

P15601



DESCRIPTION

OF ALL THE

LANDS BELONGING TO THE ESTATE

OF

ALLEN T. CAPERTON, DEC'D,

IN THE

*COUNTIES OF GREENBRIER, NICHOLAS,  
AND WEBSTER,*

WEST VIRGINIA.

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94,705 Acres.



CHARLESTON, W. VA.

1882.





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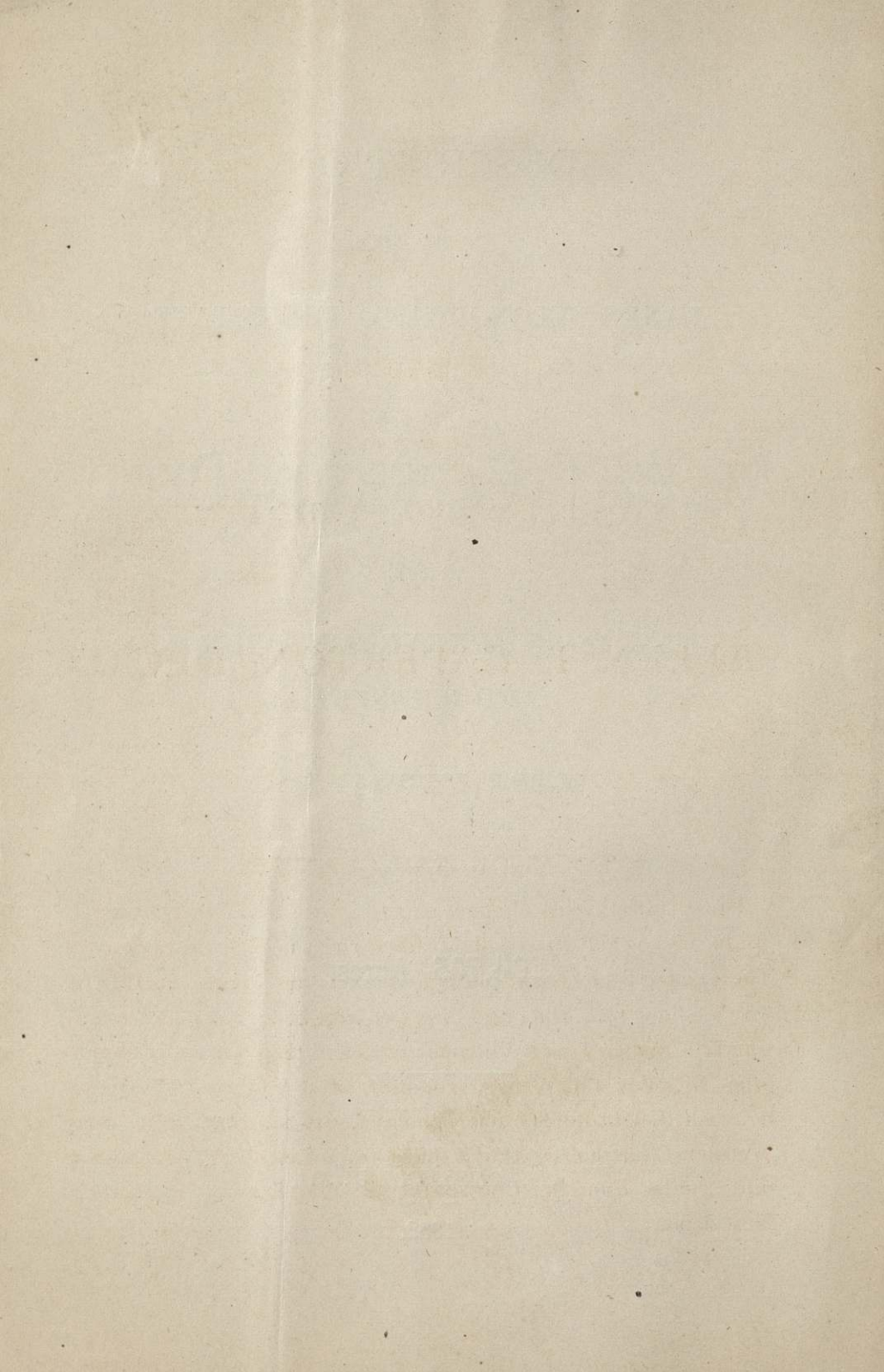
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LOCATION AND QUANTITY.

These lands consist of about 94,705 acres ; of which 4,595 acres are located on the waters of Meadow river, in Greenbrier county. The residue is in several contiguous tracts, the greater number of which adjoin each other and form one large body, lying on Gauley, Cherry, Cranberry and Williams rivers and their waters, in Greenbrier, Nicholas, and Webster counties, West Virginia. They can be reached eight miles from Nicholas Court-house, ten miles from Webster Court-house, thirty miles from Lewisburg, and about thirty miles from the Chesapeake & Ohio Railway at Hawk's Nest depot.

## ROADS.

The County road from Nicholas Court-house to Webster Court-house, *via* mouth of Williams river, passes near these lands for a distance of about twenty miles. Another road leaving the above about thirteen miles east of Nicholas Court-house, crossing Gauley at the mouth of Cranberry, thence through these lands up Cranberry to the "Old Hinkle Place," where it forks—one fork, known as the "Cherry-tree Bottom road," running south-west to Lewisburg, and the other in a southern direction to Pocahontas Court-house. There is also a road from the above first-mentioned road through the said lands up Williams river, and also one crossing Gauley, through a part of these lands, known as the "Promise Land," and intersects the "Cherry-tree Bottom road," where it crosses Cherry river. Several of these roads are mail routes, on which there are a number of post-offices convenient to said lands.

## CHURCHES AND SCHOOL HOUSES.

There is a church, and several school houses on these lands, and more will be built under the Public School system of the State, as soon as the accommodation of settlers require it.

## RIVERS.

The river front of these lands on the Gauley, Cranberry, Cherry and Williams rivers, is at least one hundred and fifty miles. The Gauley, which, by its junction with New river just above Kanawha Falls, forms the Great Kanawha river, is the principal stream, and the others are its tributaries. At Kanawha Falls, on the Chesapeake & Ohio Railway, a Boom has been constructed for catching logs brought down Gauley and its tributaries, from these and lands beyond. From this point, which is the head of steamboat

navigation on the Kanawha river, there are ample facilities for transporting, by river and railway, the timber brought down these streams to market. The waters traversing these lands are abundantly supplied with fish, and are noted for the size and number of brook trout taken in them during the fishing season.

### TIMBER.

The timber on these lands is principally sugar, oak and poplar, with considerable cherry, walnut, chestnut, birch, beech, hickory, and lynn; and on upper waters of Gauley and Williams rivers, there are large and almost inexhaustible forests of the best quality of pine, which can, in times of freshets—that occur frequently—be floated out on the streams and down the Gauley into the Boom.

### THE SOIL AND CROPS.

The river and creek bottoms generally, and, to a considerable extent, other portions, are of a rich loam, with red and yellow subsoil, and produce good crops of hay, pasture, wheat, oats, rye, corn, tobacco and sorghum, while for Irish potatoes they cannot be surpassed. It is also adapted to tomatoes, cabbages, and other garden vegetables. Wild grapes are found in great profusion, showing that the eastern slopes of the mountains are adapted—and could be profitably turned—to the production of grapes. Apples, peaches and other fruits grow to great size and perfection, and seem to be indigenous to the soil and climate. The forests yield an abundant crop of mast for hogs, and in them are found excellent ranges for cattle and sheep.

### MINERALS.

At a number of points excellent bituminous and other coals have been discovered on these lands, and from the location and

geological indications, there are workable seams of coal on many parts of these lands. Black band and other iron ores have been discovered in the vicinity, and doubtless may exist on these lands.

### CLIMATE.

The climate is more mild and genial than is ordinarily found in the same latitude and elevation. The cold is not excessive in winter, nor the heat in summer. In the warmest season the nights are cool and bracing. Sun-strokes and malarial diseases are unknown.

### TOPOGRAPHY.

Much of the surface of these lands are uneven and more or less broken. There is, however, a large per cent. of arable land. In fact, there is but little, proportionably, that cannot be conveniently cultivated. A considerable portion is plateau or table-land, and where ridges rise above this, the slopes are so gradual that they are cultivated without difficulty. Much of the farming and best producing lands are found on these gentle slopes, facing the East, North-east and North, and they are generally covered with a growth of sugar, poplar, buckeye, maple, walnut, dog-wood, spice-wood and hickory timber, and a rank growth of rattle-weed and mandrake, with wild pea-vine, spikenard and ginseng—all indicating a deep and rich soil. The land unfit and too steep for cultivation, lies principally along the bluffs on the sides of the water-courses and near the tops of the highest ridges.

### RAILROADS.

Several charters have been granted for the construction of railroads up the Gauley and Williams rivers, and an experimental survey is now being made by a company for the construction of a railroad on this route, to connect, by a trunk line, the system of roads



on the East and West, and from the general advantages of this route, and the vast mineral and timber resources through which it will pass, a road must necessarily be made on this route and through these lands at no distant day.

#### TITLE.

The title to these lands is unquestionable, and to parties really desiring to purchase, a complete abstract will be furnished, and every aid and facility given, for a thorough investigation of the title and character of the lands. No purchaser need have any hesitation or apprehension on this score, as the parties who now offer these lands for sale, have owned them for more than thirty years, lived in the vicinity, and kept them clear of taxes, bogus claimants, and incumbrances or complications of any kind whatever.

#### GENERAL ADVANTAGES.

The climate is the most healthy in the world. Crops rarely ever suffer from drouth, and never from insects, cyclones and storms. The quantity per acre may not be so great as in some other sections, but the return is certain and the yield remunerative. The lands and climate are unsurpassed for cattle, horses, sheep and hogs, and the proximity to the competing markets of the great Eastern cities, affords ready sales at the best prices. Living is cheap, the habits of the people moral and plain, their disposition kind and hospitable, and strangers are always welcome and well-treated. Neither the State nor the counties have any debt, indebtedness by either being prohibited by the organic law of the State. There is an ample and efficient Public School system. Taxation is light, not exceeding one per cent., for all purposes, on a basis of less than two-thirds of the real value of the property assessed.

To those desiring homes at a small outlay, or to those wishing to invest large sums for profit in coal and timber and farming lands, for future sales, or their children, very few opportunities can be found that offer more safety, with better prospects of profitable returns, than the purchase of these lands.

#### MEANS OF ACCESS.

These lands can be most conveniently reached by the Chesapeake & Ohio Railway, getting off at either Hawk's Nest or Kanawha Falls stations, and thence, by private conveyance, to Nicholas Court-house—thirty-two miles from the latter, and twenty miles from the former—where parties desiring to examine the lands will find JAMES S. CRAIG, who is fully authorized to make contracts for the sale of all or any part of the lands; and he will take pleasure in showing, and afford every practicable means for a thorough and satisfactory examination of the lands.

The undersigned have full authority to sell and make conveyances of the aforesaid lands, and to parties desiring to purchase, will furnish all necessary information.

JOHN ECHOLS,  
JAS. F. PATTON,  
Commissioners, &c.



