

#21 - Dodson, Neda C.

Acreage Claimed: Assessed 50 A. Deed 50 A.
 Value Claimed: " \$150.00 " \$200.00
 AREA: 56A. (By Survey)

Location: Along and northeast of Hughes river down to Park line.

Incumbrances, counter claims or laps: None known.

Soil: Fertile but shallow lean. Moderately rocky, southwest portion, extremely rocky, northeast portion.

Roads: Twenty-one miles over dirt road to Culpeper. Thirty miles via Sperryville, of which seventeen miles is macadam.

History of tract and condition of timber: On steep rocky northeastern portion is light stand of oaks. On other parts, all of the merchantable timber is removed except a few scattered white pine. The stand consists of white pine, oak and chestnut. Reproduction of hardwoods, white pine, yellow pine, etc.

Improvements: House: Frame, 17x25', fair condition -- \$200.00
 Hen house: Log, 12x12', -- 5.00
 Fruit trees: 18 trees valued @ \$1.00 each -- 18.00
 \$223.00

Value of land by types:

Type	Acreage	Value per acre	Total Value
Fc	3	\$10.00	\$30.00
Slope	53	1.50	79.50
	56		\$109.50

Total value of land \$109.50
 Total value of improvements 223.00
 Total value of timber 20.00
 Total value of tract \$352.50
 Average value per acre 6.03

County: Madison
District: Roberson

#21 - Dodson, Neda C.

Acreage Found: 56 Assessed 50 A. Deed 50 A.

Location: Along and northeast of Hughes River down to Park line.

Incumbrances, counter claims or laps: None known.

Soil: Fertile but shallow loam. Moderately rocky, southwest portion, extremely rocky, northeast portion.

Roads: Twenty-one miles over dirt road to Culpeper. Thirty miles via Sperryville, of which seventeen miles is macadam.

History of tract and condition of timber: On steep rocky northeastern portion is light stand of oaks. On other parts, all of the merchantable timber is removed except a few scattered white pine. The stand consists of white pine, oak and chestnut. Reproduction of hardwoods, white pine, yellow pine, etc.

<u>Improvements:</u>	House: Frame, 17x25', fair condition --	\$200.00
	Hen house: Log, 12x12' --	5.00
	<u>Fruit trees:</u> 18 trees valued @ \$1.00 each --	18.00
		<u>\$223.00.</u>

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	53	\$2.50	\$132.50
Fc	3	\$10.00	\$30.00
	<u>56</u>		<u>\$162.50.</u>

Summary:

Total value of land.	\$162.50
Total value of improvements.	\$223.00
Total value of timber.	\$20.00
Total value of tract.	<u>\$405.50.</u>

L. H. Turner, Sec.