

NAME OF CLAIMANT

#175 -- Sellers, Wm. V.

Number of Acres: 159

**Location:** On east side of Simmons Gap Road, about one mile north of Simmons Gap.

**Roads:** It is approximately five miles to Swift Run Post Office over an ordinary dirt road; thence three miles to Elkton over the Spottswood Trail.

**Soil:** The soil is a clay loam with a very slight mixture of sand.

**History of Tract and condition of timber:** This tract has been used chiefly for general farming for many years as indicated by the buildings found on it. Some of the better grade of oak and yellow poplar logs were cut from this tract about five years ago. The remaining stand is estimated to cut as follows; 92 M. ft. Oak (mostly red oak) - 15 M. ft. hickory - 10 M. poplar - 13 M. pine and others - total 130 M.

**Improvements:**

Dwelling: Frame, 26x44', 10 rooms, porch 10x20', metal roof, brick and stone flues, 2 story, ceiled, water supply-spring, solid foundation, cellar, 10x12', fair condition, occupied by tenant (Mrs. Wood).

Woodshed: Frame, 8x10x6', shingle-board roof, poor condition.

Meat house: Log, 11x11x10', shingle, fair condition.

Spring house: Log, 8x17x8', shingle roof, fair condition.

Wash house: Frame, 12x26x8', shingle roof, poor condition.

Barn: Frame and log, 42x87x16', shingle roof, poor condition.

Buggy shed: Frame, 16x22x10', shingle roof.

Granary: Log and frame, 21x31x12', shingle roof, poor condition.

Wagon shed: 20x23x12', frame, shingle roof, poor condition.

Orchard: 5 Acres.

**Acreage and value of types:**

Types	Acreage		Value per acre	Total Value
<b>Ridge:</b>				
<b>Slope:</b>	77	@	\$4.00	\$308.00
<b>Cove:</b>				
<b>Grazing Land:</b>				
<b>Fields Restocking:</b>	5	@	15.00	75.00
<b>Cultivated Land:</b>	72	@	35.00	2520.00
<b>Orchard:</b>	5	@	50.00	\$2903.00
<b>Minerals:</b>				250.00
				1300.00
				600.00
<b>Value of Land:</b>	\$ 2903.00			50.00
<b>Value of Improvements:</b>	\$ 1300.00			\$5103.00
<b>Value of Orchard:</b>	\$ 250.00			
<b>Value of Minerals:</b>	\$			
<b>Value of Fruit:</b>	\$			
<b>Value of Timber:</b>	\$ 600.00			
<b>Value of Wood:</b>	\$ 50.00			
<b>Value per acre for tract:</b>	\$ 32.10			

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

*Geo. N. Pen, Clerk.*

REPORT ON THE ACREAGE

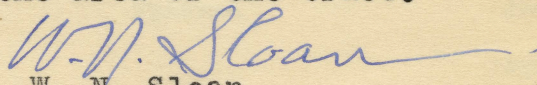
of the

WM. V. SELLERS TRACT #175.

This tract is covered by an apparently good description, by bearings and distances, calling for 140 Acres.

However, measurements made on the ground prove that the closing line is eight chains longer than called for in the deed, and that, on the opposite side of the tract, an incorrect bearing is given for one line. These errors tended to balance each other in closing the tract, so that a good closure was obtained in spite of them.

Computing the acreage after making these corrections, I get 159 acres as the area of the tract.



W. N. Sloan

Chief Engineer Park Service

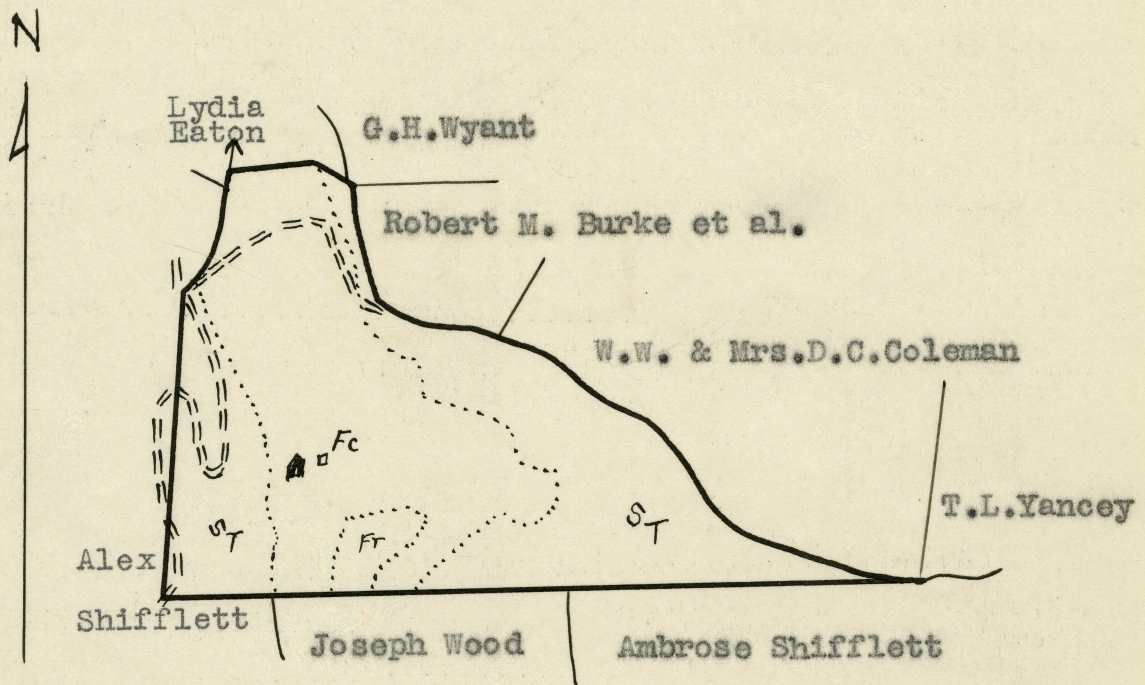


Total value of land:	\$2441.00
Total value of orchard	400.00
Total value of improvements	1330.00
Total value of timber	
130 M. ft. @ \$5.-----	650.00
Total value of tract-----	<u>        </u> \$4821.00
Average value per acre:	\$30.32

\* Note: The difference in the area found and the acreage assessed is attributed to what appears to have been an erroneous survey. A check of certain boundary lines at the time this tract was examined indicates that at least one line had been measured too short.

County: Rockingham  
District: Stonewall

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LEGEND:  
Slope Tillable  
Orchard Fields-restocking  
Scale - 1" = 20 chains