

County: Madison
District: Robertson

#12 - Thomas Nicholson.

Acreage Found: 28.

AREA: 28 A.

Location: Top of mountain near Hannah Run, crossed by Rappahannock-Madison county line. Only that in Madison county indicated.

Incumbrances, counter claims or laps: None.

Soil: Fertile loam of moderate depth in orchard, shallow elsewhere, stony, slopes mostly moderate.

Roads: 24 miles dirt road to Culpeper.

History of tract and condition of timber: Hard cut woodlot on Oak, Chestnut etc, chestnut all dead. Cleared land is largely in orchard with several small openings.

Improvements: All fruit trees were reported as being in Rappahannock County. Report for that part of the Thos. Nicholson tract in that county shows 14 acres of orchard at \$50.00 per acre.

Improvements are in Rappahannock county.

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	$24\frac{1}{2}$	\$2.50	\$60.25
Fc	$3\frac{1}{2}$	\$12.00	\$42.00
	<hr/> 28		<hr/> \$102.25.

Summary:

Total value of land. \$102.25
Total value of tract. \$102.25.

~~He paid \$1000 for 54 A. the whole place (Madison & Rappahannock) about 8 years ago.~~

L. W. Farmer Sec.

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County: Madison
District: Robertson

\$12 - Thomas Nicholson

Acreage Claimed: Assessed Deed
Rappahannock Co.
" " AREA: 28 A
Value Claimed: " " AREA: 28 A

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Madison county line. Only that in Madison county indicated.

Incumbrances, counter claims of laps: None.

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stony, slopes mostly moderate.

Roads: 24 miles dirt road to Culpepper.

History of tract and condition of timber: Hard cut woodlot of Oak,
Chestnut etc, chestnut all dead. Cleared land is largely in
orchard with several small openings.

Improvements: all fruit trees were reported as being in
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Thos. Nicholson tract in that county shows 14 acres of
orchard at \$50.00 per acre.
Improvements are in Rappahannock county.

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<u>Value of land by types:</u>		<u>Value</u>	<u>Total</u>
<u>Type</u>	<u>Acreage</u>	<u>per acre</u>	<u>Value</u>
Slope	24 $\frac{1}{2}$	\$2.00	\$49.00
Tillable	3 $\frac{1}{2}$	15.00	52.50
	<u>28</u>		<u>\$101.50</u>

Total value of land	\$101.50
Total value of improvements	
Total value of timber	
Total value of tract	\$101.50
Average value per acre	3.62

He paid \$4000 for 54 A. the whole place (Madison & Rappahannock)
about 8 years ago.