

NAME OF CLAIMANT

#275 - Sipe, L. L.

Number of Acres: 11

Location: Deep Run and entirely within the Park area.

Roads: Three miles via dirt road to Port Republic, the nearest shipping point.

Soil: Cove and slope type. Sandy loam of a fair depth and fertility.

History of Tract and condition of timber:

Improvements:

None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	7	⊙	\$5.00	\$35.00
Cove:	4	⊙	10.00	40.00
				<u>\$75.00</u>

Grazing Land:

Fields Restocking:

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 75.00

Value of Improvements: \$

Value of Orchard: \$

20.00

Value of Minerals: \$

Value of Fruit: \$

30.00

Value of Timber: \$ 20.00

\$125.00

Value of Wood: \$ 30.00

Value per acre for tract: \$ 11.36

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

Geo. H. Pen CLERK.

Claim of L. L. Sipe
In the Circuit Court of Roekingham 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 Roekingham 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 Roekingham County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is Luther L. Sipe

My post office address is Port Republic 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 11 acres, on which there are the following buildings and improvements: Home

This land is located about 2 miles from Lynnwood Virginia, in the Stonewall 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 am the sole owner & have a fee simple title

The land owners adjacent to the above described tract or parcel of land are as follows:

North J. W. Miller

South Dr. A. S. Hemphre

East Henry Raines

West Laneester

I acquired my right, title, estate or interest to this property about the year 1926 in the following manner:

from Dr. A. S. Hemphre

I claim that the total value of this tract or parcel of land with the improvements thereon is \$280.00. 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 \$280.00.

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 \$ 0.00.

(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: _____

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 11th day of Feb 1931, 1930. Luther L. Sipe

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

The undersigned hereby certifies that Luther L. Sipe 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 11th day of Feb 1931, 1930.

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

2/11/31

County: Rockingham
 District: Stonewall

#275 - Sipe, L. L.

<u>Acreage Claimed:</u> 11 A.	Assessed 12 A. 56 P.	Deed 11 A. 32 P.
<u>Value Claimed:</u> \$280.00	" \$350.00	" \$2.00

Location: Deep Run and entirely within the Park area.

Incumbrances, counter claims or laps: Etc. There has never been any improvements on this tract as assessed. Must be for buildings owned by Mr. Sipe in Fort Republic.

Soil: Cove and slope type. Sandy loam, of a fair depth and fertility.

Roads: Three miles via dirt road to Fort Republic, the nearest shipping point.

History of tract and condition of timber: There is about 5 M. bd. ft. of merchantable saw timber on this tract and about 5 cords of fuel wood per acre on 11 acres.
 5 M. bd. ft. saw timber @ \$4.00 per M. --- \$20.00
 55 cords of wood @ 50¢ per cord -- 27.50
\$47.50

Improvements: None.

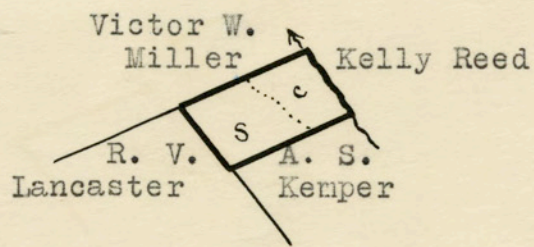
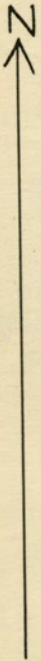
Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Cove	4	\$5.00	\$20.00
Slope	7	3.00	21.00
	<u>11</u>		<u>\$41.00</u>

Total value of land	\$41.00
Total value of timber	47.50
Total value of tract	<u>88.50</u>
Average value per acre	\$8.05

#275 - Sipe, L. L.

County: Rockingham
District: Stonewall



LEGEND

Cove - Slope

Scale - 1" = 20 chains