

RAPPAHANNOCK COUNTY

NAME OF CLAIMANT

#251 - Nicholson, Newton

Number of Acres: 11

Location: On headwaters of Hannah's Run, and entirely in Rappahannock County.

Roads:-- 7 miles of rough mountain road; thence 20 miles over improved and unimproved road to Culpeper, nearest shipping point.

Soil: Sandy loam. South and east exposure. Thin soil, steep and numerous outcrops of rock.

History of Tract and condition of timber: The owner has resided on this property for many years and has cultivated most of the land at intervals.

Improvements: LOG DWELLING-- 18x20', 1½ story, and kitchen, lean-to at end, shingle roof. LOG SPRING HOUSE-----1 LOG CORNCRIB AND CELLAR-----1 HENHOUSE 8x12', 1 STABLE- 16x20', and SLAB SHED on 2 sides, all with shingle roof.

ORCHARD-----75 apple trees, 12 to 15 years old-----

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
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Ridge:

Slope:

Cove:

Grazing Land:

Fields Restocking:

Cultivated Land: - - - -	9	@	\$10.00	\$90.00
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Orchard: - - - -	2	@	50.00	100.00
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Minerals:

Value of Land: \$ ~~90.00~~

Value of Improvements: \$ 230.00

230.00
<u>\$ 420.00</u>

Value of Orchard: \$ 100.00

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 38.18

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

*Geo. H. Pen*

CLERK

NAME OF CLAIMANT

#199-II - Nicholson, Newton---Lap on C.J.Miller

Number of Acres: 9

Location: Near Hannah's Run along Rappahannock-Madison County Lines.

Roads: 5 miles of rough dirt road to Nethers Post Office, thence 30 miles to Luray.

Soil: Sand clay- fair depth and fertility. Steep to moderate slopes-- N.E. & S.E.exposure.

History of Tract and condition of timber: Cleared many years ago- cultivated and grazed since. It has been somewhat neglected for the past five years, consequently a large percentage of the surface is covered with briars and other weeds.

Improvements: None.

Incumbrances, counter claims or laps: Appears to be a lap on C.J. Miller et al.

Acreege and value of types:

Types	Acreege		Value per acre	Total Value
Ridge:				
Slope:				
Cove:				
Grazing Land: -----	9	@	\$10.00	\$90.00

Fields Restocking:

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 90.00

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 10.00

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

*Geo. H. Pen* CLERK

#199-II - Newton Nicholson Lap  
on  
C. J. Miller et al.

Acreage Claimed: Assessed: Deed:  
Value Claimed: Assessed: Deed:  
Location: Near Hannah's Run along Rappahannock -Madison County  
line.  
Incumbrances, counter claims or laps: Appears to be a lap on C.J.  
Miller et al.  
Soil: Sand clay- fair depth and fertility. Steep to mod-  
erate slopes- N.E. & S.E. exposure.  
Roads: Five miles of rough dirt road to Nether's Post  
Office, thence 30 miles to Luray.  
History of tract and condition of timber: Cleared many years ago-  
cultivated and grazed since. It has been somewhat  
neglected for the past five years, consequently a  
large percentage of the surface is covered with briars  
and other weeds.  
Improvements: None.

Value of land by types:

<u>Type:</u>	<u>Acreage:</u>	<u>Value per acre</u>	<u>Total Value</u>
F g	9	\$8.00	\$72.00
Total value of land		\$72.00	
Total value of tract		\$72.00	
Average value per acre		--\$8.00	

#199-II - Newton Nicholson Lap  
on  
C. J. Miller et al.

Acreage Claimed: Assessed: Deed:  
Value Claimed: Assessed: Deed:  
Location: Near Hannah's Run along Rappahannock -Madison County  
line.  
Incumbrances, counter claims or laps: Appears to be a lap on C.J.  
Miller et al.  
Soil: Sand clay- fair depth and fertility. Steep to mod-  
erate slopes- N.E. & S.E. exposure.  
Roads: Five miles of rough dirt road to Nether's Post  
Office, thence 30 miles to Luray.  
History of tract and condition of timber: Cleared many years ago-  
cultivated and grazed since. It has been somewhat  
neglected for the past five years, consequently a  
large percentage of the surface is covered with briars  
and other weeds.  
Improvements: None.

Value of land by types:

<u>Type:</u>	<u>Acreage:</u>	<u>Value per acre</u>	<u>Total Value</u>
F g	9	\$8.00	\$72.00
Total value of land		\$72.00	
Total value of tract		\$72.00	
Average value per acre		--\$8.00	

#251-Nicholson, Newton

Acreage Claimed: 22 A      Assessed- 22 A      Deed - 30 A  
Value Claimed: \$1000.00      "      \$94.00      "      \$50.00 (1902)

Location: On headwaters of Hannah's Run entirely in Rappahannock County

Incumbrances, counter claims, or laps: None on the 11 acres herein describe  
 The additional area claimed is lapped by the C.J. Miller and W.T. Taylor tract, for which a separate report has been prepared.

Roads: 7 miles of rough mountain road; thence 20 miles over improved and unimproved road to Culpeper, nearest shipping point.

Soil: Sandy loam. South and east exposure. Thin soil, steep and numerous outcrop of rocks.

History of Tract and condition of timber: The owner has resided on this property for many years and has cultivated most of the land at intervals.

Improvements:

Log dwelling, 18'x20', 1½ story, and kitchen, lean-to at end, shingle roof.	\$100.00
Log Spring House	10.00
1 log corner crib and cellar	15.00
1 " hen house 8' x 12'	15.00
1 " stable 16' x 20' and slab shed on two sides, all with shingle roof.	30.00
75 apple trees, 12 - 15 years old, @ \$62.50 per A-	125.00
	<u>\$295.00</u>

Value of land by Types:

<u>Types:</u>	<u>Acreage:</u>	<u>Value Per A.</u>	<u>Total Value</u>
F c	9	\$15.00	\$135.00
Orchard	2		
	<u>11</u>		<u>\$135.00</u>

Total value of land---	\$135.00
" " " Improvements	295.00
" " " Timber- ---	---
" " " Tract	<u>\$430.00</u>
Average value per acre-----	\$39.10

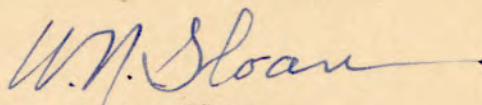
REPORT ON THE ACREAGE  
OF THE  
NEWTON NICHOLSON TRACT #251.

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Mr. Nicholson's deed calls for 30 acres. Ten acres of this was later sold to Lewis H. Nicholson. This would leave Newton Nicholson with twenty acres.

This twenty acres is covered by the State's reports as follows: Newton Nicholson tract - 11 acres.  
Newton Nicholson Lap on C. J. Miller et al -  $\frac{9}{20}$  acres.

The acreage of these two parcels was determined by a field survey.



W. N. Sloan,

Chief Engineer, Park Service