

*No Plot*

County: Madison  
District: Roberson

Claimant #124 - Weakley, John.

Acreage Found: 53

Assessed 44

Location: Robinson River. Entirely within the Park Area.

Incumbrances, counter claims or laps: This tract has been surveyed and found to contain 53 acres.

Soil: Sandy loam of a good depth and fertility. Rocky over the entire area with some very large rocks in grazing land, but has a fair sod on most of the area. Slopes are gentle to steep. F. C. and F. G. has been cleared many years and has been cultivated and grazed extensively since.

Roads: 7½ miles via dirt road to Criglersville, 18 miles of hard surface road to Culpeper, the nearest shipping point.

History of tract and condition of timber: There is no merchantable saw timber on this tract. Timber was removed by present owner.

Improvements: Frame house, 16 x 53, 7 rooms, porch 7½ x 36, shingle roof, stone flues, 1½ story, ceiled walls, fair condition. Occupied by owner, water supply spring, solid foundation, cellar 2.

Frame barn and shed, 22x36x12, shingle, fair condition.

Log spring house, 6x8, poor condition.

Frame hen house, 9x12x8, shingle, good condition.

Frame corn house, 9x14x10, shingle, good condition.

Frame chicken house, 5x10x5, shingle, fair condition.

Frame house, 16x26, 3 rooms, porch 5x10, shingle, 1½ story, 1 ceiled wall, fair condition, vacant, water supply spring, pillars, stone chimney.

Frame hen house, 8x12x6, shingle, fair condition.

Frame chicken house, 5x8x5.

Log house, 10x14x8, shingle, poor condition.

Frame stable, 10x14x10, shingle, poor condition.

Total value of improvements -- \$1200.00.

|          |  |                  |
|----------|--|------------------|
| Orchard: | 70 apple, 15 yrs. fair condition @ \$2.50. | \$175.00         |
|          | 55 " 60 yrs. poor "                        | 55.00            |
|          | 5 walnuts, 12-18' DBH                      | 10.00            |
|          | Total.                                     | <u>\$240.00.</u> |

Value of land by types:

| Type  | Acreage   | Value per acre | Total Value      |
|-------|-----------|----------------|------------------|
| Cove  | 12        | \$3.50         | \$42.00          |
| Slope | 14        | \$2.50         | \$35.00          |
| Wg    | 4         | \$5.00         | \$20.00          |
| Fg    | 5         | \$10.00        | \$50.00          |
| Fg    | 18        | \$15.00        | \$270.00         |
|       | <u>53</u> |                | <u>\$417.00.</u> |

County: Madison  
District: Roberson

Claimant #124 - Weakley, John.  
(continued)

Summary:

|                               |                   |
|-------------------------------|-------------------|
| Total value of land.          | \$417.00          |
| Total value of improvements.  | \$1200.00         |
| Total value fruit & nut trees | \$ 240.00         |
| Total value of tract.         | <u>\$1857.00.</u> |



County: Madison  
 District: Roberson

#124 Weakley, John

Acreage Claimed: 44½                      Assessed 44                      Deed No field sheet

Value Claimed: \$2300                      "                      \$620.00                      "

Location: Robinson River. Entirely within the Park area.

Incumbrances, counter claims, or laps: This tract has been surveyed and found to contain 53 acres.

Soil: Sandy loam of a good depth and fertility. Rocky over the entire area with some very large rocks in grazing land but has a fair sod on most of the area. Slopes are gentle to steep. F.C. and F.G. has been cleared many years and has been cultivated and grazed extensively since.

Roads: 7 1/2 miles via dirt road to Criglersville, 18 miles of hard surface road to Culpeper, the nearest shipping point.

History of tract and condition of timber: There is no merchantable saw timber on this tract. Timber was removed by present owner.

Improvements:

|  |          |
|--|----------|
| Frame house, 16 x 53, 7 rooms, porch 7½ x 36, shingle roof, stone flues, 1½ story, ceiled walls, fair cond. occupied by owner, water supply spring, solid foundation, cellar 2 | \$515.00 |
| Frame Barn and Shed, 22x36x12, shingle, fair cond.   | 85.00    |
| Log Spring house, 6x8, poor condition  | 5.00     |
| Frame Hen house, 9x12x8, shingle, good cond.   | 30.00    |
| Frame Corn house, 9x14x10, shingle, good cond.   | 40.00    |
| Frame Chicken house, 5x10x5, shingle, fair cond.   | 5.00     |
| Frame House, 16x26, 3 rooms, porch 5 x10, shingle, 1½ story, 1 ceiled wall, fair cond., vacant, water supply spring, pillars, <del>stone flues</del>                           | 125.00   |
| Frame Hen house, 8x12x6, shingle, fair cond  | 10.00    |
| Frame Chicken house, 5x8x5   | 5.00     |
| Log House, 10x14x8, shingle, poor cond.  |          |
| Frame Stable, 10x14x10, shingle, poor cond.  | 15.00    |
| <i>Total value Improvements \$1250.00</i>  |          |
| Orchard: 70 apple, 15 yrs. fair cond. (\$1.00) <sup>\$1.50</sup>   | 70.00    |
| 55 " 60 yrs. poor " (\$50¢)  | 27.50    |
| 5 walnuts, 12-18' DBH (\$1.00)   | 5.00     |
| <i>Total</i>   |          |
|  | 102.50   |
|  | \$175    |
|  | 55       |
|  | 10       |
|  | \$240    |

Value of land by types:

| Type             | Acreage | Value per acre | Total Value |
|------------------|---------|----------------|-------------|
| Cove             | 12      | 2.50           | 30.00       |
| Slope            | 14      | 1.50           | 21.00       |
| Woodland grazing | 4       | 3.00           | 12.00       |
| Crazing          | 5       | 8.00           | 40.00       |
| Tillable         | 18      | 15.00          | 270.00      |
|                  | 53      |                | 373.00      |

(CONTINUED)

County: Madison  
District: Roberson

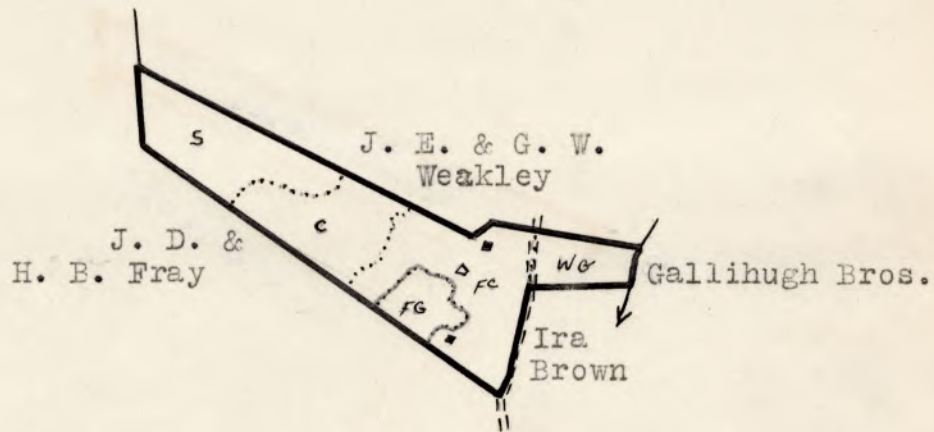
#124 Weakley, John

|                             |               |
|-----------------------------|---------------|
| Total value of land         | \$373.00      |
| Total value of improvements | 835.00        |
| Total value of orchard      | <u>102.50</u> |
| Total value of tract        | 1310.50       |
| Average value per acre      | 24.73         |



#124 - Weakley, John

County: Madison  
District: Roberson



LEGEND

Cove - Slope  
Woodland grazing - Grazing  
Tillable  
Scale - 1" = 20 chains