

Rappahannock County
Wakefield District

NAME OF CLAIMANT

#35 - Deering, E.P., Est. &c.

Number of Acres: 336

Location: Drains of Jordan River, adjoining remainder of tract not inside the Park area.

Roads: It is approximately one-half mile through the fields to the Jordan River road, thence about 2 miles to Flint Hill, on the State Highway. It is approximately fifteen miles to Front Royal, the nearest shipping point.

Soil: Good sandy loam, comparatively free of rock.

History of Tract and condition of timber: Much of this tract has been cleared at some time. Some of it has grown up and some is in the process of restocking while other parts are open. The timber has been cut except a few scattered patches. The timbered area has been repeatedly burned over.

Improvements: None.

Acreage and value of types:

Types	Acreage	Value per acre	Total Value
Slope:	206	@ \$3.00	\$618.00
Cove:	32	@ 4.00	128.00
Grazing Land:	92	@ 15.00	<u>1380.00</u> \$2126.00
Cultivated Land:			
Orchard:	6	@ 60.00	360.00
Minerals:			
Value of Land: \$ 2126.00			<u>\$2486.00</u>
Value of Improvements: \$			
Value of Orchard: \$ 360.00			
Value of Minerals: \$			
Value of Timber: \$ 1170.00			<u>1170.00</u> \$3656.00
Value of Wood: \$			
Value per acre for tract: \$ 10.88			

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

Geo. H. Pen CLERK

Set in ~~...~~ Act Aug 27-30

35

Claim of Eugenia P. Dearing et als
In the Circuit Court of Appomattox County, Virginia, No. 149, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Clifton Aylor et als and
37400 acres

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

My name is Eugenia P. Dearing, Eva Calloway
My Post Office Address is Athens, Ga

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 200 acres, ^{more or less} on which there are the following buildings and improvements:
NONE

This land is located about 7 miles from Washington Virginia, in the Wakefield 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 Geo. P. Brown Jr.
South Mrs. R. Moore
East Ed Foster
West " " "

I acquired my right, title, estate or interest to this property about the year 1916 in the following manner:
By Inheritance from A. W. Dearing Est.

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 \$ 6000.00

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: This land is valued at \$30.00 per acre. There about 250 apple trees on the above 200 acre tract about 18 years old.

(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 Appomattox, To-wit:

The undersigned hereby certifies that C. G. Reid, agt. for Eugenia P. Dearing 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.

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

#35 - Dearing Estate

Acreage Claimed:

Value Claimed:

Examined by:

Location: Drains of Jordan River, adjoining remainder of tract not inside the Park Area.

Incumbrances, counter claims or laps: None known.

Roads: It is approximately one-half mile through the fields to the Jordan River road, thence about 2 miles to Flint Hill, on the State highway. It is approximately 15 miles to Front Royal, the nearest shipping point.

Soil: Good sandy loam, comparatively free of rock

History of tract, and condition of timber: Much of this tract has been cleared at some time. Some of it has grown up and some is in the process of restocking while other parts are open. The timber has all been cut except a few scattered patches. The timbered area has been repeatedly burned over.

Improvements: These consist of an orchard, 25 - 30 years old, which has been neglected in past years. It was pruned this year. A number of trees are dead. There are 220 living trees remaining.

Timber: The stand of slightly more than 1 M ft. per acre consists of poplar, red and chestnut oak and miscellaneous species. It is estimated that it consists of 365 M valued @ \$4.00 per M or \$1460.00.

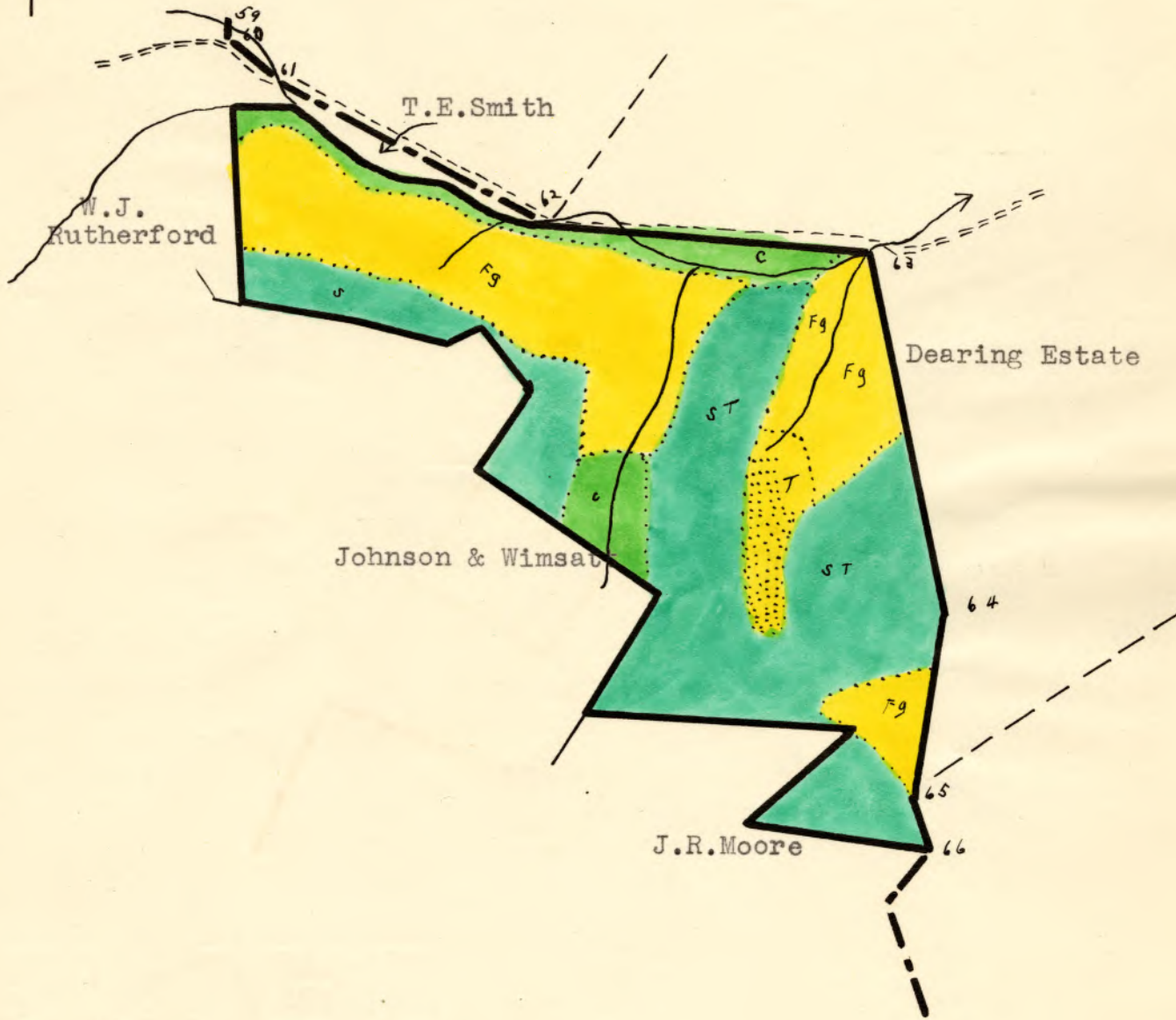
Acreage and Value by Types:

<u>Types:</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Cove	32	\$4.00	\$128.00
Slope	206	2.00	412.00
Grazing	92	15.00	1380.00
Orchard	6		
	<u>336</u>		<u>\$1920.00</u>

Value Land-----	1920.00
Value orchard 6 A. @ \$75.00	450.00
Value Timber	<u>1460.00</u>
	<u>3830.00</u>

Value per acre for tract----- \$11.40

#35 - Dearing Estate



LEGEND:

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