of February, 1931.

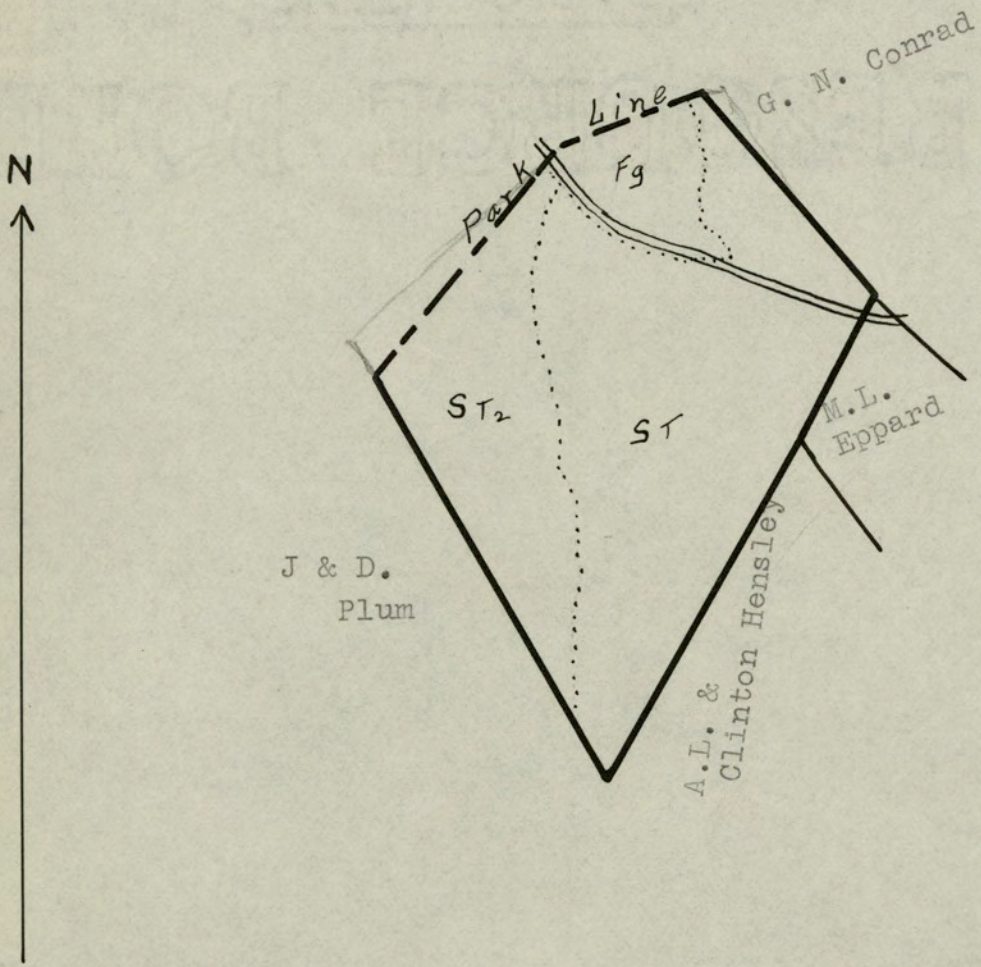
STATE OF VIRGINIA, COUNTY OF Rockingham, To-wit: Cook

The undersigned hereby certifies that W. R. Cook 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 16th day of February, 1931.

*Filed 2/16/31*

*Margie Bouwers, Deputy*  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

#39- Cook, J.R. Estate



LEGEND:  
Slope-(Upper & Lower  
Grazing  
Scale - 1" = 20 chains