

CLAIMANT

NAME OF ~~OWNER~~

#9 - Breeden, Elbert

Number of Acres: 30 $\frac{1}{2}$ 

Location: Near Thorough Gap. Entirely within the Park area.

Roads: 7 miles to Elkton over 5 miles of county road and 2 miles macadam.

Soil: Slope.

**History of Tract and condition of timber:** This entire tract with the exception of about 2 acres is being or can be cultivated. The small wooded portion is valuable for fuelwood.

Improvements: None.

## Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: --	3 $\frac{1}{2}$	@	\$4.00	\$14.00
Cove:				
Grazing Land:				
Fields Restocking:				
Cultivated Land: --	27	@	25.00	<u>675.00</u>
Orchard:				\$689.00

## Minerals:

Value of Land: \$ 689.00

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 22.58

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

Geo. S. Pen CLERK

CLAIMANT

NAME OF/~~OWNER~~

#9-a - Breeden, Elbert

Number of Acres: 17

**Location:** South Naked Creek lying in Rockingham and Page Counties,  
and entirely within the Park area.

**Roads:** -- 8 miles over good country roads with the exception of  $2\frac{1}{2}$   
miles which are paved to Elkton, nearest shipping point.

**Soil:** Sandy loam, fair depth and fertility, with much loose rock. Slopes  
vary from level to moderate. The tillable land is of fair fertility  
and has considerable loose rock.

**History of Tract and condition of timber:** Tract was cut over for charcoal many  
years ago and for saw timber in 1918. Fuel wood has been cut since.  
The timbered cove is an old field which has a dense stand of yellow and  
white pine up to 8" DBH. On 4 acres the estimate is 40 cords of wood.

**Improvements:** DWELLING: Frame, 12x24', ell 10x20x8', 5 rooms,  $1\frac{1}{2}$  story,  
porch 7x24', 2 rooms ceiled, pillars for foundation, paper roof,  
fair condition. BARN Frame, 25x26x10', paper roof, poor condition.

HEN HOUSE: 6x8x6', paper roof, fair condition.

CORN HOUSE: Frame, 10x12x12', paper roof, fair condition.

Cow shed: Frame, 8x10x8', board roof, poor condition.  
(Improvements added after purchase.)

Orchard: 16 apple trees five years old. Good condition.

INCUMBRANCES COUNTER CLAIMS OR LAPS: Mineral Rights to Alleghany Ore  
& Iron Company.

## Acreage and value of types:

Types	Acreage		Value per acre	Total Value
<b>Ridge:</b>				
Slope: --	10	@	\$3.00	\$30.00
Cove: --	2	@	10.00	20.00
<b>Grazing Land:</b>				
<b>Fields Restocking:</b>				
Cultivated Land: --	5	@	10.00	50.00
<b>Orchard:</b>				\$100.00
<b>Minerals:</b>				
Value of Land: \$ 100.00				
Value of Improvements: \$ 470.00				470.00
Value of Orchard: \$				\$570.00
Value of Minerals: \$				
Value of Fruit: \$ 25.00				25.00
Value of Timber: \$				
Value of Wood: \$ 50.00				50.00
Value per acre for tract: \$ 37.94				\$645.00

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

*Geo. N. Pen* CLERK

Claim of Elbert 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. \_\_\_\_\_

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 Elbert Breeden  
My post office address is Elkton

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 80 acres, on which there are the following buildings and improvements: Dwelling 5 rooms, Barn, Garage, 2 Hen houses, Spring House, 45 acres cleared, 3 acres orchard

This land is located about 7 miles from Elkton Virginia, in the Stone Hill 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 Joe Eppard  
South Henry Breeden  
East B. H. Land  
West E. A. Dean

I acquired my right, title, estate or interest to this property about the year 1920 in the following manner:

I claim that the total value of this tract or parcel of land with the improvements thereon is \$3500.00. 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 \$3500.00

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: \_\_\_\_\_

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 27th day of Aug, 1931. Elbert Breeden

STATE OF VIRGINIA, COUNTY OF \_\_\_\_\_, To-wit:

The undersigned hereby certifies that \_\_\_\_\_ 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 27 day of Aug, 1931.

Geo. H. Dean  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

County: Rockingham  
District: Stonewall

#9 - Elbert Breeden

Acreage Claimed: 80      Assessed \$360.00      Deed Acquired 1923  
Value Claimed: \$3500      "      " 30.5 A.      consideration not given.

Location: Near Thorough Gap.

Laps:

Soil: Slope.

Roads: 7 miles to Elkton over 5 miles of county road and 2 miles macadam.

History: This entire tract with the exception of about 2 acres is being or can be cultivated. The small wooded portion is valuable for fuel wood.

Improvements: None.

Note: This tract is entirely within the Park area.

Fuel wood: ----- 20 cds. @ .50¢ per cd. ----- \$10.00

<u>Value of land by types:</u>		<u>Value per acre</u>	<u>Total Value</u>
<u>Type</u>	<u>Acreage</u>		
Slope	2	\$5.00	\$10.00
Fc.	27	\$30.00	\$810.00
	<u>29</u>		<u>\$820.00</u>

Total value of land      \$820.00

Total value of improvements

Total value of timber      10.00

Total value of tract      830.00

Average value per acre      28.62

County: Page  
 District: Shenandoah Iron Works

County: Rockingham  
 District: Stonewall

#9-a (Rockingham)  
 #690 - Breeden, Elbert

Acreage Claimed: 80 \*Assessed 49 A. \*Deed 50 A.  
 Value Claimed: \$3500. " \$230.00 " \$275.00 - 1920; 1 A.  
 " " " " sold off in 1924 for \$30.00.

Location: South Naked creek lying in Rockingham and Page Counties, and entirely within the park area.

Incumbrances, counter claims or laps: Mineral rights to Alleghany Ore & Iron Company.

Soil: Sandy loam, fair depth and fertility with much loose rock. Slopes vary from level to moderate. The tillable land is of fair fertility and has considerable loose rock.

Roads: Eight miles over good country roads with the exception of two and one-half miles which are paved to Elkton, nearest shipping point.

History of tract and condition of timber: Tract was cut over for charcoal many years ago and for saw timber in 1918. Fuel wood has been cut since. The timbered cove is an old field which has a dense stand of yellow and white pine up to 8" DBH. On 4 acres the estimate is 40 cords of wood at 50¢. (Page County) - - \$20.00

Improvements: (Rockingham County)  
Dwelling: Frame, 12x24', ell 10x20x8', 5 rooms, 1½ story, porch 7x24', 2 rooms celled, pillars for foundation, paper roof, fair condition. - - \$500.00  
Barn: Frame, 25x26x10', paper roof, poor condition. 50.00  
Hen house: 6x8x6', paper roof, fair condition. 10.00  
Corn house: Frame, 10x12x12', paper roof, fair condition. - - - 30.00  
Cow shed: Frame, 8x10x8', board roof, poor condition. 10.00  
 (Improvements added after purchase) \$600.00

Orchard: 16 apple trees five years old - good condition - 1/2 acre valued at \$50.00 per acre. 25.00

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

Type	Acreage	Value per A.	Total Value
Cove	2	5.00	10.00
Slope	10	4.00	40.00
Tillable	5	15.00	75.00
	<u>17</u>		<u>\$125.00</u>

Total value of land - - - \$125.00 (Rockingham County)  
 Total value of orchard - - 25.00 " "  
 Total value of improvements 600.00 " "  
 Total value of tract - - - \$750.00 " "  
 Average value per acre - - \$44.12 " "

:: includes

County: Page  
District: Shenandoah Iron Works

County: Rockingham  
District: Stonewall

#9-a (Rockingham)  
#690 - Breeden, Elbert

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

Type	Acreege	Value per A.	Total Value
Cove	15	5.00	75.00
Slope	16	2.50	40.00
	<u>31</u>		<u>\$115.00</u>

Value of land - - - \$115.00 (Page County)  
 Value of timber - - - 20.00 " "  
 Value of tract - - - \$135.00 " "  
 Average value per acre \$4.35 " "

SUMMARY

Page and Rockingham Counties

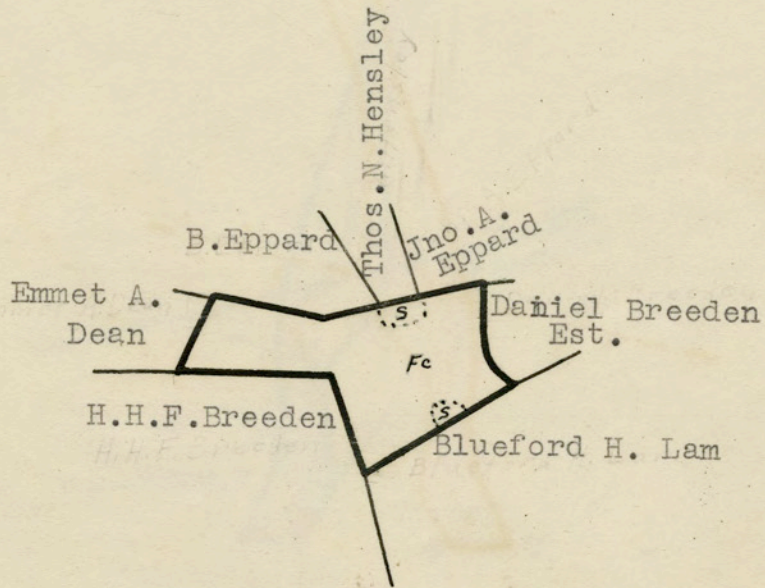
Total number of acres - 48.  
 Total value of tract - \$285.00  
 Average value per acre \$18.44.

\*Note: Probably surface measurement.

# 9 Elbert Breeden

County: Rockingham  
District: Stonewall

#9 - Breeden, Elbert



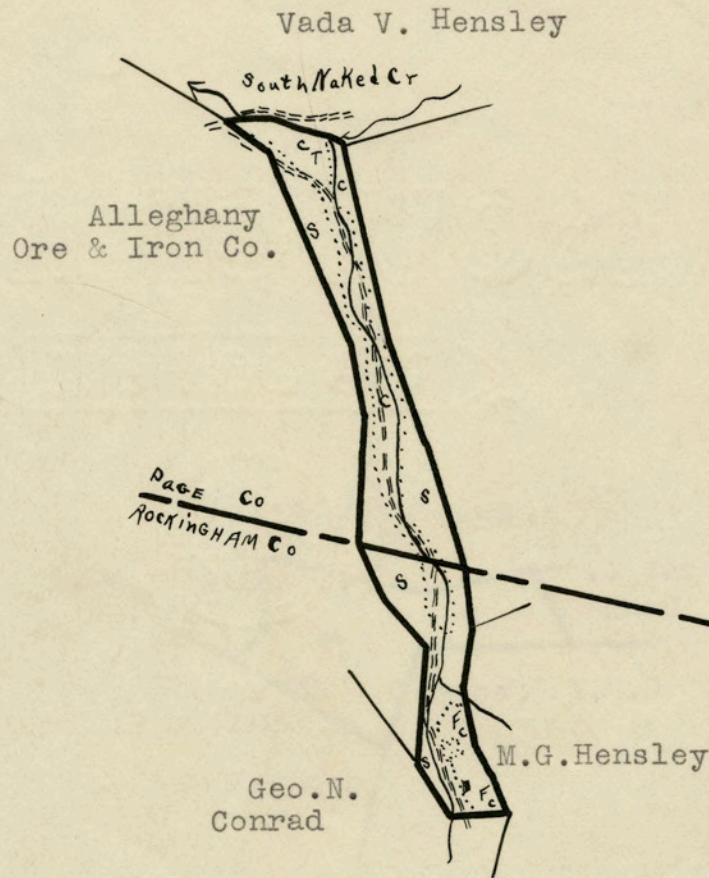
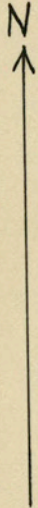
LEGEND:

Slope      Tillable  
Scale - 1" = 20 chains

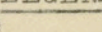

County: Rockingham  
District: Stonewall

County: Page  
District: Shen.I.Works

(Rockingham Co) #9a-Breeden, Elbert  
(Page Co.#690)



LEGEND:

Slope  Tillable  
Cove   
Scale - 1" = 20 chains