

NAME OF CLAIMANT

#60 - Eppard, M. K.

Number of Acres: 62-1/2

Location: On Elk Run.

Roads: Four miles good mountain road to Elkton.

Soil: Deep, fertile, gravelly loam on the meadows. Shallow, badly eroded and rocky loam on slope.

History of Tract and condition of timber:

Timber lot is on a steep hill with much ledge rock. Mixed hardwoods and a little pine. Occasional small saw logs which should be classed as cordwood. Estimated to cut 6 cords per acre. (54 cords).

Improvements:

Dwelling: 17x26', with attached kitchen 16x12x12' and porch 6x26', metal roof, brick flue, ceiled, fair condition, occupied by owner, water supply well, solid foundation, cellar 10x12', cement.  
Barn: Frame, 26x44x14', paper roof, fair condition.  
Garage and granary: Log and frame, 16x16x12', paper roof, fair condition.  
Meat house: Frame, 8x10x8', shingled roof.  
Building not specified: 8x28x8', paper roof, fair condition.  
Store house: 14x32x12', with shed room 11x18', frame, shingled roof, fair condition.  
Blacksmith shop: Frame, 18x23x10', shingled roof, fair condition.  
New garage: Frame, 10x10x10', paper roof.  
 Lam family burial plot about 75' square with wooded post and wire fence. Was reserved and was the land between the cemetery and the boundary, which land consists of part or all of the width of the road which comes past the burial lot.

Acreeage and value of types:

Types	Acreeage		Value per acre	Total Value
Ridge:				
Slope:	10	@	\$5.00	\$50.00
Cove:				
Grazing Land:	17	@	30.00	510.00
Fields Restocking:				
Cultivated Land:	35	@	50.00	1750.00
Orchard:	1/2	@	200.00	\$2310.00 100.00
Minerals:				\$2410.00 1875.00
Value of Land:	\$ 2310.00			50.00
Value of Improvements:	\$ 1875.00			\$4335.00
Value of Orchard:	\$ 100.00			
Value of Minerals:	\$			
Value of Fruit:	\$			
Value of Timber:	\$			
Value of Wood:	\$ 50.00			
Value per acre for tract:	\$ 69.36			
Incidental damages arising from the taking of this tract:	\$	NONE.		

*Geo. H. Davis* CLERK.



Claim of M. K. Eppard  
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. M. K. Eppard

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 M. K. Eppard  
My post office address is Beckett 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 63 acres, on which there are the following buildings and improvements: a Dewey, Home, Store house, Barn, Smoke house, Corn House with good sheds, Cor Barn, Blacksmith Shop, Lap Route House, Hog pen & a house  
This land is located about 4 miles from Beckett Virginia, in the Stewart 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 (See Sample)

The land owners adjacent to the above described tract or parcel of land are as follows:  
North W. F. Dean & Mrs. S. E. Eppard  
South Geo. Dean & Michael Dean  
East Old. Henry & Mrs. S. E. Eppard  
West W. F. Dean Jr.

I acquired my right, title, estate or interest to this property about the year 1907 in the following manner  
by Purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 700.000. 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 \$ 7000.00.

I am the owner of none 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 \$ 7000.00.

(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: This property is in a high state of Cultivation the Buildings are good Close to School and Churches well watered - good fruit in a bumper - many good, Clear of Underbrush (Continue remarks if necessary on the back).

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

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

The undersigned hereby certifies that M. K. Eppard  
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, 1930.

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

over as a Part of this Contract.



County: Rockingham  
 District: Stonewall

#60 - Eppard, M. K.

Acreage Claimed: 63      Assessed 62 A. 66 P.      Deed 50 A. 66 P.  
Value Claimed: \$7000.00      "      \$780.00      "      1907 for \$1,020.00.  
 Location:      On Elk run.      About 12 A. in 1908 for \$190.00.

Incumbrances, counter claims or laps: None known.

Soil:      Deep, fertile, gravelly loam on the meadows.      Shallow, badly eroded and rocky loam on slope.

Roads:      Four miles good mountain road to Elkton.

History of tract and condition of timber: Timber lot is on a steep hill with much ledge rock. Mixed hardwoods and a little pine. Occasional small saw logs which should be classed as cord wood. Estimated to cut 6 cords per acre on 9 acres (54 cords) valued at 75¢. - - - - - \$40.00

Improvements:

<u>Dwelling:</u> 17x26' with attached kitchen 16x12x12' and porch 6x26', metal roof, brick flue, ceiled, fair condition, occupied by owner, water supply well, solid foundation, cellar, 10x12', cement. - - -	\$650.00
<u>Barn:</u> Frame, 26x44x14', paper roof, fair condition. - - -	400.00
<u>Garage and granary:</u> Log and frame, 16x16x12', paper roof, fair condition. - - -	50.00
<u>Meat house:</u> Frame, 8x10x8', shingled roof. - - -	35.00
<u>Building not specified:</u> 8'x28' x8', paper roof, fair condition. - - -	30.00
<u>Store house:</u> 14x32x12' with shed room 11x18', frame, shingled roof, fair condition. - - -	200.00
<u>Blacksmith shop:</u> Frame, 19x23x10', shingled roof, fair condition. - - -	40.00
<u>New garage:</u> Frame, 10x14', <sup>x10'</sup> paper roof. - - -	60.00
	<u>\$1,465.00</u>

Lam family burial plot about 75' square with wooden post and wire fence. Was reserved and was the land between the cemetery and the boundary, which land consists of part or all of the width of the road which comes past the burial lot.

Acreage and value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per A.</u>	<u>Total Value</u>
Slope	9	3.00	27.00
Grazing	17	8.00	136.00
Tillable	35	50.00	1,750.00
	<u>61</u>		<u>\$1,913.00</u>



County: Rockingham  
District: Stonewall

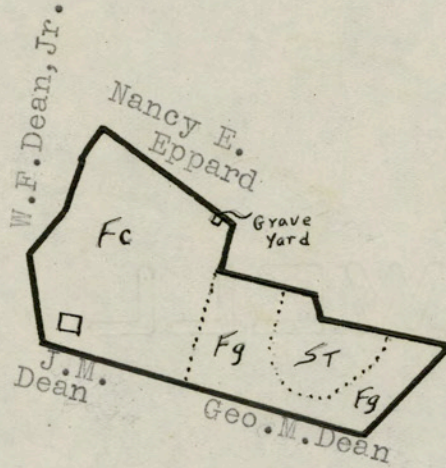
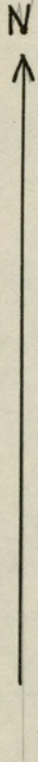
#60 - Eppard, M. K.

Cont'd.

Total value of land - - - -	\$1,913.00
Total value of improvements	1,465.00
Total value of timber - - -	40.00
Total value of tract - - -	3,418.00
Average value per acre - -	\$56.03.



#60- Eppard, M.K.



LEGEND:  
Slope      Grazing  
Tillable  
Scale - 1" = 20 chains