

County: Madison
District: Rapidan

#213 - Fincham, B. W.

Acreage Found: 90

Assessed 87

Deed 87

Location: North side Rapidan River. Partly inside Park Area.

Incumbrances, counter claims or laps: None known.

Soil: Sandy loam, deep along river. Slope, moderate to steep.

Roads: Twenty miles to Somerset, nearest railroad - six miles county road - fourteen miles state road.

History of tract and condition of timber: Timber rights on 30 A. sold to Madison Timber Company. Poplar, oaks and miscellaneous species culled out. Land not burned.
16 M. ft. 90% chestnut oak at \$3.50 --- \$56.00
25 T. bark @ \$1.50 -- \$37.50
\$93.50.

Improvements: Dwelling: Log, 20x22', 4 rooms, shingle roof, brick flues, 1½ story, log finish, fair condition, occupied by owner, vacant, spring water supply, solid foundation.
Kitchen: Frame, 14x16', 1 story, shingle roof, & paper roof, brick flue, (board and strips) good condition.
Hen house: Frame, 10x14x10, metal roof, good condition.
Cow shed: Frame, 10x12x7', paper roof, fair condition.
Spring house: Frame, 8x8', paper roof.
Corn house and shed: Frame, 14x18x10', paper roof, good condition.
Total value of improvements -- \$395.00.
Value of fruit trees. \$ 50.00.

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	48	\$3.00	\$144.00
Fr	10	\$5.00	\$50.00
Fc	6	\$20.00	\$120.00
Fg	26	\$15.00	\$390.00
	<u>90</u>		<u>\$704.00.</u>

Summary:

Total value of land.	\$704.00
Total value of timber.	93.50
Total value of improvements.	\$395.00
Total value of fruit trees.	\$ 50.00
Total value of tract.	<u>\$1242.50.</u>

L. W. Farmer, Jr.

County: Madison
District: Rapidan.

MADISON TIMBER CORPORATION

Timber Rights on

#213 - FINCHAM, B. W.

Area: 30 A.

Expiration date: Timber rights expire March 20, 1938 with
option of renewal for five years.

History of tract and condition of timber: Area culled over
for poplar and oak. Many chestnut logs in
woods. Timber is chestnut oak and scattered
poplar and hickory. Land not burned recently.
This area is estimated to cut as follows:

34 M. bd. feet (other than chestnut)	@ \$3.50.	\$119.
20 M. bd. feet Chestnut	@ \$1.00.	20.
5 Cds Locust	@ \$5.00	25.
13 " Pulpwood	@ \$1.00	13.
		<u>\$177.</u>

Summary:

Total value of Timber Rights \$177.00.

L. W. Farmer & Co.

County: Madison
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#213 - Finchan, B. W.
(continued)

Total value of land	\$596.00
Total value of improvements	365.00
Total value of timber	93.50
Total value of tract	<u>1054.50</u>
Average value per acre	11.80

County: Madison
 District: Rapidan

#213 - Fincham, B. W.

Acreage Claimed: Assessed: 87 Deed: 87
 None. (1922)
Value Claimed: Assessed: \$500.00 Deed: \$300.00

Location: North side Rapidan River. Partly inside Park area. Area: 90 A.

Incumbrances, counter claims or laps: None known.

Soil: Sandy loam, deep along river. Slope, moderate to steep.

Roads: Twenty miles to Somerset, nearest railroad - six miles county road - fourteen miles state road.

History of tract and condition of timber: Timber rights on 30 A. sold to Madison Timber Company. Poplar, oaks and miscellaneous species culled out. Land not burned.
 16 M. ft. 90% chestnut oak at \$3.50 --- \$56.00
 25 T. bark @ \$1.50 -- --- 37.50
 \$93.50

Improvements: Dwelling: Log, 20x22', 4 rooms, shingle roof, brick flues, 1 1/2 story, log finish, fair condition, occupied by owner, vacant, spring water supply, solid foundation -- \$150.00
 Kitchen: Frame, 14x16', 1 story, shingle roof, & paper roof, brick flue, (board and strips) good condition -- 65.00
 Hen house: Frame, 10x14x10', metal roof, good condition ---- 25.00
 Cow shed: Frame, 10x12x7', paper roof, fair condition -- 10.00
 Spring house: Frame, 8x8', paper roof, 15.00
 Corn house and shed: Frame, 14x18x10', paper roof, good condition -- 45.00
 (1 acre of orchard at ---) Value Impr 45.00
 (5 trees valued @ \$2.00 each) -- \$395.00 10.00
 Value of fruit trees \$50.00 ** \$365.00

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	48	\$3.00	\$144.00
Restocking	10	5.00	50.00
Tillable	6	15.00	90.00
Grazing	26	12.00	312.00
	90		\$596.00

Paid \$2,400

(continued)