

TRUSTEE'S SALE BOOK

**TWO ADJOINING
FREDERICK CO. FARMS**

New Market-Mt. Airy Area
Along Glisans Mill Rd.
Farm #1 198.6 Ac. ± & Impts.
Farm #2 185.9 Ac. ± & Impts.

Pursuant to order of the Circuit Court of Frederick Co., MD in Civil No. 794E, the undersigned Trustees will offer at public sale on the premises along Mapleville Rd. and Glisans Mill Rds. on:

**THURS., SEPT. 26, 1985
11 A.M.**

LEGAL DESCRIPTION: All those tracts or parcels of land in fee simple with improvements thereon containing or reputed to contain: FARM #1 - 198.658 acres, more or less, and FARM #2 - 185.945 acres, more or less, and described in a deed from J. Mary Staley to Roger Deal Burrler and others, said deed dated June 26, 1966, and recorded in Liber 749, folio 752. Said property is offered free and clear, subject however to easements and rights of way of record.



IMPROVEMENTS ON FARM #1: Improvements consist of a large Historical 2 story stone, brick and stucco main dwelling with center hall, central heat and bath; 30 stall black dairy barn w/attached block dairy house; frame bank barn w/an attached pole barn; double wagon shed with 2 corn cribs; frame & metal grainery; black 4 car garage; poultry house; brick and stucco smoke house; black butchering house & misc. frame outbuildings.

NOTE: Farm #1 is presently used as a livestock/grain farm and is well watered and has very productive somewhat level soils.



IMPROVEMENTS ON FARM #2: Improvements consist of a 1 story brick main dwelling which was built over a foundation of a former dwelling and has heat and bath and is in good condition. The only other building is a large frame bank barn.

NOTE: This farm also is watered by streams and has pasture on both sides of Glisans Mill Rd. This farm is presently being used as a crop farm and has productive level soils.

TERMS: The above mentioned real property and improvements are to be sold in "as-is" condition, and subject to liens and restrictions of record, if any. A deposit of \$25,000. on each farm in the form of cash or certified check or other checks acceptable to Trustees at the time of each sale made payable or endorsed to Trustees. The Trustees reserve the right to reject bids from non-qualified bidders. The balance of the purchase price for each farm shall be paid to the Trustees within 5 days of ratification of sale by the Circuit Court Frederick Co. Taxes and other public charges and assessments will be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Trustees reserve the right to withdraw the herein described real estate or any parcel from sale at any time. In the event of default, the Trustees reserve the right to declare as forfeited the deposit of purchase price of any parcel as liquidated damages, or to resell the property at the purchaser's risk. The property herein is being sold subject to all Federal, State and County laws, ordinances and regulations which may affect the property and its use, and including all conditions, restrictions and limitations and other matters of record. All costs incident to the settlement and conveyancing including, without limitation, recording costs, taxes and transfer taxes, revenue stamps, survey expense, if any, document costs, settlement fees, as well as title insurance will be at the cost of purchaser. Purchaser(s) are hereby notified that there may be associated as a cost of conveyance on each farm, a State Agricultural Transfer Tax, and any said tax shall be at the cost of purchaser. Farm will be sold by the tract and not by the acre. There are no representations or warranties express or implied, with respect to the condition of the property, title, acreage or the accuracy of any matters referred to in this advertisement.

Trustees reserve the right to reject any or all bids. Prospective bidders and other interested parties may obtain additional information concerning this sale by contacting the Trustees or Auctioneer during normal business hours.

ELIZABETH M. TRIPP, Trustee
108 Ridgeville Blvd.
Mt. Airy, MD 21771
Phone (301) 831-5208

EDWIN F. NIKIRK, II, Trustee
110 North Court St.
Frederick, MD 21701
Phone (301) 662-1781

WILLIAM H. POFFENBARGER, Trustee
102 West Church St.
Frederick, MD. 21701
Phone (301) 663-6101

TROUT AUCTIONEERS, INC.
15 North Court St.
Frederick, MD 21701
Phone (301) 663-1555

ACKNOWLEDGEMENT OF PURCHASE - "FARM #1"

AND FARM #2

I (We) hereby acknowledge to have this 26th day of September, 1985, purchased at public sale from Elizabeth M. Tripp, William H. Poffenbarger, and Edwin F. Nikirk, II, Trustees in Civil No. 794E, in the Circuit Court of Frederick County, MD, the real estate known as "FARM #1" *AND FARM #2* situate in Frederick County, MD, with the improvements thereon as described in the annexed advertisement of sale at and for the sum of Six Hundred Twenty Eight Thousand

Dollars (\$ 628,000.00), and I (we) hereby covenant to comply with the terms of said sale set forth in said advertisement and as announced by the Auctioneer.

I (We) acknowledge that I (we) have bid on said real estate based on my (our) inspection of said premises and not in reliance on any verbal or written representations made to me (us) by the Trustees or their Agent, including Trout Auctioneers, Inc.

WITNESS: (my/our hand(s) and seal(s)).

Emerson E. Burrler, Jr.
Emerson E. Burrler, Jr. (SEAL)

Edith H. Burrler
Suzette B. Nylander (SEAL)

Suzette B. Nylander 21771
13322 B Glisans Mill Rd. Mt. Airy, MD
Address of Purchaser(s)

301-529-0541
Phone Number of Purchaser(s)

-I (we) hereby certify that I (we) have received this 26th day of September, 1985, from *Emerson E. Burrler, Jr. et al.*

the sum of Five Hundred Twenty Eight Thousand Dollars (\$ 528,000.00) part of the purchase money for the above and foregoing real estate.

Elizabeth M. Tripp
Elizabeth M. Tripp, Trustee

William H. Poffenbarger
William H. Poffenbarger, Trustee

Edwin F. Nikirk
Edwin F. Nikirk, Trustee

James H. Trout
Auctioneer

William H. Poffenbarger
Witness

OCT 14 12 51 PM '85
CHARLES C. STILLE, CLERK

EXHIBIT "2"