

Minors

CLAIMANT

NAME OF ~~OWNER~~

#5 - Eppard, Rupert

Number of Acres: 65

Location: Near Maple Spring School.

Roads: 7 miles fair dirt road to Elkton.

Soil: Sandy clay, good depth and fertility, steep to moderate slopes, northwest exposure.

History of Tract and condition of timber: Large portion of tract cleared many years ago, grazed and cultivated since. Wooded area cut over repeatedly in the past; now used as source of fuelwood supply. Present stand consists of mixed oaks and some hemlocks. Estimated to cut an average of 4 cords per acre.

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: --	46	@	\$3.00	\$138.00
Cove:				
Grazing Land: --	11	@	20.00	220.00
Fields Restocking:				
Cultivated Land: --	8	@	20.00	160.00
Orchard:				\$518.00

Minerals:

Value of Land: \$ 518.00

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$ 50.00

50.00

\$568.00

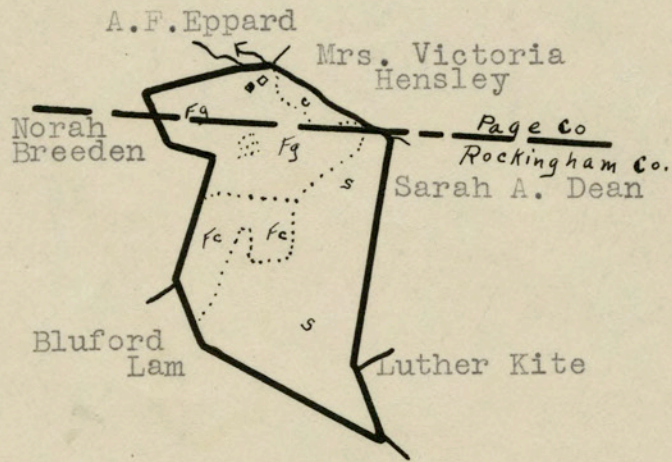
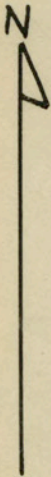
Value per acre for tract: \$ 9.00

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

*Geo. H. Pen*

CLERK

#5- (Rockingham Co) Eppard, Rupert C.  
#693 (Page Co)



LEGEND:

Cove                      Grazing  
Scale - 1" = 20 chains

Claim of Mary E. Breeden  
In the Circuit Court of Rockingham County, Virginia, No. \_\_\_\_\_, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. \_\_\_\_\_

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 Mary E. Breeden  
My post office address is Elkton Route 3

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 7.5 acres, on which there are the following buildings and improvements: Dwelling 4 rooms Kitchen  
Ram Pen frame Spring

This land is located about 7 miles from Elkton Virginia, in the Shenandoah 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 Nell Breeden  
South Wahy Breeden  
East Alfred Casper  
West Luther Sam

I acquired my right, title, estate or interest to this property about the year 1922 in the following manner:

I claim that the total value of this tract or parcel of land with the improvements thereon is \$3000.00. 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 \$3000.00.

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: \_\_\_\_\_

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 31<sup>st</sup> day of Aug, 1931.

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

The undersigned hereby certifies that \_\_\_\_\_ 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 31- day of Aug, 1931.

Geo. N. Pen.  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

~~Ruby Beaman age~~

Ruby Elizabeth Eppard - age 19  
Carson Franklin Eppard - " 18  
Etta Dupret Eppard - " 16

Elkton Va

*[Faint, mostly illegible text from the reverse side of the page, including phrases like "I claim a right title estate or interest in a tract or parcel of land within the area sought to be condemned containing about..."]*

County: Page  
 District: Shenandoah Iron Works

County: Rockingham  
 District: Stonewall

# 5 (Rockingham County)  
 #693 (Page County) - Eppard, Rupert C.

Acreage Claimed: Assessed 75 A. Deed 75 A.  
Value Claimed: " \$500.00 " Purchased in 1913 for \$1,005.00.

Location: Near Maple Spring School.

Incumbrances, counter claims or laps: None.

Soil: Sandy clay, good depth and fertility, steep to moderate slopes, north-west exposure.

Roads: Seven miles fair dirt road to Elkton.

History of tract and condition of timber: Large portion of tract cleared many years ago, grazed and cultivated since. Wooded area cut over repeatedly in the past; now used as source of fuel wood supply. Present stand consists of mixed oaks and some hemlocks. Estimated to cut an average of 4 cords per acre.

12 cords (Page county) valued at 50¢ - - - \$6.00  
 128 cords (Rockingham county) valued at 50¢ - - - 64.00

Improvements: (Page county)

Dwelling: Frame, 16x23' with a porch 8x23', 1½ story, metal roof, stone flue, 4 rooms, ceiled, fair condition, occupied by owner. - - - 350.00  
Old barn: Log, 19x24x16', shingled roof, poor condition. 40.00  
Summer kitchen: Frame, 13x16x10', metal roof. - - 40.00  
Hen house: Frame, 8x10x8', paper roof. - - 20.00  
Granary: Frame, 12x18x12', board roof. - - 20.00  
New stable: Frame, 14x16x12', metal roof, good condition. 80.00

Orchard: 10 apple trees valued at \$15.00. 15.00  
 \$565.00

Acreage and value of land by types: (Page county)

Type	Acreage	Value per A.	Total Value
Cove	3	4.00	12.00
F G	7	12.00	84.00
	<u>10</u>		<u>\$96.00</u>

Total value of land - - - \$96.00 (Page County)  
 " " " improvements 565.00  
 " " " cord wood - 6.00  
 " " " tract - - \$667.00  
 Average value per acre - - \$66.70

County: Page  
District: Shenandoah Iron Works

County: Rockingham  
District: Stonewall

# 5 (Rockingham county)  
#693 (Page county) Eppard, Rubert C.

Cont'd.

Acres and value of land by types: (Rockingham county)

Type	Acres	Value per A.	Total Value
Slope	32	3.00	96.00
F G	11	12.00	132.00
F C	8	25.00	200.00
	<u>51</u>		<u>\$428.00</u>

Total value of land - - - \$428.00 (Rockingham county)  
Total value of cord wood 64.00 " "  
Total value of tract - - \$492.00 " "  
Average value of tract - - \$9.64 " "

SUMMARY

Page and Rockingham counties.

Total number of acres 61.  
Total value of tract \$1,159.00  
Average value per acre \$19.00.