

NAME OF CLAIMANT

#45 - Eppard, L. N.

Number of Acres: 25

Location: On Wolf Run.

Roads: Four miles good mountain road to Elkton.

Soil: Fertile, gravelly loam, very rocky, rock outcrops on slope. Northern exposure.

History of Tract and condition of timber: Tract was cut over this year and practically all saw timber was removed, leaving defective trees and small growth up to 8" DBH - tulop, hickory, red oak, chestnut oak, sassafras, etc. Estimated to cut 10 cords. (40 cords)

Improvements: Dwelling: Frame, 16x24', with a porch 6x24', and a back porch 6x24', 4 rooms, shingled roof, brick flues, 1½ story, ceiled, fair condition, occupied by owner, spring water supply, pillar foundation.
Barn: Frame, 16x36x16', paper roof.
Meat house: Frame, 8x12x10', metal roof, good condition.
Corn house: Frame, 6x10x10', paper roof, fair condition.
Spring house: Frame, 6x10x7', paper roof, fair condition.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	10	@	\$5.00	\$50.00
Cove:	5	@	10.00	50.00
Grazing Land:	6	@	25.00	150.00
Fields Restocking:				
Cultivated Land:	4	@	35.00	140.00
Orchard:				
Minerals:				
Value of Land:	\$ 390.00			
Value of Improvements:	\$ 745.00			745.00
Value of Orchard:	\$			50.00
Value of Minerals:	\$			50.00
Value of Fruit:	\$ 50.00			\$1235.00
Value of Timber:	\$			
Value of Wood:	\$ 50.00			
Value per acre for tract:	\$ 49.80			

Incidental damages arising from the taking of this tract: \$ none.

Geo. H. Pen

CLERK

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County: Rockingham
 District: Stonewall

#45 - Eppard, L. N.

Acreage Claimed: Assessed 24 A. 75 P. Deed 24 A. 78 P.
Value Claimed: " \$240.00 " Acquired in 1916 for \$701.00.

Location: On Wolf run.

Incumbrances, counter claims or laps: None.

Soil: Fertile, gravelly loam, very rocky, rock outcrops on slope.
 Northern exposure.

Roads: Four miles good mountain road to Elkton.

History of tract and condition of timber: Tract was cut over this year and practically all saw timber was removed, leaving defective trees and small growth up to 8" DBH - tulip, hickory, red oak, chestnut oak, sassafras, etc. Estimated to cut 10 cords valued at \$1.00 - - - - \$10.00
 40 cords at 75¢. - - - - 30.00
 \$40.00

Improvements:
Dwelling: Frame, 16x24' with a porch 6x24' and a back porch 6x24', 4 rooms, shingled roof, brick flues, 1½ story, ceiled, fair condition, occupied by owner, spring water supply, foundation pillars. - - - 400.00
Barn: Frame, 16x36x16', paper roof. - - - 200.00
Meat house: Frame, 8x12x10', metal roof, good condition. - - - 60.00
Corn house: Frame, 6x10x10', paper roof, fair condition. - - - 40.00
Spring house: Frame, 6x10x7', paper roof, fair condition. - - - 20.00
 \$720.00

Acreage and value of land by types:

Type	Acreage	Value per A.	Total Value
Cove	5	5.00	25.00
Slope	10	4.00	40.00
Grazing	9	10.00	90.00
Tillable	4	45.00	180.00
	<u>28</u>		<u>\$335.00</u>

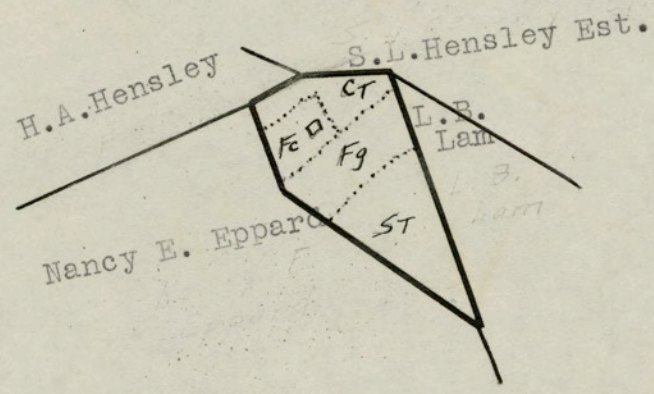
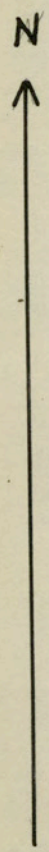
Total value of land - - - \$335.00
 Total value of improvements 720.00
 Total value of timber - - 40.00
 Total value of tract - - - \$1,095.00
 Average value per acre - - \$39.10.

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District: Stonewall

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LEGEND:

Slope	Grazing
Cove	Tillable

Scale - 1" = 20 chains