

owner to make a 50 ft. roadway into the property.

Court: Is this 12 ft. right-of-way discernible on the ground - can you see it?

A Yes, sir.

Court: I notice you have an appraisal figure here of \$2,500.00 at \$500.00 an acre. With any kind of right-of-way do you think that is a reasonable appraisal?

A I think it would be if you put a 50 ft. right-of-way in there.

Court: No doubt about that.

A I mean, yes, I think it would be \$2,500.00 because one person could buy the tract and build. It is well located, level land and nice trees.

Court: Is the timber on it worth anything?

A Some good timber on it, yes. Some good timber.

Court: How long is this right-of-way that runs back to this property?

A About 200 ft..

Q 200 ft. x 12 ft..

A There is a little log cabin right along the road and this right-of-way is right along the cabin. That lot is 200 ft..

Q Now, Mr. Lohr, you have talked to adjoining property owners and they recognize that there is a 12 ft. right-of-way for the benefit of this 5 acres; is that correct?

A Yes.

Q I think in particular you talked to a Mr. Harper?

A Yes, Mr. Harper's land joins this tract. Of course, Mr. Harper has unimproved land that he could widen the right-of-way and it would be a prospective purchase.

Court: What you are telling me is this 12 ft. right-of-way is on Mr. Harper's land. That he owns the fee subject to this 12 ft. right-of-way. Is that what you are telling me?

A I don't think so, is it?

Court: You would own the fee and the land.

Q Recently the Angleberger . . . . Ida Angleberger property was sold to