

County: Madison  
District: Rapidan

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:

38 M. bd. feet	@ \$3.50.	\$133.00.
150 Tons Bark	@ \$1.00	\$150.00
12 Cds Locust	@ \$5.00	60.00
56 " Pulpwood	@ \$1.00	56.00
		<hr/>
		\$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
225 Tons C. O. Bark	@ \$1.00	\$225.00
45 " Hemlock Bark	@ \$1.00	45.00
14 Cds Locust	@ \$5.00	70.00
65 Cds Pulpwood	@ \$1.00	65.00
		<hr/>
		\$1315.00.

Summary:

Total value of timber on 168 Acres.	\$399.00
Total value of timber on 195 Acres.	\$1315.00
Total value of timber.	<hr/>
	\$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.

*L. W. Farnum, Sec.*

County: Madison  
District: Rapidan

Claimant #212 - D. L. Breedon.

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.

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', 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: 8x10', paper roof, fair condition.  
Meat 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, 10x12x8', paper roof, fair condition.  
Shanty: Frame, 10x15x10', paper roof, fair condition.  
Shanty: Frame, 12x29x10', 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.

County: Madison  
District: Rapidan

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

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
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
	<u>464</u>		

Summary:

Total value of land.	\$2481.00
Total value of improvements.	\$2635.00
Total value of orchard.	\$780.00
Total value of tract.	<u>\$5896.00.</u>

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

*L. H. Farmer, Sec.*

County: Madison  
District: Rapidan

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

Acreage Claimed: 382

Assessed 380

\*\*  
Deed 380  
1919

Value Claimed: \$9000.00

" \$2400.00

" \$6000.

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. *Also 195 acres West of the Rapidan River*

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 out-crops. 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, briars, 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.

<u>Improvements:</u>	<u>Dwelling:</u> Frame, 18x54', 2 story, Ell 15x26', 1½ story, 10 rooms, porch 8x54', plastered, 2 stone chimneys, solid foundation, shingle and paper roof, poor condition-	\$600.00
	<u>Dwelling:</u> 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 --	235.00
	<u>Barn:</u> Frame, 50x52', shingle roof, good condition --	600.00
	<u>Corn house, granary and shed:</u> Frame, 24x31x12', good condition --	125.00
	<u>Meat house:</u> Frame, 5x8', shingle roof, fair condition --	10.00
	<u>Hen house:</u> Frame, 10x12', shingle roof, fair condition --	20.00
	<u>Hen house:</u> 8x10', paper roof, fair condition,	5.00
	<u>Meat house:</u> Log, weatherboarded, 14x14', shingle roof, poor condition --	15.00

(continued)

County: Madison  
 District: Rapidan

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

Improvements: Cont'd --

	An't forward --	\$1610.00
<u>Corn crib</u> : Log, 9x18', shingle roof, fair condition	-	\$20.00
<u>Spring house</u> : Stone, 11x16x7', shingle roof, fair condition --		\$25.00
<u>Hen house</u> : Frame, 10x15x10', paper roof, fair condition --		\$15.00
<u>Shanty</u> : Frame, 10x12x8', paper roof, fair condition-		\$10.00
<u>Shanty</u> : Frame, 10x15x10', paper roof, fair "		\$20.00
<u>Shanty</u> : Frame, 12x29x10', paper roof, fair condition-		\$25.00
	<u>Total</u>	<u>\$1725.00</u>
<u>Orchard</u> : 6 acres of orchard at (\$80.00) per acre		\$480.00
30 trees @ (50¢)		15.00
	<u>Total</u>	<u>\$495.00</u>

*Value of Impr \$2635.00*  
 Total *750*  
 30 trees @ *50¢* -- *15.00*  
 Value of orchard *480.00*

Value of land by types:

Type	Acreage	Value per acre	Total Value
Cove	74	\$4.00	\$296.00
Slope	273	2.00	546.00
Grazing	11	12.00	132.00
Tillable	44	10.00	440.00
Restocking	56	5.00	280.00
Orchard	6	80.00	--
	<u>464</u>		<u>\$1694.00</u>

Total value of land	\$1694.00
Total value of improvements	1725.00
Total value of orchard	495.00
Total value of tract	<u>\$3914.00</u>
Average value per acre	\$8.43

Note #-of J. H. Hicks 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.

Claim of J. H. Hicks  
In the Circuit Court of Madison 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 Madison 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 Madison County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is J. H. Hicks  
My Post Office Address is Somerset Va, R.F.D. #1

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 382 acres, on which there are the following buildings and improvements: Shedding, Barns, Young, 2 Corn house, + some other small buildings

This land is located about 3 miles from Yours Mill, Virginia, in the Report on 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).

half interest, owned by J. H. Hicks + S. L. Brecken

The land owners adjacent to the above described tract or parcel of land are as follows:  
North Mrs H M. Hillard  
South S. H. Brecken  
East T. B. Clore  
West W. F. Flincham

I acquired my right, title, estate or interest to this property about the year 1919 in the following manner:

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 9000.00. 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 \$ 7900.00

I am the owner of none 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 23 day of July, 1930.

STATE OF VIRGINIA, COUNTY OF Orange, To-wit:

The undersigned hereby certifies that J. H. Hicks 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.

W. M. Wilhoit, N.P.  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

My Commission expires Dec 12, 1931

*[Vertical handwritten notes on the left margin]*



Claim of \_\_\_\_\_  
In the Circuit Court of \_\_\_\_\_ County, Virginia, No. \_\_\_\_\_  
The State Commission on Conservation and Development of the State of Virginia, Petitioner,  
vs.  
\_\_\_\_\_

more or less of land in \_\_\_\_\_ 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 \_\_\_\_\_ County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is \_\_\_\_\_  
My Post Office Address is \_\_\_\_\_

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about \_\_\_\_\_ acres, on which there are the following buildings and improvements: \_\_\_\_\_

This land is located about \_\_\_\_\_ miles from \_\_\_\_\_ in \_\_\_\_\_ Virginia, in the \_\_\_\_\_ 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.)

The land owner adjacent to the above described tract or parcel of land are as follows:  
North \_\_\_\_\_  
South \_\_\_\_\_  
East \_\_\_\_\_  
West \_\_\_\_\_

I acquired 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 thereon is \$ \_\_\_\_\_  
I claim that the total value of my right, title, estate or interest in this tract or parcel of land with the improvements thereon is \$ \_\_\_\_\_

I am the owner of \_\_\_\_\_  
\_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 1930.

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 \_\_\_\_\_ day of \_\_\_\_\_, 1930.

Clerk of the Court or Special Investigator or  
Notary Public or Justice of the Peace.



*P. H. Hawks*  
*Filed July 25, 1930*  
*State: Admitted*

*P. H. Hawks*  
*July 17, 1931*