

Claimant #192 - C. S. Landrum

Acreage Found: 967

X
Assessed:

Deed:

Location: 76 acres of the area embraced in the survey description of the C. S. Landrum tract is also claimed by C. M. and R. E. Wayland, who own an adjoining tract for a part of which there are no definite metes and bounds survey descriptions available.

The fishing rights are leased to W. E. Carson. The hunting rights are leased to Lawrence Richey. 46-1/2 acres is leased to H. C. Hoover.

Soil: Sandy loam with a trace of clay in the subsoil. The slopes are rather steep with many loose rocks in patches.

Roads: All hauling in connection with former logging operations on this tract was over a road leading down Tanners Ridge to Stanley, the nearest shipping point. This road is in bad repair and only half of it is in suitable condition for hauling with trucks.

History of tract and condition of timber: About twenty-five years ago the upper portion was cut over for saw timber and bark. There was considerable cutting for farm use for many years. The present stand is dead chestnut with scattered small trees of hemlock, red, white, and chestnut oaks, poplar, and birch. An occasional large white oak is found. The uncut portion has a stand up to 40" DBH, hemlock, white oak, and poplar along the streams and red and chestnut oak on the slopes. It is scattered over mature and many trees are defective. There has been little fire for many years. Logging conditions are good, although there is some laurel and rhododendron thickets and rough rocky spots which would make logging difficult and expensive. The higher slopes do not have any merchantable timber.

Timber: The uncut portion comprises about 200 acres on the lower end of the tract. About one-half of this is hemlock and chestnut oak of very good quality and the remainder is good red oak, white oak, poplar and others. On the upper part the timber is much smaller and scattered and of fair quality.

The estimate is as follows:

440 M. feet @ \$2.50	\$1100.00
40 M. feet @ \$4.00	160.00
140 tons hemlock bark @ \$1.00	140.00
60 tons chestnut oak bark @ \$1.00..	60.00
2500 locust posts @ 5¢	125.00
	<u>\$1585.00</u>

Improvements: None.

Claimant #192 - C. S. Landrum

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	314	\$3.00	\$942.00
Ridge	125	1.00	125.00
Cove	490	5.00	2450.00
Fg	34	15.00	510.00
Fr	4	5.00	20.00
	<u>967</u>		<u>\$4047.00</u>

Total value of land \$4047.00

Total value of timber 1585.00

Total value of tract \$5632.00

x -- This includes the area of lap #228-I.

Shankland & Co

L. M. Tanner Sec.

#192 - C. S. Landrum

Cont'd.

<u>Species</u>	<u>MBE</u>	<u>VALUE</u> <u>Per M.</u>	<u>Total</u> <u>Value</u>
		Am't forward	\$550.00
Poplar	40	\$5.00	\$200.00
Chestnut oak	50	2.50	125.00
Others	20	2.00	40.00

On 284 acres the timber in scattered stands is given a nominal value.

Hemlock, oaks, and others

	120	1.00	120.00
Hemlock bark	140	1.00	140.00
Chestnut oak bark	60	1.00	60.00
Locust posts	2500	.03	75.00
			<u>\$1310.00</u>

Improvements: None.

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value</u> <u>per acre</u>	<u>Total</u> <u>Value</u>
Ridge	125	\$1.00	\$125.00
Slope	314	2.00	628.00
Cove	490	4.00	1960.00
Fg	34	15.00	510.00
Fr	4	5.00	20.00
	<u>967</u>		<u>\$3243.00</u>

Total value of land	\$3243.00
Total value of timber	<u>\$1310.00</u>
Total value of tract	\$4553.00
Average value per acre	\$4.71

* - This includes the area of lap #228-I.

County: Madison
 District: Rapidan

#192 - C. S. Landrum

*
 Acreage Claimed: Assessed: Deed:
Value Claimed: Assessed: Deed:
Area: 967 Acres

Location: Head of Rapidan River and entirely within the Park area.

Incumbrances, counter claims or laps: 76 acres of the area embraced in the survey description of the C. S. Landrum Tract is also claimed by C. M. and R. E. Wayland, who own an adjoining tract, for a part of which there are no definite metes and bounds survey descriptions available.

Roads: The fishing rights are leased to W. E. Carson. The hunting rights are leased to Lawrence Richey. 46-1/2 acres is leased to H. C. Hoover.

Soil: Sandy loam with a trace of clay in the subsoil. The slopes are rather steep with many loose rocks in patches.

Roads: All hauling in connection with former logging operations on this tract was over a road leading down Tanners Ridge to Stanley, the nearest shipping point. This road is in bad repair and only about half of it is in suitable condition for hauling with trucks.

History of tract and condition of timber: About twenty-five years ago the upper portion was cut over for saw timber and bark. There was considerable cutting for farm use for many years. The present stand is dead chestnut with scattered small trees of hemlock, red, white, and chestnut oaks, poplar, and birch. An occasional large white oak is found. The uncut portion has a stand up to 40" DBH, hemlock, white oak, and poplar along the streams and red and chestnut oak on the slopes. It is scattered over mature and many trees are defective. There has been little fire for many years. Logging conditions are good, although there is some laurel and rhododendron thickets and rough rocky spots which would make logging difficult and expensive. The higher slopes do not have any merchantable timber.

Timber: The uncut portion comprises about 200 acres on the lower end of the tract and is estimated to cut 360 M. saw timber. About one-half of this is hemlock and chestnut oak of very good quality and the remainder is good red oak, white oak, poplar and others. On the upper part the timber is much smaller and scattered and of fair quality.

On 200 acres the estimate is:		Value	Total
<u>Species</u>	<u>MBF</u>	<u>per M.</u>	<u>Value</u>
Hemlock	150	\$2.00	\$300.00
Red & White Oaks	100	2.50	250.00

(continued)



Claim of CHARLES S. LANDRAM
 In the Circuit Court of Madison County, Virginia, No. 82, At Law.
 The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. One thousand and forty-three (1043) acres

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 CHARLES S. LANDRAM
 My Post Office Address is Luray, Page County, Virginia.

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 1043 acres, on which there are the following buildings and improvements: None. I sold and removed a number of buildings some years ago so as to avoid the cutting of timber by tenants.

This land is located about five miles from Grave's 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).

I am sole owner of the entire property in fee

The land owners adjacent to the above described tract or parcel of land are as follows:

- North President's Camp tract,
- South Garth Spring tract and others,
- East same
- West Michael Long, now Lee Long, and others.

I acquired my right, title, estate or interest to this property about the year 1903 in the following manner:

at a Special Commissioner's sale in suit of Roby Lumber Co. vs Jas. A. Nauman, Circuit Ct. of Page Co. Comm'rs. deed to me dated March 8th., 1904, recorded in Madison Co. D.B. #37 at page 489.

I claim that the total value of this tract or parcel of land with the improvements thereon is \$17,500.00. 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 \$17,500.00.

I am the owner of none 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: The tract contains approximately 100 acres of sod land, the residue of tract is in timber, most of which is virgin and has not been cut-over. Approximately 200 acres of the tract was cut-over for the large Poplar and White oak about 1902.

I ATTACH HERETO A PLAT OF TRACT. (Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 23rd day of July, 1930.

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

The undersigned hereby certifies that Charles S. Landram 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 23rd day of July 1930.

my commission expires May 17-1932.

Emmet C. T. Derrett
 Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.
per Page County Va.

NOTE—This need not be filed until the record discloses that the awards have been paid into the custody of the Courts.

Madison

Virginia: In the Circuit Court of Green County, at Madison, Virginia

The State Commission on Conservation and Development of the State of Virginia . . . PETITIONER.

V. At Law No. ⁵⁷ 82

Fifty-Five

D. ~~F. Anderson~~ and others, and ~~Thirty-Four~~ ^{Fifty-Five} Thousand, ~~One-Hundred, Twenty-~~ (55,000) ~~Seven (34,127)~~ Acres, more or less, of land in ~~Green~~ ^{Madison} County, Virginia DEFENDANTS.

Comes now the undersigned and shows to the Court:

That a judgment in rem has heretofore been entered in this proceeding condemning to the use of the Petitioner the fee simple estate in the tract(s) of land numbered as follows: Tract No. 192 : Tract No. _____ : Tract No. _____;

and described in the report of the Board of Appraisal Commissioners appointed herein and shown, numbered, and delineated on the County Ownership Map filed therewith, upon payment into the custody of the Court of the sum(s) set out in the said judgment as constituting the award(s) therefor, as follows:

Award on Tract No. 192 \$5632.00; on Tract No. _____ \$_____; on Tract No. _____ \$_____;

That the report of the said Board sets forth that the following named persons claim, or appear to have a claim to an interest in the said tract(s) of land or in the proceeds arising from the condemnation thereof;

Charles S. Landram
Eagle Hardwood Lumber Company

That the Petitioner has paid into the custody of the Court the said sum(s) set out in said judgment as constituting the award(s) for the fee simple estate in the said tract(s) of land;

That your undersigned, on the date of the said judgment in rem condemning the said tract(s) of land, owned or was (were) entitled to the following interest in the said tract(s) or in the proceeds arising from the condemnation thereof:—

By reason of Contribution pledge, obligating the owner, Charles S. Landram, to give \$500.00 to the Park Project.

That no other person or persons than the undersigned are entitled to share in the distribution of the said award(s) except the following named persons whose interest in said tract(s) or in the proceeds arising from the condemnation thereof on the date of entry of said judgment was as follows:

Wherefore, your undersigned pray(s) that [he (they) be made a party (parties) herein under the provisions of Section 21 of the Public Park Condemnation Act, and that] an order be entered for the distribution of said sum(s) set forth in said judgment in rem as constituting the award(s) for the fee simple estate in the said tract(s) condemned as aforesaid, and for the payment to the undersigned of the said award(s) or of as much thereof as the Court may find that the undersigned is (are) entitled to receive, and which the undersigned aver(s) is as follows: Tract No. 192 \$500.00: Tract No. _____ \$_____ : Tract No. _____ \$_____;

The undersigned further aver(s) that: (Leave this space blank unless there is some other pertinent matter to be brought specially to the attention of the court)

NAME

P. O. ADDRESS

STATE COMMISSION ON CONSERVATION _____

& DEVELOPMENT _____

BY _____

Weaver & Armstrong

NOTE—A supply of this blank form has been placed in the Clerk's office for the convenience of interested parties. No one is required to use this form, as the form is not prescribed by law, and claimants can either change or modify it as they deem necessary, or present their motions in any form they may desire which meets with the approval of the Court. This blank form may not and probably will not cover all cases. It has been printed merely as a suggestion of a form of a motion which may be used, subject to the approval of the court in each case.

STATE OF VIRGINIA)
COUNTY OF WARREN) SS

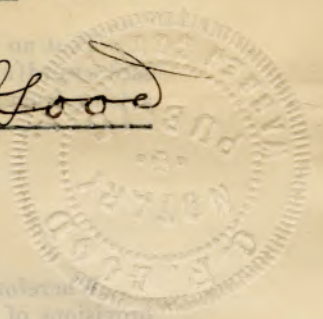
Personally appeared before me the undersigned Notary

Public in my said State and County, E. K. Stokes, who being
duly sworn, deposed and said that she is an employee of the
State Commission on Conservation and Development in immediate
charge of the records of the Shenandoah National Park Division
thereof having to do with claims of the Commission for dis-
tributive shares of condemnation awards in the Shenandoah
National Park condemnation proceedings pending in the Circuit
Courts of Virginia, by reason of contracts and agreements en-
tered into with the owners of lands sought to be condemned in
these proceedings, and that the within claim is just and cor-
rect.

Witness my signature this 12th day of Jan, 1934.

Charles F. Good
Notary Public

NOTARY PUBLIC
My Commission Expires Sep. 8, 1934



P. O. ADDRESS

NAME

STATE COMMISSION ON CONSERVATION

A. B. B. B. B.

Charles F. Good

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