

DESCRIPTION OF THE BOUNDARY
OF THE
CHARLES W. CONNER TRACT
(15)

Lying on the west fork of Ocona Luffy River.

Beginning at Corner 1, a point in center of river, in a line of the Mrs. M. L. Maney Tract (16), .87 chain from its S. E. Corner.

Thence, N. 47-33 E.

10.82 Corner 2, a stake.

Thence, S. 88-21 E.

2.84 Corner 3, a stake with witnesses on top of a spur ridge.

A 6" red oak, blazed and scribed B.T.-C.C., Cor. 3, bears N. 14-00 E. .13 chain distant.

Thence, up the ridge with its meanders.

N. 56-54 E.

1.15 A Point.

N. 59-05 E.

1.34 A Point.

N. 49-11 E.

3.25 A Point.

N. 71-19 E.

1.64 A Point.

N. 59-36 E.

1.51 A Point.

N. 33-48 E.

2.04 A Point.

N. 4-25 E.

1.64 A Point.

N. 3-38 W.

2.84 A Point.

N. 21-31 E.

2.82 Corner 4, a stake in a line of the Champion Fibre Co. Tract (1a).

A 10" pine, blazed and scribed B.T. C.C. Cor. 4, bears S. 26-30 E. .13 chain distant.

Thence, S. 77-42 W.

With the Champion Fibre Co. line.

3.90 Corner 5, a pile of stones.

Thence, N. 12-05 W.

9.02 Corner 6, a post on a ridge, Corner 1 of the J. L. Williamson Tract (14a).

A Chestnut, blazed and scribed B.T.-W-1, bears N. 14-00 E. .18 chain distant.

Thence, down the ridge with its meanders.

S. 67-15 W.

1.79 A Point.

S. 72-45 W.

1.83 A Point.

S. 51-47 W.

1.71 A Point.

S. 36-31 W.

1.28 A Point.

S. 28-28 W.

2.02 A Point.

S. 61-44 W.

9.85 Corner 7, a point beside the ford where the public road crosses the branch, a corner of Grant 74, to Samuel Beck.

Thence, S. 80-48 W.

With a line of Grant 74.

5.07 Corner 8, a point on bank of the river.

Thence, down the river with its meanders.

S. 26-42 E.

.92 A Point.

S 14-41 E.

2.22 A Point.

S. 31-45 E.

6.38 A Point.

S. 5-05 W.

5.01 A Point.

S. 21-29 E.

4.98 The place of beginning, containing 36.34 acres.

NORTH CAROLINA PARK COMMISSION

ASHEVILLE? N. C.

REPORT ON THE D. F. AND C. W. CONNOR TRACTS NOS. 15 and 17,
CONTAINING 145.51 and 36.34 Acres

RESPECTIVELY

Location: These tracts are located on the waters of Ocona Luffy River above Smokemont and adjoin other farm boundaries in that section. The two tracts also adjoin, and belong to father and son.

Description: They are farm tracts occupied by the owners for many years. Nice farms and well cared for. The farm land is smooth and while not level has gentle slopes, and is productive, and at the same time there is quite a portion of level land. The woodlands are in fine shape, fire has been kept out of them and while the saw timber was taken out many years ago a good stand of timber yet covers the ground.

Improvements: Nine room frame house ceiled and weather boarded, running water, in good repair, metal roof freshly painted. Smokehouse, spring house, three room box house, over a mile of wire fencing, a small six stall barn, a large nine stall frame barn with metal roof. Also other numerous out buildings.

Valuations:	Nine room frame house	\$2500.00
	Three room box house	200.00
	Small barn	250.00
	Nine stall barn	1000.00
	Smoke house and spring house	200.00
	Other out buildings	200.00
	Thirty acres cultivatable land	3000.00
	Fifty acres grass and pasture	1000.00
	Sixty-five acre woodland	650.00
		<u>\$9000.00</u>

An option has been taken on this property for \$9000.00.

#15417

87 + CW Comm

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, N. C.

We beg to advise that we visited the premises of
D. F. Connor on October 24, 1929 and found as follows:

50 acres cleared or pasture land	600.00
65 acres timbered land	975.00
30 acres level and cultivated land	3000.00 ✓
1 9-room house with porch, running water :	
3 brick chimneys, covered with metal	2800.00 ✓
1 smoke house	100.00
1 spring house	10.00
1 3-room house with porch	200.00 ✓
1 garden fenced with woven wire and locust stakes	25.00
1 smoke house	20.00
1 slaughter house	20.00
1 barn with six stalls and upstairs	250.00 ✓
25 apple and peach trees (young)	50.00
50 bearing apple trees	250.00
1 wood shed	5.00
1 hen house and shop	25.00
1 tool house and crib	35.00
1 9-stall barn with upstairs, metal roof well built	1200.00 ✓
1 work shop, garage and hog pen	75.00
1 mile of wire fencing (three wires)	75.00
Total	\$9715.00

His price \$10,000.00 but it can be bought for \$9,000.00. ✓

2500.00
200.00
250.00
1000.00
200.00
200.00
3000.00

8350.00
1000.00

8350.00
650

9000.00

with
CW Comm

A. S. Patterson
W. Martin