nor were the lands susceptible of a division into smaller number of parts without injury to all the parties entitled did not think it necessary to have a survey made of the said land we therefore upon an accurate view and observation of the estate did adjudge and determine that the said estate would not admit of division without injury to all the parties entitled. We do further return to the Court the reasons upon which that opinion is founded to wit First that it cannot be divided into eight equal parts so as to allot to each heir of said William Duhl an equal parts because the whole quantity of acres to be divided does not exceed 300 acres and that the portion of each heir would be less than 40 acres and such division would be too small for a farm and the farmhouse held would be too much cut up and the portion of land upon which the buildings are erected would be much more valuable than the lands unimproved by buildings for these reasons we deem a division of said lands into eight equal parts impracticable and we further return that the said lands are not susceptible of division into a lesser number of parts and return to the Court the reasons upon which that opinion is founded the lands consist of two farms of unequal size and value rendering a division into two parts inexpedient to the interests of all parties concerned if not impracticable. We find the lands be divided into a greater number of parts than two because each seperate farm would have to be divided and parts of each attached which would cause considerable expense in removing fences and erecting division fences and would in our judgment be inexpedient and would injure all parties concerned the subscribers further report that they are not aware of any incumbrances on the land except the dower of Mary Duhl the widow of Wm. Duhl deceased and that said Mary Duhl before the commissioners proceeded to act filed with them a renunciation of her dower and her election to take in money her dower and each proportion of the valuation or proceeds of sale as the Court would allow the Commissioners did not therefore locate her dower. The Commissioners further report that all the adult heirs of said William Duhl deceased concur in the propriety of a sale of the said lands and that a division is impracticable inexpedient and injurious to the interests of all parties interested. The Commissioners further report that they valued the farm willed to said William Duhl by the will of his father John Duhl situate in Frederick County Maryland containing 140 acres of land more or less at $36,00 per acre and that they valued the land devised to said William Duhl by the will of John Barber deceased containing about 153 acres of land at $77 per acre both of which pieces of land are described in the proceedings in this cause and were held by said Wm. Duhl at the time of his death and to the knowledge of the undersigned descended to the complainant and defendant as his heirs at law the said William Duhl having died