

ROCKINGHAM COUNTY

CLAIMANT

NAME OF ~~OWNER~~

#6 - BREEDEN, NOAH & DANIEL BREEDEN ESTATE

Number of Acres: 26

Location: Near Maple Spring School.

Roads: 7 miles fair dirt road to Elkton.

Soil: Sandy clay, good depth and fertility, steep to gentle slopes, northwest exposure.

History of Tract and condition of timber: Most of tract cleared many years ago, grazed and cultivated since. Wooded area cut over repeatedly in past-used as source of fuel wood supply. Present stand consists of mixed oaks, yellow pine and some hemlock scattered. Stand is estimated to cut 5 cords of fuel wood per acre (40 cords).

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:				
Cove:				
Grazing Land: ---	18	@	\$20.00	\$360.00
Fields Restocking:				
Cultivated Land: ---	8	@	20.00	160.00
Orchard:				\$420.00
Minerals:				
Value of Land: \$	420.00			
Value of Improvements: \$				
Value of Orchard: \$				
Value of Minerals: \$				
Value of Fruit: \$				
Value of Timber: \$				
Value of Wood: \$				
Value per acre for tract: \$	16.15			
Incidental damages arising from the taking of this tract: \$	None.			

Geo. N. Peni- CLERK

Claim of Nora Breeden
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. Daniel M. Breeden deceased
Fifty Four

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 Nora Breeden

My post office address is R.F.D. 3-Elkton 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 54 acres, on which there are the following buildings and improvements: Dwelling, barn, granary, henhouse and Spring-house and about sixty five fruit trees

This land is located about eight miles from Elkton Va. 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.)

Life Estate under will of my father Daniel M. Breeden dec.

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

North Alfred Eppard

South Simon Eppard

East Mary Eppard

West Alfred Eppard

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

Under will of my father Daniel Eppard dec.

The land lies partly in Page and Rockingham
Will probated in Page Co.

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 3000.00. 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 \$ 3000.00.

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:

My interest is a life estate only in the entire tract.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 13 day of February 1931, 1930. Nora Breeden

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

The undersigned hereby certifies that Nora Breeden 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 13th day of February 1931 1930.

H. B. Gustafson N.P.
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

1/13/31

County: Rockingham
District: Stonewall

County: Page
District: Shenandoah Iron Works

Rockingham #6
Page #650 - Breeden, Norah - Paul Breeden Est.

Acreage Claimed: 54 Assessed: 54 A. (In Rockingham Deed 54 A.
County entirely) Purchased for
Value Claimed: \$3000.00 \$1,000.00, date un-
known.

Location: Near Maple Spring school.

Incumbrances, counter claims or laps: None.

Soil: Sandy clay, good depth and fertility, steep to gentle slopes,
northwest exposure.

Roads: Seven miles fair dirt road to Elkton.

History of tract and condition of timber: Most of tract cleared many years
ago, grazed and cultivated since. Wooded area cut over repeated-
ly in past - used as source of fuel wood supply. Present stand
consists of mixed oaks, yellow pine and some hemlock scattered.
Stand is estimated to cut 5 cords of fuel wood per acre (40 cords)
valued at 50¢ per cord. - - (Page County) \$20.00

Improvements: (Page County)

Dwelling: Frame, 16x33' with a kitchen 12x14x10', 2 stories,
metal roof, 6 rooms plastered, fair condition, occupied by
owner. - - - \$450.00
Barn: Frame, 26x33x14', shingled roof, fair condition. 250.00
Hen house: Frame, 7x9x5', shingled roof, poor condition. 10.00
Spring house: Frame, 6x8x6', board roof, fair condition. 10.00
Corn house: Frame, 17x15x8', board roof, poor condition. 10.00

Orchard: 3/4 acre valued at \$60.00 per acre. 45.00
\$775.00

Acreage and value of land by types: (Page County)

Type	Acreage	Value per A.	Total Value
Cove	7	4.00	28.00
Slope	1	3.00	3.00
F G	9.25	20.00	185.00
Orchard	.75	60.00	
	18		\$216.00

Value of land - - - - \$216.00 (Page County)
Value of improvements 775.00 " "
Value of timber - - - 20.00 " "
Value of tract - - \$1,011.00 " "
Average value per acre 56.16 " "

County: Rockingham
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Rockingham #6
Page #650 - Breeden, Norah

Cont'd.

<u>Acreage and value of land byt types:</u>		(Rockingham County)	
<u>Type</u>	<u>Acreage</u>	<u>Value</u> <u>per A.</u>	<u>Total</u> <u>Value</u>
F G	18	20.00	360.00
F C	8	25.00	200.00
	<u>26</u>		<u>560.00</u>

Value of land - - - - \$560.00 (Rockingham County)
Average value per acre 21.54

SUMMARY

Page and Rockingham Counties

Total number of acres 44

Total value of tract \$1,571.00

Average value per acre \$35.00.

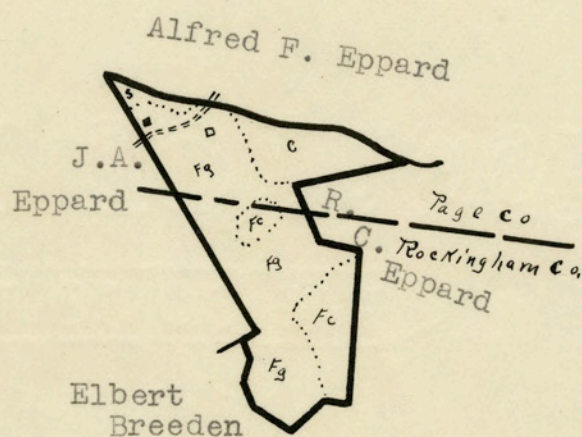
Note: Discrepancy in acreage due to very poor original survey. This tract was actually surveyed by Mr. Amiss.

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County: Rockingham
District: Stonewall
County: Page
District: Shen.I.Works

(Rockingham Co.)#6-Breeden, Norah
(Page Co. #650)



LEGEND:

Slope + Grazing
Cove Orchard
Scale - 1" = 20 chains