

Appahannock County
Hawthorne District

NAME OF OWNER

~~#220~~
#145 - McLane, Jenkins

*Purchased by
Hy. A. Brown
Hawlin*

Number of Acres: 100

Location: East side of Hazel River

Roads: It is about $3\frac{1}{2}$ miles over rough roads to the Lee Highway at Estes Mill, and thence 15 miles to Luray, the nearest shipping point.

Soil: The soil is a sandy loam of fairly good depth and fertility, but very rocky. There are frequent rock outcrops upon the ridge. Slopes are steep except for some rolling land along the river above the upper house. The exposure is to the south and southwest.

History of Tract and condition of timber: The bark and merchantable timber were removed years ago but there has been little fire since and there is some very good young stuff with occasional trees to 14" DBH. The bulk of this is chestnut oak with some white pine and red oak. There is some laurel. Most of the cleared land has been cultivated for many years and the fertility is depleted.

Improvements: House, log, with shed, and porch, 6 rooms, shingle roof-- barn, log, shingle roof, chicken house, tenant house with shed and porch, 3 rooms, shingle roof. There are 40 apple trees of mixed ages.

Acreage and value of types:

Types	Acreage	Value per acre	Total Value
Slope:	71	@ \$3.00	\$213.00
Cove:	3	@ 4.00	12.00
Grazing Land:			
Cultivated Land:	25	@ 10.00	250.00
			<hr/> \$475.00
Orchard:	1	@ 30.00	30.00
			<hr/> \$505.00

Minerals:

Value of Land: \$ 475.00

Value of Improvements: \$ 555.00

Value of Orchard: \$ 30.00

Value of Minerals: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 10.55

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

Geo. H. Pen CLERK

Area in Claim: *Assessed 100A Deed 100A
Value in Claim: Assessed \$200.00 Deed \$250.00 (1908)
Location: East side of Hazel River
Laps, Counter Claims and Incumbrances: None Known

Roads: It is about 3½ miles over rough roads to the Lee Highway at Estes Mill and thence 15 miles to Luray, the nearest shipping point.

Soil: The soil is a sandy loam of fairly good depth and fertility but very rocky. There are frequent rock outcrops upon the ridge. Slopes are steep and very steep except for some rolling land along the river above the upper house. The exposure is to the south and southwest.

History: The bark and merchantable timber were removed years ago but there has been little fire since and there is some very good young stuff with occasional trees to 14" DBH. The bulk of this is chestnut oak with some white pine and red oak. There is some laurel. Most of the cleared land has been cultivated for many years and the fertility is depleted.

Improvements:
~~THE IMPROVEMENTS~~ House: log, 14x26 with 10x26 shed, porch 8x26, 6 room, shingle roof \$300.
 (15 years old and cost \$500.)
Barn, log, 12x18, shingle roof 50.
Chicken House, 6x10 5.
Tenant house, 14x16, with 8x16 shed, porch 200.
8x16, 3-room, shingle roof
 TOTAL: \$555.

Orchards: There are 40 apple trees of mixed ages. One Acre valued at \$50.00 per Acre \$50.

Area & Value of Land by Types:

Type	Area	Value per A.	Total Value
Slope	116	3.00	\$348.
Cove	3	4.00	12.
Tillable	25	6.00	150.
Orchard	1	30.00	--
	<u>145</u>		<u>\$510.</u>

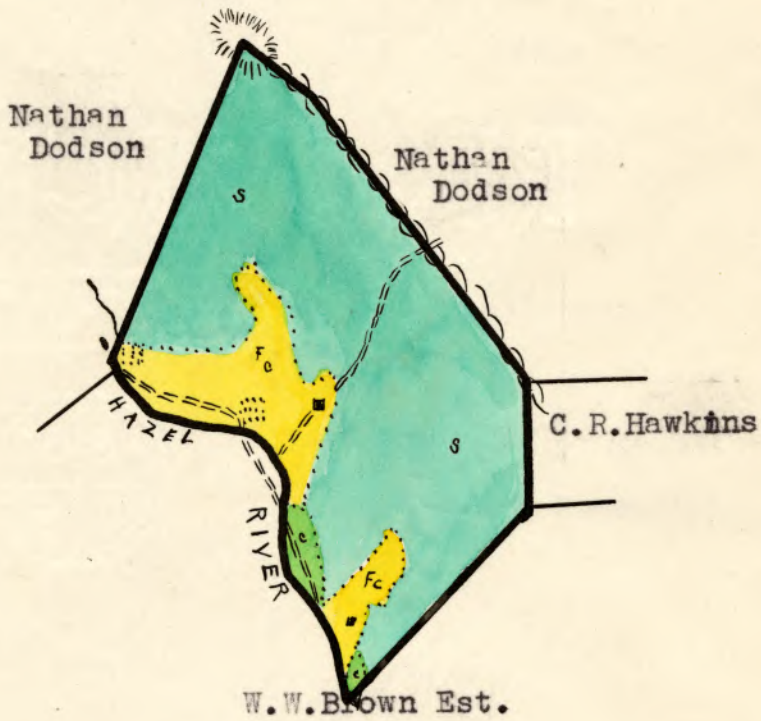
Total Value of Land \$510. Total Value of Tract \$1095.00
 Total Value of Improvements 555. AVERAGE VALUE PER ACRE -\$7.55
 Total Value of Orchards 30.






*NOTE: The abstractor was unable to find a metes and bounds description as some deeds had not been recorded. Deed to McLand Jenkins calls for natural boundaries, hence the acreage by previous surveys is not obtainable.



County: Rappahannock
District: Hawthorne

220
#145 - McLane Jenkins



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