#### WARD-RUE LUMBER COMPANY

Timber Rights on

### #212 - BREEDEN & HICKS.

Area: 363 A.

Location: Rapidan River.

Expiration date: On 168 acres east of the Rapidan the rights expired September 6, 1927 with option of renewal for five years. D. L. Breeden, owner of the fee, testified the Ward-Rue Lumber Company had made only three payments and that all rights had expired.

History of tract and condition of timber: The 168 acres
east of the river was cut over in 1928 with the
exception of about sixteen acres. On the 16
acres there is an open stand of chestnut oak
and some few poplar. The timber on the remainder
of this area is given only a bark value. The
estimate and value on this area is as follows:

	M. bd. feet Tons Bark	@ \$3.50 @ \$1.00	\$133.00. \$150.00
12	Cds Locust	@ \$5.00	60.00
56	" Pulpwood	@ \$1.00	56.00
			\$399.00

The 195 acres west of the river was also cut over about 1928 except for some 20 acres upon the ridge. Much chestnut oak, largely defective was left and some fair poplar and hemlock of small and medium sizes. On this 195 acres the estimate and values are as follows:

260	M. bd. feet	@	\$3.50.	\$910.00
	Tons C. O. Bark		\$1.00	\$225.00
	" Hemlock Bark	@	\$1.00	45.00
	ds Locust	@	\$5.00	70.00
65	Cds Pulpwood	@	\$1.00	65.00
				\$1315.00.

### Summary:

Total value of timber on 168 Acres. Total value of timber on 195 Acres. Total value of timber.

\$399.00 \$1315.00 \$1714.00

Note: It appears from the evidence before the Commission that the rights of the Ward-Rue Lumber Company on this tract have expired. In event such is the case, then the above values would revert to the owner of the fee. E. K. Farmer, Le.

### Claimant #212 - D. L. Breeden.

Acreage Found: 464

Assessed 380

Deed 380.

Location: Rapidan River and entirely within the Park Area.

Incumbrances, counter claims or laps: On 168 acres east of the Rapidan the timber rights belong to the Ward Rue Lumber Company.

This is treated in a supplemental report attached. Also 195 acres west of the Rapidan River.

The soil is a sandy loam of good depth and fertility with a large amount of humus in the woods. There is considerable broken rock and some boulders and outcrops. Slopes are gentle to very steep. The tillable land is smooth with gentle and moderate slopes and some small rocks. It is in fair condition. The grazing has moderate to steep slopes with a fair sod, but some weeds, briers and brush. The restocking has good soil with moderate to steep slopes. Some portions have good locust and poplar reproduction, but there is little grass.

Roads: It is twenty-seven miles to Somerset, the nearest shipping point and half the distance is over paved roads.

History of tract and condition of timber: The tract was cut over about 1928 except for twenty acres up on the ridge. The west portion has not been burned for many years, but east of the river there was a severe fire about 1929.

Improvements: Dwelling: Frame, 18x54', 2 story, Ell 15x26', 1½ story, 10 rooms, porch 8x54', plastered, 2 stone chimneys, solid foundation, shingle and paper roof, poor condition.

Dwelling: Frame, 17x26', 1½ story, Ell 12x20', 1 story, 6 rooms, 4 rooms plastered, 2 ceiled, stone chimney, solid foundation, shingle and metal roof, fair condition.

Barn: Frame, 50x52', shingle roof, good condition.

Corn House, granary and shed: Frame, 24x31x12', good condition.

Meat house: Frame, 5x8', shingle roof, fair condition.

Hen house: Frame, 10x12', shingle roof, fair condition.

Hen house: Log, weatherboarded, 14x14', shingle roof, poor condition.

Corn crib: Log, 9x18', shingle roof, fair condition.

Spring house: Stone, 11x16x7', shingle roof, fair condition.

Hen house: Frame, 10x15x10', paper roof, fair condition.

Shanty: Frame, 10x15x10', paper roof, fair condition.

Shanty: Frame, 10x15x10', paper roof, fair condition.

Total value of improvements -- \$2635.00.

Orchard: 6 acres of orchard @ \$125.00 per acre. 30 trees @ \$1.00.

\$750.00 \$ 30.00 \$780.00.

## Claimant #212 - D. L. Breeden. (continued)

### Value of land by types:

		value	Total
Type	Acreage	per acre	Value
Cove	74	\$5.00	\$370.00
Slope	273	\$3.00	\$819.00
Fg	11	\$12.00	\$132.00
Fc	44	\$20.00	\$880.00
Fr	56	\$ 5.00	\$280.00
Orchard	6	\$125.00	\$2481.00.
	464		

#### Summary:

Total value of land.	\$2481.00
Total value of improvements.	\$2635.00
Total value of orchard.	\$ 780.00
Total value of tract.	\$5896.00.

Remarks: Mr. Breeden testified Ward-Rue Lumber Company havenot exercised theiroption on timber rights.

L. In Farmer, Sec,

### #212 - D. L. Breeden (& J. H. Hicks.)

Acreage Claimed: 382

Assessed 380

Deed 380

1919

Value Claimed: \$9000.00

" \$2400.00

Area: 464 A.

Location: Rapidan river and entirely within the Park area.

Incumbrances, counter claims or laps: On 168 acres east of the Rapidan the timber rights belong to the Ward Rue Lumber Company. This is treated in a supplemental report attached. Aler 195 acres that of the Reporter Right

Soil:

The soil is a sandy loam of good depth and fertility with a large amount of humus in the woods. There is considerable broken rock and some boulders and outcrops. Slopes are gentle to very steep. The tillable land is smooth with gentle and moderate slopes and some small rocks. It is in fair condition. The grazing has moderate to steep slopes with a fair sod, but some weeds, briers, and brush. The restocking has good soil with moderate to steep slopes. Some portions have good locust and poplar reproduction, but there is little grass.

Roads: It is twenty-seven miles to Somerset, the nearest shipping point and half the distance is over paved roads.

History of tract and condition of timber: The tract was cut over about 1928 except for twenty acres up on the ridge. The west portion has not been burned for many years, but east of the river there was a severe fire about 1929.

Improvements: Dwelling: Frame, 18x54', 2 story, Ell 15x26', 12 story, 10 rooms, porch 8x54', plastered, 2 stone chirmeys, solid foundation, shingle and paper roof, poor condition- \$600.00 Dwelling: Frame, 17x26', 1 story, Ell- 12x20', 1 story, 6 rooms, 4 rooms plastered, 2 ceiled, stone chimney, solid foundation, shingle and metal roof, fair condition --235.00 Barn: Frame, 50x52', shingle roof, good condition --600.00 Corn house, granary and shed: Frame, 24x31x12', good condition --125.00 Meat house: Frame, 5x8', shingle roof, fair 10.00 Hen house: Frame, 10x12', shingle roof, fair condition ---20.00 Hen house: 8x10', paper roof, fair condition, 5.00 Meat house: Log, weatherboarded, 14x14', shingle roof, poor condition --15.00

(continued)

# #212 - D. L. Breeden & J. H. Hicks. (continued)

Improvements:	Cont'd					
STOREST THE CHANGE OF THE CHANGE OF			Am't for	ward	\$1610.00	
Corn	crib: Log, 9x18	3', shingle	roof, fair	condition	- \$20.00	
	ig house: Stone,				1	
condition			-		\$25.00	
Hen h	ouse: Frame, 10	0x15x10*. p	aper roof.	fair	1	
condition					\$15.00	
Shant	y: Frame, 10x12	ex8'. paper	roof, fair	condition		
	y: Frame, lox15				-/ \$20.00	
Shani	v: Frame. 12x29	x10' pape	r roof. fai	r conditio		
direction of the second of the	y: Frame, 12x29	Impr \$263	35.	otal	\$1725.00	
Orcha	rd: 6 acres of	orchard at	(\$80.00) per	acre\$ 250	480.00	
-	rd: 6 acres of	150e)	\$125.84	4 30	15.00	
Value of land		\$100	Value o	of overera	-3495.00	
CONTRACTOR OF THE PARTY OF THE	and the same of the same of	TI -	Value		Total	
Туре	Acreage		per acre		Value	
Cove	74		\$4.00		3296.00	
Slope	273		2.00		546.00	
Grazing	11		12.00		132.00	
Tillable	44		10.00		440.00	1
Restocking	56		5.00		280.00	
Orchard	6		80.00			
0.0000000000000000000000000000000000000	464				\$1694.00	
				7	2	
Total value of	land	\$1694.00				
The second secon	improvements	1725.00				
Total value of		495.00				
Total value of		\$3914.00				
Average value		\$8.43				

Note #-of J. H. Micks only -This is evidently an estimate as the entire tract apparently has
\*\*--never been surveyed as such. The present area was determined by
typing in the surrounding tracts all of which have been surveyed.

	(Report NO. L Breeden) #212
	Claim of J. H. Hucks
	Claim of J. // // // // Claim of J. // // // // // // // // // // // // //
	In the Circuit Court of County, Virginia, No, At Law. The State Commission on Conservation and Development of the State of Virginia, Peti-
	tioner, vs
	more or less, of land inCounty, 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 County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.
	My name is fift theres
	My Post Office Address is Somewhat To RISE
	I claim a right, title, estate or interest in a tract or parcel of land within the area sought
-	to be condemned, containing about 38 — acres, on which there are the following buildings and improvements: Swelling, Bonnes Grand Grand Grand Grand Community of Summer of the Samuel Community of the
1	commence + semme othe small valle
	This land is located about miles from Ginn mild , Virginia, in
	the Rofuel for Magisterial District of said County.
	I claim the following right, title, estate or interest in the tract or parcel of land de-
	scribed 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).
32	holf welet, owner by J. H. Hick & D. L. Breeden
	The land owners adjacent to the above described tract or parcel of land are as follows:
	North Mrs If M. Killand
	South D. H. Byuch
	East T. B. Clove
	West W= Fluxbeam
30	I acquired my right, title, estate or interest to this property about the year 1.212 in the following manner:
1	1
	I claim that the total value of this tract or parcel of land with the improvements there-
10	on is \$ 9000. I claim that the total value of my right, title, estate or interest,
11 3	in and to this tract or parcel of land with the improvements thereon is
	I am the owner ofacres 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 pro-
	posed condemnation of lands within the Park area, to the extent of \$
	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
	of July
	STATE OF VIRGINIA, COUNTY OF CHANGE, To-wit:
31118	
	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 23 day of July , 1930. My
	/ Settwilliand MP
	Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.
	11/1 Mus 4/2 Former 12-1921

W 11 11 17	
Claim of T: Trolles	
In the Circuit Court of At Law.	
The State Commission on Conservation and Development of the State of Virginia, Peti-	
tioner, vs.	
The state of the s	
Bar Historian Commencer Co	
more or less, of land in	
velopment 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 Court of County, Virginia, asks leave of the Court to file this	
Court ofCounty, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.  My name is	
My name is Et T. Fuelo	
My Post Office Address in Somethy US 1916.	
I claim a right, title, estate or interest in a tract or percel of land within the area sought	
to be condemned within the class of the cases on which there are the following	
to be condemned, containing about 3 & wares, on which there are the following buildings and improvements: Attelling, Comment and improvements:	
Stubmo, ordun pur shurping	~
they must meet I must be must	1 0
This land is located about . I miles from Jesse Well, Virginia, in	
the Collect the Magisterial District of said County.	
I claim the following right, title, estate or interest in the tract or parcel of land de-	
he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above).	
harde at land descipoed above.	
and the same of th	
The land owners adjacent to the above described tract or parcel of land are as follows:	
North 18th 1st felt fulland	
South Date 122 feeling	
East To for allowing	121
West To Flinden	Like
1) West No I Iludian	of he
To the second second	of he
West West at the estate or interest to this property about the year / 2/2 in the	in the state of
West West title, estate or interest to this property about the year / 2/2 in the bllowing manner:	the said
West West title, estate or interest to this property about the year / L/L in the following manner:	suit of
West Lequired my right, title, estate or interest to this property about the year / R/L in the following manner:  I claim that the total value of this tract or parcel of land with the improvements there-	File for
West Lequired my right, title, estate or interest to this property about the year Lell in the billowing manner:  I claim that the total value of this tract or parcel of land with the improvements there is the Lell of the total value of my right, title, estate or interest,	File the
West Lequired my right, title, estate or interest to this property about the year / // in the fillowing manner:  I claim that the total value of this tract or parcel of land with the improvements there is the fillowing manner or interest, and to this tract or parcel of land with the improvements thereon is the fillowing mand to this tract or parcel of land with the improvements thereon is the fillowing mand to this tract or parcel of land with the improvements thereon is the fillowing manner.	Fill Hear
Lequired my right, title, estate or interest to this property about the year / L/L in the bllowing manner:  I claim that the total value of this tract or parcel of land with the improvements there is the land with the improvements thereof is the land with the improvements thereon is the land with the improvements thereon is the land with the improvements thereon is the land of land with the improvements thereon is the land of land adjoining the glove described tract or land adjoining the glove described tract or	Fill Head
West dequired my right, title, estate or interest to this property about the year and the belowing manner:  I claim that the total value of this tract or parcel of land with the improvements there is to this tract or parcel of my right, title, estate or interest, and to this tract or parcel of land with the improvements thereon is to the form owner of the owner of the part area, which I claim will be damaged by the proparcel of land but lying outside the Park area, which I claim will be damaged by the pro-	File Head
West dequired my right, title, estate or interest to this property about the year and the year and bellowing manner:  I claim that the total value of this tract or parcel of land with the improvements there is the first or parcel of land with the improvements thereon is the first or parcel of land with the improvements thereon is the first or parcel of land with the improvements thereon is the first or land to this tract or parcel of land with the improvements thereon is the first or 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 the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the extent of the condemnation of lands within the Park area, to the condemnation of lands within the Park area, to the condemnation of lands within the Park area, to the condemnation of lands within the Park area, to the condemnation of lands within the Park area, to the condemnation of lands within the Park area.	93 8
West Condemnation of lands within the Park area, to the extent of land will be described tract or parcel of land with the improvements there is and to this tract or parcel of land with the improvements there and to this tract or parcel of land with the improvements thereon is and to this tract or parcel of land with the improvements thereon is and to this tract or parcel of land with the improvements thereon is a second tract or parcel of land with the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of the space below should be set out any additional statements or information as to 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	93 8
West Lequired my right, title, estate or interest to this property about the year	2012
West Condemnation of lands within the Park area, to the extent of land will be described tract or parcel of land with the improvements there is and to this tract or parcel of land with the improvements there and to this tract or parcel of land with the improvements thereon is and to this tract or parcel of land with the improvements thereon is and to this tract or parcel of land with the improvements thereon is a second tract or parcel of land with the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of the space below should be set out any additional statements or information as to 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	93 8
West Lequired my right, title, estate or interest to this property about the year	2012
West lequired my right, title, estate or interest to this property about the year / // in the following manner:  I claim that the total value of this tract or parcel of land with the improvements there is \$ // / / / / / / / / / / / / / / / / /	2012
West lequired my right, title, estate or interest to this property about the year / // in the following manner:  I claim that the total value of this tract or parcel of land with the improvements there is \$ // / / / / / / / / / / / / / / / / /	2012
lowing manner:  I claim that the total value of this tract or parcel of land with the improvements there- is \$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	2012
Graphical my right, title, estate or interest to this property about the year annear:  I claim that the total value of this tract or parcel of land with the improvements there is \$ 40.000.  I claim that the total value of a year of my right, title, estate or interest, and to this tract or parcel of land with the improvements thereon is \$ 40.000.  I am the owner of	2012
Lequired my right, title, estate or interest to this property about the year / // in the flowing manner:  I claim that the total value of this tract or parcel of land with the improvements thereof is \$ // (** ** ** ** ** ** ** ** ** ** ** ** **	2012
Lequired my right, title, estate or interest to this property about the year / // in the flowing manner:  I claim that the total value of this tract or parcel of land with the improvements thereof is \$ // (1.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0	088112
Legiment of the total value of this tract or parcel of land with the improvements there- is \$ \( \text{L} \text	088112
Growing manner:  I claim that the total value of this tract or parcel of land with the improvements there- is and to this tract or parcel of land with the improvements thereof that the owner of parcel of land with the improvements thereof that the owner of parcel of land with the improvements thereon is a second to this tract or parcel of land with the improvements thereon is a second to the tract or parcel of land with the Park area, to the extent of a second to the property of lands within the Park area, to the extent of a second to the capace below should be set out any additional statements or information as to the capace below should be set out any additional statements or information as to the capace below should be set out any additional statements or information as to the capace of land by metes and bounds).  Remarks: 4.  Witness my signature (or my name and mark attached hereto) this day.  The undersigned hereby certifies that.  The undersigned hereby certifies that.  The undersigned hereby certifies that.	088112
Less with the contents of this tract or parcel of land with the improvements there is \$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	088112
West contined my right, title, estate or interest to this property about the year / // in the lowing manner:  I claim that the total value of this tract or parcel of land with the improvements there is \$ \frac{1}{2}	088112
Leging that the total value of this tract or parcel of land with the improvements there- leging that the total value of this tract or parcel of land with the improvements there- is \$ \text{Loc} \tex	088112
West combred my right, title, estate or interest to this property about the year / // in the flowing manner:  I claim that the total value of this tract or parcel of land with the improvements there- is \$ // / 2   I claim that the total value of my right, title, estate or interest, and to this tract or parcel of land with the improvements thereon is \$ // 2000  I am the owner of crees of land adjoining the thore described tract or acres of land adjoining the thore described tract or lead to the property of land but lying outside the Park area, to the extent of \$ // 2000  (In the pace below should be set out any additional statements or information as to lead the claim which claiment desires to make; and if practicable he should also insert here a cription of the tract or parcel of land by metes and bounds).  (Notiness my signature (or my name and mark strached hereto) this	088112
Leging that the total value of this tract or parcel of land with the improvements there- leging that the total value of this tract or parcel of land with the improvements there- is \$ \text{Loc} \tex	088112