

NAME OF CLAIMANT

#293 - Wagner, W. F. - et al

Number of Acres: 18

Location: Near U. S. Positions 212-213-214. Entirely within the Park area.

Roads: -- Two and one-half miles via dirt road to Port Republic, the nearest shipping point.

Soil: Sandy clay loam. Slope type, not much depth and fertility. The grazing land has a fairly good sod.

History of Tract and condition of timber: No merchantable saw timber on this tract. About 3 cords fuelwood per acre on the wooded area. 24 cords wood.

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	8	@	\$5.00	\$40.00
Cove:				
Grazing Land:	10	@	20.00	200.00
Fields Restocking:				\$240.00
Cultivated Land:				
Orchard:				
Minerals:				25.00
Value of Land:	\$ 240.00			
Value of Improvements:	\$			
Value of Orchard:	\$ 25.00			12.00
Value of Minerals:	\$			\$277.00
Value of Fruit:	\$			
Value of Timber:	\$			
Value of Wood:	\$ 12.00			
Value per acre for tract:	\$ 15.38			

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

Geo. H. Levi CLERK.

Claim of W. F. Wagner
In the Circuit Court of Rockingham County, Virginia, No. _____, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. W. F. Wagner, E. M. Wagner and L. L. Wagner

In the Matter of about Eighteen (18) of land in the Park Area
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 N. L. Wagner Agent for the aforesaid parties
My post office address is Port Republic, Virginia.

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 18 acres, on which there are the following buildings and improvements:
Enclosed by good wire fence.

This land is located about Two miles from Port Republic, 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.)

The aforesaid parties are joint owners of said property in fee simple, and for whom I am Agent

The land owners adjacent to the above described tract or parcel of land are as follows:
North A. J. Downs
South F. L. Nicholas
East J. F. and C. H. Shuler
West A. J. Downs and J. J. Nicholas Est.

I acquired my right, title, estate or interest to this property about the year 1906 in the following manner:
By purchase from J. J. Nicholas and wife by the aforesaid joint owners

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 800.00. 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 \$ 800.00.

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 \$ None.

(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: My estimate on the value of this land, is determined by the amount I realize yearly from same, and therefore, the interest on said amount would be sufficient to compensate me for the yearly losses on said land. For accurate description see D. E. No. 78 P. 439. (Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 6th day of January, 1930. 1931 N L Wagner
STATE OF VIRGINIA, COUNTY OF Rockingham, To-wit: W F R M L L Asst. Sec W E I G

The undersigned hereby certifies that N. L. Wagner 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 6th day of January 1931, 1930.

[Signature] NP
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

My commission expires Apr 5, 1931

County: Rockingham
District: Stonewall

293 W. F. Wagner, et al

Acreage Claimed: 18 Assessed 18 Deed 18
Value Claimed: \$800.00 " 90.00 " 108.00 1906

Location: Near U. S. Positions 212-213-214. Entirely within the Park area.

Incumbrances, counter claims or laps: None known

Soil: Sandy clay loam. Slope type. Not much depth and fertility. The grazing land has a fairly good sod.

Roads: 2 1/2 miles via dirt road to Port Republic, the nearest shipping point.

History of tract and condition of timber: No merchantable saw timber on this tract. About 3 cords fuel wood per acre on the wooded area.
24 cords wood @ 50¢ per cd. \$12.00

Improvements: 17 scattered fruit trees. \$20.00

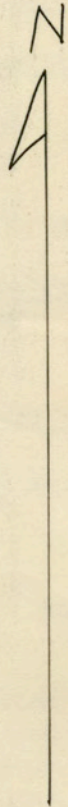
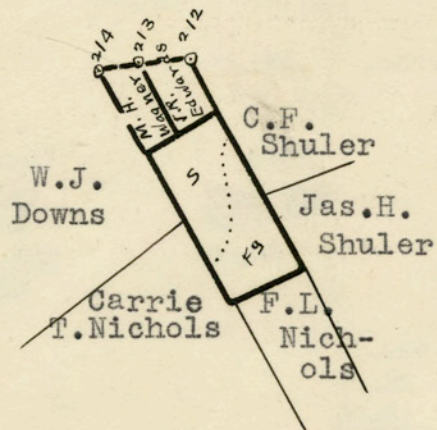
Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total value</u>
Slope	8	\$ 3.00	\$ 24.00
grazing	10	20.00	200.00
	18		<u>224.00</u>

Total value of land \$ 224.00
Total value of improvements 20.00
Total value of timber 12.00
Total value of tract 256.00
Average per acre 14.22

#293- Wagner, et al. W.F.

County: Rockingham
District: Stonewall



LEGEND:

Slope Grazing
Scale - 1" = 20 chains