

#9-Boyer, H. E.

(Purchased for \$1400
entire tract)

Acreage Claimed:

Value Claimed:

Location: Head of Indian River

Incumbrances, counter claims or laps: None known

Roads: Old roads are found over the tract and one leads from Compton Gap north to the Browntown road. It is three miles by a rough road to the State Highway at Chester Gap; thence it is six miles to Front Royal. The timber would have to come out via Indian River $3\frac{1}{2}$ miles to the State Highway, thence ten miles to Front Royal, the nearest shipping point.

Soil: The soil is a sandy loam of good depth and fertility with considerable rock on the east side. The west portion is very smooth with gentle slopes, but the east has steep slopes.

History of tract and condition of timber: The bark was removed about thirty years ago and most of the saw timber has been cut but there are scattered large red oak and poplar with a few smaller trees of white oak, chestnut oak, and basswood. Repeated fires have damaged both the large timber and the reproduction. The cleared land has been tended for years, and now has a thin stand of grass with scattered clumps of sassafras, locust and blackberry. Fences are all down now.

Timber: The merchantable stand of timber is estimated as follows:

Cove 24 acres -2900 feet per A	69,600
Slope 236 acres 800 " " "	<u>188,800</u>
	258,400

An average stumpage price of \$2.50 per thousand feet is considered a fair price for this timber since the cost of manufacture will be relatively high because of the scattered stand and the rocky slopes.

Improvements: The improvements, which are in a dilapidated condition, consist of the following:

- 1 house abandoned several years ago -20x45 with an 18'x20' addition, partly log and partly frame construction. Leaky roof of shingle and composition. Valued at \$200.00
- 1 stable and corn crib combined 20'x42' of frame construction and shingle roof. \$50.00

NAME OF CLAIMANT

#9 - Boyer, H. E.

Number of Acres: 499

Location: Head of Indian River.

Roads: SEE REVERSE SIDE FOR ROADS INFORMATION--

Soil: The soil is a sandy loam of good depth and fertility with considerable rock on the east side. The west portion is very smooth with gentle slopes, but the east has steep slopes.

History of Tract and condition of timber: The bark was removed about 30 years ago and most of the sawtimber has been cut but there are scattered large red oak and poplar with a few smaller trees of white oak, chestnut oak, and basswood. Repeated fires have damaged both the large timber and the reproduction. The cleared land has been tended for years, and now has a thin stand of grass with scattered clumps of sassafras, locust and blackberry. Fences are all down now. The merchantable stand of timber is estimated as follows-- Cove-- 24 acres--2900 ft. per A.--69,600 ft. x **Improvements:** Slope--236 acres- 800 ft. per A.---188,800 ---total 258,400 ft.---- The cost of manufacture will be relatively high because of the scattered stand and the rocky slopes.

IMPROVEMENTS: -----Abandoned frame house and barn--

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: --	359	@	\$3.00	\$1077.00
Cove: --	24	@	5.00	120.00
Grazing Land: --	126.	@	20.00	2520.00
Fields Restocking:	509			<u>\$3717.00</u>
Cultivated Land:				
Orchard:				
Minerals:				
Value of Land: \$	3717.00			
Value of Improvements: \$	340.00			340.00
Value of Orchard: \$				
Value of Minerals: \$				
Value of Fruit: \$				
Value of Timber: \$	646.00			646.00
Value of Wood: \$				<u>\$4703.00</u>
Value per acre for tract: \$	9.43			

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

Geo. N. Pen CLERK

Petition for award by Shenandoah, Nat'l Park

Forward from opposite side:

ROADS: Old roads are found over the tract and one leads from Compton Gap north to the Browntown Road. It is 3 miles by a rough road to the State Highway at Chester Gap; thence it is 6 miles to Front Royal. The timber would have to come out via Indian River $3\frac{1}{2}$ miles to the State Highway, thence 10 miles to Front Royal, the nearest shipping point.

Number of Acres:

Location: West of Indian River.

Roads: See separate sheet for details.

Soil: The soil is a sandy loam of good depth and fertility with considerable rock on the east side. The west portion is very smooth with gentle slopes, but the east has steep slopes.

History of Tract and condition of timber: The park was removed about 30 years ago and most of the timber has been cut but there are scattered large oaks and poplars with a few smaller trees of white oak, chestnut oak, and hickory. The cleared land has been seeded for years, and now has a thin stand of grass with scattered clumps of mesquites, locusts and hickories. The mesquites are all down now. The scattered stand of timber is estimated as follows: Cove--25 acres--\$200 ft. per A.--\$5,000 ft. value; 250--250 acres--200 ft. per A.--100,000 ft. value. The cost of manufacture will be relatively high because of the scattered stand and the rocky slopes.

IMPROVEMENTS: ----- abandoned fence posts and rails

Acres and value of types:

Types	Acres	Value per acre	Total Value
Ridge:			
Slope:	289	\$2.00	\$578.00
Cove:	24	5.00	120.00
Grazing Land:	125	20.00	2500.00
Fields Restocking:			
Cultivated Land:			
Orchard:			
Minerals:			
Value of Land:			\$3778.00
Value of Improvements:			\$340.00
Value of Orchard:			\$
Value of Minerals:			\$
Value of Fruit:			\$
Value of Timber:			\$400.00
Value of Wood:			\$
Value per acre for tract:		\$ 9.43	

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

Wm. H. ...

Claim of H. E. Boyer
In the Circuit Court of Rappahannock County, Virginia, No. 149, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Clifton Aylor and others and Thirty-seven Thousand Four Hundred (37,400) acres,

more or less, of land in Rappahannock 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 Rappahannock County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is Hiram Edward Boyer
My Post Office Address is Summit Point, West Virginia.

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 718 acres, on which there are the following buildings and improvements: Large Dwelling House and double Corn House

This land is located about 4 miles from pike at Junc. Virginia, in the Magisterial District of said County. at Warren & Rapp.

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).

I am sole owner in fee simple

The land owners adjacent to the above described tract or parcel of land are as follows:
North Sillman
South H. T. Compton
East Chester Gap Orchard Co. & Mr. North
West Hickerson Rudacille & others

I acquired my right, title, estate or interest to this property about the year 1902 in the following manner:
By purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 18,000.00. 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 \$ 18,000.00

I am the owner of - 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 \$ -.
(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: This tract of land possesses a combination of unusual conditions of material value which can be utilized.
(1) Its location, its topography making it easily accessible to practically all parts. Golf and Polo courses could be developed at little cost. (Continue remarks if necessary on the back).

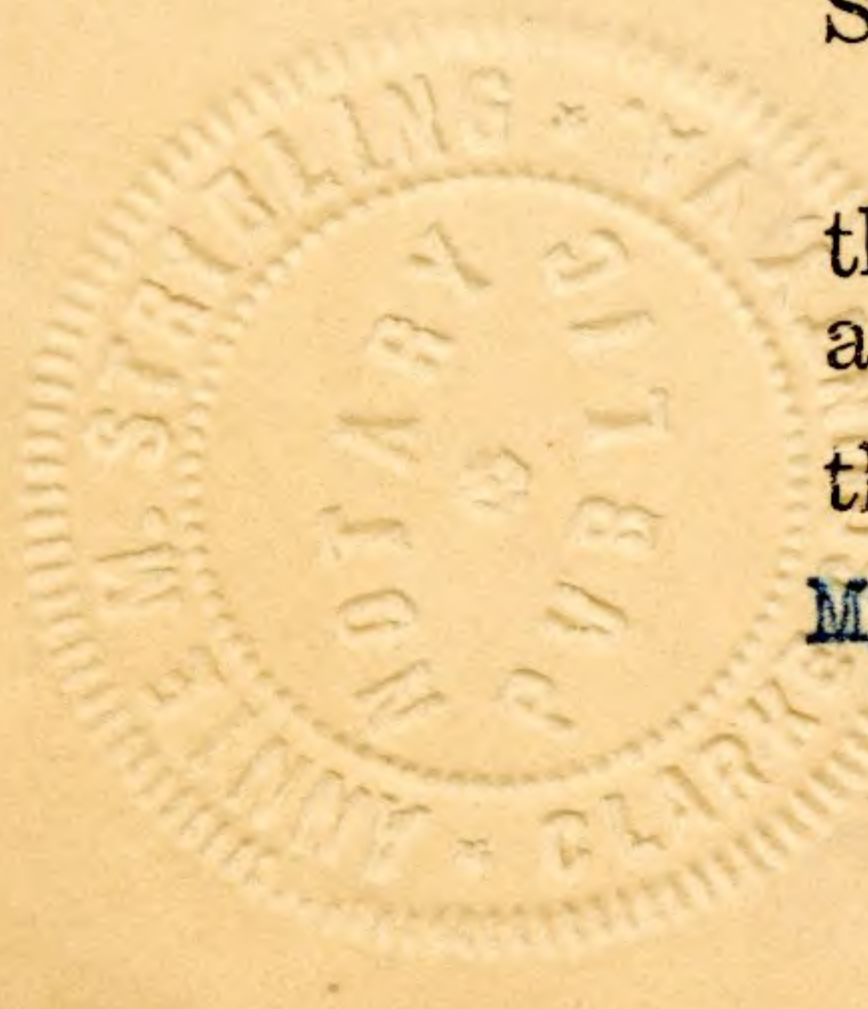
Witness my signature (or my name and mark attached hereto) this 2nd day of June, 1930.

H. E. Boyer
Clarke

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

The undersigned hereby certifies that H. E. Boyer 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 2nd. day of June, 1930.

My Commission Expires May 3, 1931 Ann M. Strebling
Clerk of the Court, or Special Tax Investigator or Notary Public, or Justice of the Peace.



REPORT ON THE ACREAGE
OF THE
H. E. BOYER TRACT, #9
RAPPAHANNOCK COUNTY

Mr. Boyer's deed for this tract of land contains a good description by bearings and distance. The deed calls for 718 acres; but computes only 695 A. of which 196 A. was reported in Warren.

This leaves 499 acres only to be reported in Rappahannock County.



W. N. Sloan,

Chief Engineer, Park Service.

Over 500 acres is in thrifty hard wood timber and other is fine grazing land also ideal orchard land. It is very productive land for crops also: having raised fine Corn, Rye, Potatoes, Cabbage, etc highest yields I ever saw.

(2) This property is an ideal place for Sanatorium, or summer resort, with magnificent view, its super fine spring water which is so cold to drink it just will make teeth ache.

I have saw - mill there and lumber stacked for years which I would have used ere this, but for the agitation of proposed Park and for same reason I could not assure a good man a permanent job or partnership in stock and running of lumber business.

However this property is paying a good annual per cent in growth of timber and pasture on price I name.

It can be made to pay in several other ways also. Orchards, Sanatorium, Summer Resorts, Mining etc. I believe I have valuable mineral.

Therefore I much prefer not to sell this property and will give a road bed through it free of charge: but if that will not be acceptable I will price it for Park use at Twenty Dollars per acre, minnium.

I would not price it to a private individual at Thirty Dollars per acre for I know what it is worth now and what can be done with it - that is all above the surface - as to mineral I cannot be so certain.

I am a native Virginian and live in Old Virginia, P. O. Rural delivery as stated.

I wish to be notified and have privilege to accompany Appraisers.

A. E. Boyer

*Claim of
H. E. Boyer
Summit Point - W. Va*

FILED IN
CLERKS OFFICE
RAPPAHANNOCK COUNTY

June 5 - 19 30 -
Jas. M. Seale Clerk

