

County: Madison
District: Roberson

#175 - Smith Estate, Wesley.

Acreage Found: 147 Assessed: 100 A. Deed: 125 A.

Location: Rose River; U. S. Positions 131 to 134; entirely within
the Park Area.

Incumbrances, counter claims or laps: None known.

Soil: Sandy loam of a fair depth and fertility. Rocky over
a part of the area. Slopes are moderate to steep. F. G.
has many bushes, logs and briars, and has from a poor
to no sod.

Roads: 4 $\frac{1}{2}$ miles dirt road and 18 miles hard surface road to
Culpeper.

History of tract and condition of timber: This tract was cut over
years ago, but there is some timber remaining consisting
mostly of poplar.
35 M. saw timber @ \$5.00 per M. \$175.00.

Improvements: Dwelling: Log and frame, 12x31', 4 rooms, porch
8x16', shingle roof, 1 $\frac{1}{2}$ story, fair condition;
water supply is spring, solid foundation, occupied
by tenant.
Kitchen: Weatherboarded- log-13x14', shingle roof,
fair condition.
3 Log buildings- no value.

Total value of improvements. \$187.50.

Orchard:
One acre apple trees- fair condition -- \$50.00.

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	99	\$3.00	\$297.00
Fg	46	\$8.00	\$368.00
Garden	1	\$50.00	50.00
Orchard	1		\$715.00
	<u>147</u>		

Summary:

Total value of land. \$715.00
Total value of timber. \$175.00
Total value of improvements. \$187.50
Total value of orchard. 50.00
Total value of tract. \$1127.50

Remarks: 8 children all living & all of age.

L. W. Turner Sec.

County: Madison
District: Roberson

#175- Smith Estate, Wesley

Acreage Claimed: Assessed: 100 A. Deed: 125 A.
\$1400.
Value Claimed: Assessed: \$350.00 Deed: 1899-1927
1929.

AREA: 147 A. (By Survey)

Location: Rose River; U.S. Positions 131 to 134; entirely within
the Park Area.

Incumbrances, counter claims or laps: None known.

Soil: Sandy loam of a fair depth and fertility. Rocky over a
part of the area. Slopes are moderate to steep. F.G.
has many bushes, logs and briars, and has from a poor to
no sod.

Roads: 4 1/2 miles dirt road and 18 miles hard surface road to
Culpeper.

History of tract and condition of timber: This tract was cut over
years ago, but there is some timber remaining consisting
mostly of poplar. 50%
35 M. saw timber @ (\$3.00) per M. \$175.00 (\$105.00)

Improvements: Dwelling: Log and frame, 12x31 ft., 4 rooms, porch
8x16', shingle roof, 1 1/2 story, fair condition;
water supply is spring, solid foundation, occupied
by tenant----- 100.00
Kitchen: Weatherboarded- log-13x14', shingle roof,
fair condition----- 25.00
3 Log buildings- no value *Value Inv. \$187.50* Total-- \$125.00
Orchard:
One acre apple trees- fair condition--- \$50.00

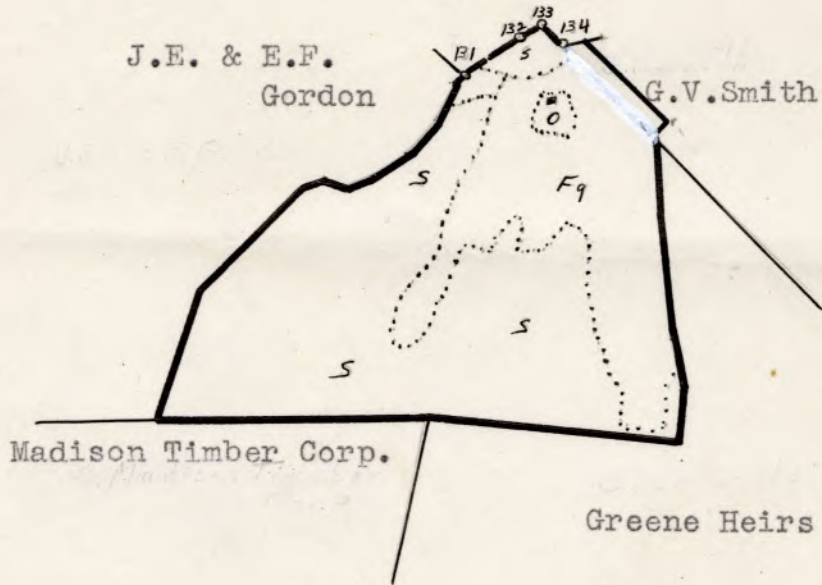
<u>Acreage and value of land by types:</u>		<u>Value</u>	<u>Total</u>
<u>Types:</u>	<u>Acreage:</u>	<u>per A.</u>	<u>value</u>
Slope	99	\$2.50	\$247.50
Grazing	46	6.00	276.00
Orchard	1	50.00	
F.R.	1	5.00	5.00
	<u>147</u>		<u>\$528.50</u>

Total value of land: \$528.50
Total value of improvements: 125.00
Total value of orchard: 50.00
Total value of timber: 105.00
\$808.50

Average value per acre: \$5.50

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#175- Smith Est., Wesley



LEGEND:

Slope Grazing
Orchard Fields restocking
Scale - 1" = 20 chains