

NAME OF CLAIMANT

#59 - Dean, George M.

Number of Acres: 100

Location: Elk Run.

Roads: Five miles good mountain road to Elkton.

Soil: Fertile, gravelly loam, very rocky, but moderately deep everywhere.

History of Tract and condition of timber:

Timber is extremely variable in size and composition of stand. It varies from small brush to pine reproduction, light cord wood, heavy cord wood, to spots of saw timber. This is a mixed hardwood - Table Mountain - white pine, pitch-pine stand, sizes up to a maximum of 32" DBH, the larger sizes being extremely defective

Improvements: The hardwoods consist of tupil, hickory, chestnut oak, white oak, red oak, locust and dead chestnut. The field restocking is growing up to locust, tulip, sassafras, etc. eighty per cent stocked. The tillable land alternates between cultivated and grazing. Estimated to cut 300 bd. ft. (280 cords)

Improvements: Dwelling: Frame, 14x24', porch 6x44', 7 rooms, shingled and metal roof, brick flues, 2 stories, 3 rooms ceiled, 4 rooms plastered, attached kitchen 14x20', which consists of 3 rooms, fair condition, occupied by owner, water supply spring, pillar foundation.

New bank barn: Frame, 27x42x16', paper roof, good condition.

Hen house: Frame, 6x10x8', shingled roof, fair condition.

Hog pen: Frame, 6x12x6', paper roof, fair condition.

Granary and shed: Frame, 14x15x12', paper roof, fair condition.

Spring house: Frame, 8x12x8', board roof, fair condition.

Orchard: 100 trees.

Acreege and value of types:

Types	Acreege		Value per acre	Total Value
Ridge:				
Slope:	56	@	\$5.00	\$280.00
Cove:				
Grazing Land:	8	@	40.00	320.00
Fields Restocking:	12	@	10.00	120.00
Cultivated Land:	24	@	27.50	660.00
Orchard:				\$1380.00
Minerals:				1530.00
				100.00
Value of Land: \$	1380.00			50.00
Value of Improvements: \$	1530.00			\$3060.00
Value of Orchard: \$				50.00
Value of Minerals: \$				\$3110.00
Value of Fruit: \$	100.00			
Value of Timber: \$	50.00			
Value of Wood: \$	50.00			
Value per acre for tract: \$	31.00			

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

Geo. N. Pen. CLERK.

Claim of G. M. Dean
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 G. M. Dean
My post office address is Elkton R.F. #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 98 acres, on which there are the following buildings and improvements: Dwelling 7 room Barn granary
Hen House Hayrack Spring house Hacks
orchard 60 acres cleared
This land is located about 1/2 miles from Elkton Virginia, in the Honewall 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 Saul Hensley
South Will Dean
East Albert Hensley
West Miller Dean

I acquired my right, title, estate or interest to this property about the year 1900 in the following manner:

I claim that the total value of this tract or parcel of land with the improvements thereon is \$3800.00. 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 \$3800.00.

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 28th day of Aug, 1931. George M. Dean

STATE OF VIRGINIA, COUNTY OF _____, 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 28 day of Aug, 1931.

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

County: Rockingham
 District: Stonewall

#59 - Dean, George M.

Acreage Claimed: 92 Assessed 98 A. 70 P. Deed Acquired 100 A. in
Value Claimed: \$3800.00 " \$450.00 " 1902 for \$500.00
Location: Elk run.

Incumbrances, counter claims or laps: None known.

Soil: Fertile, gravelly loam, very rocky, but moderately deep everywhere.

Roads: Five miles good mountain road to Elkton.

History of tract and condition of timber: Timber is extremely variable in size and composition of stand. It varies from small brush to pine reproduction, light cord wood, heavy cord wood, to spots of saw timber. This is a mixed hardwood - Table Mountain - white pine, pitch-pine stand, sizes up to a maximum of 22" DBH, the larger sizes being extremely defective. The hardwoods consist of tulip, hickory, chestnut oak, white oak, red oak, locust and dead chestnut. The field restocking is growing up to locust, tulip, sassafras, etc. eighty percent stocked. The tillable land alternates between cultivated and grazing. Estimated to cut 300 bd. ft. per acre on 56 acres (16800 bd. ft.) valued at \$3.00 per M. - - - - - \$50.40
 Also 280 cords at 75¢ - - - - - 210.00
 \$260.00

Improvements:
Dwelling: Frame, 14x24', porch 6x44, 7 rooms, shingled and metal roof, brick flues, 2 stories, 3 rooms ceiled, 4 rooms plastered, attached kitchen 14x20' which consists of 3 rooms, fair condition, occupied by owner, water supply spring, foundation pillars. - \$700.00
New bank barn: Frame, 27x42x16', paper roof, condition good. - - - - - 400.00
Hen house: Frame, 6x10x8', shingled roof, fair condition. - - - - - 10.00
Hog pen: Frame, 6x12x6', paper roof, fair condition. 10.00
Granary and shed: Frame, 14x15x12', paper roof, fair condition. - - - - - 60.00
Spring house: Frame, 8x12x8', board roof, fair condition. - - - - - 15.00
 \$1,195.00
Orchard: 100 trees at \$1.00 per tree. - - - \$100.00

Acreage and value of land by types:

Type	Acreage	Value per A.	Total value
Slope	56	\$4.00	\$224.00
Grazing	8	12.00	96.00
Tillable	24	25.00	600.00
Restocking	12	7.00	84.00
	<u>100</u>		<u>\$1004.00</u>

County: Rockingham
District: Stonewall

#59 - Dean, George M.

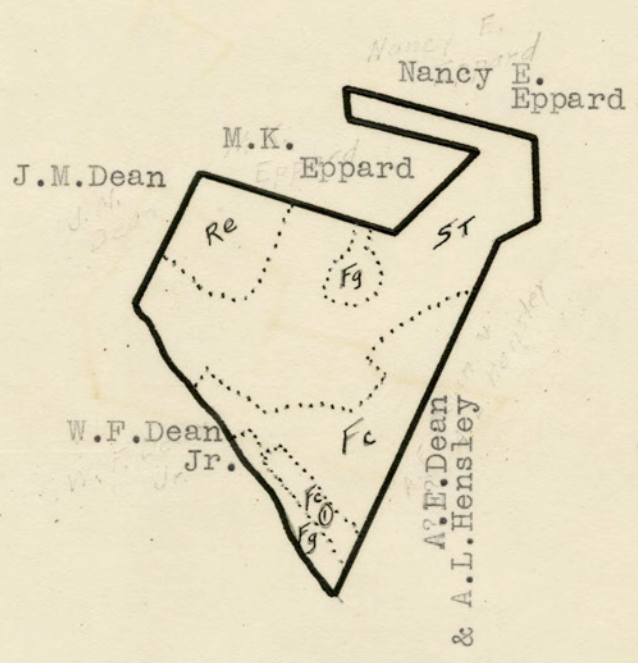
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Total value of land - - - -	\$1,004.00
Total value of orchard - -	100.00
Total value of improvements	1,195.00
Total value of timber - -	260.00
Total value of tract - - -	\$2,559.00
Average value per acre - -	\$25.59.

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LEGEND:

Slope Grazing
 Tillable Restocking
 Scale - 1" = 20 chains