

County: Madison  
District: Rapidan

#142 - Gander, M. V. Est.

Acreage Found: 30

Assessed 420 A.

Location: On Gordonsville Pike at top of Blue Ridge, lying in both Madison and Page Counties, and entirely within the Park Area.

Incumbrances, counter claims or laps: None.

Soil: Sandy loam of good depth and fertility with considerable rock. Slopes are gentle on top of the ridge, steeper to the west and north. The grazing is very uneven as most of the north end is badly grown up to brush, somewhat rocky and quite a bit of the surface is covered with sod. There is considerable blue-grass, however. On top of the Blue Ridge there is a better sod and less brush. The south portion has a great deal of brush, but there is some good blue-grass growing.

Roads: Six miles over rough road to a paved road, and thence three miles to Stanley, the nearest shipping point.

History of tract and condition of timber: Tract has been cut over at various times, and there is no merchantable timber. Portion of it was burned in 1930.

Improvements: In Page County.

Value of land by types:

Type	Acreage	Value per acre	Total Value
Wg	17	\$10.00	\$170.00
Fg	13	\$28.00	\$364.00
	<u>30</u>		<u>\$534.00.</u>

Summary:

Total value of land. \$534.00.

*L. W. Farmer Sec.*

County: Madison  
District: Rapidan

( County: Page  
District: Marksville )

142 - Gander, M. V. Est.

Acreage Claimed: 420 A. \*Assessed 420 A. \*Deed Undivided 1/3 interest  
Value Claimed: \$12,600.00 " \$630.00 " in 1220 A. Purchased in  
1890 for \$800.00.

Location: On Gordonsville pike at top of Blue Ridge, lying in both  
Madison and Page counties, and entirely within the park area.

Incumbrances, counter claims or laps: None.

Soil: Sandy loam of good depth and fertility with considerable rock.  
Slopes are gentle on top of the ridge, steeper to the west and  
north. The grazing is very uneven as most of the north end  
is badly grown up to brush, somewhat rocky and quite a bit of  
the surface is covered with sod. There is considerable blue-  
grass, however. On top of the Blue Ridge there is a better sod  
and less brush. The south portion has a great deal of brush,  
but there is some good blue-grass growing.

Roads: Six miles over rough road to a paved road, and thence three  
miles to Stanley, the nearest shipping point.

History of tract and condition of timber: Tract has been cut over at various  
times, and there is no merchantable timber. Portion of it was  
burned in 1930.

Improvements: In Page County.

*omit* { House: Frame, 4 rooms, 1½ story, metal roof, very poor  
condition. - - \$250.00  
Barn: Log, dilapidated. - - 50.00  
\$300.00  
Orchard: There are 20 apple, peach and cherry  
trees around the house in poor condition - ½ acre  
valued at \$60.00. - - 30.00  
In the old orchard there are 10 old peach trees  
of no value and 20 old apple trees in poor condition,  
½ acre valued at \$40.00. - - 20.00  
\$50.00

Acreage and value of land by types: Page County.

Type	Acreage	Value per A.	Total Value
Slope	190	3.00	570.00
Ridge	31	1.00	31.00
Crazing II	70	16.00	1,120.00
Orchard	1	50.00	
	<u>292</u>		<u>\$1,721.00</u>

Value of land - - - - \$1,721.00 (Page County)  
Value of improvements 300.00 " "  
Value of orchard - - - 50.00 " "  
Value of tract - - - - \$2,071.00 " "  
Average value per acre \$7.09 " "

County: Madison  
District: Rapidan  
  
County: Page  
District: Marksville

- Gander, M. V. Est.

Cont'd.

Acreage and value of land by types: (Madison County)

<u>Type</u>	<u>Acreage</u>	<u>Value per A.</u>	<u>Total Value</u>
Ridge	17	\$1.00	\$17.00
Grazing II	13	16.00	208.00
	<u>30</u>		<u>\$225.00</u>

Value of land - - - - - \$225.00 (Madison County)  
Average value per acre \$7.50 " "

SUMMARY

Page and Madison Counties.

Number of acres in tract - 322  
Total value of tract - \$2,296.00  
Average value per acre - \$7.13.

(\*Note: Apparently survey was incorrect.)

IN THE CIRCUIT COURT OF MADISON COUNTY, VIRGINIA.

STATE COMMISSION ON CONSERVATION  
AND DEVELOPMENT OF THE STATE OF  
VIRGINIA.

VS. ) ( ORDER OF DISTRIBUTION TO W. D.  
GANDER, &C.

D. F. ANDERSON, &C.

On this, the 5<sup>th</sup> day of February, 1934, came W. D. Gander, L. H. Gander, Lula E. Strickler, Mary Brubaker, and Gilbert C. Gander, and on their joint motion leave is granted them to file their application for the payment to them of the sum of \$534.00, the amount of the award set out in the judgment of condemnation for Tract No. 142, which said sum has heretofore been paid into Court.

And it appearing from the report of the Board of Appraisal Commissioners filed in this cause on the 2nd day of June, 1932, and in the petition for judgment and condemnation entered therein on the 6th day of November, 1933, that in the opinion of the petitioner your said petitioners were invested with a superior or better right or claim of title in and to said tract of land No. 142, and/or to the proceeds arising from the condemnation thereof, which said title is vested in your petitioners in the following proportions, to-wit: W. D. Gander 6/15ths, L. H. Gander 6/15ths, Lula E. Strickler 1/15th, Mary Brubaker 1/15th and Gilbert C. Gander 1/15th, and they are therefore entitled to receive the proceeds arising from the condemnation of said tract in the said proportions, and it further appearing to the court that all taxes due or exigible thereon have been paid, upon consideration whereof, it is considered and

ordered by the Court that said sum of \$534.00 paid into Court by petitioner as just compensation for said Tract No. 142, be paid unto the said petitioners for distribution in the proportions aforesaid, and that the Clerk of this Court be, and is hereby, directed to transmit a certified copy of this order to the Treasurer of Virginia, who shall pay unto Ford & Keyser, Luray, Page County, Virginia, attorneys of record for W. D. Gander, the sum of \$213.60; to said Ford & Keyser, attorneys of record for L. H. Gander the sum of \$213.60; to said Ford & Keyser, attorneys of record for Lula E. Strickler the sum of \$35.60; to said Ford & Keyser, attorneys of record for Mary Brubaker the sum of \$35.60; and to said Ford & Keyser, attorneys of record for Gilbert C. Gander the sum of \$35.60, aggregating the sum of \$534.00, the amount of the award set out in the judgment of condemnation for said Tract No. 142, and certify such payment to the Clerk of this Court for appropriate entry thereof, as required by law.

STATE OF VIRGINIA  
ACTION & DEPARTMENT OF THE  
STATE COMMISSION ON CONSER-

IN THE CIRCUIT COURT OF MADISON, COUNTY.

STATE COMMISSION ON CONSERVATION  
AND DEVELOPMENT OF THE STATE OF  
VIRGINIA.

VS. ) ( PETITION OF W. D. GANDER, &C., FOR  
AN ORDER OF DISTRIBUTION

D. F. ANDERSON, &C.

TO THE HONORABLE LEMUEL F. SMITH, JUDGE OF THE  
CIRCUIT COURT OF MADISON COUNTY, VIRGINIA.

Your petitioners, W. D. Gander, L. H. Gander,  
Lula E. Strickler, Mary Brubaker, and Glibert C. Gander, respect-  
fully represent unto Your Honor as follows:

That the said W. D. Gander, L. H. Gander and  
the estate of M. V. Gander are the joint owners in fee simple of  
that certain tract or parcel of land, lying and being situate in  
Madison County, Virginia, and within the bounds of the proposed  
Shenandoah National Park, which is known and designated on the  
Madison County ownership map filed in the above entitled condem-  
nation proceedings as Tract No. 142; and

That the aforesaid Tract No. 142 was owned jointly  
by the said W. D. Gander, L. H. Gander, and the estate of M. V.  
Gander, each respectively owning an undivided one-third interest  
therein; and

That the said M. V. Gander left surviving him  
as his heirs at law the aforesaid five children, namely, W. D.  
Gander, L. H. Gander, Lula E. Strickler, Mary Brubaker, and  
Gilbert C. Gander, who consequently each own an undivided one-  
fifth of one third interest in said tract No. 142, thus making  
the ownership of said tract of land, and/or to the proceeds

arising from the condemnation thereof, as follows: W. D. Gander 6/15ths; L. H. Gander 6/15; Lula E. Strickler 1/15th; Mary Brubaker 1/15th and Gilbert C. Gander 1/15th undivided interests therein; and

That the Special Investigators and Board of Appraisal Commissioners heretofore appointed in these proceedings awarded your petitioners the sum of Five Hundred and Thirty-Four (\$534.00) Dollars as compensation and damages for the taking of the aforesaid tract of land, as will more fully appear from their report heretofore filed in these proceedings on the 2nd day of June, 1932, which said report has been duly confirmed as to the tract of land aforesaid, and the award for the condemnation thereof ordered to be paid into the custody of the court pursuant to an order entered herein on the 6th day of November, 1933; and

That the petition for condemnation in this cause states that your petitioners are the fee simple owners of said Tract No. 142, and that the record in this suit does not disclose any denial or dispute of such statement or charge contained in the petition; and

Your petitioners further allege and aver that there are no liens nor encumbrances of any kind whatsoever binding the tract of land aforesaid, nor are there any taxes due or exigible thereon.

Wherefore, your petitioners pray that the Court may make an order, which shall be entered in this cause, directing that the aforesaid sum of \$534.00 shall be forthwith paid over to your petitioners, the landowners as aforesaid, as their respective interests appear.

*Ford Keyser, pp*

*W. D. Gander  
L. H. Gander  
Lula E. Strickler  
Mary Brubaker  
Gilbert C. Gander  
157 Counsel*

STATE OF VIRGINIA,

COUNTY OF MADISON, TO-WIT:

W. V. Ford, being duly sworn, says, that he is the attorney for the petitioners named in the foregoing petition, and that he knows the contents thereof; that the facts and allegations therein contained are true, except such as are therein stated upon information and belief, and that as to such allegations he believes them to be true.

W. V. Ford

Subscribed and sworn to before me this 5th day of  
February, 1934.

Mary R. Holzman

My commission expires  
June 11, 1935.