

RAPPAHANNOCK COUNTY

CLAIMANT  
NAME OF ~~OWNER~~

#252 - Nicholson, Ida E.

Number of Acres: 52

Location: Rocky Run Hollow.

Roads: One mile of rough dirt road to graded county road near Nethers Mills. Thence 8 miles to Sperryville via F.T.Valley Road-- Thence 17 miles to Luray, nearest shipping point.

Soil: Sandy clay. That on upper part of slope is of only fair depth and fertility. Rocky slopes, moderate to steep, Rocky-- Southeast exposure.

History of Tract and condition of timber: According to evidence on the ground, tanbark was removed about 30 years ago; other timber products removed at various times. Western part of tract has some scattered unmerchantable Red and Chestnut oaks, thereon-- mostly from 2" to 8" DBH. Approximately 26 acres are estimated to cut an average of 1750 bd.ft. per acre, total of 45,000 bd.ft.

Improvements: 1-- Log house, shingle roof, kitchen adjoining in fair condition. 1 stable, paper roof, good condition-- all abandoned.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: ---	47	@	\$3.00	\$141.00
Cove:				
Grazing Land:				
Fields Restocking:				
Cultivated Land: ---	5	@	12.00	60.00
Orchard:				<u>\$201.00</u>
Minerals:				
Value of Land: \$	201.00			
Value of Improvements: \$	250.00			250.00
Value of Orchard: \$				135.00
Value of Minerals: \$				<u>\$586.00</u>
Value of Fruit: \$				
Value of Timber: \$	135.00			
Value of Wood: \$				
Value per acre for tract: \$	11.26			
Incidental damages arising from the taking of this tract: \$	None.			

*Geo. H. Pen*

CLERK

County: Rappahannock  
 District: Hawthorne:

#252-Nicholson, Ida E.

Area Claimed:

Value Claimed:

Location: Rocky Run Hollow.

Incumbrances, counter claims or laps: None known.

Soil: Sandy Clay. That on upper part of slope is of only fair depth and fertility. Rocky slopes, moderate to steep. Rocky- southeast exposure.

Roads: One mile of rough dirt road to graded County Road near "Nethers Mills". Thence 8 miles to Sperryville via F.T.Valley Road-- Thence 17 miles to Luray, nearest shipping point.

History of tract and condition of timber: According to evidence on the ground, tanbark was removed about thirty years ago; other timber products removed at various times. Western part of tract has some scattered unmerchantable Red and Chestnut oaks thereon--mostly from 2" to 8" DBH. Approximately 26 acres are estimated to cut an average of 1750 Bd.ft per acre; total of 45,000 Bd. Ft. Value \$3.00 per M.--Total value of \$135.00.

Improvements: House-- Log, 14' x 18'-1 story Kitchen, 10' x 12' ad-  
 Joining- shingled-fair condition, abandoned recently-\$150.00  
 Stable--14' x 12' Frame- Paper roof- Good- 50.00  
 \$200.00

Value of land by Types:

<u>Types:</u>	<u>Ageage:</u>	<u>Value Per A.</u>	<u>Total Value</u>
F c	5 acres	\$12.00	\$60.00
Slope	47 "	\$ 3.00	141.00
	<u>52 "</u>		<u>\$201.00</u>
Total value of Land---		\$201.00	
" " " Improvements-		200.00	
" " " Timber		135.00	
" " " Tract		<u>\$536.00</u>	

Average value per acre: \$10.30