

Rappahannock County

Wakefield District

**NAME OF CLAIMANT**

#30 - Presgraves, Robert and

Number of Acres: 25. W.T.Riley

Location: On River Jordan

Incumbrances, counter claims or laps: Deed of trust for \$500. out-standing in W.T.Riley, which represents half of the purchase price.

Roads: It is approximately 3 miles by poor country road to the State road at Flint Hill, thence 13 miles by highway to Front Royal, the nearest R.R. point.

Soil: The soil appears to be fairly good where cultivated. On the whole, it is steep, with a considerable amount of outcropping rock.

History of Tract and condition of timber: The cleared land has been under cultivation for many years. The timber has been cut, about ten acres has been cleared and 3 acres are now under cultivation and in orchard. There are 120 apple trees ranging from 3-10 years old and a few old apple and cherry trees around the house.

Improvements: 5 room frame dwelling house with metal roof. Small stable, all in fair condition.

**Acreage and value of types:**

Types	Acreage	Value per acre	Total Value
Slope:	3	@ \$3.00	\$9.00
Cove:			
Grazing Land:	20	@ \$10.00	\$200.00
Cultivated Land:			
Orchard:	2	@ \$50.	100.00

**Minerals:**

Value of Land: \$ 209.00

Value of Improvements: \$ 550.00

Value of Orchard: \$ 100.00

Value of Minerals: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 21.47

550.00  

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\$859.00

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

Geo. H. Pen. CLERK

Claim of Robert Presgraves  
In the Circuit Court of Rappahannock County, Virginia, No. 149, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Clepton Aylor et al and  
37400 acres

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

My name is Robert Presgraves  
My Post Office Address is Flint Hill, 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 25 <sup>more or less</sup> acres, on which there are the following buildings and improvements: 6 room dwelling, barn

This land is located about 9 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).

I bought this property from W. T. Riley in 1926, and have contract, but deed has not been made.

The land owners adjacent to the above described tract or parcel of land are as follows:  
North W. J. Turner  
South M. R. Bradford  
East Geo. P. Browning  
West C. M. & Horace Pullen

I acquired my right, title, estate or interest to this property about the year 1926 in the following manner:  
By Contract from W. T. Riley

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 1200.00. 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 \$ 1200.00.

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: There are about 100 apple trees on this property about 10 years of age.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 31 day of July, 1930.  
STATE OF VIRGINIA, COUNTY OF Rapp. Robert Presgraves by J. M. Seese, his agt., To-wit:

The undersigned hereby certifies that Jas. M. Seese, agt. for Robt. Presgraves, 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 July, 1930.

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

County: Rappahannock  
District: Wakefield

#30 - Presgraves, Robt.

Acreage Claimed:

Value Claimed:

Location: On River Jordan

Incumbrances, counter claims or laps: Deed of trust for \$500.  
outstanding in W.T.Riley, which represents  
half of the purchase price.

Roads: It is approximately 3 miles by poor county road to  
the State road at Flint Hill, thence 13 miles by  
highway to Front Royal, the nearest R.R. point.

Soil: The soil appears to be fairly good where cultivated.  
On the whole it is steep, with a considerable amount  
of outcropping rock.

History of tract and condition of timber: The cleared land has  
been under cultivation for many years. The timber  
has been cut, about ten acres has been cleared and  
3 acres are now under cultivation and in orchard.  
There are 120 apple trees ranging from 3 - 10 years  
old and a few old apple trees and cherry trees around  
the house, valued at \$80.00

Improvements: These consist of a 5 room frame 15x36' house with  
2 porches and a galvanized roof, valued at \$400.00-  
a 20x20 barn in poor condition with a shingle roof  
valued at \$50.00 making the total value of improve-  
ments \$450.00.

Acreage and value by types:

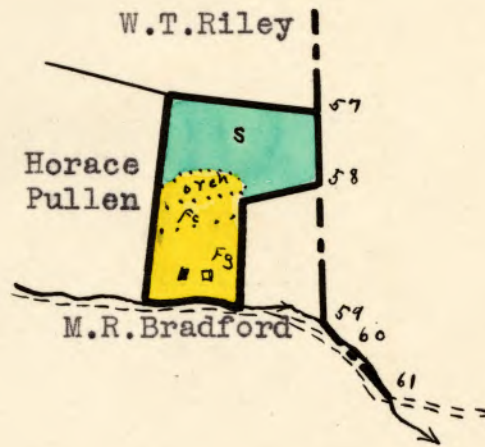
<u>Types:</u>	<u>Acreage:</u>	<u>Value Per A.</u>	<u>Total Value</u>
Slope	11	\$3.00	\$33.00
Grazing	9	10.00	90.00
Cultivated	3	20.00	60.00
Orchard	2	----	----
	<u>25 A.</u>		<u>\$183.00</u>

Value of land----	\$183.00
" " improvements	450.00
" " orchard	80.00
	<u>\$713.00</u>





Average value per acre for tract-----\$28.52



#30 - Presgraves, Robert



LEGEND:

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