

County: Madison
District: Roberson

Claimant #103 - Chadwell Berry Estate.

Acreage Found: 40 (By Survey) Assessed 40 Deed 39 $\frac{3}{4}$

Location: Robinson River. Entirely within the Park Area.

Incumbrances, counter claims or laps: None known.

Soil: Sandy loam of a good depth and fertility. Entire area is rocky. Tillable land cleared many years ago and a part of it has been cultivated extensively, but a part has not been cultivated in last few years. F. R. is used as woodland grazing to some extent.

Roads: 8 miles via dirt road to Criglersville. 18 miles of hard surface road to Culpeper, the nearest shipping point.

History of tract and condition of timber: All the tract except a strip along stream was cleared many years ago by present owners. There is a thick stand of young timber, 40% poplar up to 12" D. B. H. on F. R. There is about 200 locust stakes on F. R.
200 locust stakes @ 2 $\frac{1}{2}$ ¢ per stake. \$5.00.

Improvements: Frame dwelling, 16x16 ft. L. 4 rooms, shingle roof, 2 story, poor condition, water supply is spring, solid foundation and cellar.
Log Barn, 16x24 ft. shingle roof, poor condition.

Total value of improvements -- \$215.00.

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	4	\$2.50	\$10.00
Fc	5	\$10.00	\$50.00
Fr	31	\$ 5.00	\$155.00
	<u>40</u>		<u>\$215.00.</u>

Summary:

Total value of land.	\$215.00
Total value of improvements.	\$215.00
Total value of timber.	\$ 5.00
	<u>\$435.00.</u>

Remarks: Owner in asylum at Staunton, Virginia.

L. M. Farmer, Sec.

27-400

County: Madison
District: Roberson

#103a - Berry, Chadwell-Estate.

Acreage Found: 30 Assessed: 40 A. Deed: 30 A.

Location: Roberson River, entirely within the Park Area.

Incumbrances, counter claims or laps: None known.

Soil: Sandy loam of a fair depth and fertility. A few rocks along streams. Slopes are moderate to steep. Northwest and southwest exposures.

Roads: 8 miles to Criglersville via dirt road, thence 18 miles to Culpeper, the nearest shipping point.

History of tract and condition of timber: All saw timber has been removed from this tract; F. R. has a thick stand of young timber of miscellaneous species, up to 6" DBH.

Improvements: None.

Acreage and value of land by types:

Type	Acreage	Value per acre	Total Value
Cove	3	\$3.00	\$9.00
Fc	3	\$10.00	\$30.00
Fr	24	\$4.00	\$96.00
	<u>30</u>		<u>\$135.00.</u>

Summary:

Total value of land. \$135.00
Total value of tract. \$135.00

Remarks: Owner in asylum at Staunton.

L. W. Farmer Co.

County: Madison
District: Roberson

#103a- Berry, Chadwell-Estate

Acreage Claimed: Assessed: 40 A. Deed: 30 A.
Value Claimed: Assessed: \$286.00 (This Deed: \$20.(1875)
includes trace #103.)
AREA: 30 A.

Location: Roberson River, entirely within the Park area.

Incumbrances, counter claims or laps: None known.

Soil: Sandy loam of a fair depth and fertility. A few rocks along streams. Slopes are moderate to steep. Northwest and southwest exposures.

Roads: 8 miles to Criglersville via dirt road, thence 18 miles to Culpeper, the nearest shipping point.

History of tract and condition of timber: All saw timber has been removed from this tract; F.R. has a thick stand of young timber of miscellaneous species, up to 6" DBH.

Improvements: None.

Acreage and value of land by types:

<u>Types:</u>	<u>Acreage:</u>	<u>Value per A.</u>	<u>Total Value</u>
Cove	3	\$2.00	\$6.00
Tillable	3	\$8.00	24.00
F. R.	24	\$3.00	72.00
	<u>30</u>		<u>\$102.00</u>

Total value of land: \$102.00

Total value of tract: 102.00

Average value per acre of tract: \$3.40

The State Commission on Conservation & Development of the State of Virginia

Vs

J.F. Anderson and others, and 55,000 acres of land in Madison county -

The answer of Chadwell Berry, an insane person, by N. G. Payne, his guardian ad litem, and the answer of N. G. Payne, guardian ad litem for said Chadwell Berry, insane -

Filed January 20th 1932 -

Teste:



Clerk -

N. G. PAYNE
ATTORNEY AT LAW
MADISON, VIRGINIA

Virginia: In the circuit court of Madison County:

The State Commission on Conservation and
Development of the State of Virginia - - - - - Petitioner

Vs(Answer of N. G. Payne, guardian ad litem)

D. F. Anderson and others, and fifty five
Thousand(55,000) acres, more or less of land
in Madison county, Virginia - - - - - Defendants -

The answer of N. G. Payne, guardian ad litem for Chadwell Berrey,
an insane person _____, appointed by the circuit court of Madison
county, Virginia, to represent and defend the interests of said Chadwell
Berrey, insane _____, in the above styled proceedings:

This respondent, for answer to the said petition says:

That the said Chadwell Berrey, insane _____, is the owner of, or
has an interest in a tract of approximately forty acres and thirty
acres of land in Madison county, Virginia, which tract of land is
sought to be condemned in the above styled proceeding.

That the interest of the said above named Chadwell Berrey
in said land is supposed to be a fee simple _____ interest
therein. Testimony has been taken with reference to the value of the
said land proposed to be taken and submitted to the Board of Appraisal
Commissioners. This respondent requests that said testimony so taken be
considered in support of the interests of the above named insane person,
and your respondent prays that no order be entered to the detriment of
the said insane person _____, and that such interest may have the care and
protection of the court.

And now having fully answered, he prays to be hence dismissed, etc.

N. G. Payne Guardian ad
Litem for Chadwell Berrey, Insane -

State of Virginia,
County of Madison, to-wit:

In the clerk's office of said county:

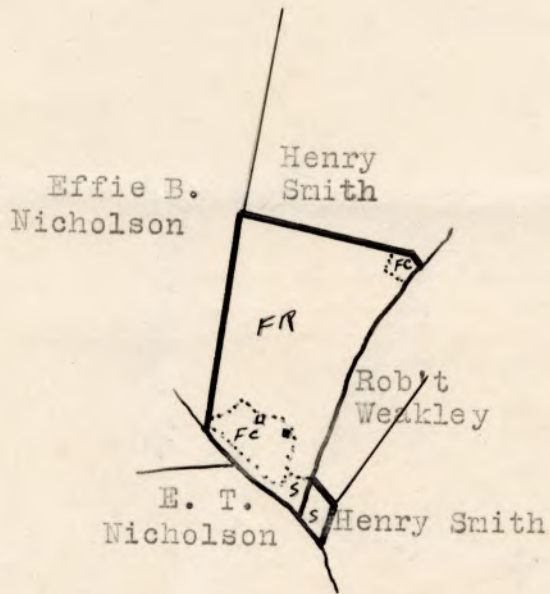
Subscribed and sworn to before me A. H. Cave, clerk of the circuit
court for Madison county, Virginia, by N. G. Payne, guardian ad litem,
this the 20th day of January, 1932 -

A. H. Cave Clerk of the circuit

Court for Madison county, Virginia -

#103 - Chadwell Berry Estate.

County: Madison
District: Roberson



LEGEND

Slope - Tillable
Restocking
Scale - 1" = 20 chains