

NAME OF CLAIMANT

#151 - Baugher, George W.

Number of Acres: 980

Location: Hawksbill Creek. Entirely within Park area.

Roads: Five miles (4 paved) to Elkton.

Soil: (See reverse side)

History of Tract and condition of timber:

Northeast corner cut over repeatedly, last time about 1926. No fire lately. Open stand of yellow and white pine, chestnut, oak, red oak and white oak to 10" with occasional 16". In the northwest corner there is some locust up in a rough hollow. Some firewood now being cut. Some bark cut in 1930. 348 acres there is 150 M. 70% yellow pine - 16% white pine.

Improvements: - 200 cds. pine stovewood - 200 cds. fuelwood.-100 locust posts

Frame dwelling: 16x34', L. 23x24', 8 rooms, porch 7x28', brick and stone flues, 2 story, walls beaver board, good condition, spring water supply, well painted, solid foundation, cellar, built 1914.

Frame barn: 24x40x20', with 6x24', stBaw shed, metal roof, good condtion, built 1914.

Log stable: 14x14x16', shingle, poor condition.

Frame hog pen: 6x12x6', metal roof.

Frame hen house: 10x24x8', metal roof, fair condition.

Frame wash house: 12x14x8', shingle roof, poor condition.

Frame granary: 24x24x12' with 10x24' shed, shingle roof, fair condition.

Frame garage: 12x16x8', metal roof, good condition.

Frame granary: 16x30x14', metal roof, fair condition.

Frame spring house: 8x10x8', metal roof, good condition.

Machine shop with shed 20x20x12', fair condition.

Acreege and value of types:

Types	Acreege		Value per acre	Total Value
Ridge:	95	@	\$1.00	\$95.00
Slope:	774	@	2.00	1548.00
Cove:	7	@	10.00	70.00
Grazing Land:				
Fields Restocking:	4	@	15.00	60.00
Cultivated Land:	100	@	35.00	3500.00
Orchard:				\$5273.00
Minerals:				
Value of Land:	\$ 53 <sup>273</sup> 23.00			4000.00
Value of Improvements:	\$			100.00
Value of Orchard:	\$ 100.00			500.00
Value of Minerals:	\$			50.00
Value of Fruit:	\$			\$9923.00
Value of Timber:	\$ 500.00			
Value of Wood:	\$ 50.00			
Value per acre for tract:	\$ 10.12			

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

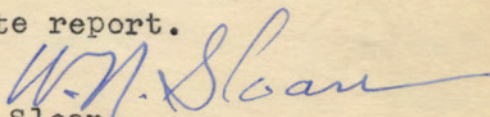
*Geo. W. Pen* CLERK.



REPORT ON THE ACREAGE  
of the  
GEO. W. BAUGHER TRACT #151

It apparently being impossible to map Mr. Baugher's land entirely from the incomplete descriptions contained in his deeds, Mr. F. T. Amiss was sent into the field to make a survey. Mr. Amiss ran a base line from the Park boundary up Hawksbill Creek, entirely across the tract. From this base line he tied in many corners of the tract, and these ties, together with descriptions of adjoining tracts, enabled us to make a complete plat of the Geo. W. Baugher holdings.

From this plat I compute the area to be 980 Acres, and this is covered by the State report.

  
W. N. Sloan,

Chief Engineer, Park Service

Value of Timber: \$ 200.00  
Value of Wood: \$ 20.00  
Value per acre for tract: \$ 10.12  
Incidental damages arising from the taking of this tract: \$



NAME OF CLAIMANT

#151-a - Baugher, George W.

Number of Acres: 25

Location: Near Powell's Gap.

Roads: Three and one-half miles of fair dirt road to Spotswood Trail near Swift Run; thence four miles to Elkton.

Soil: Sandy clay of fair depth and fertility; quite rocky with steep to moderate slopes and northeast exposure.

History of Tract and condition of timber: A portion of the tract was cleared many years ago, grazed and cultivated since. The wooded area has been cut over repeatedly in the past.

Improvements:

(See reverse side)

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	17	@	\$5.00	\$85.00
Cove:				
Grazing Land:	6	@	25.00	150.00
Fields Restocking:				
Cultivated Land:	2	@	25.00	50.00
	<u>25</u>			<u>\$285.00</u>
Orchard:				
Minerals:				340.00
Value of Land: \$285.00				
Value of Improvements: \$340.00				100.00
Value of Orchard: \$100.00				
Value of Minerals: \$				<u>50.00</u>
Value of Fruit: \$				\$775.00
Value of Timber: \$				
Value of Wood: \$ 50.00				
Value per acre for tract: \$31.00				

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

*Geo. N. Pen* CLERK.



IMPROVEMENTS: Dwelling: Frame 16x24', 1 1/2 story, metal roof, 4 rooms, ceiled, fair condition, occupied by tenant.  
Barn: Frame, 16x14x8', shingle roof, fair condition.  
New corn house: Frame, 8x11x6', no roof, poor condition.  
Hen house: Frame, 8x14x6', poor condition.  
Corn house: Log, 6x8x6', shingle roof, poor condition.

Location: Near Powell's Gap.

Roads: Three and one-half miles of fair dirt road to Spotswood Trail near Swift Run; thence four miles to Nikton.

Soil: Sandy clay of fair depth and fertility; quite rocky with steep to moderate slopes and northeast exposure.

History of tract and condition of timber: A portion of the tract was cleared many years ago, grazed and cultivated since. The wooded area has been cut over repeatedly in the past.

Improvements:

(See reverse side)

Average and value of types:

Type	Acres	Value per acre	Total Value
Ridge			
Slope	14	\$2.00	\$28.00
Cove			
Grazing Land	6	\$25.00	150.00
Fields Restocking			
Cultivated Land	2	\$25.00	50.00
Orchard	2		\$25.00
Minerals			340.00
Value of Land			\$285.00
Value of Improvements			\$340.00
Value of Orchard			\$100.00
Value of Minerals			\$25.00
Value of Fruit			
Value of Timber			
Value of Wood			\$50.00
Value per acre for tract			\$21.00

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

Wm. H. ...  
 Clerk



Claim of Geo. W. Baugher  
In the Circuit Court of Rockingham County, Virginia, No. 1829, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Cassius Atkins & others

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 Geo. W. Baugher

My post office address is Swift Run, 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 5.80 acres, on which there are the following buildings and improvements: one dwelling house, barn and all other necessary out buildings

This land is located about 4 miles from Elkton 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.)

sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:

North M. H. Long & Laura Baugher

South The A. S. Baugher land and the A. H. Lawson land

East J. J. Prider and W. H. Baugher

West The Gost land, and commonly called "Big Survey line"

I acquired my right, title, estate or interest to this property about the year 1903 in the following manner:

By General Warranty deed from L. L. Dandridge and the Hanny Lewis

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 10,000. 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 \$ 10,000.

I am the owner of 4 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 \$ 4.

(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:

I am also the owner of a small tract in Powell's Gap, adjoining the lands of A. E. Hyatt, W. S. Gancey & others containing 25 acres more or less improved by one dwelling house. I claim that the total value of this land with the improvements thereon is \$ 625.00 (Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 15 day of January, 1930.

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

The undersigned hereby certifies that Geo. W. Baugher 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 15 day of January, 1930.

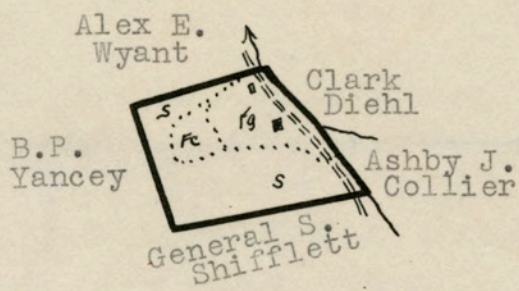
A. E. Hyatt, Jr.  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.



County: Rockingham  
strict: Stonewall

#151-a - Baugher, George W.

2  
↑



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



# 151 George W. Baugher

<u>Acreage Claimed:</u> 580	Assessed	151A	Deed \$150
	"	420A	" 2020.00
			1902
<u>Value Claimed:</u> \$10,000.	"	280	" \$1.00 cash and \$300 in bond
	"	250	" 1250.00 1906

Acquired in a number of large tracts, several of which apparently were never surveyed and as usual the acreage was guessed too low.

Location: Hawksbill Creek. Entirely within Park area.

Laps: None known

Soil: E side smooth, gentle and moderate slope to W. Good soil, sandy loam, good depth, small rock. West of the creek the land is steep and much of it cut up by sharp ridges. The soil is a shallow sandy loam with much loose rock and numerous outcrops. The cleared land has a rather gravelly yellow loam with considerable small loose rock on some portions. It is level and gently sloping with occasional steep banks and cliffs. It is in a splendid state of cultivation.

Roads: 5 miles ( 4 paved) to Elkton.

History: N.E. corner cut over repeatedly, last time about 1926. No fire lately. Open stand of yellow and white pine, chestnut, oak, red oak and white oak to 10" with occasional 16". In the N. W. Corner there is some locust up in a rough hollow. Some fire wood now being cut. Some bark cut in 1930.

348 A there is 150M	70% yellow pine @ 4.00	
	16% white pine	\$600
200 cds. pine stove wood @ 75¢		150
900 cds. fuel wood @ 50¢		450
100 locust plsts @ 5¢		5
		<hr/> 1205

Improvements:

Frame dwelling - 16 x 34, L 23 x 24, 8 rooms, porch 7 x 28 brick and stone flues, 2 story, walls beaver board, good condition, spring water supply, well painted, solid foundation, cellar, built 1914	\$2400
Frame Barn, 24 x 40 x 20 with 6 x 24 straw shed, metal roof, good condition, built 1914	800
Log stable, 14 x 14 x 16, shingle, poor cond.	50
Frame hog pen, 6 x 12 x 6, metal roof	20
Frame hen house, 10 x 24, x 8, Metal roof, fair cond.	40
Frame wash house, 12 x 14 x 8, shingle roof, poor cond.	50
Frame granary, 24 x 24 x 12 with 10 x 24 shed, shingle roof, fair condition	125
Frame garage, 12 x 16 x 8, metal roof, good cond.	75
Frame granary, 16 x 30 x 14, metal roof, fair cond.	150
Frame spring house, 8 x 10 x 8, metal roof, good cond.	75
Machine shop with shed 20 x 20 x 12, fair condition	100
	<hr/> 3335.00



County: Rockingham  
District: Stonewall

#151 - Baugher, Geo. W.  
(cont'd)

Improvements: (cont'd)  
60 apple trees, fair condition @ \$2.00 per tree-\$120.00

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Cove	2	\$5.00	\$10.00
Slope	774	1.50	1161.00
Ridge	95	1.00	95.00
Tillable	105	30.00	3150.00
Field restocking	4	15.00	60.00
	<u>980</u>		<u>\$4476.00</u>

Total value of land	\$4476.00
Total value of improvements	3885.00
Total value of timber	1205.00
Total value of orchard	<u>120.00</u>
Total value of tract	\$8686.00
Average value per acre	\$8.86



County: Rockingham  
District: Stonewall

\$151-a - Baugher, George W.

Acreage Claimed: 25 A. Assessed 25 A. Deed: Purchased 25 A.  
Value Claimed: \$625.00 " \$150.00 Date & Consideration unknown.

Location: Near Powell's Gap.

Incumbrances, counter claims or laps: None known.

Soil: Sandy clay of fair depth and fertility; quite rocky with steep to moderate slopes and northeast exposure.

Roads: Three and one-half miles of fair dirt road to Spotswood Trail near Swift Run; thence four miles to Elkton.

History of tract and condition of timber: A portion of the tract was cleared many years ago, grazed and cultivated since. The wooded area has been cut over repeatedly in the past. The present stand consists of mixed oaks and is estimated to cut an average of 12 cords of fuelwood per acre -- 204 acs. valued @ 25¢ per cord--\$51.00

Improvements: Dwelling: Frame 16x24', 1½ story, metal roof, 4 rooms, ceiled fair condition, occupied by tenant ---- \$250.00  
Barn: Frame 16x14x8', shingle roof, fair condition - 35.00  
New corn house: Frame 8x11x6', no roof, poor " - 10.00  
Hen house: Frame 6x14x8', poor condition -- 5.00  
Corn house: Log 6x8x6', shingle roof, poor condition -- 5.00  
Orchard: 61 fruit trees valued @ \$1.00 per tree -- 61.00  
\$366.00

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	17	\$3.00	\$51.00
Fg	6	10.00	60.00
Fc	2	12.00	24.00
	<u>25</u>		<u>135.00</u>

Total value of land \$135.00  
Total value of improvements 366.00  
Total value of timber 51.00  
Total value of tract 552.00  
Average value per acre 22.08

This includes land...



County: Rockingham  
District: Stonewall

#151 - Baugher, Geo. W.  
(cont'd)

Improvements: (cont'd)

60 apple trees, fair condition @ \$2.00 per tree-\$120.00

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Total value of improvements 366.00  
Total value of timber 51.00  
Total value of tract 552.00  
Average value per acre 22.08

x - This includes tract #151.



IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY COUNTY, VIRGINIA.

THE STATE COMMISSION ON CONSERVATION AND  
DEVELOPMENT OF THE STATE OF VIRGINIA

PETITIONER

V. #1829 At Law

CASSANDRA LAWSON ATKINS, ET ALS, ETC.

DEFENDANTS

On this, the 20 day of December, 1933, came G. W. Baugher, and on his motion leave is given him to file his application for the payment to him of the sum of \$9,923.00, the amount of the award set out in the award of condemnation for Tract No. 151, heretofore paid into Court.

And it appearing from the report of the Board of Appraisal<sup>d</sup> Commissioners heretofore filed in this cause, and in the petition for judgment and condemnation entered herein on the \_\_\_\_ day of November, 1933, that in the opinion of petitioner, the said G. W. Baugher is invested with a superior or better right or claim of title in and to the said Tract of land No. 151, and that the record of this cause does not disclose any denial or dispute by any party or person in interest as to the title to the said Tract No. 151, or to the proceeds arising from the condemnation thereof, and that the said G. W. Baugher is entitled to receive the proceeds arising from the condemnation of said Tract No. 151, and it further appearing to the Court that all taxes due or taxable upon said tract number 151 have been paid:

Upon consideration whereof, it is considered and ordered by the Court that the said sum of \$9,923.00 paid into Court by petitioner as just compensation for Tract No. 151 be paid unto the said G. W. Baugher; and the Clerk of this Court is directed to transmit a certified copy of this order to the Treasurer of Virginia, who shall pay unto the said G. W. Baugher the said sum of \$9,923.00, the amount of the award set out in the judgment of condemnation for Tract No. 151, taking from the said G. W. Baugher a receipt therefor and certifying such payment to the Clerk of this Court for appropriate entry thereof as required by law.

Enter: HWA

20/15



**M. H. HARRISON**  
**TREASURER OF ROCKINGHAM COUNTY**  
**HARRISONBURG, VIRGINIA**

TO WHOM IT MAY CONCERN:

I hereby certify that the records of my office show that Geo. W. Baugher has paid the taxes on his tract of land containing 420-0-0 acres situate in the Blue Ridge Mountains, Stonewall District, Rockingham County, for the years 1932 and 1933.

All taxes prior to that date, if any be due, are a matter of record in the Clerk's Office of said County.

Given under my hand this 18th day of December 1933.

M. H. Harrison, Treas

By *R M Harrison Deputy*  
Treasurer of Rockingham County.

*1/10*

Enter: \_\_\_\_\_



NOTE—This need not be filed until the record discloses that the awards have been paid into the custody of the Courts.

**Virginia: In the Circuit Court of Rockingham County**

The State Commission on Conservation and Development of the State of Virginia . . PETITIONER.  
V. At Law No. 1829

Cassandra Lawson Atkins and others, and Fifty-Two Thousand, Five Hundred and Sixty-One (52,561) Acres of land, more or less . . . . . DEFENDANTS.

Comes now the undersigned and shows to the Court:

That a judgment in rem has heretofore been entered in this proceeding condemning to the use of the Petitioner the fee simple estate in the tract(s) of land numbered as follows: Tract No. 151:  
Tract No. \_\_\_\_\_: Tract No. \_\_\_\_\_;

and described in the report of the Board of Appraisal Commissioners appointed herein and shown, numbered, and delineated on the County Ownership Map filed therewith, upon payment into the custody of the Court of the sum(s) set out in the said judgment as constituting the award(s) therefor, as follows:

Award on Tract No. 151 \$ 9923<sup>00</sup>; on Tract No. \_\_\_\_\_ \$ \_\_\_\_\_; on Tract No. \_\_\_\_\_ \$ \_\_\_\_\_;

That the report of the said Board sets forth that the following named persons claim, or appear to have a claim to an interest in the said tract(s) of land or in the proceeds arising from the condemnation thereof;

*none*

That the Petitioner has paid into the custody of the Court the said sum(s) set out in said judgment as constituting the award(s) for the fee simple estate in the said tract(s) of land;

That your undersigned, on the date of the said judgment in rem condemning the said tract(s) of land, owned or was (were) entitled to the following interest in the said tract(s) or in the proceeds arising from the condemnation thereof:—

That no other person or persons than the undersigned are entitled to share in the distribution of the said award(s) except the following named persons whose interest in said tract(s) or in the proceeds arising from the condemnation thereof on the date of entry of said judgment was as follows:

*none*

Wherefore, your undersigned pray(s) that [he (they) be made a party (parties) herein under the provisions of Section 21 of the Public Park Condemnation Act, and that] an order be entered for the distribution of said sum(s) set forth in said judgment in rem as constituting the award(s) for the fee simple estate in the said tract(s) condemned as aforesaid, and for the payment to the undersigned of the said award(s) or of as much thereof as the Court may find that the undersigned is (are) entitled to

receive, and which the undersigned aver(s) is as follows: Tract No. 151 \$ 9923<sup>00</sup>: Tract No. \_\_\_\_\_ \$ \_\_\_\_\_: Tract No. \_\_\_\_\_ \$ \_\_\_\_\_;

The undersigned further aver(s) that: (Leave this space blank unless there is some other pertinent matter to be brought specially to the attention of the court)

NAME P. O. ADDRESS  
G. W. Baugher Swift Ave

STATE OF VIRGINIA, COUNTY OF ROCKINGHAM, to-wit:

This day personally appeared before me, Geo. W. Baugher, and made oath that the statements contained in the above petition, so far as made on his own information are true, and so far as made upon information of others he believes to be true.

Given under my hand this 18th day of Dec., 1933. Samuel Justice, N.P.

NOTE—A supply of this blank form has been placed in the Clerk's office for the convenience of interested parties. No one is required to use this form, as the form is not prescribed by law, and claimants can either change or modify it as they deem necessary, or present their motions in any form they may desire which meets with the approval of the Court. This blank form may not and probably will not cover all cases. It has been printed merely as a suggestion of a form of a motion which may be used, subject to the approval of the court in each case.



Note—This need not be filed until the record discloses that the awards have been paid into the custody of the Court.

Virginia: In the Circuit Court of Rockingham County

The State Commission on Conservation and Development of the State of Virginia . . . PETITIONER

V. At Law No. 1833

Respondents Lawson Atkins and others, and Fifty-Two Thousand, Five Hundred and Sixty-One (52,561) Acres of land, more or less . . . . . DEFENDANTS

Comes now the undersigned and shows to the Court:

That a judgment in rem has heretofore been entered in this proceeding concerning to the use of the

Petitioner the fee simple estate in the tract(s) of land numbered as follows: Tract No. 121

Tract No. . . . . : Tract No. . . . .

and described in the report of the Board of Appraisal Commissioners appointed herein and shown, numbered, and delineated on the County Ownership Map filed therewith, upon payment into the custody of the Court of the sum(s) set out in the said judgment as constituting the award(s) therefor, as follows:

Award on Tract No. 121 . . . . . \$ 775.50 on Tract No. . . . . on Tract No. . . . .

This is a true and correct copy of the record as the same appears in the office of the Clerk of the Circuit Court of Rockingham County, Virginia.

STATE OF VIRGINIA,

COUNTY OF ROCKINGHAM, to-wit:

I, J. Robert Switzer, Clerk of the Circuit Court of Rockingham County do hereby certify that the records in my office do not show any delinquent taxes against the tract of 420 acres in Stonewall District, assessed in the name of George W. Baugher.

Given under my hand this 18th day of December, 1933.

*J. Robert Switzer*  
Clerk of the Circuit Court of Rockingham County, Virginia

P. O. ADDRESS

NAME

STATE OF VIRGINIA, COUNTY OF ROCKINGHAM, to-wit:  
This day personally appeared before me, Geo. W. Baugher, and made oath that the statements contained in the above petition, so far as made on his own information are true, and so far as made upon information of others he believes to be true.  
Given under my hand this 18th day of Dec. 1933.  
Note—A copy of this blank form has been filed in the Clerk's office for the convenience of petitioners. No one is required to use this form, as the form is not prescribed by law, and claimants can either change or modify it as they deem necessary, or present their motion in any form they may desire which meets with the approval of the Court. This blank form may not and probably will not cover all cases. It has been printed merely as a suggestion of a form of a motion which may be used, subject to the approval of the court in each case.





# Commonwealth of Virginia

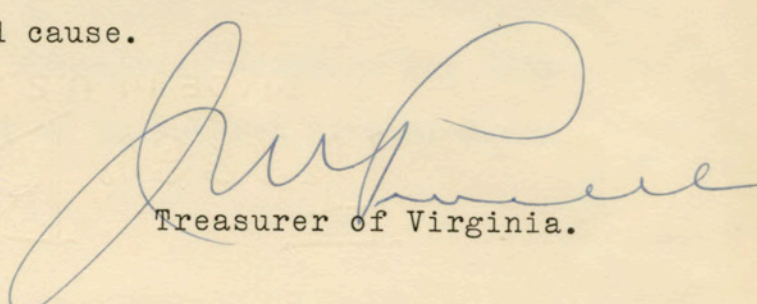
TREASURER'S OFFICE

RICHMOND, VA.

JOHN M. PURCELL  
TREASURER OF VIRGINIA

December 27, 1933

This is to certify that I, J. M. Purcell, Treasurer of Virginia have this 27 day of December in accordance with an order of the circuit court of Rockingham County dated 12/20/33 in the cause of the State Commission on Conservation and Development of the State of Virginia vs. Cassandra Lawson Atkins, paid to G. W. Baugher, Swift Run, Virginia \$9.923.00 being in full settlement of tract # 151 in the above mentioned cause.

  
Treasurer of Virginia.





JOHN M. PURCELL  
TREASURER OF VIRGINIA

# Commonwealth of Virginia

TREASURER'S OFFICE

RICHMOND, VA.

December 27, 1933

F G. W. Baugher

Swift Run, Virginia

Received of J. M. Purcell, Treasurer of Virginia, the sum of \$ 9,923.00, in accordance with an order of the Circuit Court of the county of Rockingham entered on the 20th day of December 1933, in the matter of the State Commission on Conservation and Development v Cassandra Lawson Atkins and others, being full and complete settlement for the tract of land known in said proceeding as # 151.

G. W. Baugher

Sign original and duplicate  
and return to the Treasurer  
of Virginia.