

NAME OF CLAIMANT
#197 - Sellers, W. M.

Number of Acres: 124

Location: Two Mile Run. A small portion of this tract is outside of the Park area.

Roads: Two miles to Island Ford over county road.

Soil: Slope.

History of Tract and condition of timber: A very nice stand of mixed oak, white and yellow pine is on this tract. In spots the chestnut oak has been cut and peeled for bark and cross tires were being made of the down chestnut oaks at the time of examination.

Improvements:

None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
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Ridge:

Slope:	124	@	\$5.00	\$620.00
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Cove:

Grazing Land:

Fields Restocking:

Cultivated Land:

900.00
<u>\$1520.00</u>

Orchard:

Minerals:

Value of Land: \$ 620.00

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$900.00

Value of Wood: \$

Value per acre for tract: \$ 12.25

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

Geo. S. Pen. CLERK. 97

Claim of Mrs. Millie Ann Sellers
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. Mrs. Millie Ann Sellers
Three Acres

more or less, of land in _____ 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 Mrs. Millie Ann Sellers
My post office address is Ellicott City Md R D 114

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 3 acres, on which there are the following buildings and improvements:

This land is located about 1 1/2 miles from Island Ford Virginia, in the _____ 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.)
Sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:
North Irine Sellers
South Nellie Hinkle
East W. W. Sellers
West Nellie Hinkle

I acquired my right, title, estate or interest to this property about the year 1925 in the following manner:

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 90. 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 \$ 90.

I am the owner of 1/8 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 \$ 50.

(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 13 day of Feb, 1930.
Amrs Millie Ann Sellers
STATE OF VIRGINIA, COUNTY OF Howard, To-wit:

The undersigned hereby certifies that Mrs Millie Ann Sellers 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 13 day of Feb, 1930.

Charles E. Miller
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

Filed
2/16/31
J.F.B.

#197 - Sellers, W. M.

<u>Acreage Claimed:</u> 146	Assessed: 146.16	Deed: 146.16 A. (1919)
<u>Value Claimed:</u> \$7000.00	Assessed: \$580.00	Deed: Partition deed.
<u>Location:</u> Two Mile Run.	Area: 124 A.	

A small portion of this tract is outside of the Park area.

Incumbrances, counter claims or laps:

Soil: Slope.

Roads: Two miles to Island Ford over county road.

History of tract and condition of timber: A very nice stand of mixed oak, white and yellow pine is on this tract. In spots the chestnut oak has been cut and peeled for bark and cross tires were being made of the down chestnut oaks at the time of examination.

Improvements: None.

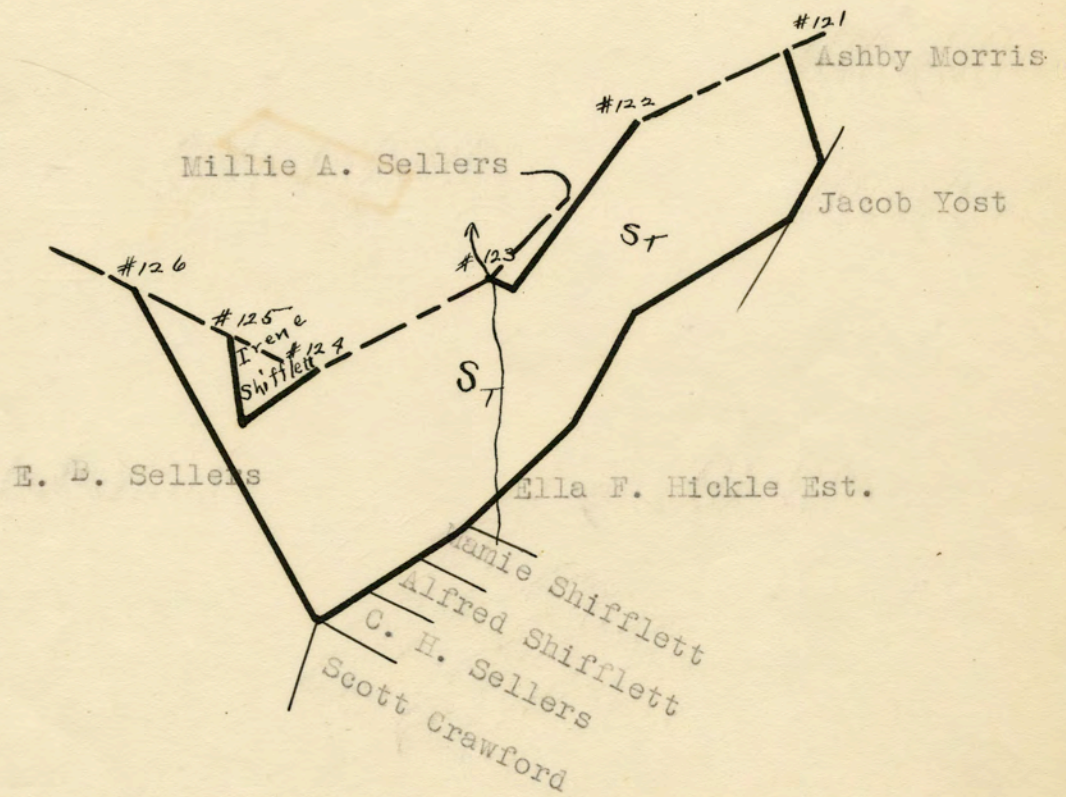
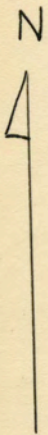
Timber: 124,000 bd. ft. @ \$8.00 per M. ----\$992.00.

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	124	\$5.00	\$620.00
Total value of land			\$620.00
Total value of timber			<u>992.00</u>
Total value of tract			\$1612.00
Average value per acre			\$13.00

#197 - Sellers, W. M.

County: Rockingham,
District: Stonewall



LEGEND

Slope

Scale - 1" = 20 chains