

County: Madison  
District: Roberson

#190 - Hawkins, Annie V.

Acreage Found: 145                      Assessed 75                      Deed 75

Location: Rapidan River. Entirely within the Park Area.

Incumbrances, counter claims or laps: Madison Timber Corporation owns the timber rights on 104 acres of this tract. See (attached) report for description of timber. Timber rights expire 1937 with option to extend time five years.

Soils: Sandy loam of a fair depth and fertility. Slopes are generally covered with a growth of mountain laurel. Slopes are moderate.

Roads: Twenty-four miles hard surface road to Culpeper.

History of tract and condition of timber: There is no merchantable saw timber on the wooded portion of tract not covered by Madison Timber Corporation timber rights.

Improvements: Dwelling and shed: Log and frame, 17x27', 3 rooms, shingle roof, stone flues, 1½ story, poor condition, abandoned, spring water supply, pillar foundation.  
Barn: Log, 15x17', shingle roof, poor condition.

Total value of improvements -- \$50.00.

Orchard: 65 apple trees, 30 to 60 years old, poor condition.

Total value of fruit trees -- \$75.00.

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	120	\$3.00	\$360.00
Fg	15	\$10.00	\$150.00
Fr	8	\$5.00	\$40.00
Orchard	2	\$37.50	\$550.00
	<u>145</u>		

Summary:

Total value of land.	\$550.00
Total value of improvements	50.00
Total value of fruit trees	75.00
Total value of tract.	<u>\$675.00.</u>

*L. W. Turner Sec.*

County: Madison  
District: Roberson

MADISON TIMBER CORPORATION

Timber Rights on

#190 - HAWKINS, ANNIE V.

Area: 104 A. Timber Rights.  
Total area of tract 145 acres.

Location: Rapidan River.

Expiration date: October 15, 1937 with option to extend time  
limit five years from that date.

History of tract and condition of timber: A part of this  
tract has been cut over, a part has been culled  
and a part has not had any timber removed from  
it. 90% of the stand is chestnut oak.  
This area is estimated to cut as follows:  
120 M. bd. feet (other than chestnut)

	@ \$3.50.	\$420.00
114 Tons C. O. Bark @	\$1.00	\$114.00
4 Cds Locust @	\$5.00	20.00
42 " Pulpwood @	\$1.00	42.00
100 Bd. feet Chestnut @	\$1.00.	100.00
		<hr/>
		\$696.00

Summary:

Total value of timber rights \$696.00.

*L. W. Farmer Sec.*

County: Madison  
District: Roberson

#190 - Hawkins, Annie V.

Acreage Claimed: Assessed 75 Deed 75  
Value Claimed: " \$250.00 " 1897 \$2250.00  
Area: 145 (By survey)

Location: Rapidan River. Entirely within the Park area.

Incumbrances, counter claims or laps: Madison Timber Corporation owns the timber rights on 104 acres of this tract. See (attached) report for description of timber. Timber rights expire 1937 with option to extend time five years.

Soil: Sandy loam of a fair depth and fertility. Slopes are generally covered with a growth of mountain laurel. Slopes are moderate.

Roads: Twenty-four miles hard surface road to Culpeper.

History of tract and condition of timber: There is no merchantable saw timber on the wooded portion of tract not covered by Madison Timber Corporation timber rights.

Improvements: Dwelling and shed: Log and frame, 17x27', 3 rooms, shingle roof, stone flues, 1½ story, poor condition, abandoned, spring water supply, pillar foundation. (\$25.00.)  
Barn: Log, 15x17', shingle roof, poor condition, (no value). -- *Value of lumber \$50.00*  
Orchard: 65 apple trees, 30 to 60 years old, poor condition. (2 acres valued at \$25. per acre) \$50.00  
*Total Value of fruit trees \$75.00*

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	120	\$2.00	\$240.00
Grazing	15	8.00	120.00
Fr	8	4.00	32.00
Orchard	2	25.00	--
	<u>145</u>		<u>392.00</u>

Total value of land : \$392.00  
Total value of improvements 25.00  
Total value of orchard 50.00  
Total value of tract \$467.00  
Average value per acre \$3.22

Claim of Annie J Hawkins  
In the Circuit Court of Madison County, Virginia, No. \_\_\_\_\_, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Anderson and others

more or less, of land in Madison County, Virginia, Defendants.  
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of Madison County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is Annie J Hawkins  
My post office address is Hamardville Va

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 1.35 acres, on which there are the following buildings and improvements: Reselling home & Barn

This land is located about 5 miles from Gravo Mill Virginia, in the Rapidan Magisterial District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: (In this space claimant should say whether he is sole owner or joint owner, and if joint owner give names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above.)  
Sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:  
North Ward Bee Lumber Co.  
South O. C. Hawkins  
East \_\_\_\_\_  
West Ward Bee Lumber Co.

I acquired my right, title, estate or interest to this property about the year 1902 in the following manner: By purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 1200.00. I claim that the total value of my right, title, estate or interest, in and to this tract or parcel of land with the improvements thereon is \$ 1200.00.

I am the owner of \_\_\_\_\_ acres of land adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$ \_\_\_\_\_.

(In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds).

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 27 day of Feb, 1930.

STATE OF VIRGINIA, COUNTY OF Madison, To-wit:

The undersigned hereby certifies that Roy J. Hawkins the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, this 27 day of Feb, 1930.

J. F. Bellowsby  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.