

County: Madison
 District: Roberson.

#119 - Brown, Hubert R.

Acreage Found: 220

Assessed 255

Deed 255.

AREA: 220 A. By actual Survey.

Location: Roberson River and is entirely within the Park Area.

Incumbrances, counter claims or laps: Federal Loan \$1800.00.

Soil: Clay-loam of very good depth and fertility.

Roads: 5 miles over county road to Criglersville, thence 18 miles to Culpeper over State Highway.

History of tract and condition of timber: The wooded portion of this tract has been removed of its choice timber, leaving an estimated amount of 65,000 Bd. Ft. valued at \$2.00 per M.

Improvements: Frame dwelling 20 x 28, five rooms, porch, metal roof, brick flue, 1 story, ceiled walls, fair condition, occupied by tenant, spring water supply, posts foundation. Frame and log barn, 25 x 33 x 14, paper roof, fair condition. Frame hen house, 6 x 10 x 6, paper roof, fair condition. Frame hen house, 12 x 14 x 12, shingle roof, fair condition. Frame meat house, 9 x 10 x 8, shingle roof, fair condition. Frame corn crib and shed, 16x22x12, shingle roof, fair condition.

Total value of improvements -- \$575.00.

15 acres orchard @	\$75.00	--	\$1125.00
6 " " "	\$60.00	--	360.00
1 " " "			125.00
100 trees on Fr.			100.00
Total value of orchard.			<u>\$1710.00.</u>

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	88	\$2.50	\$220.00
Fg	40	\$10.00	\$400.00
Fc	34	\$15.00	\$510.00
Wg	26	\$7.00	\$182.00
Fr	10	\$5.00	\$50.00
Orchard.	22		<u>\$1362.00</u>
	<u>220</u>		

Summary:

Total value of land.
 Total value of timber.
 Total value of improvements.
 Total value of orchard.
 Total value of tract.

\$1362.00
 \$130.00
 \$575.00
~~\$1710.00~~
 \$3777.00

L. W. Farmer Sec.
 \$3,777.00

County: Madison
District: Roberson

#119-a - Brown, Hubert R.
(continued)

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	47	\$2.50	\$117.50
Fg	61	\$8.00	\$488.00
Orchard	6		\$605.50
	<u>114</u>		

Summary:

Total value of land.	\$605.50
Total value of improvements.	\$890.00
Total value of timber.	\$117.50
Total value of orchard.	\$120.00
Total value of tract.	<u>\$2,665.00.</u>

\$2813.xx

L. W. Farmer, Sec.

County: Madison
 District: Roberson

119 Brown, Hubert R.

Acreage claimed

Assessed 255

Deed 255 A

Value claimed

" \$ 1475

(25 Acres from E.J. Brown @ \$25^m)
 " 1916 for \$ 3800.00
 AREA: 220 A. By actual Survey²⁵

Location: Roberson River and is entirely within the Park area

Incumbrances, counter claims or laps: (None known) Federal Loan \$1800

Soil: Clay-loam of very good depth and fertility.

Roads: 5 miles over county road to Criglersville, thence 18 miles to Culpeper over State Highway

History of tract and condition of timber: The wooded portion of this tract has been removed of its choice timber leaving and estimated amount of 65,000 Bd. Ft. valued at \$2 per M

Improvements: Frame dwelling 20 x 28, five rooms, porch, metal roof brick flue, 1 story, ceiled walls, fair condition, occupied by tenant spring water supply, posts foundation \$265.00
 Frame and log barn, 25 x 33 x 14, paper roof, fair condition 115.00
 Frame hen house, 6 x 10 x 6, paper roof, fair condition 5.00
 Frame hen house, 12 x 14 x 12, shingle roof, fair condition 15.00
 Frame meat house, 9 x 10 x 8, shingle roof, fair condition 10.00
 Frame corn crib and shed, 16x22x12, shingle roof, fair cond. 40.00
 Total Annl Bldg \$575.^{xx} (450.00)

Orchard:

6557 { 1 acre apple trees \$125.00 } 15 Acres Orchard @ \$75^{xx} = \$1125⁻
 15 " " " 450.00 } 6 " " 60 360
 6 " " " 300.00 } 1 " " 125⁻
 100 Trees on Fr 100 100
 (65,000 B. D. Ft. @ \$2 per M) Total value orchard \$1710 875.00
 Value of land by types: 130.00

Type	Acreage	Value per acre	Total Value
Slope	88	\$1.50	\$ 132.00
F. G.	40	8.00	320.00
F. C.	34	15.00	510.00
W. G.	26	7.00	182.00
F. R.	10	5.00	50.00
Orchard	22		\$1194.00
	220		

Total value of land \$1194.00
 Total value of improvements 450.00
 Total value of timber 130.00
 Total value of orchard 875.00
 Total value of tract 2649.00
 Average value per acre 12.04

County: Madison
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#119-a - Brown, Hubert R.

Acreage Claimed: 114

Assessed 114

Deed 114

Value Claimed:

" \$1170.00

1926
\$2400.00

AREA:-114 A.(By actual survey)

Location: Roberson River and is entirely within the Park area.

Incumbrances, counter claims or laps: None known.

Soil: Clay loam of good depth and fertility.

Roads: Six miles over country road to Griglersville; thence eighteen miles to Culpeper over the State Highway.

History of tract and condition of timber: This tract has been cut and culled over by present owner since purchase, but there still remains some scattered merchantable timber estimated to cut 47,000 bd. ft. valued @ \$1.50 per M. ^{\$2,50}
The cleared land is used for grazing and a few patches are being cultivated. A portion of the grazing land is badly growing up.

Improvements:

House: Frame, 16x32', 6 rooms, 2 porches, 6x16', shingle roof, 2 stories high, fair condition, water supply from spring, occupied by tenant, solid foundation --	\$300.00
Corn house and shed: Frame, 18x18x8', shingle and paper roof, fair condition --	40.00
Meat house and cellar: Frame, 8x15', shingle roof, poor condition --	10.00
Hen house: Frame, 8x25x8', paper roof, poor cond.	15.00
Barn and sheds: Frame, 24x39x14', shingle roof, fair condition --	125.00
Spring house: Frame, 10x10x8', shingle roof, good condition ---	55.00
Corn cribs and sheds: Frame, 18x22x10', shingle roof, good condition ---	50.00
Hen house: Frame, 8x20x8', shingle roof, poor condition --	20.00
House: Frame, 28x29', 5 rooms, porch 6x25', paper roof, 1 story, plastered, fair condition, vacant, water supply from spring, solid foundation ---*	200.00
Barn 18x24 - Frame with 2 sheds Total Value Impr \$890.*	\$815.00
Orchard: 255 apple trees, 30 yrs, good condi'n. 3 pear, 30 yrs., fair condition ----	(600.00)

6 Acres @ \$175.* = \$1,050.*

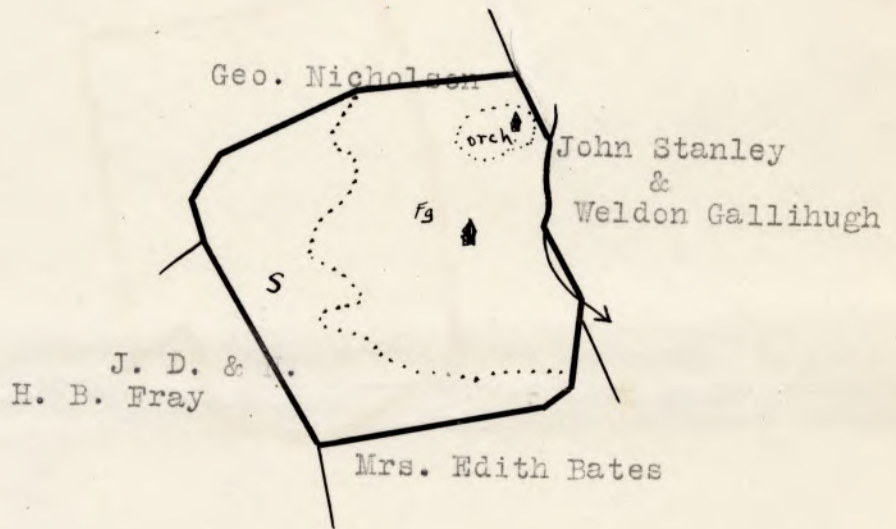
Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	47	\$1.50	\$70.50
Fg	61	8.00	488.00
Orchard	6	--	--
	114		\$558.50

Total value of Orchard	\$600.00
Total value of land	558.50
Total value of improvements	815.00
Total value of timber	70.50
Total value of tract	2044.00
Average value per acre	17.50

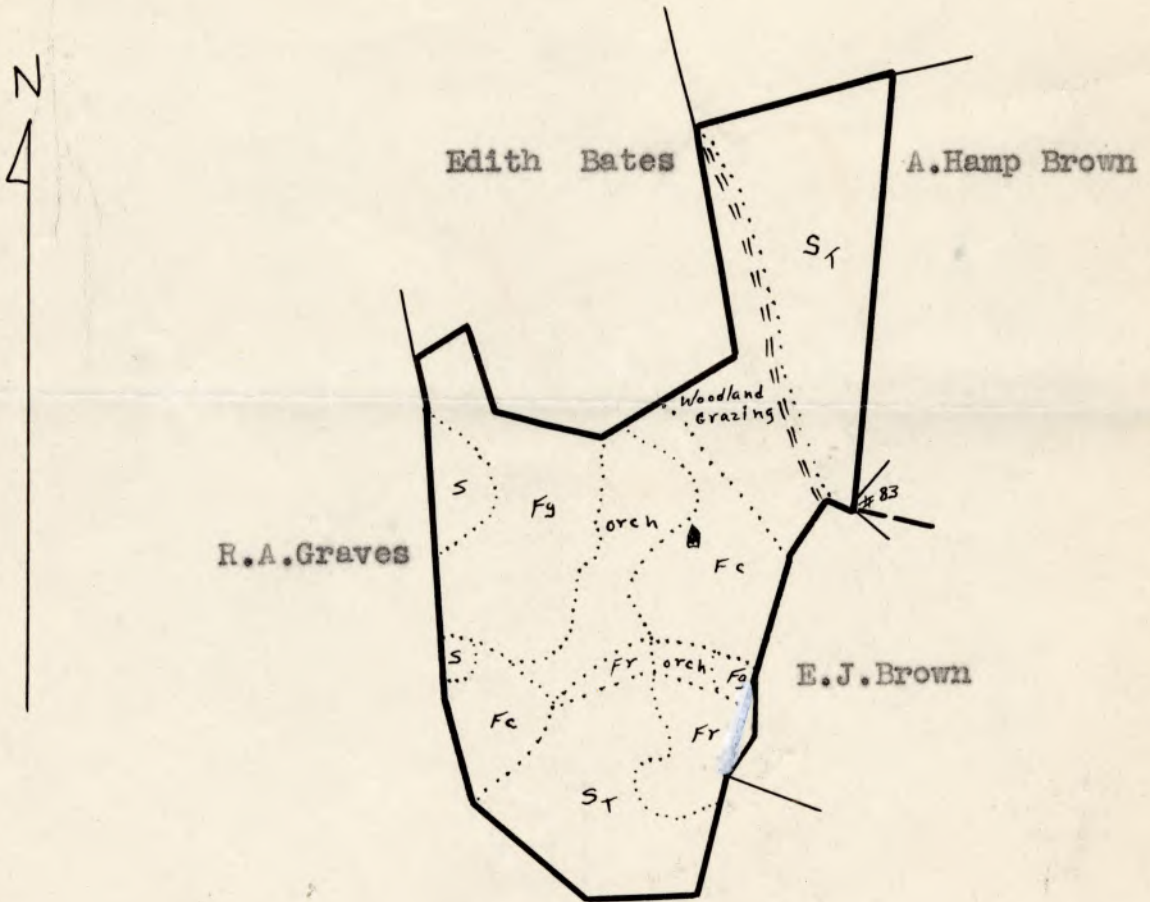
#119-a - Br 1, Hubert R.

County: Madison
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LEGEND
Slope - Grazing
Orchard
Scale - 1" = 20 chains

#119- Brown, Hubert R.



LEGEND:
slope Grazing
Tillable Woodland Grazing
F.Restocking- Orchard
Scale - 1" = 20 chains