

County: Madison
District: Rapidan

Claimant #209 - Shiflett, W. T.

^x
Acreage Found: 138

Assessed: 180

^{xx}
Deed: 180

Location: On Wilson Run, and entirely within the Park area.

Incumbrances, counter claims or laps: The Madison Timber Corporation claims to own the timber rights on 56 acres of this tract, which claim is covered in a separate report. The Eagle Hardwood Lumber Company claims title to 22 acres in the northwest corner of the tract. This claim is also covered by a separate report.

Soil: Sandy loam of good depth and fertility with a fair amount of humus. The slopes in the wooded area are steep and rocky. The slopes in the fields are gentle to steep with some loose rocks. The steeper slopes are beginning to gully and the land is only in fair condition.

Roads: Three miles over rough road to Graves Mill from which point it is twenty five miles to Somerset, the nearest shipping point.

History of tract and condition of timber: The tract has been cut over repeatedly for timber for local use. There remains a fair stand of chestnut oak under 30" DBH, but many of the trees are defective. A portion of the tract was severely burned about five years ago. The remaining stand of merchantable timber is --

28 M. feet - oaks @ \$2.50	\$70.00
70 Tons bark @ \$1.50	105.00
	<u>\$175.00</u>

Improvements: Dwelling: Log and frame, 25x40', 1½ story, 8 rooms, porch 8x24', 3 rooms ceiled, stone chimney, solid foundation, fair condition.
Barn: Log and frame, 26x40', shingle roof, fair condition.
Spring house: Log, 9x20', fair condition.
Hen house: Log, 9x12', shingle roof, poor condition.
Meat house: Log, 11x12', shingle roof, fair condition.
Hen house: Log, 12x15'.
Corn house and shed: Log and frame, 20x29', shingle roof, fair condition.
Vacant house: Log, 18x23', 1½ story, 3 rooms, solid foundation, shingle roof, fair condition.
Cow barn and shed: Log, 12x15', shingle roof, fair condition
Garage and shed: Frame, 15x18', shingle and paper roof, fair condition.
Corn house and shed: Log, 9x12', shingle roof, poor condition.

(continued)

County: Madison
District: Rapidan

MADISON TIMBER CORPORATION

Timber Rights on

#209 - SHIFFLET, W. T.

Area: 56 Acres.

Location:

Expiration date: ¹⁹¹¹ January 5, 1938, with option to extend
time five years.

History of tract and condition of timber: This covers 56
acres and has not been cut over except for
farm use. There is a good stand of chestnut
oak to 30" DBH, much being defective. An
occasional red oak is found. There is con-
siderable laurel and steep rough slopes make
logging rather difficult.

On 56 acres the estimate is

100 M. bd. feet (other than chestnut)	@	\$3.50.	\$350.00.
160 Tons C. O. Bark	@	\$1.50	\$240.00
2 Cds Locust	@	\$5.00	10.00
12 " Pulpwood	@	\$1.00	12.00
18 M. feet Chestnut	@	\$1.00	18.00
			<u>\$630.00.</u>

Summary:

Total value of timber Rights \$630.00.

L. W. Farmer Sec.

Claimant #209 - Shiflett, W. T.

(Cont'd)

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Cove	10	\$5.00	\$50.00
Slope	81	3.00	243.00
Tillable	42	12.00	504.00
Restocking	1	5.00	5.00
Orchard	4	75.00	300.00
	<u>138</u>		<u>\$802.00</u>

Total value of land	\$802.00
Total value of improvements	945.00 ✓
Total value of timber	175.00
Total value of orchard	361.00
" " " tract	<u>\$2283.00</u>
Average value per acre

x -- Exclusive of the area of lap #209-I.

xx

Note: Three-fourths of the boundary line was surveyed. The balance was platted from from a description contained in the deed which tied to the part surveyed and to adjoining tracts.

L. In. Farmer Sec.

County: Madison
District: Rapidan

#209-I - Eagle Hardwood Lumber Company
Lap on
W. T. Shiflett.

Acreage Claimed: Assessed: 180 A. Deed: 180 A.
Value Claimed: Assessed: \$1140.00 Deed: \$1200
Area: 22 acres.

Location: On Wilson Run, and entirely within the Park area.

Incumbrances, counter claims or laps: This is an apparent lap of the Eagle Hardwood Lumber Company on W. T. Shiflett.

Soil: Sandy loam of good depth and fertility.

Roads: Three miles over rough road to Graves Mill, from which point it is twenty five miles to Somerset, the nearest shipping point.

History of tract and condition of timber: The timbered area of this tract has been culled for the best trees. The present merchant-able stand is 12,000 feet of oaks at \$2.00 \$24.00
30 tons of bark at \$1.50 45.00
\$69.00

Improvements:

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	11	\$2.00	\$22.00
Fr	3	6.00	18.00
Fc	8	10.00	80.00
	<u>22</u>		<u>\$120.00</u>

Total value of land \$120.00
Total value of timber 69.00
Total value of tract \$189.00
Average value per acre \$8.59

x - This includes the area of tract #209.

County: Madison
District: Rapidan

#209 - W. T. Shiflett

X			XX
<u>Acreage Claimed:</u>	Assessed: 180 A.		Deed: 180 A.
<u>Value Claimed:</u>	Assessed: \$1140.00		Deed: \$1200
	<u>Area: 138 Acres</u>		

Location: On Wilson Run, and entirely within the Park area.

Incumbrances, counter claims or laps: The Madison Timber Corporation claims to own the timbered rights on 56 acres of this tract which claim is covered in a separate report. The Eagle Hardwood Lumber Company claims title to 22 acres in the northwest corner of the tract. This claim is also covered by a separate report.

Soil: Sandy loam of good depth and fertility with a fair amount of humus. The slopes in the wooded area are steep and rocky. The slopes in the fields are gentle to steep with some loose rocks. The steeper slopes are beginning to gully and the land is only in fair condition.

Roads: Three miles over rough road to Graves Mill, from which point it is twenty five miles to Somerset, the nearest shipping point.

History of tract and condition of timber: The tract has been cut over repeatedly for timber for local use. The remainder is a fair stand of chestnut oak under 30" DBH, but many of the trees are defective. A portion of the tract was severely burned about five years ago. On twenty five acres the estimate is

28,000 feet Bm., of oaks at \$2.00	\$56.00
70 Tons of bark at \$1.50	\$105.00
	<u>\$161.00</u>

Improvements:

<u>Dwelling:</u> Log and frame, 25x40', 1½ story, 8 rooms, porch 8x24', 3 rooms ceiled, stone chimney, solid foundation, fair condition	\$290.00
<u>Barn:</u> Log and frame, 26x40', shingle roof, fair condition	45.00
<u>Spring house:</u> Log, 9x20', fair condition	10.00
<u>Hen house:</u> Log, 9x12', shingle roof, fair condition	5.00
<u>Meat house:</u> Log, 11x12', shingle roof, fair condition	10.00
<u>Hen house:</u> Log, 12x15'	10.00
<u>Corn house and shed:</u> Log and frame, 20x29', shingle roof, fair condition	40.00
<u>Vacant house:</u> Log, 18x23', 1½ story, 3 rooms, solid foundation, shingle roof, fair condition	50.00
<u>Cow barn and shed:</u> Log, 12x15', shingle roof, fair condition	10.00
<u>Garage and shed:</u> Frame, 15x18', shingle and paper roof, fair condition	20.00
<u>Corn house and shed:</u> Log, 9x12', shingle roof, poor condition	5.00
	<u>\$495.00</u>

#209 - W. T. Shiflett

Orchard: 182 apple trees, 10-40 years old, fair and poor condition.

4 acres @ \$75.00	\$300.00
14 walnut trees @ \$3.00	42.00
10 peach trees @ 50¢	5.00
	<u>\$347.00</u>

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Cove	10	\$4.00	\$40.00
Slope	81	2.00	162.00
Tillable	42	10.00	420.00
Restocking	1	6.00	6.00
Orchard	4	75.00	-
	<u>138</u>		<u>\$628.00</u>

Total value of land	\$628.00
Total value of improvements	\$495.00
Total value of orchard and walnut trees	347.00
Total value of timber	<u>161.00</u>
Total value of tract	\$1631.00
Average value per acre	\$11.80

x -- Exclusive of the area of lap #209-I.

xx - Three fourths of the boundary line was surveyed. The balance was platted from a description contained in the deed which tied to the part surveyed and to adjoining tract.