

“ROSEGILL”

in

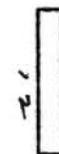
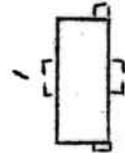
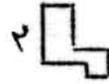
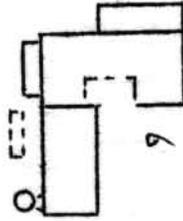
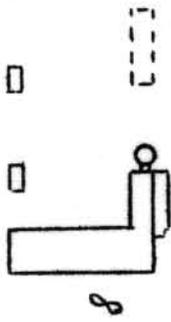
MIDDLESEX COUNTY

near

URBANNA, VIRGINIA

July 27, 1944

Presented by
Petersburg Savings & American Trust Company
Petersburg, Virginia



"ROSEGILL"

Location Sketch,

July 20, 1944.

Scale 50'



Rosegill, the Colonial seat of the aristocratic Wormeley family and the home of the late Ben Temple, is situated on the Rappahannock River some fourteen miles from Chesapeake Bay where Urbanna creek, itself really a considerable river, runs into the larger stream. Here history, legend and romance combine with great natural beauty and harmonious architecture to make a place of indescribable charm.

Capt. Ralph Wormeley, scion of a Cavalier family of Yorkshire, England, came to Virginia in 1655 or 1636. In 1649 he patented a large tract of land on the Rappahannock River in what is now Middlesex County and in 1650 began the erection of a Manor House on an eminence overlooking the broad expanse of the River. Thus Rosegill had its beginning—only forty-two years after the first feeble settlement at Jamestown and a half century before the establishment of Williamsburg as the capital of Virginia. From the first it was one of the most distinguished of the great river estates of the Colony, a center of social, political and economic leadership, sharing honors with Corotoman, Epping Forest, Bewdley and, later, Sabine Hall and Mt. Airy on the Rappahannock, and with Berkeley, Brandon, Westover and others on the James.

For more than a century and a half a succession of Wormeleys—all Ralphs except one John—were masters of Rosegill and exercised such a leadership in Colonial affairs as would be expected of the lords of that manor. The first Ralph was a Burgess and, by Royal appointment, a member of the Governor's Council, sometimes known as the Virginia House of Lords. His son, Ralph (1650-1700), the second master of Rosegill, was educated at Oriel College, Oxford, and returned to Virginia to assume his place as one of the first gentlemen of the Colony. Like his father, he was a Burgess and a member of the Governor's Council. He was for a time President of the Council and Acting Governor of the Colony. He also served as Secretary of State, trustee of William and Mary College, "naval officer of the Rappahannock", and in many other positions of distinction, and came to be regarded by many as "the most powerful man in Virginia." A later Ralph (1715-90), fourth of the name, was for twenty-two years a member of the House of Burgesses and his son, Ralph (1744-1806), educated at Eton and Cambridge, added to the famous library at Rosegill to make it one of the finest in the New World and was among the last appointees to the Council under the Royal Government.

With the oncoming of the Revolution the fortunes and public leadership of the Wormeleys began to decline. The fourth Ralph and the fifth, both of whom were living at Rosegill in 1775, and probably other members of the family, were Royalist. While they were wise enough not to offer active opposition to the increasingly popular movement for revolt and independence of the Mother Country, they were too high principled and too independent to conceal their sympathies and convictions. In the early days of the Revolution, the younger Ralph was, pursuant to a resolution of the Virginia Convention, confined under bond to a plantation owned by his father in Frederick County. When he was released and allowed to return to Rosegill he found that his "Tory" sympathies did not prevent the pillaging of Rosegill by a British privateer in 1781 shortly before the surrender of Cornwallis at Yorktown. Fortunately, however, neither did they prevent later his taking a place in the new independent State of Virginia in keeping with the family tradition, for he served several times as a member of the House of Delegates and in the Virginia Convention of 1788.

This brief account of the Wormeleys of Rosegill gives a very inadequate idea either of the family or of the estate in its Colonial Days of splendor. It tells nothing of the life of feudal magnificence that was lived at Rosegill for nearly two centuries in accordance with the great romantic tradition of Colonial Virginia—the economic development with a constant increase in the evidences of wealth and luxury—the foregathering there of the great of the Colony to settle affairs of state, with no doubt much of politics and intrigue—the charming cultivated social life, with its endless interchange of visits with the other great houses along the rivers, its intermarriages with the Berkeleys, Carters, Lomaxes, Tayloes and other leading families, its balls and levees in the candle-lit paneled parlours, its hunts, races and tournaments—the grace and elegance of a day that is dead.

Those interested in a fuller account of Rosegill and the life there in Colonial times will find pertinent material in *Historic Virginia Homes*, Meade's *Old Churches, Ministers and Families of Virginia*, Stanard's *Colonial Virginia*

Its People and Customs, Sale's Interiors of Virginia Homes of Colonial Times, Wilstacht's Tidewater Virginia, Virginia Magazine of History and Biography, and many other books.

After the death of the fifth Ralph Wormeley in 1606, Rosegill passed out of the hands of the Wormeleys and through a succession of ownerships, including among others one retired sea captain, one ex-Confederate scout, and one U. S. senator, until it was bought in 1958 by Mr. Ben Temple, whose forbears, collateral and direct, had owned it from 1848 to 1901. Changes were made by successive owners in the Manor House and in some of the outlying houses of the plantation but none were such as to destroy or impair the original general plan, and the complete modernization by the present owners has been accomplished with such sympathy and skill as to provide twentieth century comfort without the loss of antique charm and personality. The picturesque beauty commented on by so many travelers and guests in the seventeenth and eighteenth centuries still survive to delight the twentieth century visitor.

The Manor House, 88 feet across the front, with its veritable little village of out-lying houses, sits impressively in its graceful lawn, with the "land front" looking down the mile long private road to the state highway entrance and the "water front" looking down a beautiful box-wood bordered walk to the river and thence across a three mile expanse of blue water to the hazy farther shore. This house, and the other houses of the plantation, is described in detail subsequently (item 1) but mention should be made here of its magnificent Early American paneling, a priceless Adam mantel, a vaulted brick wine cellar reminiscent of the bibulous tastes of an earlier day, the impressive long hall on the river front, the ancient flagstones of the porch floors, and the unusual attic, or third floor, finished as one large chamber and formerly used as a dormitory for bachelor guests who frequently numbered fifteen or more.

To the east and west of the main house stand two attractive smaller brick houses, suggestive of English cottages, with shingled gable roofs and hipped dormer windows, originally built to service the main house and forming with it a perfectly balanced ensemble. One of these (item 2) was formerly the kitchen and service rooms and still has its cavernous fire-place with the antique crane swinging as it did in its utilitarian days. Recently this building was converted into a modern guest-house. The other (item 9) was probably formerly used as a school room and offices and is now used as the farm manager's residence.

To the west of the guest house, and continuing the balanced symmetry of the plan, is a brick garage and shop (item 3). To the east of the manager's house on the opposite side, and connected with it by a large passage way open on one side, is a frame house (item 9) used partly to house the well equipped laundry serving the plantation and partly as a warehouse for the storage of wheat, oats, and other small grains. Near this house are a store-house and woodshed, a smoke house, and the dog kennels and runways, used more recently as a chicken house (items 10, 11 & 12).

The Manor House, with its supporting out-buildings, stands in the center of a lawn or park of some fifteen acres that makes a perfect setting. Here a great variety of trees—oak, elm, maple, holly, mulberry, locust, spruce, and others—great masses of box-wood, honeysuckle and English ivy—shaded paths and green spaces give an atmosphere of pleasantness and peace and complete a picture of grace and loveliness.

Other plantation buildings, suitably located with reference to the Manor House and park, include a corn crib (item 5), a large hay barn and implement shed (item 6), dairy house (item 7), modern milking barn and feed barn (item 8), two silos, swine house (item 14), two tenant houses (items 13 & 15), a cabin on the lake (item 16) and numerous sheds and smaller buildings.

In addition to the buildings, the more important other improvements to the plantation are: a pier and wharf on Urbanna Creek only 500 feet west of the park at which Chesapeake Bay vessels can land; fourteen acres of oyster grounds in Urbanna Creek leased from the State at a nominal rental; a forty-two acre lake, delightfully located

in the uncultivated wood-land, formerly used to supply power to the plantation mill and now used for recreation, chiefly boating and fishing; strong fencing and cross fencing of all cultivated fields and pastures; well made and well maintained private roads and drives; and an adequate water system with an electric pump and two 3000-gallon pressure tanks supplying excellent "soft" water from an artesian well.

The entire plantation embraces 700 acres, more or less, distributed approximately as follows: Park and Manor House grounds, 20 acres; cultivated land and open pastures, 243 acres; wood-land, including marshes and beaches, 395 acres; lake, 42 acres. There is a water frontage of approximately two miles on the Rappahannock River and Urbanna Creek, about a mile on each. The timber land is well stocked but the value of the timber for a lumbering operation should hardly be considered since such an operation would impair the value of Rosegill as a residence or country estate. However the thinning necessary in any sensible scientific forestry would afford some steady income in addition to supplying all of the plantation needs.

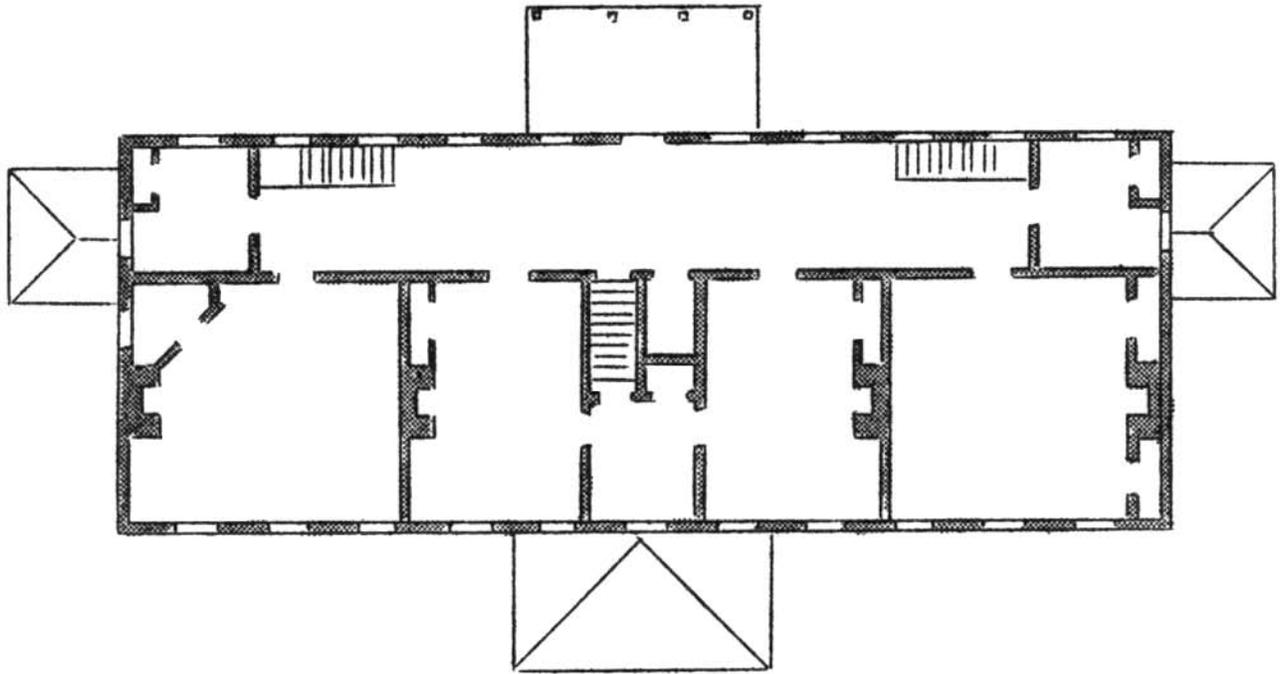
A dairy farm, completely supplied with modern machinery and equipment (see inventories at back of book), with a herd of 120 cattle, 95 purebred Guernseys and 25 grade, is now in operation and serving more than 2000 people. Eight people are employed, most of whom have been here for several years. The crops now produced on the farm are used chiefly for the dairy herd, but the fertile soil is suitable for general farming or other specialized farming as well as for dairying. The satisfactory labor situation, both for crude farm labor and for supervisory employees is a definite asset, particularly in present circumstances.

Rosegill is a sportman's paradise and would make a wonderful hunting and fishing preserve for anyone interested in maintaining one either exclusively or in connection with dairying or other farming operations. Partridges and other game are abundant. Wild duck frequent the marshes and streams. Salt water fishing is at the door and fresh water fishing equally convenient in the well-stocked private lake. The facilities for sailing and other boating could hardly be surpassed.

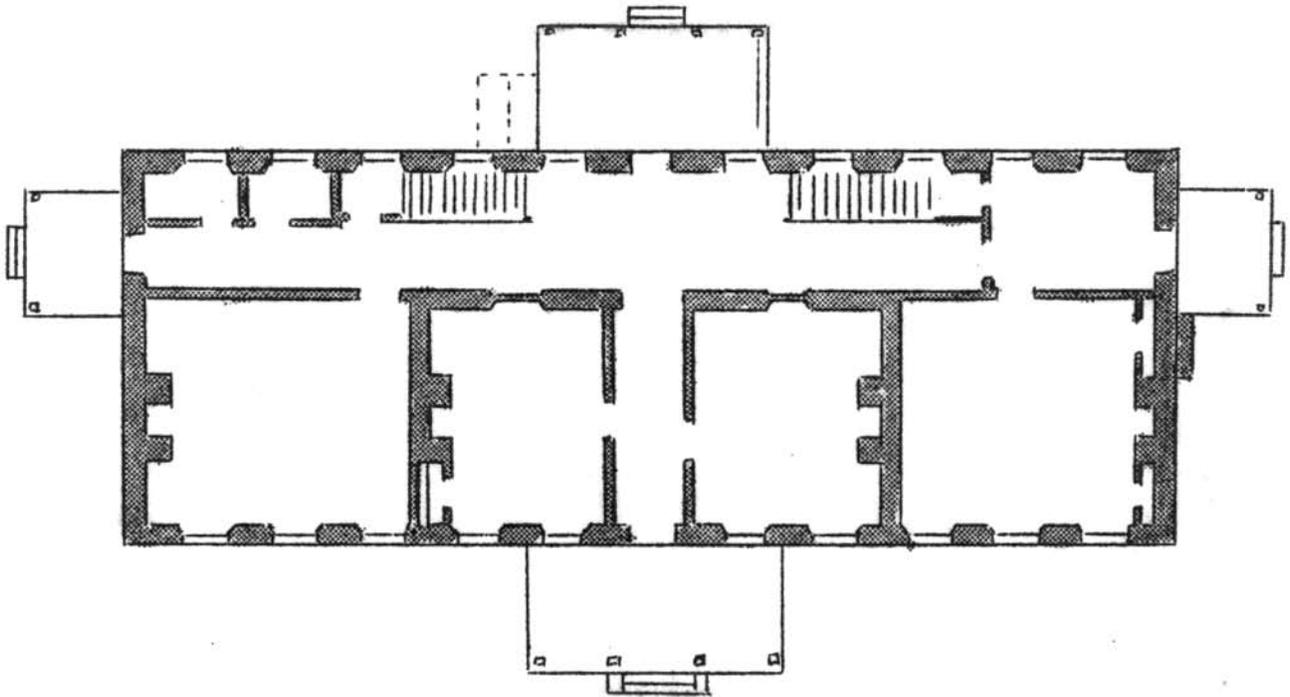
The value of Rosegill to anyone interested in such an estate is greatly enhanced by its favorable location which affords both the privacy and seclusion desirable in a summer residence or a year-round residence or a hunting and fishing preserve and also the convenience to urban centers necessary under modern conditions. It is just across Urbanna Creek from the town of Urbanna on a State highway connecting with the Tidewater Trail at Saluda, four miles distant. It is fifty-five miles east of Richmond, about the same distance north of Newport News, and only 135 miles from Washington *via* Fredericksburg. Facilities for a private yacht, either sea-going or smaller, or a private 'plane are adequate.



ITEM 1 — MAIN DWELLING



Second floor plan



First floor plan.

Scale 1/16" = 1'

ITEM 1 — MAIN DWELLING

Large 33' X 88' dwelling, two stories and attic, metal roof, and two basements, one under each corner, Unusually well constructed. In excellent condition. Foundation brick and walls up to a height of 13' are of brick with 20" thickness and faced on the outside with concrete. The upper stories are of heavy frame construction. The exterior is painted weatherboarding. The floors are of heart pine; walls of plaster, except three rooms on first floor which are paneled in pine.

The first floor is comprised of Living Room, Library, Study, Dining Room and Kitchen, with a wide corridor running the length of the structure. This floor is divided into sections by brick walls 20" thick.

The second floor is comprised of four large bedrooms, one small bedroom, three baths, closets and a corridor running the length of the structure.

The third floor or attic is comprised of one large room and servant's bath. All of the attic is ceiled with finished pine boards.

There are two basements under the dwelling; one is used for the storage of wines and vegetables, finished in concrete, and the other is used for an oil burning hot water modern furnace. The radiators on the first floor are concealed in the walls; the radiators on the second floor and attic are not concealed. The lighting is by electricity and the wiring is standard installation and in good condition. There are numerous fire-places built into brick chimneys of approved construction, running from the ground.

The type of construction is unusual, and the various heavy brick walls, comprising the foundation, and the division walls on the first floor increase the replacement value.

REPLACEMENT VALUE	\$40,000.00
DEPRECIATION	4,000.00
SOUND VALUE	36,000.00





ITEM 2 — GUEST HOUSE (COTTAGE)



ITEM 2 — GUEST HOUSE (COTTAGE)

The old section of this 1 story cottage is of brick construction with a wood shingle roof; foundation brick; walls of brick 18" in thickness.

The first floor is comprised of living room and dining room. There is a basement with a concrete floor.

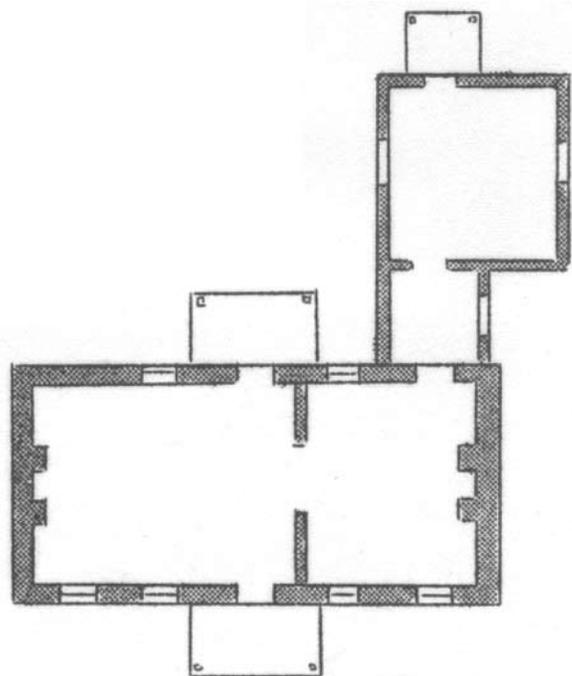
A 1-1/2 story frame, composition roof addition adjoins the old section of this building; brick foundation; exterior painted weatherboarding. The first floor comprises a kitchen and dinette; second floor, servant's room and bath.

The floors are pine throughout the entire building; walls and ceiling plaster.

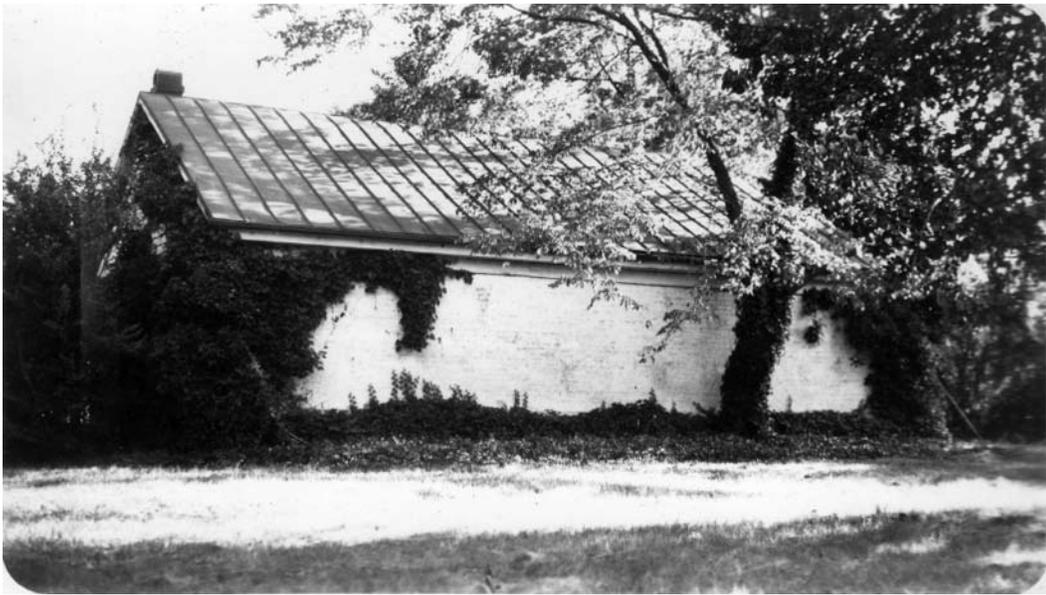
Coal burning hot water furnace. Electric wiring. Chimney standard.

The entire structure is in good condition.

REPLACEMENT VALUE	\$9,000.00
DEPRECIATION	900.00
SOUND VALUE	6,100.00



ITEM 3 — SHOP AND GARAGE



ITEM 3 — SHOP AND GARAGE

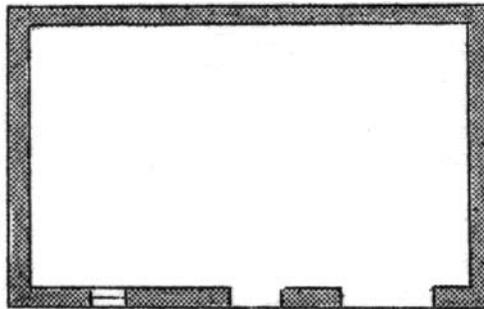
1-1/2 story, metal roof shop and garage. Brick and frame construction. The foundation is of brick, with brick walls 2' thick extended to the height of 10'. The 1/2 story above this height is of frame construction. The exterior is painted weatherboarding.

First floor concrete. Lighting electricity, wiring in conduit and in good condition. This floor contains a one-car garage, tool room and shop.

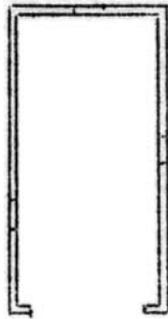
The upper section of the building is used for storage.

The building is in good condition.

REPLACEMENT VALUE	2,750.00
DEPRECIATION	550.00
SOUND VALUE	2,200.00



ITEM 4 — ONE-CAR GARAGE

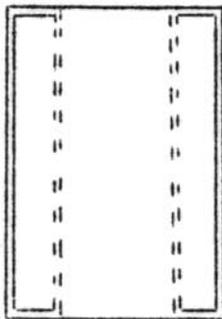


ITEM 4 — ONE-CAR GARAGE

One story, composition roof, one-car garage, frame construction. The exterior painted weather-boarding. Dirt floor. Good condition. Building painted and in good condition.

REPLACEMENT VALUE	\$250.00
DEPRECIATION	50.00
SOUND VALUE	200.00

ITEM 5 — CORN CRIB



ITEM 5 — CORN CRIB

Two story, frame, metal roof corn crib with metal gutters and down spouts. The ground level has a driveway through the center for loading purposes with corn storage space on each side. The second floor is used for the storage of farm products. The building and opening in good condition.

REPLACEMENT VALUE	\$1000.00
DEPRECIATION	200.00
SOUND VALUE	800.00

ITEM 6 — HAY BARN AND IMPLEMENT SHED



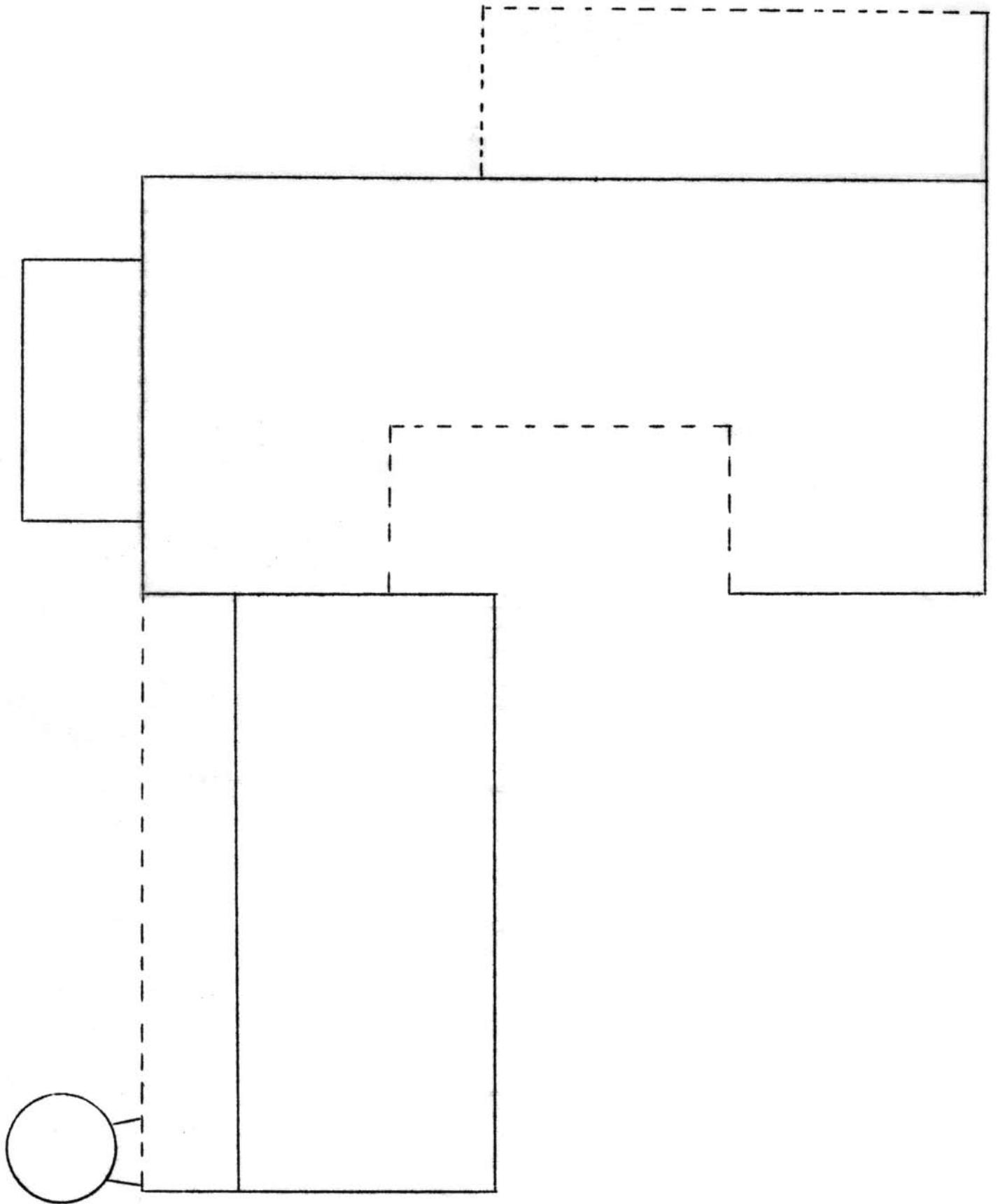
ITEM 6 — HAY BARN AND IMPLEMENT SHED

This is a brick and frame, metal roof barn and implement shed. The foundation is brick, with brick walls extending 71 on the side of the lower section. Above this section the construction is of heavy frame type. Exterior painted weatherboarding.

The barn is of a “bank” type and the lower level is divided into stalls with concrete floor. The upper part is used for the storage of hay. Adjoining the barn is a large area one story, metal roof implement shed of simple frame construction, open on one side. Exterior painted upright boards battened; dirt floor. Farm machinery, including tractors, are kept in this shed.

Just to the south of the barn is a frame, metal roof, feeding rack. The buildings are in good condition.

REPLACEMENT VALUE	\$14,000.00
DEPRECIATION	2,803.00
SOUND VALUE	11,200.00



ITEM 7 – CREAMERY



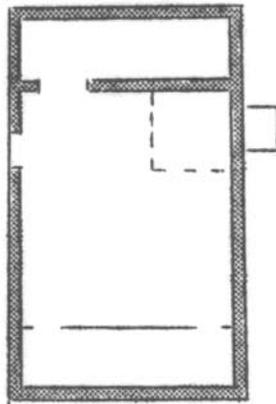
ITEM 7 – CREAMERY

This is a one story, brick, metal roof building occupied as a creamery. Foundation and floor concrete; walls brick. There is the usual equipment incidental to the operation of a creamery in this building. This equipment includes a built-in refrigerator, cooling box and pasteurizing coils.

The lighting is electricity, wiring in conduit. Steam is supplied by an upright coal burning boiler in one section of the building. The boiler room is cut off by a brick wall but opening into the boiler room, not protected. The chimney is of standard brick construction but does not run to the ground.

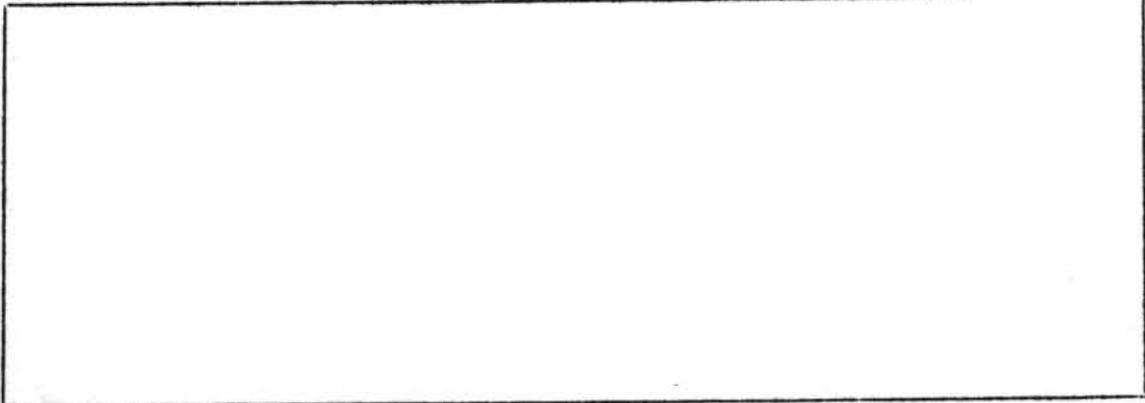
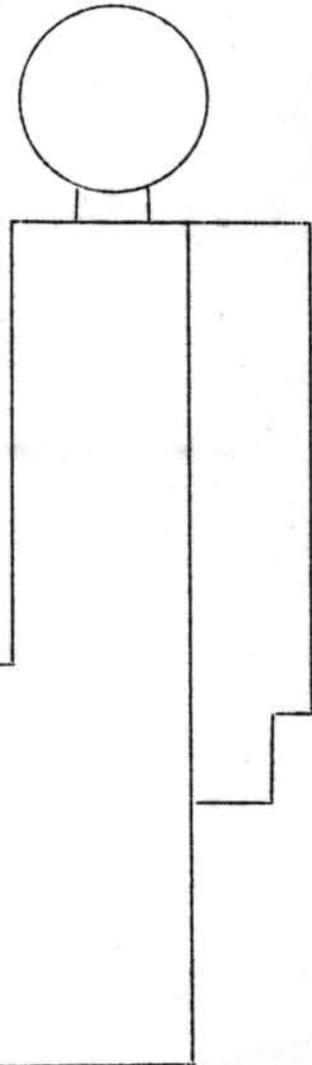
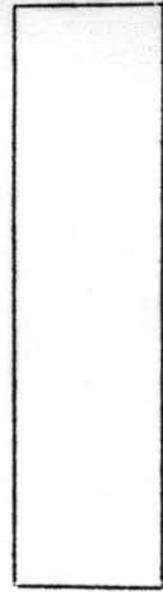
The building is in good condition.

REPLACEMENT VALUE	\$2,500.00
DEPRECIATION	500.00
SOUND VALUE	2,000.00



ITEM 8 — MILKING BARN AND SILO





ITEM 8 — MILKING BARN AND SILO

One and two story, frame, metal roof barn; frame composition roof silo 35' high.

First story is used as a milking room — 43 modern stanchions, concrete floor, troughs and drains. Ceiled with pine boarding. Whitewashed inside. The second floor is used for the storage of hay.

The other section of this barn is a two story, frame, metal roof construction. The first floor is divided into stalls, concrete floor; feed storage second. The one story, frame addition to this second section is occupied as office and storage room. Exterior whitewashed.

In the rear of this barn there are two bull stalls 12' x 18'. Simple frame, composition roof construction.

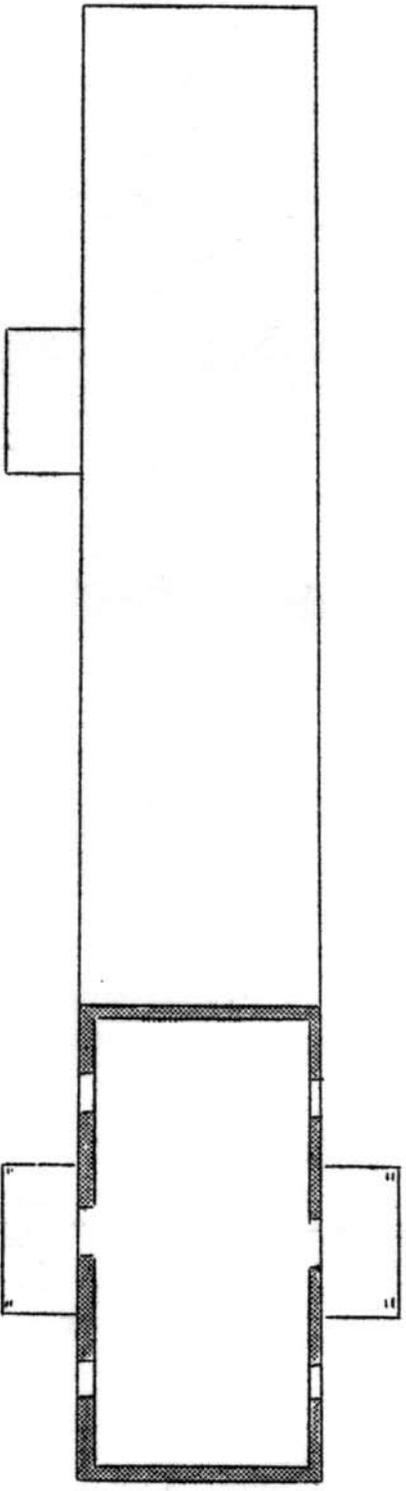
In the rear of the silo there is a feeding rack, frame, composition roof, open construction, 12' x 49'.

The buildings are in fair to good condition.

REPLACEMENT VALUE	\$10,700.00
DEPRECIATION	2,100.00
SOUND VALUE	8,630.00

ITEM 9 — MANAGER'S DWELLING
LAUNDRY AND SUMMER KITCHEN





ITEM 9 — MANAGER’S DWELLING
LAUNDRY AND SUMMER KITCHEN

Originally two buildings, now connected with a frame addition which makes it one building. The Manager’s Dwelling section is 1 1/2 story, brick, wood shingle roof, same construction as the brick section of the Guest House described in Item 2. The Manager’s Dwelling being slightly larger than the Guest House.

The first floor consists of entrance hall, dining room, living room, and kitchen.

The second floor is comprised of a hall, two bedrooms, and bath.

The floors are of a good grade pine, walls plastered and lighting electricity. Heated by hot water furnace.

The Laundry and Summer Kitchen section of the building is a 1 1/2 story, frame, wood shingle roof structure. Exterior painted weatherboarding; interior ceiled throughout.

The second floor consists of two bedrooms, lavatory, and storage room. On the first floor is a bath and storage room.

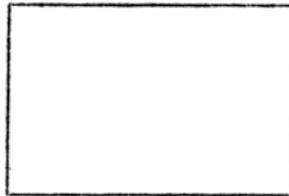
REPLACEMENT VALUE	\$8,000.00
DEPRECIATION	800.00
SOUND VALUE	7,200.00

ITEM 10 — STORE HOUSE AND WOODSHED



1 1/2 story, frame, composition roof building. Exterior upright boards battened and painted. Dirt floor. Lighting electricity. Standard brick chimney. Building in fair condition.

REPLACEMENT VALUE	\$550.00
DEPRECIATION	100.00
SOUND VALUE	450.00



ITEM 11 — SMOKE HOUSE

Small one story, frame, wood shingle roof, smoke house. Exterior upright boards battened.

REPLACEMENT VALUE	\$150.00
DEPRECIATION	30.00
SOUND VALUE	120.00

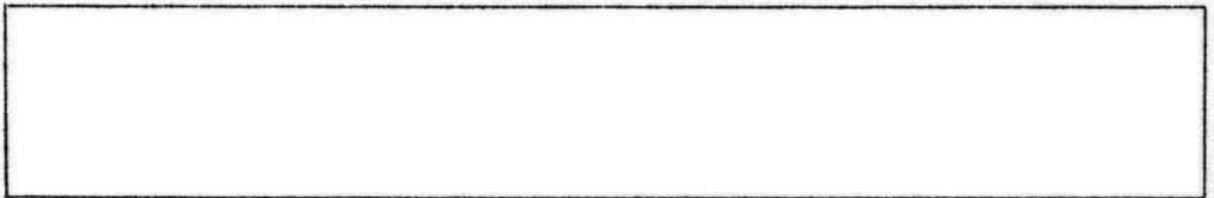


ITEM 12 — CHICKEN HOUSE

One story, frame, metal roof building with concrete floor. Occupied as a chicken house. Exterior upright boards battened.

Building is in poor to fair repair.

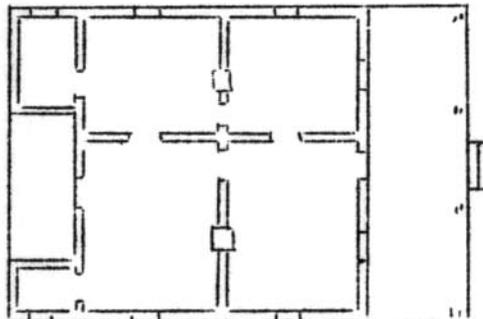
REPLACEMENT VALUE	\$1,800.00
DEPRECIATION	900.00
SOUND VALUE	900.00



ITEM 13 — TENANT DWELLING

1 1/2 story, frame, metal roof dwelling; concrete block piers for foundation. Ceiled throughout wallboards. Stove heat. Four rooms and bath down stairs. Wired for electricity but current does not run into building.

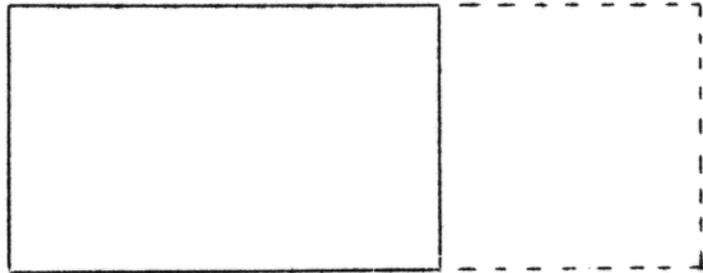
REPLACEMENT VALUE	\$2,000.00
DEPRECIATION	200.00
SOUND VALUE	1,800.00



ITEM 14 — HOG HOUSE

One story, frame, composition roof, building. Exterior upright boards battened. Brick floors; also brick terrace. Located about 300' from tenant dwelling, Item 13.

REPLACEMENT VALUE	\$800.00
DEPRECIATION	200.00
SOUND VALUE	600.00



ITEM 15 — TENANT DWELLING
“Rosegill Cottage”

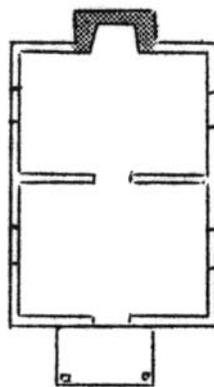
1 1/2 story, frame, metal roof, tenant dwelling, located on the road from the Highway to the main Dwelling, about one-half mile south of the Main Dwelling. Exterior painted weatherboarding. Interior ceiled with pine boards.

The first floor comprises two rooms; second floor two rooms.

Electric lights. Stove heat. Very large brick chimney, standard. No plumbing.

Building in good condition.

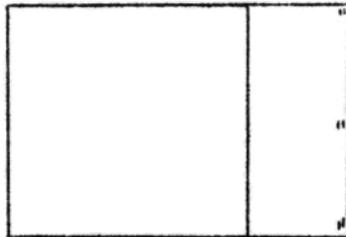
REPLACEMENT VALUE	\$1,100.00
DEPRECIATION	200.00
SOUND VALUE	900.00



ITEM 16 — CABIN ON LAKE

Three rooms and porch, one story, frame, composition roof, dwelling. Exterior upright boards battened. Interior ceiled with pine. Foundation concrete block piers. Terra Cotta Flue.

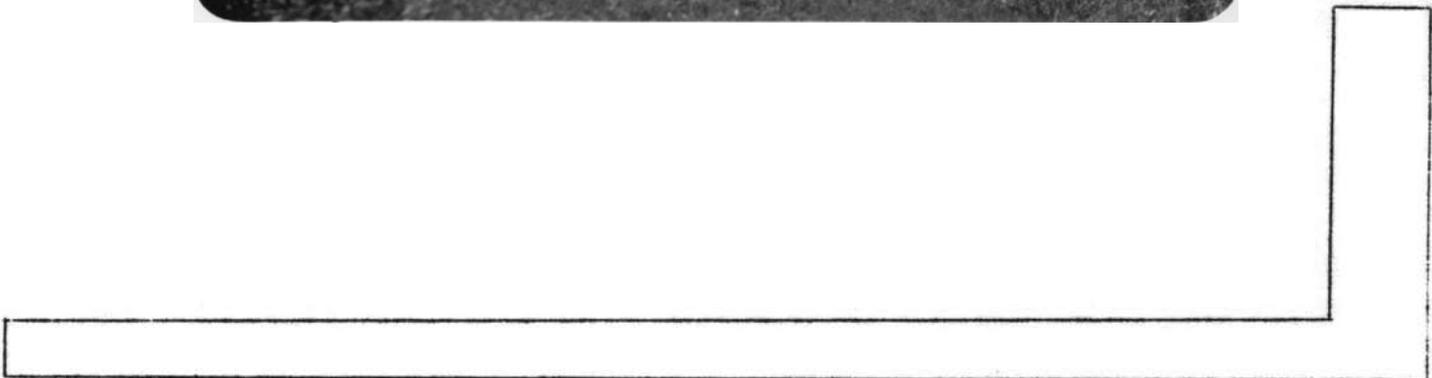
REPLACEMENT VALUE	\$500.00
DEPRECIATION	50.00
SOUND VALUE	450.00



ITEM 17 — PIER

This is a wharf on Urbanna Creek, built of piles, 2" oak flooring. Pier 5' wide running out from the land to a wharf 9' x 32'.

REPLACEMENT VALUE	\$1,000.00
DEPRECIATION	200.00
SOUND VALUE	600.00





“ROSEGILL”
CATTLE

COWS:

41 Pure-bred Guernseys
14 Grade

HEIFERS:

48 Ten months to two years old, large percentage pure-bred Guernseys
7 About six months old

1 Calf (Judy's)

BULLS:

3 Herd Bulls, to-wit:
5 yrs. Midview's Ivanhoe
2 yrs. McDonald Farm's Honor Bright
6 yrs. Foxdear's Traveler

3 Bull Calves

3 Bull Yearlings.

TOTAL — 120 HEAD

Note: Cattle Records may be seen at “Rosegill”

“ROSEGILL”
MACHINERY AND EQUIPMENT

MOBILE

- 1 1940-41 Dodge Sedan, 4-door
- 1 1942, 1 ton, Dodge Open Milk Truck
- 1 1935, 1 1/2 ton, Ford flat-body truck
- 1 1940, 1/2 ton, Dodge, Pickup Truck

FARM MACHINERY

- 1 Tractor #1020, large, International clears (1931)
- 1 Tractor #F-20, large, Farmall-McC.-Deering, rubber tired (1939)
- 1 Tractor A-Farmall, small, McC.-Deering, rubber tired (1940)
- 1 Tractor cultivator for Model A
- 1 Tractor cultivator for Model F-20
- 1 6' Tractor mower for Farmall Tractor
- 1 7' Tractor mower for Farmall Tractor
- 1 Tractor manure spreader (Ohio No. 30T)
- 1 Manure Spreader (New Idea)
- 1 Tractor Wood saw
- 1 Tractor 2-row corn planter
- 1 Tractor Disk, International
- 1 Cultipaker
- 1 Tooth Harrow
- 1 2-bottom plow (14") McC-Deering
- 1 Paper Ensilage Cutter
- 1 Spring tooth harrow
- 1 Double bottom plow, (Little Genius McC.-Deering)
- 1 Dump raker (McC.-Deering)
- 1 Lime Spreader (Waird)
- 1 Fertilizer Spreader (Vanburnt)
- 1 Hay Loader
- 1 Grab Drill (wooden wheels)
- 1 Grain Drill
- 1 Combine (McC.-Deering)
- 1 Lawn Mower (gas)
- 1 Lawn Mower (roller)
- 1 Seed Cleaner and fan mill
- 1 Side Delivery rake (McCormick-Deering)
- 1 Case System baler, Size, N.C. M. (New)

- 1 Case corn binder (Subject 1/2 int. owned Jas Barnhardt)
- 1 Husker & Shredder (#4-A) (" 2/3 " " " ")

DAIRY EQUIPMENT

- 1 Milking Machine, surge 4-unit, complete 'with motor and compressor
- 1 Refrigerator Box with compressor, Victor "Walk-in", approx. 3/4 Ton.
- 1 Separator (Delaval)
- 1 3 h.p. boiler
- 1 2-unit bottler
- 1 Double Wash Vat
- 1 Milk cooler and tank
- 1 Electric fan
- 1 Bottle sterilizer
- 1 Bottle washer and motor
- 6 Milk Buckets
- 3 Milk Strainers
- 1 2-wheel Feed Truck
- 1 3-wheel Feed Truck
- 1 Hammer Mill (Feed Grinder)

Milk cans (approx. 35)
Milk bottles (" 4700)
Milk cases (" 150)

SUPPLIES

Barb Wire (approx. 6 1/2 rolls)
Woven Wire (" 3 ")
Baling Wire (" 16 bales)
Steel Posts (" 100 pieces)

WAGONS

- 1 Hay wagon, rubber tired
- 2 Double Wagons with body

MISCELLANEOUS

Several small boats
Misc. tools, etc., in barn and shop

“ROSEGILL”
FARM PRODUCTS

Fertilizer

Lime

Hay

Straw

Soybeans (in corn crib)

Barley

Wheat

Corn

Growing Crops:

Corn

Beans, etc.

"ROSEGILL"
Middlesex County, Virginia

RECAPITULATION OF VALUES
SOUND

ITEM	BUILDING	REPLACEMENT	DEPRECIATION	SOUND VALUE
1.	Main Dwelling	\$40,000.00	\$4,000.00	\$36,000.00
2.	Guest House (Cottage)	9,000.00	900.00	8,100.00
3.	Shop & Garage	2,750.00	550.00	2,200.00
4.	Garage (One Car)	250.00	50.00	200.00
5.	Corn Crib	1,000.00	200.00	600.00
6.	Hay Barn & Impl. Shed	14,000.00	2,800.00	11,200.00
7.	Creamery	2,500.00	500.00	2,000.00
8.	Milking Barn & Silo	10,700.00	2,100.00	8,600.00
9.	Manager's Dwg. Group	8,000.00	800.00	7,200.00
10.	Store house	550.00	100.00	450.00
11.	Smoke house	150.00	30.00	120.00
12.	Chicken house	1,800.00	900.00	900.00
13.	Tenant Dwelling	2,000.00	200.00	1,800.00
14.	Hog house	800.00	200.00	600.00
15.	Tenant Dwg (Rosegill Cott)	1,100.00	200.00	900.00
16.	Cabin on Lake	500.00	50.00	450.00
17.	Wharf	1,000.00	200.00	800.00
				\$82,320.00

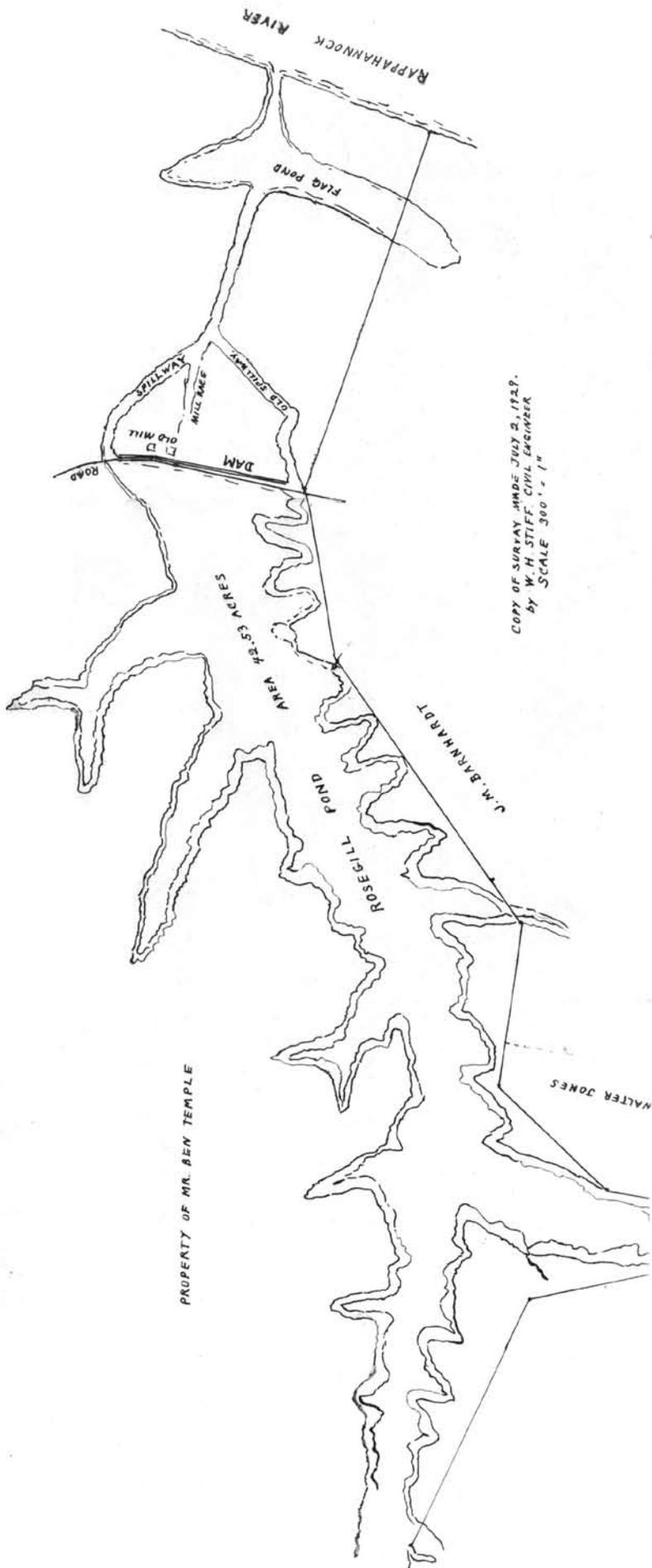
ALL ESTIMATES OF BUILDING VALUES SHOWN IN THIS BOOK
WERE MADE BY B. F. KELLER, ENGINEER AND CONTRACTOR,
OF PETERSBURG, VIRGINIA, AND THE DETAIL FIGURES OF THESE
ESTIMATES ARE ON FILE IN HIS OFFICE AT PETERSBURG, VIRGINIA.

Estimates are based on inspection and measurement of each building.

Scale drawings 1/16" = 1', being made from measurements, and materials noted. From these drawings and notes estimates of materials and labor made in the same manner as used in estimating for construction or in obtaining loss and damage in case of fire.

Cost of foundations or other work below ground level where there is no basement and below basement floor where there is a basement are not included.

Depreciation on account of age and physical condition has been deducted from the replacement value to obtain the reasonable sound value.



PROPERTY OF MR. BEN TEMPLE

COPY OF SURVAY MADE JULY 2, 1829.
BY W. H. STIFF, CIVIL ENGINEER.
SCALE 300' = 1"