

CLAIMANT

NAME OF OWNER

#7 - Eppard, John A.

Number of Acres: -- 15

Location: Near Maple Spring School.

Roads: 7 miles fair dirt road to Elkton.

Soil: Sandy clay of good depth and fertility in cleared portion: fair depth and fertility in wooded portion. Steep to gentle slopes, northwest and southwest exposure.

History of Tract and condition of timber: Large portion of tract cleared many years ago, grazed and cultivated since. Wooded area cut over repeatedly in past. Estimated to cut an average of 4 cords of fuelwood per acre. (40 cords)

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: --	1	@	\$3.00	\$3.00
Cove:				
Grazing Land: ----	13 $\frac{1}{2}$	@	20.00	260.00
Fields Restocking:				\$263.00
Cultivated Land:				
Orchard: ---	1/2	@	\$100.00	50.00
Minerals:				\$313.00

Value of Land: \$ 263.00

Value of Improvements: \$

Value of Orchard: \$ 50.00

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 21.00

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

Geo. H. Peni clerk

CLAIMANT

NAME OF ~~OWNER~~

#7-a - Eppard, Jno. A.

Number of Acres: 5

Location: Dry Run. Cut by the park boundary.

Roads: 4½ miles of country road to Elkton.

Soil: Shallow loam, rocky, of average fertility.

History of Tract and condition of timber: Burned and hard cut up to and including 1930. Oak and pitch-pine stand with only a few trees large enough for firewood. Plenty of reproduction and mostly oak.

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Lower Slope: -----	5	@	\$5.00	\$25.00
Cove:				
Grazing Land:				
Fields Restocking:				
Cultivated Land:				
Orchard:				
Minerals:				
Value of Land:	\$ 25.00			
Value of Improvements:	\$			
Value of Orchard:	\$			
Value of Minerals:	\$			
Value of Fruit:	\$			
Value of Timber:	\$			
Value of Wood:	\$ 20.00			20.00
Value per acre for tract:	\$ 9.00			Total \$45.00

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

Geo. H. Pen CLERK

Claim of J. A. Eppard
In the Circuit Court of Rockingham County, Virginia, No. _____, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. J. A. Eppard

more or less, of land in Rockingham County, Virginia, Defendants.
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of Rockingham County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is J. A. Eppard
My post office address is Easton Va

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about _____ acres, on which there are the following buildings and improvements: 7 1/2 wood and small of timber

This land is located about 3 miles from Easton Virginia, in the Stonewall Magisterial District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: (In this space claimant should say whether he is sole owner or joint owner, and if joint owner give names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above.)

The land owners adjacent to the above described tract or parcel of land are as follows:
North Emitt Henley
South Ham on Flat Shuff on South
East Conrad Lot
West J. A. Eppard

I acquired my right, title, estate or interest to this property about the year 1916 in the following manner:

Jesse Henley
I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 100.00. I claim that the total value of my right, title, estate or interest, in and to this tract or parcel of land with the improvements thereon is \$ 100.00.

I am the owner of 7 acres of land adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$ 100.00.

(In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds).

Remarks: _____

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 18 day of Feb, 1930.

STATE OF VIRGINIA, COUNTY OF Rockingham, To-wit:

The undersigned hereby certifies that J. A. Eppard the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, this 18 day of Feb, 1930.

R. H. Bruce
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

Filed in the Clerk's Office
Rockingham County, Va.

FEB 18 1931

Clerk

County: Rockingham
District: Stonewall

#7a - Eppard, Jno. A.

Acreage Claimed: 7 Assessed: 128 A. 156 P. Deed: 128 A. 156 P.
Value Claimed: ^x\$100.00 Assessed: \$970.00 Acquired in 1926
" for \$4,500.00

Location: Dry Run. Cut by the Park boundary.

Incumbrances, counter claims or laps: None.

Soil: Shallow loam, rocky, of average fertility.

Roads: Four and one-half miles of country road to Elkton

History of tract and condition of timber: Burned and hard cut
up to and including 1930. Oak and pitch-pine stand with on-
ly a few trees large enough for firewood. Plenty of repro-
duction and mostly oak.

Improvements: None.

Acreage and value of land by types:

<u>Type:</u>	<u>Acreage:</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	4	\$4.00	\$16.00
Total value of tract:		\$16.00	
Average value per acre		4.00	

Note: Only small part of this area is inside of park.

x--This includes tract #7.

County: Rockingham
District: Stonewall

County: Page
District: Shenandoah Iron Works

#646 a (Page County) Eppard, Jno. A.
~~#7~~ (Rockingham County)

Acreage Claimed: 7 Assessed 128 A. 156 P. Deed 128 A. 126 P.
Value Claimed: \$100.00 " \$970.00 Acquired in 1926
(This inclu. #7-a) for \$4,500.00

Location: Near Maple Spring school.

Incumbrances, counter claims or laps: None known.

Soil: Sandy clay of good depth and fertility in cleared portion;
fair depth and fertility in wooded portion. Steep to gentle
slopes, northwest and southwest exposure.

Roads: Seven miles fair dirt road to Elkton.

History of tract and condition of timber: Large portion of tract cleared many
years ago, grazed and cultivated since. Wooded area cut over
repeatedly in past. Estimated to cut an average of 4 cords of
fuel wood per acre (40 cords) valued at 50¢ --- \$20.00
(Page County)

Improvements: 4 cords of fuel wood at 50¢ (Rockingham County) -- 2.00
(Page County)
Dwelling: Log and frame, 16x33', kitchen 12x13x10',
porch 6x33', 2 stories, metal roof, 5 rooms, ceiled,
fair condition, occupied by tenant. ----- \$350.00
Barn: Log, 28x46x12', paper and metal roof, poor
condition --- 150.00
Hen house: Frame, shingled roof, fair condition -- 15.00
Spring house: Frame, 6x8x5', shingled roof, poor
condition 5.00
Orn house: Log, 14x14x10', shingled roof, fair condition 30.00
550.00

Acreage and value of land by types: (Page County)

Type	Acreage	Value per acre	Total Value
Slope	10	3.00	30.00
F c	3	25.00	25.00
	<u>13</u>		<u>105.00</u>

Value of land ---- \$105.00 (Page County)
Value of improvements \$550.00 " "
Value of timber 20.00 " "
Value of tract 675.00 " "
Average value per acre 59.61 " "

Acreage and value of land by types: (Rockingham County)

Type	Acreage	Value per acre	Total Value
Slope	1	3.00	3.00
F c	13.50	25.00	337.50
Orchard	.50	60.00	30.00
	<u>15</u>		<u>370.50</u>

County: Rockingham
District: Stonewall

County: Page
District: Shenandoah Iron Works.

#646 a (Page County) Eppard, Jno. A.
#7 & 7 A (Rockingham County)

cont'd.

Value of land	-----	\$370.50	(Rockingham County)
Value of timber	-----	2.00	" "
Value of tract	-----	372.50	" "
Value per acre	-----	24.83	" "

SUMMARY

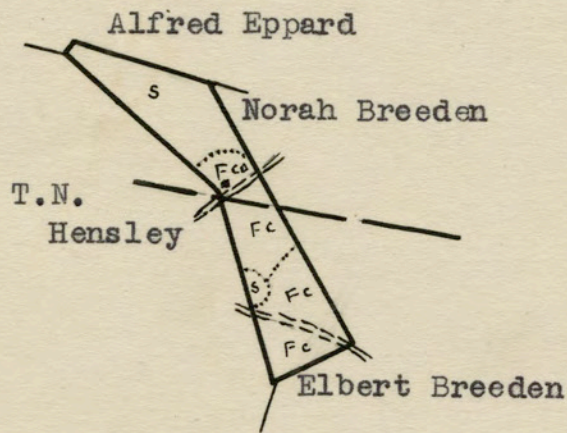
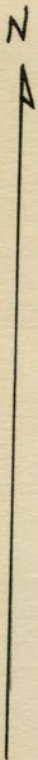
Page and Rockingham counties.

Total number of acres 28 A.
Total value of tract \$1,047.50
Average value per acre 40.98.

Note This more than likely includes one or more other tracts - information incomplete.

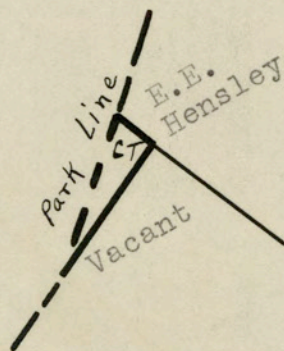
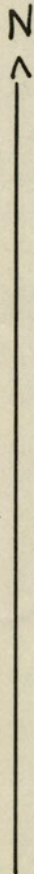
County: Rockingham
District: Stonewall
County: Page
District: Shen.I.Works

(Rockingham:) #7 ~~3.7a~~ -Eppard, Jno. A.
(Page County) #646a- " " "



LEGEND:
Slope Tillable
Orchard
Scale - 1" = 20 chains

#7a- Eppard, John A.



LEGEND:

Slope
Scale - 1" = 20 chains