

Rappahannock County

Wakefield District

**NAME OF CLAIMANT**

#16 - Dulin, W.A. Estate

Number of Acres: 100

Location: On Indian River a short distance above Park Boundary.

Roads: Three miles to Wakefield Manor over rocky county road, thence ten miles by improved macadam road to Front Royal, the nearest shipping point.

Soil: Sandy clay loam. The cleared land is moderately steep with the exception of several acres of young timber which is nearly flat. Principal exposure is toward the east.

History of Tract and condition of timber: The cleared land has been cultivated for many years. The chestnut oak was cut for bark about 30 years ago, and other species, including locust were cut later. Saw timber has been cut recently along the eastern side of the tract.

Improvements: 2 log houses, log stable, hen house, all old and in bad condition.

Acreeage and value of types:

Types	Acreeage	Value per acre	Total Value
Slope:	64	@ \$3.00	\$192.00
Cove:	8	@ 5.00	40.00
Grazing Land:	26	@ 7.00	182.00
			<hr/> \$414.00

Cultivated Land:

Orchard:	\$70.00	2	@ 35.00	70.00
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Minerals:

Value of Land: \$ 414.00

Value of Improvements: \$ 150.00 150.00

Value of Orchard: \$

Value of Minerals: \$

Value of Timber: \$ 150.00 150.00

Value of Wood: \$ 

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\$784.00

Value per acre for tract: \$7.84

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

Geo. H. Pen

CLERK

RAPPAHANNOCK COUNTY

NAME OF OWNER

#201 - Dodson, W.B.--(Arnold)

Number of Acres: 89

Location: Beech Spring Hollow entirely within the Park area.

Roads: 2 miles rough mountain road, thence 14 miles to Luray, nearest shipping point.

Soil: Sandy loam and sand clay loam of good depth and fertility. East and southeast exposure comparatively free of rocks.

History of Tract and condition of timber: Practically all merchantable timber has been removed from approximately one-third of the timbered area. (The acid wood, locust and chestnut oak has recently been removed.) However, there remains a nice stand of merchantable hemlock and poplar on an area of approximately 10 acres near the county road.

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:				
Cove: ---	38	@	\$4.00	\$152.00
Grazing Land:				
Fields Restocking: ----	51	@	6.00	306.00
Cultivated Land:				<u>\$458.00</u>

Orchard:

Minerals:

Value of Land: \$ 458.00

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 5.13

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

*Geo. H. Bell*

#201 - Dodson, W. B.

Acreage Claimed:

Value Claimed:

Location:

Beech Spring Hollow entirely within the  
Park Area.

Incumbrances, counter claims, laps, etc.: None known.

Roads:

2 miles rough mountain road, thence 14 miles  
to Sperryville, nearest shipping point.

Soil:

Sandy loam and sand clay loam of good depth  
and fertility. East and southeast exposure  
comparatively free of rocks.

History of tract and condition of timber: Practically all merchantable  
timber has been removed from approximately  
one third of the timbered area. (The acid  
wood locust and chestnut oak has recently  
been removed). However there remains a  
nice stand of merchantable hemlock and  
poplar on an area of approximately 10 acres  
near the county road.

Improvements:

Acreage and value of tract by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per<sup>n</sup> acre</u>	<u>Total Value</u>
Slope	43	\$2.00	\$86.00
Cove	49	4.00	196.00
FR	51	3.00	153.00
	<u>141</u>		<u>\$435.00</u>

Total value of land \$435.00

Total value of timber 21,000

Bd Ft. @ \$4.00 per M 84.00

Total value of tract \$519.00

Average value per acre \$3.68

#16-Dulin, J. M. and A.

Acreage Claimed:

Value Claimed:

Examined by: Marsh, Gilliam and Stoneburner.

Location: On Indian River a short distance above Park boundary.

Incumbrances, counter claims or laps: None so far as known

Roads: Three miles to Wakefield Manor over rocky county road, thence ten miles by improved macadam road to Front Royal, the nearest shipping point.

Soil: Sandy clay loam. The cleared land is moderately steep with the exception of several acres of young timber which is nearly flat. Principal exposure is toward the east.

History of Tract and condition of timber: The cleared land has been cultivated for many years. The chestnut oak was cut for bark about thirty years ago, and other species including locust were cut later. Saw timber has been cut recently along the eastern side of the tract.

Improvements: The tract is partly fenced. Buildings consist of two small frame and log dwellings, a stable, hen house and smoke house in bad repair. Approximately 75 fruit trees are scattered over the tract.

Timber: It is estimated that there is now a total of 80,000 feet of merchantable saw timber on the tract worth \$3.00 per M feet on the stump.

Acreage and Value by Types:

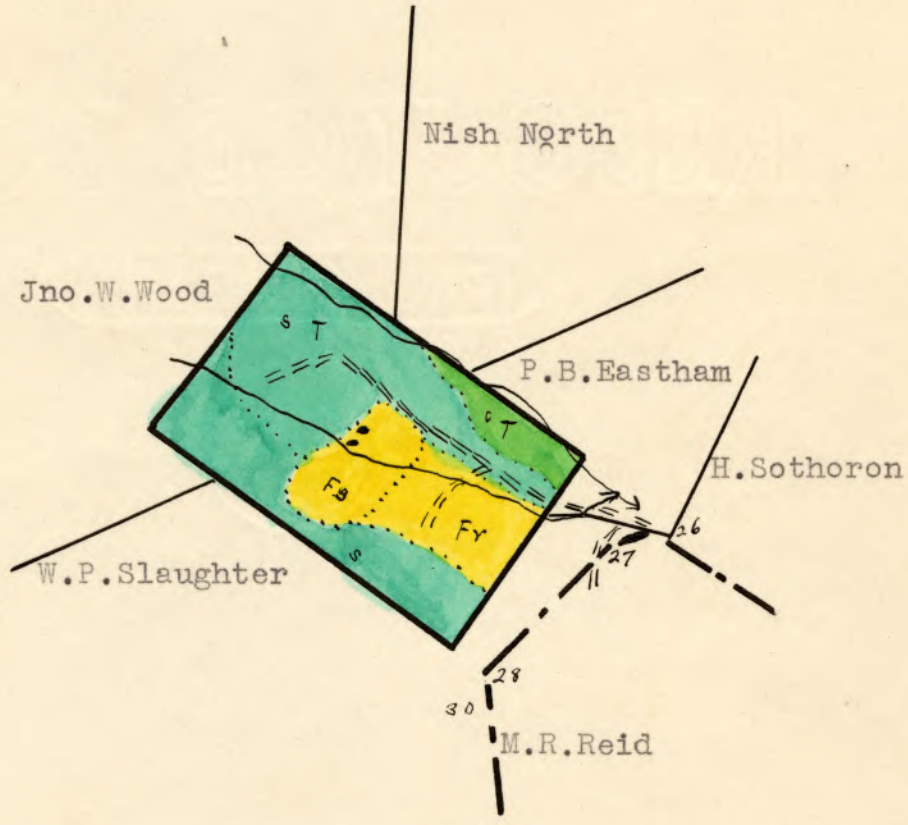
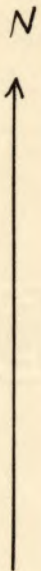
<u>Type:</u>	<u>Acreage</u>	<u>Value Per A</u>	<u>Total Value</u>
Cove	8	4.00	32.00
Slope	60	2.00	120.00
Grazing	26	7.50	195.00
Orchard	<u>2</u>		<u>\$351.00</u>
	<u>96</u>		

Value per acre for land \$3.65

Value of land	\$347.00
Value of improvements	175.00
Value of timber	240.00
Value of Orchard	<u>50.00</u>
	<u>\$812.00</u>

Value per acre for tract -----\$8.45

#16-Dulin, J.M. & A.



LEGEND:  
Cove Orchard  
Slope Grazing Land   
Ridge Tillable "  
Scale - 1" = 20 Chains

Claim of W. Alfred Dulin  
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 Caylor et al and 37400 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. Alfred Dulin  
My Post Office Address is Huntly, 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 100 acres, on which there are the following buildings and improvements: 3 room dwelling and 2 room pit chow adjoining, 2 hen houses

This land is located about 6 miles from Flint Hill Virginia, in the Wakefield 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).

Joint. ~~Sole~~ owner - I own 1/2 undivided int. The children of Gabe Dulin own other 1/2 undivided int. each.

The land owners adjacent to the above described tract or parcel of land are as follows:

- North Nish North
- South W.P. Slaughter
- East P. P. Eustace and Haddox
- West H. E. Bayer or ~~W.P.~~ Nish North

I acquired my right, title, estate or interest to this property about the year 1922 in the following manner:

By deed from G. M. Dulin

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 2000.00. 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 \$ 2000.00

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: \_\_\_\_\_

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 1 day of Aug., 1930.

STATE OF VIRGINIA, COUNTY OF Rappahannock, To-wit:

The undersigned hereby certifies that J. E. Dulin, agt. for W. A. Dulin 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 1<sup>st</sup> day of Aug., 1930.

Joe M. Seiler  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.