

#228-a - Nicholson, J.M.

Acreage Claimed: 75 A.      Assessed: 75 A.      Deed: 75 A.  
Value Claimed:    \$750.00      Assessed: \$75.00      Deed: Not given

Location:            Near the headwaters of Broad Hollow Run, entirely within the Park area.

Incumbrances, counter claims or laps:    None known.

Soil:                    Cove - soil evidently deep and fertile. Extremely large boulders in one portion. Rest of cove moderately rocky. Slope- that part along the top of Ridge is dry sandy soil of fair fertility, grading to deep moist fertile soil further down on the eastern slope - south and east exposure.

Roads:                    One mile of rough dirt road to fair county road near Amos Weakley's property; thence 2½ miles to F.T.Valley pike; thence 20 miles to Luray, the nearest shipping point.

History of tract and condition of timber: Tan bark removed from slopes (northern part of tract) about 30 years ago. Other timber products also removed from this portion at various times since. At present there is a mixed stand of young chestnut and red oaks 2" to 8" DBH- Laurel undergrowth - Upper portion of Cove has some white pine growing thereon. Good stand of poplar, red oak and hemlock on rest of Cove type.

Improvements:    None.

<u>Acreage and value of land by types:</u>		<u>Value</u>	<u>Total</u>
<u>Type:</u>	<u>Acreage:</u>	<u>per A.</u>	<u>Value</u>
Slope	77	\$3.00	\$231.00
Cove	43	4.00	172.00
	<u>120</u>		<u>\$403.00</u>

Total value of land:            \$403.00  
Total Value of tract:            403.00

Average value per acre for tract:            \$3.36

\* Timber rights purchased July 2, 1919, by Strother. Strother failed a short time afterwards. Timber rights then taken over by Culpeper National Bank (15 year lease) expires July 2, 1934. Uncut timber then becomes property of original owner of land, if not taken over by the Park Commission before lease expires.



CLAIMANT  
NAME OF OWNER

Culpeper National Bank, Timber on  
J. M. Nicholson Tract(228-a)

Number of Acres:

Location: Near the headwaters of Broad Hollow Run, entirely within the Park area.

Roads: One mile of rough dirt road to fair county road near Amos Weakley's property; thence 2 1/2 miles to F.T.Valley Pike, thence 20 miles to Luray, the nearest shipping point.

Soil: --Cove-- Soil evidently deep and fertile. Extremely large boulders in one portion. Rest of cove comerately rocky. Slope--That part along the top of Ridge is dry sandy soil of fair fertility, grading to deep moist fertile soil further down on the eastern slope--south and ~~History of Tract and condition of timber~~ east exposure.

History of tract and condition of timber: Timber rights only are claimed.

Improvements: None.

Acreage and value of types:

Types	Acreage	Value per acre	Total Value
Ridge:			
Slope:			
Cove:			
Grazing Land:			
Fields Restocking:			
Cultivated Land:			
Orchard:			
Minerals:			
Value of Land: \$			
Value of Improvements: \$			
Value of Orchard: \$			
Value of Minerals: \$			
Value of Fruit: \$			
Value of Timber: \$ 447.00			
Value of Wood: \$			
Value per acre for tract: \$			
Incidental damages arising from the taking of this tract: \$			

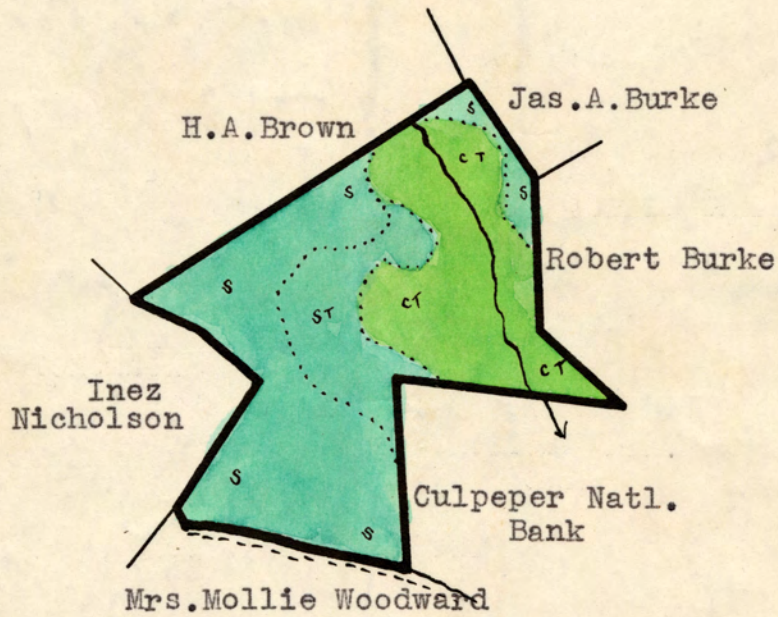
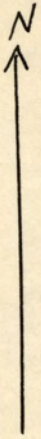
NONE

*Geo. N. Peni*

CLERK



#228a - Nicholson, J.M.



LEGEND:

- |       |               |
|-------|---------------|
| Cove  | Orchard       |
| Slope | Grazing Land  |
| Ridge | Tillable Land |
- Scale - 1" = 20 chains



Claim of Wm. W. Nicholson  
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. Wm. W. Nicholson et al & 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 Wm. W. Nicholson  
My Post Office Address is Sperryville

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 75 acres, on which there are the following buildings and improvements: all timber land - not cut over

This land is located about 13 miles from Nashington Virginia, in the Hawthorne 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). Fee simple

The land owners adjacent to the above described tract or parcel of land are as follows:  
North Jim Burke  
South Robert Strathairn  
East Robert Burpe  
West Severey Nichols

I acquired my right, title, estate or interest to this property about the year 1918 in the following manner: Bought from Jim Burke

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 750.00. 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 \$ 750.00.

I am the owner of 0 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 \$ 0.  
(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 4 day of June, 1930.

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

The undersigned hereby certifies that Wm. W. Nicholson 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 4th day of June, 1930.

Robert Strathairn  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.