

CLAIMANT  
NAME OF OWNER

#246 - Nicholson, Lewis

Number of Acres: 10

Location: Hannah's Run.

Roads: 4 miles of rough rocky dirt road to Nethers Mills, thence 28 miles via Sperryville to Culpeper.

Soil: Sandy clay, rocky. Of fair depth and fertility. Southeast exposure.

History of Tract and condition of timber: Abandoned in recent years. Small portion cleared many years ago. Cultivated and grazed. Wooded portion cut clear of merchantable timber.

Improvements:

One 2 room log house, shingle roof, small log stable, --abandoned - in bad condition. Some fruit trees.

Acreage and value of types:

Types	Acreage	Value per acre	Total Value
Ridge:			
Slope: ---	8	\$2.50	\$20.00
Cove:			
Grazing Land: ---	2	10.00	20.00
Fields Restocking:			<u>\$40.00</u>
Cultivated Land:			
Orchard:			
Minerals:			
Value of Land: \$	40.00		
Value of Improvements: \$	80.00		80.00
Value of Orchard: \$			<u>\$120.00</u>
Value of Minerals: \$			
Value of Fruit: \$			
Value of Timber: \$			
Value of Wood: \$			
Value per acre for tract: \$	12.00		
Incidental damages arising from the taking of this tract: \$	None.		

*Geo. H. Lewis* CLERK

County: Rappahannock  
 District: Hawthorne

#246-Nicholson, Lewis

Acreage Claimed:

Value Claimed:

" Assessed: 10 A.  
 " In Deed 16 A.

" Assessed: \$70.00  
 " In Deed. 55.00

Location: Hannah's Run.

Incumbrances, counter claims or laps: None known.

Soil: Sandy clay- rocky. Of fair depth and fertility.  
 South-east exposure.

Roads: Four miles of rough rocky dirt road to Nethers Mills,  
 thence 28 miles via Sperryville to Culpeper.

History of Tract and condition of Timber: Abandoned in recent years.  
 Small portion cleared many years ago. Cultivated and  
 grazed. Wooded portion cut clear of merchantable timber.

Improvements: House, 14'x18', 1½ story, 2 rooms, log-shingled- \$50.  
 Log stable- small ----- \$10.  
 25 fruit trees, fair condition----- \$40.  
 \$100.00

Value of land by types:

<u>Types:</u>	<u>Acreage:</u>	<u>Value Per A.</u>	<u>Total Value</u>
Slope	10	\$2.00	\$20.00
F G	2	\$10.00	\$20.00
	<u>12</u>		<u>\$40.00</u>

Total value of land \$40.00  
 " " " improvements 100.00  
 " " " tract-- \$140.00

Average value per acre-- 11.66