

Rappahannock County

NAME OF CLAIMANT

#104-II -- Varner & Spitler

Lap on Julia C. Overall Heirs

Number of Acres: 286

**Location:** Along top of Fork Mountain - entirely within the Park area.

**Roads:** Six miles of rough dirt road to Lee Highway near Sperryville; thence seventeen miles to Luray, the nearest shipping point.

**Soil:** Sandy clay loam of good depth and fertility, comparatively free from rock. Several springs on tract furnish water for stock. Exposure, south and east. The first class grazing

~~History of Tract and condition of timber:~~ land has a good sod and is smooth and free from rock and brush. The second class has some brush, logs, and rocks and a poorer sod. The third class has much of the surface covered with large rock and considerable brush, blackberries and some moss.

**Improvements:** None.

History of tract and condition of timber: Tan bark removed about thirty years ago. Fields have been grazed for a good many years. Some grazing on the timbered area. Timber consists of a mixed oak stand, thinly stocked. There are numerous dead and dying trees. Approximately 136 M., ft., Bm., in all.

**Acreage and value of types:**

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	135	@	\$5.00	\$675.00
Cove:	70	@	10.00	700.00
Grazing Land:	81	@	30.00	2430.00
Fields Restocking:				<u>\$3806.00</u>
Cultivated Land:				
Orchard:				
Minerals:				<u>146.00</u>
				<u>\$3951.00</u>
Value of Land:	\$ 3805.00			
Value of Improvements:	\$			
Value of Orchard:	\$			
Value of Minerals:	\$			
Value of Fruit:	\$			
Value of Timber:	\$ 146.00			
Value of Wood:	\$			
Value per acre for tract:	\$ 13.45			

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

*Geo. H. Pitt*

CLERK

Claim of W. M. Varner, J. C. Varner, J. A. Varner and C. N. Spitzer  
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. Clifton Ayler and others and trusty  
seven thousand and four hundred acres  
more or less, of land in Rappahannock 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 Rappahannock County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is W. M. Varner, J. C. Varner, J. A. Varner and C. N. Spitzer  
My Post Office Address is Luray, 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 320.40 acres, on which there are the following buildings and improvements: A 3 room - two story frame dwellinghouse, shingle roof. A 30x30 frame barn with shingle roof.

This land is located about 8 miles from Washington 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).

Each of us own a one-fourth interest in this land

The land owners adjacent to the above described tract or parcel of land are as follows:  
North J. T. Kelly  
South H. H. Hudson  
East J. T. Kelly and Alfred Bluyer  
West John Kendall

I acquired my right, title, estate or interest to this property about the year 1898 in the following manner:

By purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 35 per acre. 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 \$ 14

I am the owner of \_\_\_\_\_ 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: Since purchase, we have cleared, cleaned and sodded about 200 acres of the land. We have erected the above described buildings. We have built about 800 rods of woven wire fence, and about 100 rods of rail fence. We have about 4 acres in orchard. The above price of \$35 per acre will hold for the next two yrs. (2) yrs. (Continue remarks if necessary on the back).

Witness ~~my~~ signatures (or my name and mark attached hereto) this 21<sup>st</sup> day of May, 1930.

STATE OF VIRGINIA, COUNTY OF Rappahannock, To-wit: C. N. Spitzer

The undersigned hereby certifies that W. M. Varner 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 21 day of May, 1930.

May Elizabeth N. DeBerg  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.



County: Rappahannock  
District: Piedmont

#104-II -- Varner & Spitler  
Lap on  
Julia C. Overall's Heirs

X

Acreage Claimed: 320.4

Assessed:  
No record

Deed:  
No record.

Value Claimed: \$35.00 per acre.

Deed:

Area: 286 Acres

Location: Along top of Fork Mountain - entirely within the Park Area.

Incumbrances, counter claims or laps: This is that portion of the Varner and Spitler tract which lies within that part of the Overall Survey assigned to Julia C. Overall.

Soil: Sandy clay loam of good depth and fertility, comparatively free from rock. Several springs on tract furnish water for stock. Exposure, south and east. The first class grazing land has a good sod and is smooth and free from rock and brush. The second class has some brush, logs, and rocks and a poorer sod. The third class has much of the surface covered with large rock and considerable brush, blackberries and some moss.

Roads: Six miles of rough dirt road to Lee Highway near Sperryville; thence seventeen miles to Luray, the nearest shipping point.

History of tract and condition of timber: Tanbark removed about thirty years ago. Fields have been grazed for a good many years. Some grazing on the timbered area. Timber consists of a mixed oak stand, thinly stocked. There are numerous dead and dying trees. Approximately 136 acres will cut 575 bd. ft. per acre or 73 M., ft., Bm., in all, valued at \$2.00 per M., ft..... \$146.00

Improvements: None.

Value of land by types:

Type	Acreage	Value per acre	Total Value
Fg I	11	\$30.00	\$330.00
Fg II	55	20.00	1100.00
Fg III	15	10.00	150.00
Slope	205	3.00	615.00
	<u>286</u>		<u>\$2195.00</u>

(continued)

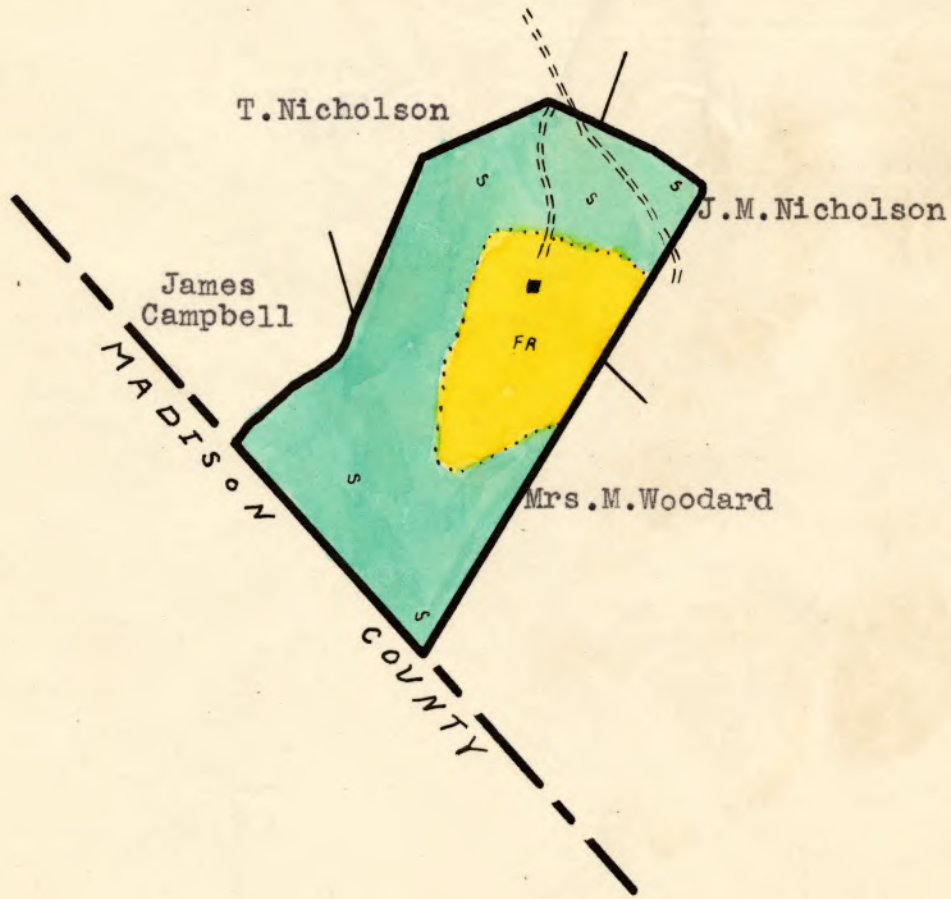
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Julia C. Overall's Heirs

Total value of land	\$2195.00
Total value of timber	<u>146.00</u>
Total value of tract	\$2341.00
Average value per acre	\$8.18

X --- Includes the area of tract #104 and lap #104-I.

County: Rappahannock  
District: Hawthorne

#248 - Nicholson, Inez V.



LEGEND:

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