

CLAIM

of

I. N. LOND

Mr. Isaac N. Long, Jr., a witness of lawful age, being first duly sworn, deposes as follows:

DIRECT EXAMINATION: Mr. Price.

Q. Mr. Long, where do you live?

A. I live near Stanley, Page County, Virginia.

Q. Are you a son of I. N. Long, Sr. who has filed a claim for a tract of 416 acres lying in Madison and in Page County, Virginia?

A. I am.

Q. Is your father, I. N. Long, Sr. living?

A. Yes sir.

Q. How old is he, Mr. Long?

A. He was 79 the 15th day of this month.

Q. State to the Commission whether your father is a large land owner in the valley.

A. Yes sir.

Q. Owns a fine farm in the Hawks Bill Valley I believe?

A. Yes sir.

Q. Mr. Long, your father stated in his claim that he was the owner of this tract of land. I am going to ask you to file with the Commissioners, copies of the deed which will set out the description of this land by metes and bounds, and also the interest of your brother, R. N. Long, and his son, Nathan Long.

A. Yes sir.

Q. Mr. Long, I believe this land owned by your father composes the Big Meadow and the Clore tract?

A. Yes sir.

Q. The Meadow tract contains 200 acres and the Clare tract 216 acres?

A. Yes sir.

Q. I believe your father owns 3/4 interest in the Big Meadow and your brother R. N. Long has a life interest in the other and the remainder goes to your nephew, Nathan Long, does it not? In other words, didn't Lena Long who was Lena Koontz, own an

interest in that land?

A. The three owned a 1/4 together.

Q. One interest in that 1/4 was conveyed to your father?

A. 1/3 interest in the Clore tract and 1/4 in the Meadow tract.

Q. It was originally owned by John E. Koontz? He conveyed it to R. N. Long, Lena Pearl Long and Grover Koontz?

A. Yes sir.

Q. Grover Koontz conveyed his interest in both of these tracts to I. N. Long?

A. Yes sir.

Q. I. N. Long then still owns his interest in it?

A. Yes sir.

Q. This interest that was owned by Lena Pearl Koontz. - - She died intestate leaving her husband R. N. Long and Nathan Long?

A. Yes sir.

Q. Nathan Long is 21 years of age?

A. Yes sir.

Q. Will you file the deeds with the Commissioners showing all these details. Will you file this with your deposition, Mr. Long?

A. Yes sir, I will.

BY MR. ARMSTRONG: Are you talking of the property in Page County?

A. Yes sir.

Q. Was there a claim filed to show this in Page County?

A. No sir.

BY MR. PRICE:

Q. Mr. Long, I will ask you to state what is the value of this land per acre, according to your judgment?

A. My father valued it at \$50.00 an acre all the way through.

Q. What do you think is the value of the land in Madison County? It is estimated that the 166 acres are in Page and 210 in Madison, what do you think the 210 acres in Madison is worth?

A. \$50.00 an acre.

Q. You think that is a conservative estimate?

A. Yes sir.

Q. How many cattle have you been carrying on this land?

A. 55 is the least we have ever had on it, and 7 colts. We had those up there last year and that is the least we have ever had.

Q. What is the average number you carry?

A. From 70 to 80 heads.

Q. And how much do the cattle put on in flesh during the grazing season on this land?

A. They put on 300 pounds last year.

Q. By actual weight, or estimate?

A. I didn't weigh them, just estimate.

Q. You have weighed them though?

A. Yes sir.

Q. Is this good blue grass sod?

A. Average, yes sir.

Q. Some brush on it?

A. Yes sir, some brush on it, a good bit of it.

Q. Have you done any special work since this park matter came up?

A. Haven't done any work for four or five years, since this park work came up.

Q. Had you been keeping it cleared up before that time?

A. Yes sir.

Q. Did your father want to sell this land or ever offer it for sale?

A. No sir.

Q. Is it right that he kept it along with his other land in the valley?

A. Yes sir.

Q. Is it important to keep this along with your other lands in the valley?

A. Yes sir.

Q. Your father had two other large tracts that are also in the park area, didn't he, the middle mountain tract?

A. Just the one tract. That was all in one tract.

- Q. What was the acreage there?
- A. 472 acres.
- Q. In the park area?
- A. In the park area in Page County.
- Q. In Page County. All in Page County? How many acres does he own over at the home farm in Hawks Bill Valley?
- A. About 300 acres.
- Q. Your brother also owned a large farm?
- A. 300 acres or more. Nathan Long owned 170 or 175 acres.
- Q. All the farmers down there depend on this land to graze their stock?
- A. Yes sir.
- Q. Your father has been a large dealer in live stock?
- A. Yes sir.

CROSS EXAMINATION: Mr. Armstrong.

- Q. Assuming an acreage of 210 acres in Madison County, are you able to tell how much of that is woodland and how much is cleared?
- A. No sir, I am not.
- Q. Well, is the top of the Blue Ridge Mountain?
- A. You mean the highest points?
- Q. I mean the comb of the ridge.
- A. Yes sir.
- Q. I think the water shed is the line between Madison and Page Counties?
- A. It couldn't be on our place.
- Q. It is everywhere.
- A. You mean the way the water flows from the shed?
- Q. The way the water flows when it falls is the water shed - plain line. The water shed is the very top of the mountain. Could you tell that on your land?
- A. I guess so.
- Q. Then, if you are able to tell the water shed, you are able to give the approximate number of acres in Madison County. You

have woodland in Madison County, have you not?

A. Yes sir, we have.

Q. How many acres would you undertake to say are in woods in Madison County? We find 32 acres of what we classify as woodland and 18 acres of what we classify as woodland grazing. Do you think there is 32 acres of woodland or woodland grazing?

A. Almost all the woodland that is on that place has some grass mixed through it.

Q. Has the woodland any value as to timber?

A. I don't mean that it has the blue grass in it.

Q. I understand what you mean. It isn't a thick heavy growth of woods so therefore there is grazing. If the woods were cut it would soon be grown up in grass?

A. Yes sir.

Q. Now, all the balance of that farm including that 32 acres which all could be classified as grazing land, some of it is much better than others, isn't it?

A. Yes sir.

Q. You have some grass of strictly number one grazing and some of not quite so good and some of a third classification?

A. Yes sir. ,

Q. But your idea is that on an average all the woodland grazing land number one or number two would be worth \$50.00 an acre all the way through?

A. All the way through.

Q. That would make it much higher than \$50.00 an acre.

A. How much higher?

Q. Be good enough to give the Commissioners the benefit of your estimates there.

A. There is 416 acres in the boundary, 10 acres of which has been staked off for the road - leaving 406 acres. I figure there is 55 acres of this woodland, this same land counting the outside land, counting the whole tract - - that leaves 341 acres that actually has some grass on it, some brush, but some grass too. I

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he sold and he wouldn't have sold it if he hadn't wanted it kept in the family.

Q. Mr. Fletcher engaged the services of land engineers to cut his land up, put it up for sale, and wasn't able to sell an acre of it.

A. How come his son would give him so much for it?

Q. His son is worth millions of dollars and could give him any amount for it. Nobody else would give him that for it.

BY MR. ARMSTRONG: Mr. Price are you willing to stipulate - -

BY MR. PRICE: Go ahead.

BY MR. ARMSTRONG: It is stipulated between counsel for Petitioner and counsel for Claimant that the testimony of all witnesses who have testified in the claim of R. D. Koontz, Frances E. Lamb and S. R. Aleshire upon the matter of their opinion of the value of the lands in the neighborhood of the land now under consideration and the method by which they arrived at the value of such lands may be considered, and any other matter that they testified to may be considered by the Board of Appraisal Commissioners in ascertaining the value of the lands of I. N. Long now under consideration. In consideration of this stipulation, I will not further cross examine these witnesses.

W. C. Armstrong.

Mr. R. N. Long, a witness of lawful age, being first duly sworn, deposes as follows:

DIRECT EXAMINATION: Mr. Price.

Q. Mr. Long, you are the son of I. N. Long, Sr?

A. Yes sir.

Q. How old are you, Mr. Long?

A. 53.

Q. I believe you are a part owner in this 416 acre tract that is now under consideration, a portion in Page County and a portion

in Madison County?

A. Yes sir.

Q. The investigators for the State Commission on Conservation and Development estimate about 210 acres of this land in Madison County. Can you tell the Commissioners how much is in Madison and how much in Page?

A. The largest portion is in Madison.

Q. You think that is correct?

A. I used to know where the county line ran. I cut down the old trees.

Q. Mr. Long, what do you consider the value of that land?

A. Well, I think my father valued it very low, very reasonable. About \$50.00 an acre. When they first came around with the papers they came around and he signed up for \$50.00 an acre.

Q. Is that a conservative estimate?

A. Yes sir.

Q. Would you be willing to sell it for \$50.00 an acre?

A. No.

Q. Then it isn't for sale other than the Conservation Commission wants it for park purposes?

A. No sir.

Q. Did you or your father ever attempt to sell it?

A. No sir.

Q. Is it important that you keep it with your land in the valley?

A. It is.

Q. How much do cattle put on up there?

A. 300 pounds, sometimes more.

Q. How many do you usually carry?

A. About 70 - 65 good, and some colts. We have run as high as 80 heads in there when we didn't have any colts.

Q. Is that a good strong grass? Does that produce fine flesh on animals?

A. It certainly does.

Q. Mr. Long, your occupation is farming?

A. Yes sir.

Q. How much do you weigh?

A. 285 and sometimes 290.

CROSS EXAMINATION: Mr. Armstrong.

Q. Mr. Long, you haven't testified for any other claimant in the course of these proceedings of yesterday and today, have you?

A. No sir.

Q. When you carry 70 heads of cattle, what kind of cattle are they?

A. 2½ to 3 years old.

Q. Weighed how much when you turned them out?

A. 700 to 800 pounds, some weighed from 700 to 710. The last of December or January they would go up to 1250 or so.

Q. You would feed them on grain?

A. Yes sir.

Q. When you got 70 heads of cattle and some 6 - 10 colts on it, you felt that you had it stocked up, didn't you?

A. This time of the year, cattle will do as well on brush as on grass. We would give a man 50¢ a month to watch these on the outside and in August or September, we would run about 70 or 80 heads in the pasture.

Q. Part of that 70 or 80 heads, you would run on the pasture?

A. 10 or 15 on the outside on brush.

Q. That would be on other peoples land?

A. We have about 75 acres that are outside, that isn't fenced.

Q. That isn't under fence? It is strictly woodland?

A. There is some sod too.

Q. Would you ever rent grass from other people to graze on?

A. No.

Q. Ever take in any cattle to graze?

A. No.

Q. You are familiar with prices paid for 800 pound cattle to graze?

A. My father in law, Mr. E. D. Bruback took in some cattle for

\$1.25 for yearlings and \$2.00 for three year cattle.

Q. Where were they grazed?

A. On top of the Blue Ridge.

Q. Not in the neighborhood of this land?

A. Yes sir, about a mile from it.

Q. That was a fair price to pay for it wasn't it?

A. Yes. He grazed cattle up there for people every year.

Q. Based on the statement of the number of acres in this tract and the number of cattle you put on it pretty well stocked it up. It took about five acres of this land to every one steer, didn't it?

A. No, we generally figured on three acres to the steer.

Q. Well, if you had 210 acres - -

A. I wasn't covering the whole boundary of 416 acres.

Q. How much in the whole boundary?

A. 416 acres.

Q. And 70 cattle?

A. Yes sir.

Q. What would 3 x 70 be? It would be 210 wouldn't it?

A. Yes sir.

Q. You were able to carry 140 cattle, weren't you?

A. We only put in enough to do well.

Q. There were over 400 acres and only 70 acres - - you must have had a steer to every 5 acres?

BY MR. PRICE: Mr. Joe Wing in his book says that the careful farmer that has grazing enough for three cattle, he will put two on. Is that your idea of it?

A. Mike Long said he always stocked for a dry season.

Q. There is some question whether a man should rent out pasture - - this land on the Blue Ridge Mountain. He didn't carry it with the idea of renting it for pasture, did he?

A. No sir.

Q. Preferred to put his own cattle on it and take the risk on it?

A. Yes sir,. Everybody that owns cattle in the valley owns

ridge property. My brother-in-law took in some outside cattle.

Q. Mr. Ed. Brumback was a large land owner, wasn't he?

A. He grazed a couple of hundred heads I think.

BY MR. ARMSTRONG:

Q. Where did he get his land from?

A. He got it in a big survey.

Q. What did he pay for it?

A. He bought it in timber and a portion in brush. He cleared it up himself.

Q. Cut a lot of timber off of it?

A. I think he did. That has been years ago. I think some of it he bought cleared but the best portion of his place, he cleared it up and sowed grass himself.

Q. Are you familiar with any of the lands on top of the Blue Ridge Mountains lying in Rappahannock County, or partly in Rappahannock and partly in Page County?

A. No sir. I am not acquainted with any land north of the pike.

Q. You have never been over Mr. Hudson's land?

A. No sir.

Q. Or Charlie Bourne's?

A. No sir. None of the lands north of the pike.

Q. Now, Mr. Long, as a business man, if you had good cause to believe that the price of cattle per pound this fall would be considerably cheaper than the price of cattle per pound this Spring, would you graze this land for other people, rent it out to them or take in other cattle to graze at a price from \$1.25 to \$2.00 per head per month, or would you graze your own cattle on it with the knowledge or belief that you would get less money per pound this Fall than you would this Spring?

A. I couldn't tell you anything about it because I have my own cattle.

Q. Would it be wise to sell them to somebody else and let somebody else stand the loss?

A. We have bought them and grazed them in the Spring and done

well with them, made good money on them.

Q. Did you ever have it to happen to you not to get as much in the Fall as you paid the Fall before for them?

A. No, I can't say that I ever did. Before this last summer, we had ordered some two years old and some yearlings from Chicago, we kept these about two years and we broke about even. Last year we didn't buy any.

Q. You admit that the raising of cattle is a rather hazardous proposition in this time of the year?

A. Well, you have to keep your eyes open.

Q. So it is true that a man buys cattle and sells them for less than he originally paid for them?

A. He has, but I have made several hundred dollars a month off of them.

Q. So you failed to lose any money last year by laying off of them?

A. Yes sir, by just keeping my eyes open.

Q. What became of this land last year?

A. We had it stocked last year.

Q. I thought you didn't have any cattle last year?

A. We had the cattle of our own, the yearlings over there.

It looks as if we are going to carry some over.

Q. Carrying them over?

A. It looks about the same this year.

Q. You wouldn't carry them over unless you wanted to avoid a loss?

A. No, I suppose not. We will keep them another year.

Q. For the purpose of avoiding a loss?

A. I suppose so.

Mr. R. D. Koontz, a witness of lawful age, being first duly sworn, deposes as follows:

DIRECT EXAMINATION: Mr. Price.

Q. Mr. Koontz, are you familiar with Mr. I. N. Long's Big Meadow and the Clore tract?

A. I am.

Q. Approximately 210 acres in Madison County and 166 in Page County?

A. I think so but I don't know exactly where the line is.

Q. It is hard to judge just where the water shed is. Too flat and rolling up there to get a definite line on that?

A. Yes sir.

Q. What in your opinion is that land worth?

A. \$50.00 an acre straight through.

Q. Straight through for the whole boundary?

A. Yes sir.

Q. You think that is a conservative price?

A. In my judgment it is one of the oldest sods in the Blue Ridge.

Q. How long have you been going on the Blue Ridge?

A. About 40 years.

Q. Then, this land is right close to the land that was owned by you and upon which you operated the stave mill?

A. Yes sir.

NO CROSS EXAMINATION.

Mr. Frank Louderback, a witness of lawful age, being first duly sworn, deposes as follows:

DIRECT EXAMINATION: Mr. Price.

Q. Are you a brother of Mr. C. C. Louderback?

A. No sir.

Q. What relation are you to him?

A. Cousin.

Q. Mr. Louderback, are you familiar with this land owned by Mr. Isaac Long known as the Big Meadow and Clore tracts?

A. I have been on the tract a few times.

Q. Pastured your cattle up there?

A. Not on his place - on the outside in the brush.

Q. How long did you pasture up there?

A. 8 or 10 years.

Q. Did your cattle do well?

A. Yes sir.

Q. What do you think this land is worth?

A. \$35.00.

Q. Good sod on it?

A. Yes sir.

CROSS EXAMINATION: Mr. Armstrong.

Q. You own any land up there?

A. No sir.

Q. You have been grazing up there?

A. Yes sir.

Q. When was the last year you grazed up there?

A. 5 or 6 years - probably longer.

Q. What kind of cattle did you own?

A. Varied in size. From calves to 600 or 700 pounds.

Q. What price did you pay for grazing?

A. I didn't pay any price. It was on the Cooper land and Mr. Long and I just paid a man for looking after them.

Q. What size range did they have to run over?

A. I couldn't say.

Q. Quite a good deal?

A. Yes sir. I would say there was very little sod though except on Mr. Long's land.

Q. Which Long?

A. Mr. Isaac Long. My cattle could get on the side where it wasn't fenced.

Q. You didn't pay anything for grazing?

A. No sir.

Q. They didn't object?

A. No sir, they didn't object.

Mr. S. R. Aleshire, a witness of lawful age, being first duly sworn, deposes as follows:

DIRECT EXAMINATION: Mr. Price.

- Q. Mr. Aleshire, do you live in Page County?
- A. Yes sir.
- Q. Do you pasture any cattle on the Blue Ridge Mountain?
- A. Yes sir, a few. Not many.
- Q. Are you familiar with this land owned by Mr. Long?
- A. Reasonably familiar.
- Q. What do you think it is worth an acre?
- A. \$70.00 or \$75.00 for the cleared land.
- Q. Did you pasture on that land?
- A. Yes sir.
- Q. You and Mr. Louderback pastured together?
- A. We used to.
- Q. Did they do well?
- A. Yes sir as well as on the blue grass, or better.

CROSS EXAMINATION: Mr. Armstrong.

- Q. You said they did as well?
- A. As well as they did last year.
- Q. What did you pay last year for grazing?
- A. I paid 50¢ per head per month to Mr. Cave for looking after them.
- Q. No one charged you anything for the grazing of cattle?
- A. No sir.
- Q. And they did as well as cattle on blue grass?
- A. Last year, I said.
- Q. As cattle run on the inside, as the Isaac Long cattle did?
- A. I didn't see Mr. Long's cattle last year but mine did as well as any I saw last year.
- Q. What did they put on?
- A. About 300 pounds.
- Q. What did you estimate the value of this land of Mr. Long's? How do you arrive at the estimate of \$75.00 per acre?
- A. I have a few figures here. I figured that it would take 4 acres to the head or something like an 800 pound steer. In my

judgment they would put on 300 pounds a piece during the season, and I thought that 7¢ a pound which would be an average. Over a period of ten years, they would on a whole estimating 346 acres, included on the inside would be 25,800 pounds. The whole amount would be \$1806.00, and then I thought deducting his taxes and expense for fencing which would be \$350.00, which would leave him \$1456.00 - with interest at 6% would be \$34,266.00 according to my estimate and with 346 acres would make it amount to \$75.00 or \$76.00 an acre.

Q. How many were you figuring on?

A. About 86.

Q. Did you think it would carry 16 more?

A. I still believe that four acres would carry a steer and it put on 300 pounds.

Q. What is the usual price per head charged people for grazing?

A. I didn't figure on that. That would be unfair to Mr. Long as he doesn't take in cattle.

Q. What is the usual price?

A. I paid 50¢ per head.

Q. Well, if you figured - -

A. I figured on what the land was worth to him.

Mr. Phil Long, a witness of lawful age, being first duly sworn, deposes as follows:

DIRECT EXAMINATION: Mr. Price.

Q. Mr. Long, what relation are you to I. N. Long, Sr?

A. I am his nephew.

Q. Are you familiar with his Big Meadow and Clore tract?

A. Yes sir, I am.

Q. The estimate is about 210 acres in Madison County. You know approximately where the line runs. Where is that line?

A. I couldn't exactly say.

Q. What is the value of that land?

A. I don't think it is valued too high at \$50.00 an acre.

Q. If it wasn't for the condemnation, what would you sell it for?

A. I wouldn't sell it at all if I didn't have to. I was raised on the blue grass and I have been going on the Blue Ridge since I was big enough to ride behind my father on a horse.

NO CROSS EXAMINATION.

MR. William Long, a witness of lawful age, being first duly sworn, deposes as follows:

DIRECT EXAMINATION: Mr. Price.

Q. Mr. Long, what relation are you to Mr. I.N. Long?

A. He is my uncle.

Q. You are familiar with his Clore and Big Meadow tract?

A. Yes sir, pretty well.

Q. You see his cattle every year when they come off of there?

A. Not every year.

Q. You live apart a distance of about 8 miles?

A. Something like that.

Q. What do you think that land is worth in Madison County?

A. I would say \$50.00.

Q. You think that is a conservative estimate of its value?

A. I think it is.

NO CROSS EXAMINATION.

MR. Marsh, a witness of lawful age, being first duly sworn, deposes as follows:

DIRECT EXAMINATION: Mr. Armstrong.

Q. Are you the Mr. Marsh that has testified yesterday and today on other cases, in these hearings?

A. I am.

Q. Are you acquainted with the lands of Mr. I. N. Long, covering this claim which I now hand you?

A. I am.

Q. Have you visited these lands for the purpose of ascertaining their value?

A. I have.

Q. Have you formed an estimate of their value?

A. I have.

Q. Will you tell the Board of Commissioners what the estimate is and how you arrived at the same?

A. There is 416 acres in Madison County. On top of the Blue Ridge at the Gordonsville Pike, lying in both Madison and Page Counties, and entirely within the park area.

The soil is a sandy loam of fair depth and fertility with much loose rock and considerable rock outcrops on a large portion of the area. The first class is smooth with gentle slopes and a western exposure. There is a very good sod with a large amount of blue grass. Only a small portion of the surface is covered by rock and logs. The second class A. varies from gentle to steep slopes and most of it is quite rocky. There is some brush except on the southern end where there is considerable grey birch. Large areas have a fairly good turf with considerable blue grass, but there are some patches of fern, moss and weeds. The second class B. has a poorer soil with a swampy area in the northwest part. In places a large portion of the area is covered with rock. There is a rather thick stand of grey birch on much of the area. There is comparatively little blue-grass and fairly little turf. This is expensive to maintain in a clean condition. The second class C. has a moderate slope, some rock, some logs and quite a bit of brush. Most of the grass is blue grass and in places it is forming a good turf. The woodland grazing has considerable timber and a good deal of rock, but good grass is found all over the area.

It is eight miles over/^{very} rough roads to a paved road, thence two miles to Stanley, the nearest shipping point.

The wooded area has been cut over and the portion north of the pike is rocky with high cliffs. There is no merchantable timber. The other woodland is not so rough but has no merchantable timber.

Acreage and value of land by types in Page County: ridge - 32 acres - \$1.00 per acre - total \$32.00; grazing I - 10 acres - \$33.00 per acre - total \$330.00; grazing IIA - 82 acres - \$18.00 per acre - total \$1,476.00; Grazing IIC - 22 acres - \$22.00 per acre - total \$484.00; woodland grazing - 20 acres - \$12.00 - total \$240.00; Total value in Page County \$2,562.00 or an average of \$15.43 per acre.

Acreage and value of land by types in Madison County: ridge - 21 acres - \$1.00 per acre - total \$21.00; slope - 11 acres - \$2.00 per acre - total \$22.00; woodland grazing - 18 acres - \$12.00 an acre - total \$216.00; grazing I - 67 acres - \$33.00 per acre - total \$2,211.00; Grazing IIA - 30 acres - \$18.00 an acre - total \$540.00; Grazing IIB - 63 acres - \$16.00 an acre - total \$1,008.00. Total value of \$4,018.00 or an average of \$19.13 per acre.

SUMMARY; Page and Madison Counties. Total number of acres 376. Total value of tract - \$6,580.00. Total value per acre \$17.50.

CROSS EXAMINATION: Mr. Price.

Q. Mr. Marsh - -

A. I might say in connection with this in the discussion, that while he said the claim had not been filed Page County, he must have filed the claim in Page because he told me he attended the hearing in Luray last winter so I took it from that that he must have filed it in Page County.

Q. Did you figure the total value of this tract at \$6,580.00?

A. Yes sir.

Q. Average value of \$17.50 an acre?

A. Yes sir.

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