

County: Madison
District: Rapidan

#195 - Shifflett & McDaniel.

Acreage Found: 264 Assessed: Deed: 264.

Location: Both sides of Wilson Run.

Incumbrances, counter claims or laps: Madison Timber Corporation have option on timber. See separate report.

Soil: Deep and fertile sand clay loam over most of tract. North central portion rather rocky. Steep to moderate slopes. Northeast and southeast exposure.

Roads: Ten miles of rough dirt road to Wolftown; thence fourteen miles over good sand clay road to Somerset, nearest shipping point.

History of tract and condition of timber: Large portion of tract cleared many years ago. Part of which was cultivated for some time. The cultivated portion is now used as sheep pasture. Large groups of persimmon 4' to 5' high now growing thereon. Part of field west of house now used as sheep pasture is grown up to ground briars, fern and sheep sorrel. See supplemental report as to timber.

Improvements: Dwelling: Log, 18x24', 3 rooms, porch 6x14', shingle roof & paper roof, stone flues, 1½ story, log finish, fair condition, vacant, spring water supply, solid foundation. Barn and shed: 20x24', fair condition. Smoke house: Log, 10x14', shingle roof, poor condition. Spring house: Log, 6x10', shingle roof, fair condition. Corn house: Log, 10x16', shingle roof, fair condition.

Total value of improvements -- \$250.00.

Orchard: 10 acres @ \$60.00 -- \$600.00.

Value of land by types:

| Type | Acreage | Value per acre | Total Value |
|---------|------------|----------------|-------------|
| Slope | 152 | \$3.00 | \$456.00 |
| Cove | 48 | \$5.00 | \$240.00 |
| Fr | 11 | \$5.00 | \$55.00 |
| Fg | 43 | \$10.00 | \$430.00 |
| Orchard | 10 | \$60.00 | \$1181.00 |
| | <u>264</u> | | |

Summary:

Total value of land. \$1181.00
Total value of improvements \$250.00
Total value of orchard. \$600.00
Total value of tract. \$2031.00.

L. W. Turner, Sec.

County: Madison
District: Rapidan

MADISON TIMBER CORPORATION

Timber Rights on

#195 - SHIFFLETT & McDANIEL.

Area: 264 A.

Location: Both sides of Wilson Run.

Expiration Date: May 17, 1927. With option to extend for 5 years to May 17, 1932.

Roads: Ten miles of rough dirt road to Wolftown, thence 14 miles over good sand clay road to Somerset, the nearest shipping point.

History of tract and condition of timber: Wooded area was cut over about ten years ago. The present stand consists of mixed oaks and some hickory on the slopes, and poplar and ash in the cove. In the north central portion of the tract there is a pure stand of chestnut oak very crooked and defective, ranging from 8" to 24" D. B. H. Has only a bark value. There are some short bodied, one log red oaks and ash scattered along the main stream in the western portion of the tract and in the northeastern part of the tract. There are crooked defective chestnut oaks of bark value only scattered over the entire wooded area.

The estimate of timber and the value is as follows:

| | | |
|---------------------|-----------|-----------|
| 92 M. bd. feet | @ \$3.50. | \$322.00. |
| 150 Tons C. O. Bark | @ \$1.00. | \$150.00 |
| | | <hr/> |
| | | \$472.00 |

Summary:

Total value of timber. \$472.00.

Note: It appears from the evidence that the timber rights on this tract have expired and the value of the timber would revert to the owner of the fee if taken.

L. W. Farmer Sec.

County: Madison
 District: Rapidan

#195 - Shifflett & McDaniel.

Acreage Claimed: Assessed: Deed: 264
Value Claimed: Assessed: Deed: \$375.00
 (1900)
 Area - 264 A.

Location: Both sides of Wilson Run.

Incumbrances, counter claims or laps: Madison Timber (Rights expire June 12, 1936. Five years option)

Camp have option on Timber all separate reports

Soil: Deep and fertile sand clay loam over most of tract. North central portion rather rocky. Steep to moderate slopes. Northeast and southeast exposure.

Roads: Ten miles of rough dirt road to Wolftown; thence fourteen miles over good sand clay road to Somerset, nearest shipping point.

History of tract and condition of timber: Large portion of tract cleared many years ago. Part of which was cultivated for some time. The cultivated portion is now used as sheep pasture. Large groups of persimmon 4' to 5' high now growing thereon. Part of field west of house now used as sheep pasture is grown up to ground briars, fern and sheep sorrel. *See Supplemental report on Timber.*

Improvements: Dwelling: Log, 18x24', 3 rooms, porch 6x14', shingle roof, & paper roof, stone flues, 1½ story, log finish, fair condition, vacant, spring water supply, solid foundation --- \$100.00
 Barn and shed: 20x24', fair condition -- 25.00
 Smoke house: Log, 10x14', shingle roof, poor condition -- 5.00
 Spring house: Log, 6x10', shingle roof, fair condition -- 5.00
 Corn house: Log, 10x16', shingle roof, fair condition -- Total value Imp' - \$250.00 10.00
 Orchard: (236 apple trees, 25 to 60 years old) fair to poor condition) 5 acres @ \$50.00 -- } \$250.00
 Orchard: 10 Acres @ \$60.00 -- } \$600.00
 \$395.00

Value of land by types:

| Type | Acreage | Value per acre | Total Value |
|---------|---------|----------------|-------------|
| Slope | 157 | \$2.00 | \$314.00 |
| Cove | 48 | 4.00 | 192.00 |
| Fr | 11 | 5.00 | 55.00 |
| Fg | 43 | 8.00 | 344.00 |
| | 259 | | \$905.00 |
| Orchard | 5 | | |
| | 264 | | |

County: Madison
District: Rapidan

#195 - Shifflett & McDaniel.
(continued)

| | |
|----------------------------------|---------------|
| Total value of land..... | \$905.00 |
| Total value of improvements..... | <u>395.00</u> |
| Total value of tract..... | \$1300.00 |
| Average value per acre..... | \$4.93 |