

NAME OF CLAIMANT

#106 - Gratton, Francis R.

Number of Acres: $87\frac{1}{2}$

Location: Swift Run. Entirely within the Park area.

Roads: Spotswood Trail. $2\frac{1}{2}$ miles to Elkton, nearest shipping point.

Soil: Sandy loam, slope type, fairly smooth; gentle slopes, S.W. and N.E. exposures, not much depth of fertility. The grazing land is practically level and looks to have a fair depth of fertility.

History of Tract and condition of timber: Most of the merchantable timber has been removed from this tract, the remaining stand consists of scrubby short leaf pine and a very small amount of scrub oaks.

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: --	$61\frac{1}{2}$	@	\$5.00	\$307.50
Cove:				
Grazing Land: --	14	@	25.00	350.00
Fields Restocking: --	$\frac{12}{87\frac{1}{2}}$	@	15.00	$\frac{180.00}{\$837.50}$

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 837.50

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$ 20.00 20.00

Value of Wood: \$ 184.50 184.50

Value per acre for tract: \$ 11.90 \$1042.00

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

Geo. H. Pitt

CLERK

NAME OF CLAIMANT

#106-a - Gratton, Francis R.

Number of Acres: 180

Location: Swift Run, U.S. Positions 75 AA-76-77 and 83. Entirely within the Park area.

Roads: Spotswood Trail, hard surface, 2 miles hard surface to Elkton, nearest shipping point.

Soil: Sandy loam, slope type, with a fair depth of fertility on the lower part; on the upper part the soil is much thinner. The entire tract is covered with small loose rocks, no outcrops; the tillable land is in a very good state of cultivation.

History of Tract and condition of timber: Most of the merchantable saw timber has been removed from this tract. The remaining stand consists of small scrubby oaks and short leaf pine.

Improvements: See reverse side for improvements.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
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Ridge:

Slope: --	97	@	\$5.00	\$485.00
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Cove:

Grazing Land:

Fields Restocking: --	22	@	15.00	330.00
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Cultivated Land: --	61	@	35.00	2135.00
	<u>180</u>			<u>\$2950.00</u>

Orchard:

Minerals:

Value of Land: \$ 2950.00

Value of Improvements: \$ 1090.00 1090.00

Value of Orchard: \$ 125.00 125.00

Value of Minerals: \$ 40.00

Value of Fruit: \$

Value of Timber: \$ 40.00

Value of Wood: \$ 390.00 390.00

Value per acre for tract: \$ 25.52 \$4595.00

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

Geo. N. Penn

CLERK

Continued from reverse side--

IMPROVEMENTS: DWELLING HOUSE----Frame, 16x28', L-14x15x10', 5 rooms, 2 story, ceiled, condition fair; occupied by tenant. Spring water supply. Foundation solid. Cellar-10x12'. -----BARN----- Frame, 14x40x10', shingle roof, condition fair----MEAT HOUSE---Frame, 10x10x10', shingle roof, condition fair.-----HEN HOUSE----Log, 16x15x10', shingle roof, condition poor. -----GRANARY-----Frame, 6x16x10', Metal roof, condition fair. DWELLING-----Log and frame, 24x25', 4 rooms, ceiled, Porch 7x12', 1 1/2 story, shingled roof, condition fair. OLD BARN-----Frame, 28x28x12', shingle roof, poor condition.

Handwritten notes at the top of the page, partially illegible.

Soil: History of tract and condition of timber: and other descriptive notes.

Improvements: See reverse side for details.

Total Value	Value per acre	Average	Type	Area	Value
			Orchard		
			Cultivated land		
			Fields		
			Grazing land		
			Forest		
			Minerals		
			Value of land		
			Value of improvements		
			Value of orchard		
			Value of minerals		
			Value of fruit		
			Value of timber		
			Value of wood		
			Value per acre for tract		

Incidental damages arising from the taking of this tract: \$

Claim of Mrs. Frances R. Grattan
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. Cassandra Lawson Atkins et al,
52,561 acres

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 Frances R. Grattan

My post office address is 206 Campbell Street, Harrisonburg, 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 257 1/2 acres, on which there are the following buildings and improvements: Six room dwelling, barn, machine shed, stable, grain house and other usual outbuildings, orchard, grape-vines &c.

This land is located about one miles from Elkton Virginia, in the Stonewall Magisterial District of said County. lying on both sides of Spottswood Trail Route # 17.

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 - under deed from Geo. G. Grattan, Jr., Trustee.
less 23 acres sold off, as set forth below.

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

	Tract # 1	Tract # 2.
North	<u>Earl C. Fogle</u>	<u>Edward Hensley</u>
South	<u>Kate M. Grandle</u>	<u>David Davis, et al.</u>
East	<u>C. A. Davis, Park Boundary</u>	<u>Mary J. Lawson</u>
West	<u>Annie L. Baugher.</u>	<u>G. T. Davis</u>

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

By deed from Geo. G. Grattan, Jr., Trustee, recorded in Clerk's Office of Rockingham County, Va., Feb. 8, 1923. D. B. 125 pg 118.

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 8,268.00. 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 \$ 8,268.00.

I am the owner of no 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 \$ xxxxx.

(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: Paved State highway runs thru the property approximately one mile - State paid me for 2.11 acres \$155.50, plus fencing cost. Have sold off approximately 23 acres average price over \$40.00, per acre. Have spent over \$500.00 in improvements since sales.
the two properties constitute a/ (Over) (Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 5th day of February, 1930.

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

The undersigned hereby certifies that Frances R. Grattan 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 5th day of February, 1930

Nan C. Liskey
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

2/6/31

Nice farm, well watered, conveniently located, near high school, railroad station etc., consisting of some 70 acres more or less of good farming land, which produces average yield of crops, corn, wheat, rye, oats, hay &c., 188 acres of grazing and woodland, having an estimated amount of saw timber 70,000 feet and 940 cords of wood, this grazing land is well and permanently watered, the property also contains about 1 1/2 acre orchard, good fruit trees and grape vines.

The buildings on this farm are well located, on the highway, in a good state of repair, and sufficient for farm of this size.

It is the opinion of the owner that the values represented here are not excessive, and that she should receive the sum of not less than \$8,268.00, for said property.

Francis R. Grattan

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

FEB 1931

Clerk

County: Rockingham
District: Stonewall

#106 - Mrs. Frances R. Grattan.

Acreage Claimed: 257½ Assessed (combined with Deed combined
other tracts)
x
Value Claimed: \$8268.00 " Area: 87.5

Location: Swift Run. Entirely within the Park area.

Laps: None known.

Soil: Sandy loam, slope type, fairly smooth, gentle slopes, S. W. and N. E. exposures, not much depth of fertility. The grazing land is practically level and looks to have a fair depth of fertility.

Roads: Spotswood Trail, 3½ miles to Elkton, nearest shipping point.

History: Most of the merchantable Timber has been removed from this tract, the remaining stands consist of scrubby short leaf pine and a very small amount of scrub oaks, about 5000 Bd. ft @ \$4.00 per M. \$20.00
184½ cds. of fuel wood @ L.00 per cd. \$184.50
\$204.50

Improvements:

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	61½	\$7.00	\$430.50
Crazing	14	35.00	490.00
Fr.	12	10.00	120.00
			<u>\$1040.50</u>

Total value of land \$1040.50

Total value of improvements

Total value of timber 204.50

Total value of tract 1245.00

Average value per acre 14.23

x -- This includes tract #106-a.

#106 a - Mrs. Frances R. Grattan

Acreage Claimed: 257 $\frac{1}{2}$ ^x Assessed 181.109 Deed 191.70 sold same

Value Claimed: \$8268.00 " \$1500.00 Area: 181" A. (1922) \$5500.00

Location: Swift Run. U. S. positions 75 AA- 76- 77 and 83. Entirely within the Park area.

Laps: None known.

Soil: Sandy loam, slope type, with a fair depth of fertility on the lower part, on the upper part the soil is much thinner. The entire Tract is covered with small loose rocks, no outcrops, the tillable land is in a very good state of cultivation.

Roads: Spotswood Trail, hard surface, 2 miles hard surface to Elkton, nearest shipping point.

History: Most of the merchantable saw timber has ^{been} removed from this Tract. The remaining stands consist of small scrubby oaks and short leaf pine, there is about 10,000 ft on 97 acres @ \$4.00 per M.
 about 388 cds. fuel wood @ \$1.00 per cd. \$40.00
 \$388.00
 \$428.00

Improvements: Dwelling house, Frame 16x28x L 14x15x10, 5 rooms, 2 story, ceiled, condition Fair, occupied by tenant, spring water supply, Value ----- \$625.00 foundation solid, celler 10x12.

Barn, Frame 14x40x10, Shingle roof, Cond. Fair -- 150.00
 Meat house, Frame 10x10x10, Shingle roof, cond. Fair. ----- 20.00
 Hen house, Log 16x15x10, shingle roof, Condition poor. ----- 20.00
 Granery, Frame 6x16x10, Metal roof, cond. Fair. 25.00
 Dwelling, Eog and Frame 24x25, 4 rooms, ceiled, porch 7x12. 1 $\frac{1}{2}$ story, shingle roof, cond. Fair. 250.00
 Old Barn, Frame 28x28x12, Shingle roof, poor cond. 100.00
 \$1190.00

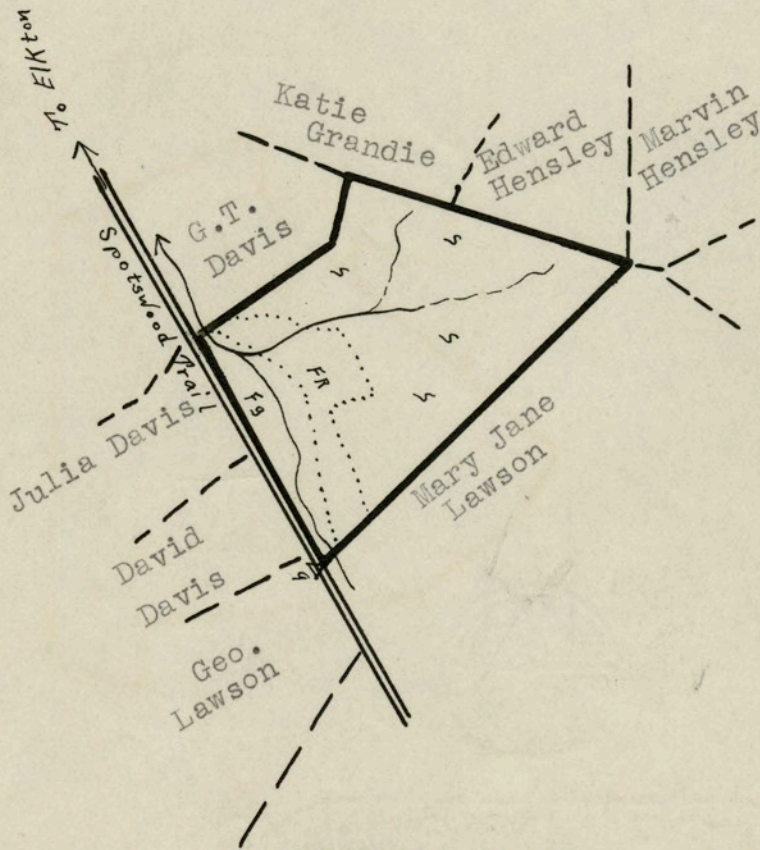
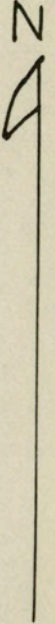
Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	97	\$5.00	\$485.00
Tillable	61	\$30.00 ^{40.00}	\$1830.00 ²⁴⁴⁰
Fr.	22	10.00	220.00
	180		\$2535.00
			3145.00

x -- This includes tract #106.

Sand - 3145
 Timber - 428
 Frpts - 1190
 \$4763
 26.44

#106- Grattan, Mrs. Frances R.

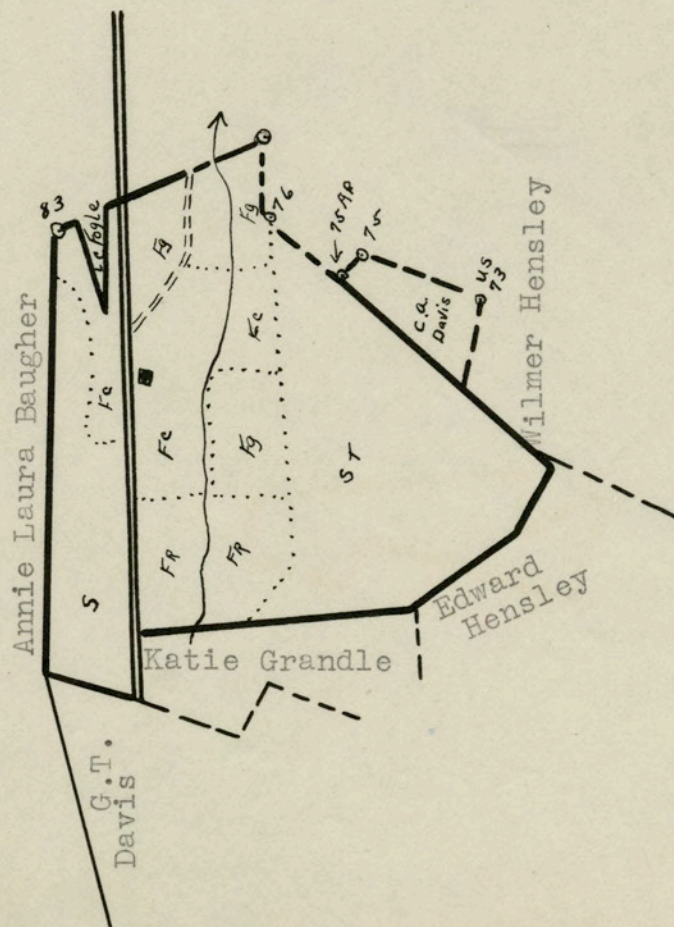


LEGEND:

Slope Grazing
Fields restocking

Scale - 1" = 20 chains

#106-a - Grattan, Mrs. Frances R.



LEGEND:
Slope Tillable
Fields restocking
Scale - 1" = 20 chains