

Appahannock County

Hawthorne District

NAME OF CLAIMANT/ Owner

#240 - Nicholson, R.L.

Number of Acres: 35

Location: Rocky Run Hollow--Only a part of this tract lies within the Park Area. On that part of the tract lying outside the Park boundary there is a house and small garden, occupied by a tenant, Alcinda Jenkins. On account of the character of land inside, it is estimated that there is no damage to that part of the tract lying outside the Area.

Roads: One mile of rough dirt road to graded County road near Nether's Mills, thence two miles to F.T.Valley Road, thence eight miles to Sperryville, thence 17 miles to Luray, nearest shipping point.

Soil: Rocky- sandy clay of good depth and fertility, south and east exposure.

History of Tract and condition of timber: Portion of tract cleared many years ago- grazed since being cleared- Tan bark removed from wooded portion about 30 years ago- Other timber products removed at various times since- At present the wooded portion approximately 28 acres, is estimated to cut about 1000 bd.ft. per acre, mostly red oak, with some poplar and chestnut oak, total of 28,000 bd.ft.

Improvements: None

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Slope:	28	@	\$2.50	\$70.00
Cove:	2	@	4.00	8.00
Grazing Land:	5	@	12.00	60.00
				<hr/> \$138.00

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$138.00

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Timber: \$ 112.00

112.00

Value of Wood: \$

\$250.00

Value per acre for tract: \$ 7.14

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

John N. Brown CLERK

Area Claimed: Assessed 40A- Deed 40A
Value Claimed: Assessed \$90.00 Deed \$200.00

Location: Rocky Run Hollow-- Only a part of this tract lies with-
in the Park Area. On that part of the tract lying out-
side the park boundary there is a house and small garden,
occupied by a tenant, Alcinda Jenkins.
On account of the character of land inside, it is es-
timated that there is no damage to that part of the
tract lying outside the Area.

Laps: None Known.

Soil: Rocky- Sandy clay of good depth and fertility, south and
east exposure.

Roads: One mile of rough dirt road to graded County road near
Nether's Mills, thence two miles to F. T. Valley Road-
thence eight miles to Sperryville, thence 17 miles to
Luray, nearest shipping point.

History: Portion of tract cleared many years ago- grazed since
being cleared- Tan bark removed from wooded portion
about 30 years ago- Other timber products removed at
various times since- At present the wooded portion
approximately 28 acres, is estimated cut about 1000 Bd.
ft. per Acre, mostly red oak, with some poplar and Ches.
Oak- Total of 28,000 Bd.-ft, Value at \$4.00 per M Bd.-ft.,
Total Value \$112.00

Improvements: None.

Value of Land by Types:

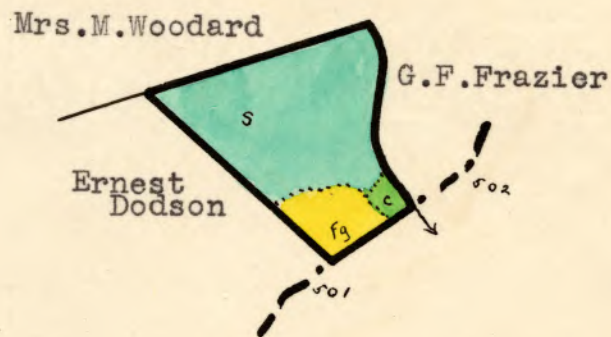
Type	Area	Val. per A.	TOTAL:
Slope	28 Acres.	\$2.50	\$70.00
Cove	2 "	4.00	8.00
Fg	5 "	12.00	60.00
	<u>35 "</u>		<u>\$138.00</u>





Total Value of Land	\$138.00
" " " Timber	112.00
" " "	<u>TOTAL VALUE TRACT: \$250.00</u>

Average Value per Acre \$7.14

County: Rappahannock
District: Hawthorne

#240 - Nicholson, R.L.



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