

NAME OF CLAIMANT

#245 - Nicholson, Thomas

Number of Acres: 219 $\frac{1}{2}$

Location: Madison County line on Short Mountain.

Roads: Three miles of very rough rocky steep road to graded county road;; thence 27 miles to Culpeper, nearest shipping point.

SOIL: Slope, steep, rocky, south and west exposure, soil thin sandy clay; Cove, sandy clay loam, rocky, fairly deep and fertile. South exposure.

Soil: **HISTORY:** Fields; cleared many years ago, cultivated and grazed since being cleared. In fair condition. Orchard; 12 to 15 years old, fair condition. Wooded portion; Best of the tan bark removed about 30 years years ago. Other timber removed at various times since. On the upper

History of Tract and condition of timber: part of the tract there are some scrubby, poor shaped chestnut oaks of small size present. On the extreme western portio the chestnut oak is of little better quality. However the slope here is very steep and rocky. In the cove in the eastern portion there are young poplars with some large hemlocks. The entire wooded portion (about 220 acres) will cut an average of 680 bd. ft per acre or 60,000 bd. ft. for the tract.

Improvements:

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Slope:	135 $\frac{1}{2}$	@	\$2.50	\$338.75
Cove:	20	@	4.00	80.00
Grazing Land:	36	@	15.00	540.00
Cultivated Land:	14	@	15.00	210.00
				<hr/> 1168.75
Orchard:	14	@	50.00	700.00
	<hr/> 219 $\frac{1}{2}$			<hr/> 1868.75

Minerals:

Value of Land: \$1168.75

Value of Improvements: \$ 1892.00

1892.00

Value of Orchard: \$ 700.00

Value of Minerals: \$

Value of Timber: \$ 120.00

120.00

Value of Wood: \$

3880.75

Value per acre for tract: \$ 17.68

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

Geo. N. Ben CLERK

#245 - Nicholson, Thomas

* Acreage Claimed: 219.5 Assessed 219.5 Deed 219.5
Value Claimed: \$4400.00 Assessed \$1169.00 Deed \$4250.00 (1919)
Location: Madison County line on Short Mtn.
Incumbrances, counter claims, laps, etc. None known.
Soil: Slope--steep rocky-south and west exposure, soil thin sandy clay
Cove--sandy clay loam, rocky, fairly deep and fertile. South exposure.
Fields--deep fertile sandy clay loam. Moderate amount of surface rock. Southeast exposure. Steep to moderate slopes.
Roads: Three miles of very rough rocky steep road to graded County road thence 27 miles to Culpeper, nearest shipping point.
History of tract and condition of timber: Fields--cleared many years ago cultivated and grazed since being cleared. In fair condition. Orchard--12 to 15 years old, fair condition. Wooded Portion--best of the tan bark removed about 30 years ago. Other timber removed at various times since. On the upper part of the tract there are some scrubby, poor shaped chestnut oaks of small size present. On the extreme western portion the chestnut oak is of little better quality. However the slope here is very steep and rocky. In the cove in the eastern portion there are young poplars with some large hemlocks. The entire wooded portion (about 220 acres) will cut an average of 680 Bd. ft. per acre or 60,000 Bd. ft. for the tract. Value of \$2.00 per M. Bd. Ft.---\$120.00 total value.

Improvements: House--16' x 40', frame, weather boarded, once painted, shingled, stone foundation and chimney, 2-story, 4 rooms and hall, Ell-log, 1½ story, weather boarded, 30' x 20', 5 rooms--\$600.
Barn--log, shingled 24' x 29', 8' shed on 3 sides-----125.
Stable--log, shingled, 16 x 20-----25.
Corn Crib--16 x 24, frame, shingled-----25.
Spring House-----10.
Hen House-----10.
 700 Apple trees, 14 A, @ \$50.00 per A.
House--log, 16' x 20', 1½ story, shingled, 4 room, part ceiled, and kitchen annex, log, 8 x 10, vacant-----200.
Stable--log, 14 x 16, very old, no value-----
House--16' x 22', shingled, frame, ceiled, 2 story, 4 rooms, stone chimney, partly ceiled, occupied by tenant-----300.
Hen House--log, 8' x 12', shingled-----15.00
Hen House--log, 8' x 16', board roof-----15.
\$1325.

<u>Value of tract and acreage by types:</u>		<u>Value</u>	<u>Total</u>
<u>Type</u>	<u>Acreage</u>	<u>per acre</u>	<u>Value</u>
Slope	209	\$2.50	\$522.50
Cove	20	4.00	80.00
FG	30	15.00	450.00
FC	14	15.00	210.00
FR	6	6.00	36.00
Orchard	14	50.00	
	<u>293</u>		<u>\$1298.50</u>

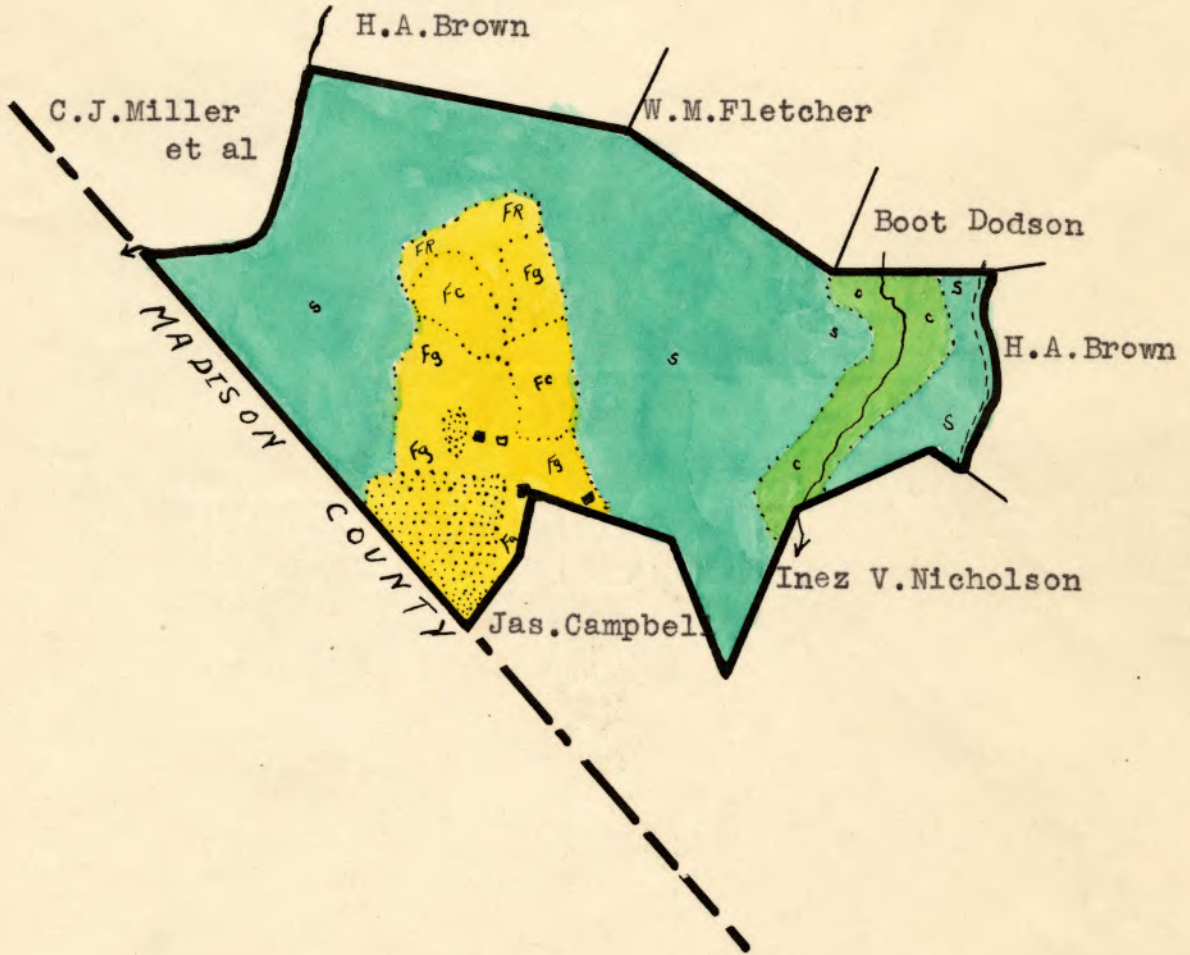
Total value of land \$1298.50
 Total value of improvements 1325.00
 Total value of timber 120.00
 Total value of orchard 700.00
\$3443.50

Average value per acre \$11.80

Note: No metes and bounds description was used in the deed to present owners. Natural boundaries and adjoining tracts were used to describe the tract. The area could only be approximated.

County: Rappahannock
District: Hawthorne

#245 - Nicholson, Thomas



LEGEND:

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

Rec-
11/10/33-

Jan 15. 19. 34
Inwood. W. Va

Dear Sir,

R#1.

I am writing you a few lines to ask you about the park. Did the park take any of Mrs. J. A. Nicholson place. I heard that it did. Both of them are dead. There are only two children and two grand-children. They are: Ather and Hewey Nicholson. Hewey is my husband. He is very ill. He is at Hope-Mont Santatarima. We have 150 dollars in the place that Hewey lent his mother, beside his park. So will you please let me know about it. I guess Ather has been out to see about

it. It seems as if he wants it
all. He is living on the place
now and we are not getting
anything. So you let me know
at once. I will come over if you
need me.

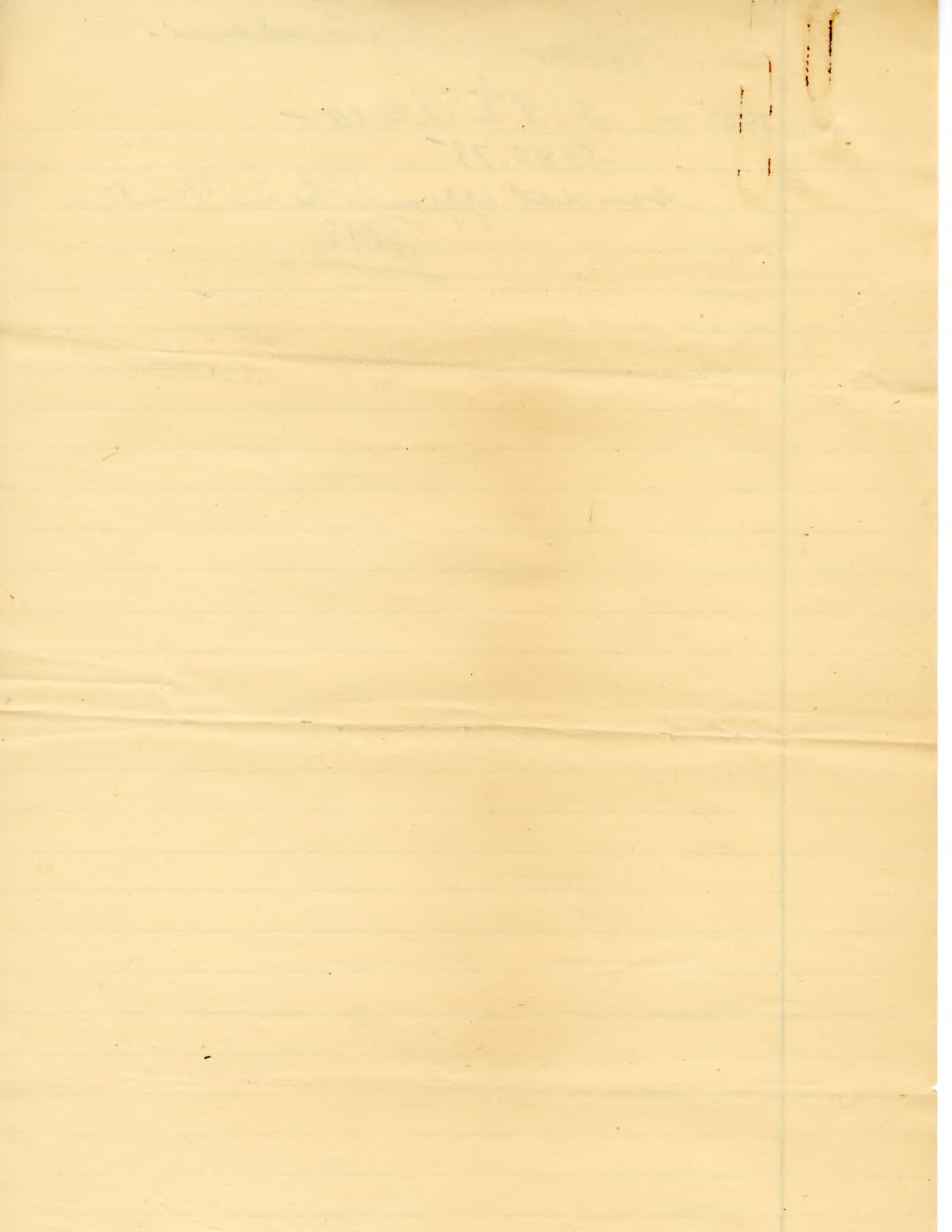
Yours, Truly
Miss Dewey Richardson

Thomas Nicholson.

245 - 219 $\frac{1}{2}$ Acres -

3880.75 -

Does not appear to be in Part 11 -
JMS.



Thomas Nicholson.

245 - 219 $\frac{1}{2}$ Acres -

3880.75-

Does not appear to be in Part 11 -

JMS.

Rec-
11/16/33-

Jan 15. 19. 34
Inwood. W. Va

Dear Sir,

OR#1.

I am writing you a few lines to ask you about the Park, did the park take any of Mrs. G. A. Nicholson place. I heard that it did. Both of them are dead. There are only two children and two grand-children. They are: Ather and Hwey Nicholson. Hwey is my husband. He is very ill. He is at Hope-Mont Santatarima. We have 150 dollars in the place that Hwey lent his mother, beside his park. So will you please let me know about it. I guess Ather has been out to see about

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need me.

Yours, Truly
Miss Dewey Nicholson