

Rappahannock County
 Hampton District
NAME OF CLAIMANT

#53a - Keyser, Jno. A.

Number of Acres: 177

Location: On the south slopes of the Blue Ridge between the Sugar Tin Branch and the Gravel Spring Branch.

Roads: It is five miles from this tract over an unimproved dirt road to Washington thence 19 miles on an improved macadam road to Front Royal, the nearest railroad point.

Soil: The clay varies from a clay to a sandy clay loam. The slopes are moderately steep with a south exposure and there are only a few relatively small outcrops of rocks.

History of Tract and condition of timber: All the mature chestnut oak timber was cut for bark about 30 years ago and considerable of the chestnut timber has been removed since the spread of the blight within the past 15 years. The remaining stand of merchantable timber is practically all hardwoods of average quality for this locality.

Improvements: Old abandoned house, no value, some right good apple trees and a garden.

Acreage and value of types:

Types	Acreage	Value per acre	Total Value
Slope:	98	\$3.00	\$294.00
Cove:	21	5.00	105.00
Grazing Land:	<u>58</u> 177	10.00	<u>580.00</u> \$979.00

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 979.00

Value of Improvements: \$ 50.00 50.00

Value of Orchard: \$

Value of Minerals: \$

Value of Timber: \$ 910.00 910.00
\$1939.00

Value of Wood: \$

Value per acre for tract: \$ 10.81

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

Geo. N. Pen. CLERK

53753-a

Claim of John A. Keyser
In the Circuit Court of Stafford County, Virginia, No. _____, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Clepton Gyles et als and 34,700 acres

more or less, of land in Stafford 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 Stafford County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is John A. Keyser
My Post Office Address is Washington 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 377 acres, on which there are the following buildings and improvements: Our old house, + some apple trees

325 acres of this is in original timber Oak, pine, poplar, sycamore, Hickory
This land is located about 4 1/2 miles from Washington Virginia, in the Hampton 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

about 40' x 10000 sq ft yellow poplar area of my land

The land owners adjacent to the above described tract or parcel of land are as follows:
North Estate of Mrs. J. Miller dec'd
South my Courtland farm
East Mr. Madril + Mrs. J. Miller Estate
West Ex. Gov. + Mrs. Tapp, + Mrs. J. Miller Estate

I acquired my right, title, estate or interest to this property about the year 1898 in the following manner:
Division + purchase of U. H. Keyser dec'd estate 2000 ac
by purchase of Sam Partlow of 177 acres

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 6000.00. 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 \$ _____.

I am the owner of 245 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: all timber is above saw mill site + within half a mile of County road, where trucks can haul from mill, down + operate a saw mill part time for 30 years (Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 28 day of May, 1930.

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

The undersigned hereby certifies that John A. Keyser 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 28 day of May, 1930.

Jan. M. Settle
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

See note on Reverse side hereof -

The timber land is timbered all over
not as much as 10 acres of waste
land & cliffs in entire boundary
all of the timber is within half mile
of County road & down hill to flood
no road to build for trucks to get
to mill sites, Except for the lead
chestnut, I've removed for rails &
for safety from forest fires all the
original hard lumber firwood is
on this tract.
Similar tracts are there been sold
recently for much more per acre
than this asking. I feel that I can
easily get more for timber, than
in asking for it for timber land.

I claim the following right, title, estate or interest in the tract or parcel of land de-
scribed 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.)

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

North
South
East
West

acquired my right, title, estate or interest to this property about the year 1898 in the
following manner:

I claim that the total value of this tract or parcel of land with the improvements there-
on is \$2000. I claim that the total value of my right, title, estate or interest,
and to this tract or parcel of land with the improvements thereon is \$

I am the owner of 24.5 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 pro-
posed 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: See notes on reverse side of page.

Witness my signature (or my name and mark attached hereto) this 28th day

of May 1930

STATE OF VIRGINIA, COUNTY OF

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,
and things appearing in his above answer are true to the best of his knowledge and belief,

this 28th day of May 1930

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

Lamin St
Geo. A. Ripper -
Filed May 28 - 1930.

- 53a Keyser, Jno. A.

Acreage Claimed: 577 Acres--Assessed A. Deed A
Value Claimed: \$6500.00 " "

Note: The area and value claimed cover two separate tracts within the Park area. East tract is a part of a larger tract and the portion outside of the Park area consists for the most part, of improved farm land. Neither the assessed value, the purchase price, nor the area as purchased can be determined from any available records.

Examined by: Eaton Shifflett and Stoneburner.
Location: On the south slopes of the Blue Ridge between the Sugar Tin Branch and the Grovel Spring Branch.

Incumbrances, counter claims, etc.: None so far as known.

Roads: It is five miles from this tract over an unimproved dirt road to Washington thence 19 miles on an improved macadam road to Front Royal, the nearest railroad point.

Soil: The soil varies from a clay to a sandy clay loam. The slopes are moderately steep with a south exposure and there are only a few relatively small outcrops of rocks.

History of tract and condition of timber: All the mature chestnut oak timber was cut for bark about 30 years ago and considerable of the chestnut timber has been removed since the spread of the blight within the past 15 years. The remaining stand of merchantable timber is practically all hardwoods of average quality for this locality.





Timber: The total estimated stand of merchantable timber on this tract is 182,000 feet B. M. with an average stumpage value of \$5.00 per M. feet. The proportion by species is oak 24%, poplar 58%, basswood 12%, ash 4%, hickory and other species 2%.

Improvements:

<u>Acreage and value by types:</u>		<u>Value</u>	<u>Total</u>
<u>Types:</u>	<u>Acreage</u>	<u>per acre</u>	<u>Value</u>
Cove	21	\$5.00	\$105.00
Slope	91	3.00	273.00
FR	58	5.00	290.00
	<u>170</u>		<u>\$668.00</u>
Value of land		\$668.00	
Value of timber 182,000 ft		910.00	
	© 5		
Total value of tract		<u>1578.00</u>	
Value per acre for tract		9.27	

#53-a, Keyser, Jno. A.,



LEGEND:
Cove  Orchard
Slope  Grazing Land
Ridge  Tillable Land (& Fields re-
Scale - 1" = 20 chains  stocking)