

RAPPAHANNOCK COUNTY

NAME OF ~~OWNER~~ --- CLAIMANT

#102 - Bowen, Chas. H.

Number of Acres: 436

Location: On the headwater of Piney River and Thornton River.

Roads: 22 miles from Luray, (nearest shipping point) over 5 miles of rough road and 17 miles of macadam road. South side of divide is burned over.

Soil: SEE REVERSE SIDE FOR SOIL INFORMATION.

History of Tract and condition of timber: Little merchantable timber remains in the hollow, but the best timber such as chestnut and chestnut oak was removed many years ago. TIMBER---Timbered area is 189 acres with average stand of 1350 feet B.M. per acre, making a total merchantable stand of 255 M. ft.

Improvements: DWELLING-- now occupied by tenant- Frame, 20x36', 2 story, 9 room, shingle roof, stripped, poor and dilapidated condition-- WASH HOUSE--- 12x12', shingle roof, fair condition---- SPRING HOUSE 10x24', paper roof, good condition-- CORN HOUSE;;; 6x12', shingle roof, good condition. MEAT HOUSE---12x12x10' shingle roof---SHOP--- 10x12' paper roof, STORAGE---Log poor condition--- BARN-- Log, 16x46' shingle roof--- SHED---14x20', poor-- GARAGE---18x20', paper roof--- GARAGE---10x16' shingle roof---TENANT HOUSE---Frame, 14x26', 4 room, metal roof-----MEAT HOUSE-- 10x12'---HEN HOUSE--- 10x12'--- STORAGE SHED 20x40', shingle roof (in orchard)

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
<b>Ridge:</b>				
Slope: --	256	@	\$3.00	\$768.00
Cove: --	13	@	4.00	52.00
Grazing Land: --	82	@	15.00	1230.00
Fields Restocking:				<u>\$2050.00</u>
<b>Cultivated Land:</b>				
Orchard: --	85	@	105.09	8933.00
<b>Minerals:</b>				
Value of Land: \$	2050.00			
Value of Improvements: \$	1000.00			1000.00
Value of Orchard: \$	8933.00			
Value of Minerals: \$				
Value of Fruit: \$				
Value of Timber: \$	1020.00			1020.00
Value of Wood: \$				<u>\$13003.00</u>
Value per acre for tract: \$				

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

Since an investigation of this tract in Aug. 1930 the 9 room shingle roof has been destroyed by fire.

*houses*

(continued)

*Geo. N. Bowen*

Continued from other side

NAME OF OWNER

SOIL: Southwest and northeast exposure. Soil on the northeast side of the divide between the two rivers is good average slope clay loam and sandy clay loam type of medium depth and fertility, relatively free from large rocks and boulders, while the soil on the southwest slope is composed of a thin sandy or sandy clay loam of a poor producing quality except the hollows.

SEE REVERSE SIDE FOR SOIL INFORMATION.

History of tract and condition of timber: Little merchantable timber remains in the hollow, but the best timber such as spruce and western oak was removed many years ago. Timbered area is 189 acres with average stand of 1250 feet B.M. per acre, making a total merchantable stand of 236 A. T.

Improvements: DWELLINGS-- now occupied by tenant-- 3 acres, 30x30', 2 story, 9 room, shingle roof, stained, poor and dilapidated condition-- FARM HOUSE-- 12x12', shingle roof, fair condition-- SPRING HOUSE 10x14', paper roof, good condition-- CORN HOUSE-- 8x12', shingle roof, good condition-- MEAT HOUSE-- 12x12', shingle roof-- SHOP-- 10x12', paper roof-- STORAGE-- log poor condition-- BARN-- log, 12x12', shingle roof-- SHED-- 12x20', poor-- GARAGE-- 12x20', paper roof-- GARAGE-- 10x12', shingle roof-- TIGHT HOUSE-- 12x12', 4 room, metal roof-- MEAT HOUSE-- 10x12',-- 10x12'-- 10x12'-- STORAGE SHED 20x40', shingle roof (in orchard)

Average and value of types:

Type	Average	Value per acre	Total Value
Ridge			
Slope	280	\$3.00	\$780.00
Coast	12	4.00	48.00
Grazing Land	82	15.00	1230.00
Fields Pasture			1230.00
Cultivated Land			
Orchard	38	105.00	3993.00
Minerals			
Value of Land: \$ 2080.00			
Value of Improvements: \$ 1000.00			1000.00
Value of Orchard: \$ 3993.00			
Value of Minerals: \$			
Value of Fruit: \$			
Value of Timber: \$ 1030.00			1030.00
Value of Woods: \$			
Value per acre for tract: \$			

Since an investigation of this tract in Aug. 1930 incidental damage arising from the taking of this tract \$ 2080.00 the 8 room shingle roof has been destroyed by fire. (continued)

Claim of Charles H. Bowen  
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. City of Sperryville et al

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

My name is Charles H. Bowen  
My Post Office Address is Kimball, 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 436 acres, on which there are the following buildings and improvements: Two dwellings, One Barn, Two Garages, One apple shed, Two cornhouses + one granary, Three storage houses, other outbuildings, 90 acres in orchard.  
This land is located about 6 miles from Sperryville Virginia, in the Piedmont 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).  
Sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:  
North Jas A. Estes + Dr. J. J. Kelly  
South J. W. Bowen, dead  
East H. L. Johnson  
West J. W. Bowen dead + Estate of Alfred Dwyer

I acquired my right, title, estate or interest to this property about the year 1914 in the following manner:  
Inheritance + Purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 40,000<sup>00</sup>. 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 \$ 40,000<sup>00</sup>.

I am the owner of None 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: and About 300 acres well fenced, some good saw timber and locust, Orchard: 50 to 60 acres bearing 30 to 40 acres, 4 + 5 years old.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 17<sup>th</sup> day of May, 1930. C. H. Bowen

STATE OF VIRGINIA, COUNTY OF \_\_\_\_\_, To-wit:  
The undersigned hereby certifies that C. H. Bowen 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 17 day of May 1930.  
Eliakim H. De Bergh  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

#102 - Bowen, Charles H.

Acreage Claimed:

Value Claimed:

Location: On the waters of Piney River and Thorntown River.  
Incumbrances, counter claims or laps: None known.

Soil: Southwest and northeast exposure. Soil on the northeast side of the divide between the two Rivers is good average slope clay loam and sandy clay loam type of medium depth and fertility relatively free from large rocks and boulders, while the soil on the southwest slope is composed of a thick sandy or sandy clay loam of a poor producing quality except the hollows:

Roads: 22 miles from Luray (nearest shippingpoint) over five miles of rough road and 17 miles of macada, road. South side of divide is burned over.

History of Tract and condition of Timber: Little merchantable timber remains in the hollow, but the best timber such as chestnut and chestnut oak has been removed many years ago.

Timber: Timbered area is 189 acres with average stand of 1350 feet B.M. per acre, making a total merchantable stand of 255 M feet, which has a stumpage value of \$4.00 per M.

IMPROVEMENTS:

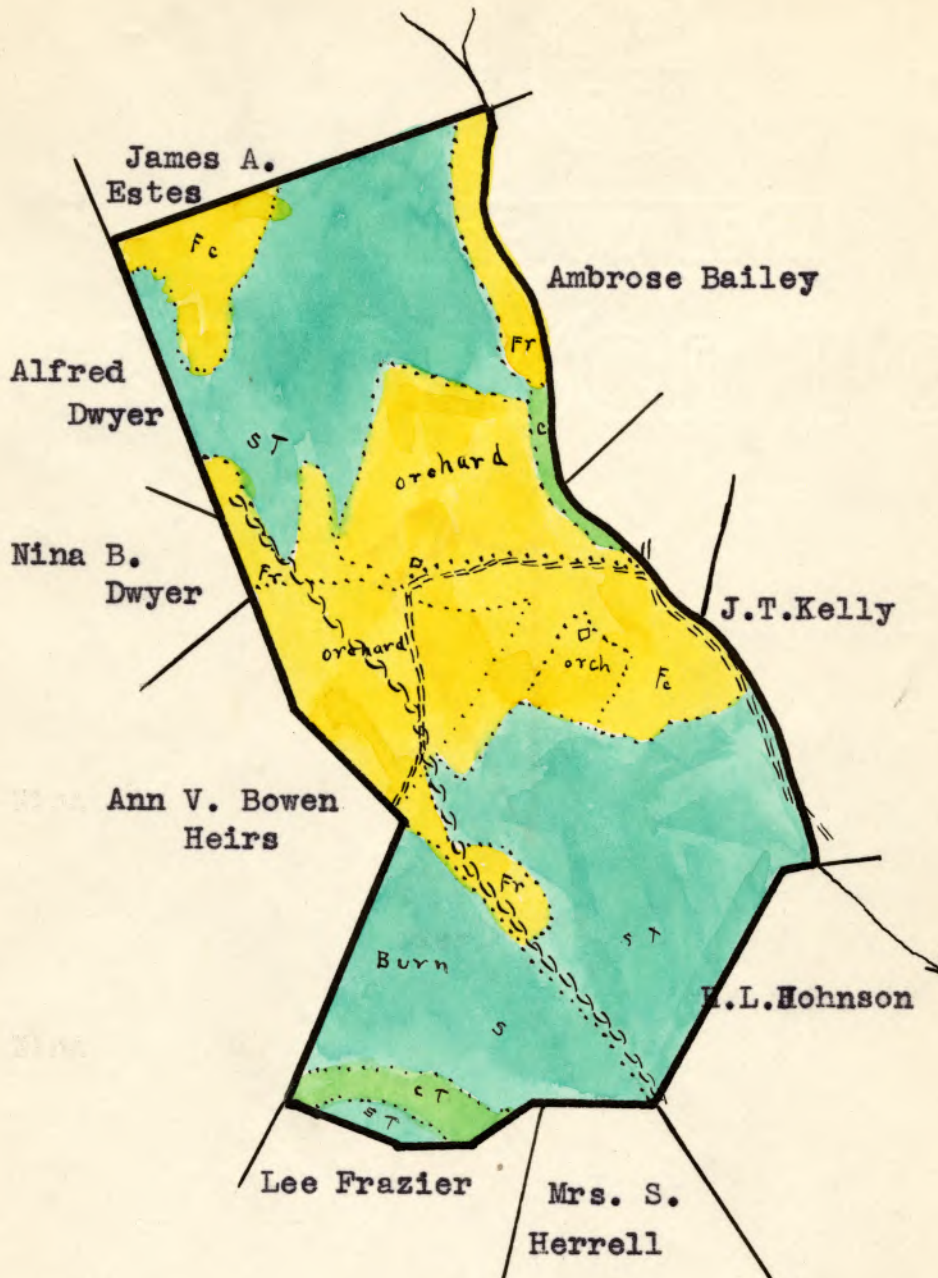
Dwelling now occupied by tenant, frame, 30x36' two story 9 room, single roof, stripped, poor and dilapidated condition.....	\$500.00
Wash house 12x12', shingle roof, fair condition.....	15.00
Spring house 10x24, paper roof, good condition.....	40.00
Corn house 6x12, shingle roof, good condition.....	25.00
Meat house 12x12x10, shingle roof.....	25.00
Shop 10x12, paper roof.....	15.00
Storage, log, poor condition.....	10.00
Barn, log, 16x46, shingle roof.....	150.00
Shed, 14x20, poor.....	25.00
Garage, 18x20, paper roof.....	175.00
Garage, 10x16, shingle roof.....	30.00
Tenant house, frame, 14x26, 4 room, metal roof.....	350.00
Meat house.....10x12.....	15.00
Hen house, 10x12.....	15.00
Storage shed 20x40, shingle roof in orchard.....	200.00
<b>Total.....</b>	<b>\$1390.00</b>

VALUE OF LAND BY TYPES:

<u>Types:</u>	<u>Acreage</u>	<u>Value Per A</u>	<u>Total Value</u>
Slope	228	\$5.00	\$684.00
F.C.	52	20.00	1040.00
Fr	30	6.00	180.00
Cove	13	4.00	52.00
Orchard	85	75.00	
			<b>\$1956.00</b>

Total vol. of orchard	408	\$6375.00	
Total value of land		\$1956.00	
Total value of improvements		\$1390.00	
Total value of timber		1020.00	
<u>Total value</u>		<u>\$10741.00</u>	
Av. Val. per A		23.87	\$23.87

#102 - Bowen, Charles H.



**LEGEND:**

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