

Claimant #189 - Hawkins, C. E.

Total value of land	\$764.00
Total value of improvements.....	430.00
Total value or orchard	<u>225.00</u>
Total value of tract	\$1419.00

x This includes the area of lap #189-I.

L. M. Farmer, Sec.

County: Madison
District: Roberson

WARD-RUE LUMBER COMPANY

Timber Rights on

#189 - HAWKINS, C. E.

Area: 132 timber rights.
Total area of tract 177 A.

Location: Rapidan River.

Expiration date: June 20, 1927 with option to extend time
limit five years.

History of tract and condition of timber: A part of this
tract was cut over and a part has been severely
burned over, killing all timber. There is 50
acres that has not been culled or burned over.
It is estimated and valued as follows:

100 M. bd. feet	@ \$2.50.	\$250.00
100 Cds C. O. Bark	@ \$1.50	\$150.00
5 Cds Locust	@ \$5.00	25.00
		<hr/>
		\$425.00

Summary:

Total value of timber rights \$425.00.

(Note: Expiration of Option)

The option on the above area has expired and the above value
would revert to the owner of the fee, unless arrangements
have been made of which the Appraisal Commission has no knowledge.

L. W. Farmer, Sec.

County: Madison
 District: Rapidan

#189 - C. E. Hawkins

<u>Acreage Claimed:</u>	X Assessed: 155	Deed: 155
<u>Value Claimed:</u>	Assessed: \$710.00	Deed: \$845.00 Consideration
	<u>Area: 172 (By survey)</u>	

Location: On Rapidan River, and entirely within the Park area.

Incumbrances, counter claims or laps: The Ward Rue Lumber Company claims to own the timber rights on 132 acres of this tract for which a separate report has been prepared. An area of five acres is apparently lapped by the Eagle Hardwood Lumber Company which is also covered by a separate report.

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

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 the tract that is not covered by Ward Rue Timber Rights. This tract was sold to Alex. Stuart, Trustee, for the State of Virginia. \$500.00 was paid down and \$1,000 is to be paid when the Park is purchased.

Improvements:

<u>Dwelling:</u> Frame, 14x25', 6 rooms, shed, 15x12', L 23x18', porch 6x14', 1½ story, log finish, fair condition, occupied by owner, springwater supply, solid foundation, cellar	\$200.00
<u>Meat house:</u> Log, 12x14', paper roof, fair condition	15.00
<u>Double corn house:</u> Log, 16x20', shingle roof, poor condition	-----
<u>School house:</u> Log, 16x20x12', shingle roof, poor condition - no value	-----
<u>Shanty:</u> Frame, 10x23x8', paper roof, fair condition	10.00
<u>Barn:</u> Log, 13x40', shingle roof, poor condition ...	10.00
<u>Garage:</u> Frame, 8x15x8', paper roof,	15.00
<u>Hen house:</u> Frame, 11x12x8', paper roof, good condition	20.00
<u>Cow barn:</u> Frame, 12x17x8', paper roof, good condition	25.00
<u>Shop:</u> Log, 12x15', shingle roof, poor condition..	5.00
	<hr/> \$300.00

#189 - C. E. Hawkins

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	123	\$2.00	\$246.00
Fg	40	7.00	280.00
Fc	6	10.00	60.00
Orchard	3	75.00	--
	<u>172</u>		<u>\$586.00</u>

Total value of land	\$586.00
Total value of improvements	300.00
Total value of orchard	<u>225.00</u>
Total value of tract	\$1111.00
Average value per acre	\$6.46

x -- This includes the area of lap #189-I.

County: Madison
District: Rapidan

#189-I - Eagle Hardwood Lumber Company
Lap on
C. E. Hawkins.

Acreage Claimed:

x

Assessed: 155

Deed: 155

Value Claimed:

Assessed: \$710.00

Deed: \$845
Consideration

Area: 5 acres.

Location: On Rapidan River, and entirely within the Park area.

Incumbrances, counter claims or laps: This is an apparent lap of the Eagle Hardwood Lumber Company on the C. E. Hawkins Tract.

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

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

History of tract and condition of timber: Approximately one acre of this lap is in orchard. The remaining portion has no merchantable timber on it, and is not suitable for farming purposes.

Improvements: None.

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	4	\$2.00	\$8.00
Orchard	<u>1</u>	75.00	-
	5		<u>\$8.00</u>
Total value of land		\$8.00	
Total value of orchard		<u>75.00</u>	
Total value of tract		\$83.00	
Average value per acre		\$16.60	

x -- This includes the entire C. E. Hawkins Tract.