

County: Madison  
District: Rapidan

#206 - Nicholson, H. W.

Acreage Found: 75    Assessed: 120 A.    Deed: 120 A.

Location: Wilson Run. Entirely within the Park Area.

Incumbrances, counter claims or laps: H. W. Nicholson has life estate only. Property after his death goes to his children.

Soil: Sandy loam, slope and ridge types, moderate to steep slopes. The ridge type is covered by a very dense growth of laurel. Some large boulders and cliffs. No recent burn.

Roads: Ten miles via dirt road and fourteen miles via state road to Somerset, the nearest shipping point.

History of tract and condition of timber: This tract will cut by estimate 102 M. bd. ft. of lumber and 83 cords of bark, about 80% chestnut oak and a small amount of red oak and poplar.

Chestnut oak	--	82 M. bd. ft. @	\$2.00 per M.	--	\$164.00
Red Oak	--	12 M. bd. ft. @	\$2.00 per M.	--	24.00
Poplar	--	8 M. bd. ft. @	\$5.00 per M.	--	40.00
Bark	--	83 cords @	\$1.00 per cord.		83.00
					<u>\$311.00.</u>

Improvements: Dwelling: Log, 15x22', 4 rooms, shingle roof, stone flues, 1½ story, log finish, fair condition, occupied by owner, spring water supply, solid foundation, good cellar.  
Barn: Log, 14x22x12', shingle roof, good condition.  
Hen house: Log, 8x12x8', shingle roof, fair condition.  
Spring house: Log, 8x10x5', shingle roof, fair condition.

Total value of improvements -- \$340.00.

Orchard: Fruit trees \$55.00.

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	47	\$3.00	\$141.00
Ridge	8	\$1.00	8.00
Fg	20	\$10.00	\$200.00
			<u>\$349.00.</u>

Summary:

Total value of land.	\$349.00
Total value of timber.	\$311.00
Total value of improvements	\$340.00
Total value of fruit trees	\$55.00
Total value of tract.	<u>\$1055.00.</u>

*L. M. Farmer, Sec*

Note: Description in owners deed is incomplete and the estimate of 120 acres continued in his deed is evidently an error, as his boundaries are all located by description of adjoining tracts.

County: Madison  
 District: Rapidan

#206 - Nicholson, H. W.

Acreage Claimed: Assessed: 120 A. Deed: 120  
 (1854)  
Value Claimed: Assessed: \$400.00 Deed: \$475.  
 Area -- 75 acres.

Location: Wilson Run. Entirely within the Park area.

Incumbrances, counter claims or laps: H. W. Nicholson has life estate only. Property after his death goes to his children.

Soil: Sandy loam, slope and ridge types, moderate to steep slopes. The ridge type is covered by a very dense growth of laurel. Some large boulders and cliffs. No recent burn.

Roads: Ten miles via dirt road and fourteen miles via state road to Somerset, the nearest shipping point.

History of tract and condition of timber: This tract will cut by estimate 102 M. bd. ft. of lumber and 83 cords of bark, about 80% chestnut oak and a small amount of red oak and poplar.

Chestnut oak	--	82 M. bd. ft.	@ \$2.00 per M.	- \$164.
Red oak	--	12 M. bd. ft.	@ \$2.00 per M.	24.
Poplar	--	8 M. b d. ft.	@ \$5.00 per M.	40.
Bark	--	83 cords	@ \$1.00 per cord	83
				<u>\$311.</u>

Improvements: Dwelling: Log, 15x22', 4 rooms, shingle roof, stone flues, 1 1/2 story, log finish, fair condition, occupied by owner, spring water supply, solid foundation, good cellar -- \$165.00  
 Barn: Log, 14x22x12', shingle roof, good condition -- 20.00  
 Hen house: Log, 8x12x8', shingle roof, fair condition -- 10.00  
 Spring house: Log, 8x10x5', shingle roof, fair condition -- 5.00  
*Total value Impr \$340.00*  
 Orchard: (62) ~~Apple~~ trees @ (50¢ -- \$31.00, ~~\$55.00~~) \$200.00

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	47	\$2.00	\$94.00
Ridge	8	1.00	8.00
Grazing	20	8.00	160.00
	<u>75</u>		<u>\$262.00</u>

(continued)

County: Madison  
District: Rapidan

#206 - Nicholson, H. W.  
(continued)

Total value of land.....	\$262.00
Total value of apple trees.....	31.00
Total value of timber .....	<u>311.00</u>
Total value of tract.....	\$804.00
Average value per acre.....	\$10.72

Note -- Description in owners deed is incomplete and the estimate of  
of 120 acres contined in his deed is evidently an error, as  
his boundaries are all located by description of adjoining tracts

Virginia: In the circuit court of Madison county:

The State Commission on Conservation and Development of the State of Virginia - - - - - Petitioner -  
Vs(Answer of infant defendant )

D. F. Anderson and others, and fifty five thousand(55,000) acres, more or less, of land in Madison county, Virginia - - - - - Defendants -

The answer of Minnie Nicholson infant           ,  
by and through N. G. Payne, her guardian ad litem, to the petition of the State Commission on Conservation and Development of the State of Virginia, filed in the circuit court of Madison county, seeking to acquire by condemnation proceedings certain lands therein described:

This respondent , for answer to the said petition, answers and says that she is an infant of tender years, and therefore incapable of knowing and defending her rights and interests therein. She therefore submits her interests therein to the care and protection of the court and prays that no order may be entered to her prejudice.

And now having fully answered, she pray to be hence dismissed.

Minnie Nicholson

By N. G. Payne guardian ad litem -

Virginia: In the circuit court of Madison county:

The State Commission on Conservation and  
Development of the State of Virginia - - - - - Petitioner -

Vs(Answer of N. G. Payne, guardian ad Litem)

D. F. Anderson and fifty five thousand  
(55,000) acres of land, more or less, of  
land in Madison county, Virginia - - - - - Defendants -

The answer of N. G. Payne, guardian ad litem for Minnie Nicholson  
\_\_\_\_\_, infant, appointed by the circuit court  
of Madison county, Virginia, to represent and defend the interests of  
said infant#, in the above styled proceedings:

This respondent for answer to the said petition says:

That the said infant, Minnie Nicholson, is an heir at law of \_\_\_\_\_  
H. W. Nicholson, deceased, who had an interest in a tract of  
about Seventy Five acres of land in Madison county, Virginia,  
and which said tract of land is sought to be condemned in the above  
styled proceedings.

That the interest of the above named infant in the said tract# of  
land is an undivided interest therein; that a claim for the value of  
the said tract of land has been filed by other interested parties and  
testimony has been taken in support thereof and submitted to the Board  
of Appraisal Commissioners. This respondent requests that the testimo-  
ny so taken be considered in support of the interests of the above  
infant, and prays that no order may be entered to the detriment of  
the said infant, and that such interests may have the care and pro-  
tection of the court.

And now having fully answered, he prays to be hence dismissed, etc.

N. G. Payne Guardian ad  
litem for Minnie Nicholson, infant -

Virginia: Madison county, to-wit:

In the clerk's office of said county:

Subscribed and sworn to before me, A. H. Cave, clerk of the circuit  
court of Madison county, Virginia, by N. G. Payne, guardian ad litem,  
this the 22nd day of January, 1932 -

A. H. Cave Clerk of the circuit  
Court of Madison county, Virginia -

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

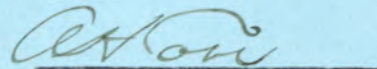
Vs

D. F. Anderson and others,  
and 55,000 acres of land,  
in Madison county, Va.

The answer of Minnie Nicholson, infant, by N. G. Payne, her guardian ad litem, and the answer of N. G. Payne, guardian ad litem for said infant.

Filed January 22nd 1932 -

Teste:



Clerk -

**N. G. PAYNE**  
ATTORNEY AT LAW  
MADISON, VIRGINIA