

County: Madison
District: Rapidan

MADISON TIMBER CORPORATION

Timber Rights on

#301 - BERRY, LINCOLN.

Area: 65 A. Timber Rights
169 A. in entire tract.

Location: Garth Run Area.

Expiration Date: September 8, 1936, with option to extend time
limit five years.

History of tract and condition of timber: The Madison Timber
Corporation owns the timber rights on a part of this
tract.

(A) On the southwest corner of the tract on an area
of about 30 acres all the timber has been cut.
Cutting was close, practically all merchantable
timber taken. On upper slope was left scattered
chestnut oak deformed and defective. Not sufficient
chestnut oak to have value for bark. Land is restock-
ing with poplar, maple, hickory and oak.
Not burned over recently.

(B) On the eastern part of the tract on about 35
acres there is a scattered stand of red oak, white
oak, poplar and chestnut oak.

The estimate and values is as follows:

38 M. bd. ft. (other than chestnut)	@ \$3.50.	\$133.00
21 " " " Chestnut	@ \$1.00	21.00
3 Cds Locust	@ \$5.00	15.00
10 " Pulpwood	@ \$1.00.	10.00
		<u>\$179.00.</u>

Summary:

Total value of timber rights \$179.00.

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District: Rapidan

#301 - Berry, Lincoln.
(Continued)

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	110	\$3.00	\$330.00
Fg	19	\$15.00	\$285.00
Fc	26	\$15.00	\$390.00
Orchard	7	\$75.00	\$1005.00.
	<u>162</u>		

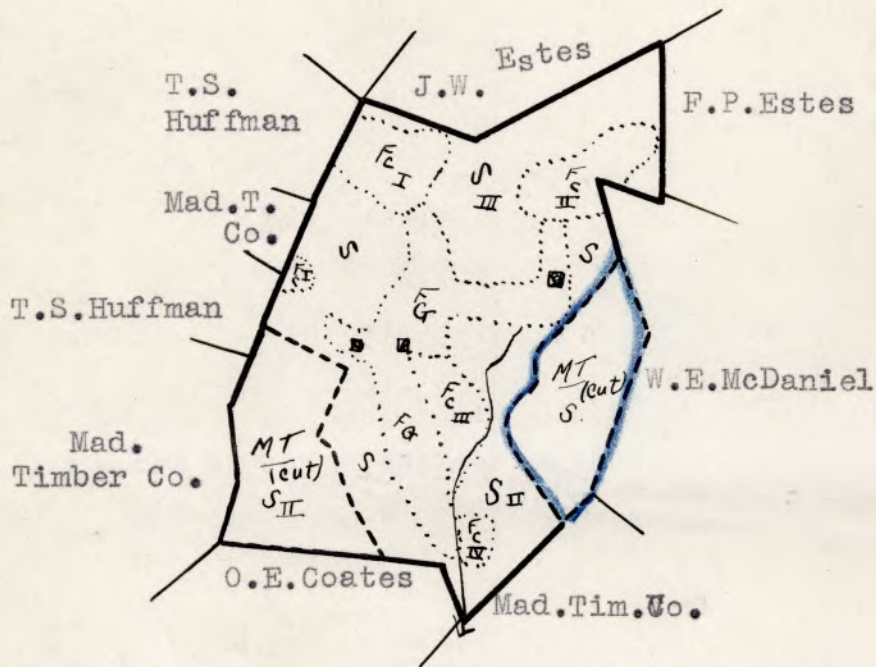
Summary:

Total value of land	\$1005.00
Total value of timber	650.00
Total value of improvements	660.00
Total value of orchard	525.00
Total value of tract.	<u>\$2840.00.</u>

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#301- Berry, Lincoln



LEGEND:
Slope Grazing
Tillable
Scale - 1" = 20 chains
(M.T.- Madison Timber Corp. —)

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#301 - Berry, Lincoln

<u>Acreage Claimed:</u>	Assessed: 139 $\frac{1}{2}$	Deed: 23
<u>Value Claimed:</u>	Assessed: \$1035.00	Deed: \$600.00
	Area: 169 Acres.	

Location: Between Kantuck Ridge and Garth Run, wholly in Park area.

Incumbrances, counter claims or laps: Timber rights on 39 acres held by Madison Timber Corporation, to be reported separately.

Soil: Sandy loam of moderate depth and fertility. Upper slopes steep and rocky.

Roads: 24 miles to Somerset, 7 miles county road, 17 miles State Highway.

History of tract and condition of timber: The more accessible part of this tract have been lightly culled for timber for home consumption. The remaining stand consists of chestnut oak, white oak, and mixed oak, poplar and hickory. It is scattered over the tract and logging conditions are difficult. It is estimated to contain the following:

60% chestnut oak	----	96,000
20% white and mixed oaks	----	32,000
10% poplar	----	16,000
10% hickory	----	16,000
		<u>160,000</u>

See Yellow Sheet →

(160 M. @ \$1.00) ---	(\$160.00)	*400.00
(250 T. bark @ 50¢) -	(125.00)	250
	<u>\$285.00</u>	650.

Improvements:

<u>House:</u> Frame, 16x23', 4 rooms, porch 8x13', 2 story, 3 rooms ceiled, fair condition, solid foundation, spring, occupied by owner -----	\$375.00
<u>Barn:</u> 22x26x10', corn house, and shed, in fair condition -----	35.00
<u>Old kitchen:</u> Log, 16x16', shingle roof, poor condition -----	15.00
<u>Meat house:</u> 10x14', frame, shingle roof, good condition -----	35.00
<u>Cow shed:</u> Frame, 10x22', shingle roof, fair condition -----	10.00
<u>Hen house:</u> Log, shingle roof, 8x8', poor condition	5.00
<u>House:</u> Old, log, 24x28', 4 rooms, shingle roof, 1 $\frac{1}{2}$ story, poor condition, used by owner as shed, spring water, pillar foundation -----	50.00
<u>Barn:</u> Log, 21x21', shingle roof, fair condition.	45.00
<u>Hen house:</u> Frame, 8x10', shingle roof, fair condition ----	5.00
<u>Corn house and shed:</u> 12x16', log and frame, shingle roof, poor condition. <i>log value Imp \$660.00</i>	10.00
	<u>\$585.00</u>

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Orchard: 7 acres orchard @ ~~(\$65.00)~~^{\$75.00} per acre.....~~(\$455.00)~~^{\$525.00}

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	110	\$3.00	\$330.00
Grazing	26	15.00	390.00
Tillable	<u>26</u>	15.00	<u>390.00</u>
	162		\$1110.00
Total value of timber		\$ 285.00	
Total value of land		\$1110.00	
Total value of improvements		3585.00	
Total value of orchard - (7 A. @ \$65.)		<u>455.00</u>	
Total value of tract		\$2435.00	
Average value per acre		\$15.03	