

deceased ~ First - The Home Farm situate in Buckeystown District, Frederick County, Maryland, about two Miles from the Point of Rocks, Baltimore and Ohio Railroad, adjoining the lands of Otto Thomas Jr Henry S. Michael and others, and contains 21 1/4 acres of land, and fully described in the last Will of Otto Thomas, deceased, and the proceedings thereunder, as allotted to Charles E. Thomas by the commissioners appointed by the Orphan's Court for Frederick County, and recorded in Liben & Co. No. 1 Folio 209 to 219 inclusive, one of the Record Books of Wills for Frederick County. ~ The improvements consist of a large and substantial Frame Dwelling House, containing 10 rooms, Barn, Corn House, Wagon shed, and other necessary out buildings. ~ There is on this Farm a Fine Apple Orchard, in full bearing. The soil is of limestone, and best quality of good land, and has been recently tilled. ~ The Farm is divided into six fields, under good fencing, and is well watered, running water in every field. ~

Second, ~ The Farm adjoining the Home Farm, being a part of a Tract of Land called "Hill in the Middle", and part of the Resurvey on Hazzard, and part of a tract called "Dry Branch" containing 21 1/2 acres of land including the Rail Road, and is described in the deed from Jacob M. Thomas to Charles E. Thomas, filed in the Equity Cause as Exhibit No. 2. ~ The improvements consist of a Dwelling House built of Logs, weather boarded, and contains six rooms, Barn, Corn House Blacksmith's Shop, Granary, servants Quarters and all necessary out buildings. Upon this farm there are two good Apple Orchards in full bearing. The quality of the soil is Limestone. The Farm is divided into five fields, and under good fencing with running water in every field. ~

These Farms are two of the most productive Farms in the County, situate within a mile of the Point of Rocks, a Station on the Baltimore and Ohio Rail Road, and terminus of the Metropolitan Branch of the Baltimore and Ohio Rail Road, convenient to Churches, Mills and Schools. ~

Third - Wood Lot, No 1, being part of a Tract of Land called "Foul Play" containing 23 1/2 Acres of Land, situate, lying and being on the Sugar Loaf Mountain, Urbana District, allotted to Charles E. Thomas as part of his share in his father's (Otto Thomas) estate, and described in Exhibit No. 1 filed in the Equity Cause. ~

Fourth ~ Wood Lot No 2, being part of a Tract of Land called "Foul Play" containing 23 1/2 Acres of Land, adjoining Wood Lot No. 1, and described in the deed from Jacob M. Thomas to Charles E. Thomas, and filed as Exhibit No. 2 in the Equity Cause. ~

All growing crops on the Farms, and the unexpired lease of Farm No 2 till April 1842, is hereby excepted and reserved from said sale. ~

Terms of sale as prescribed by the Decree - One third of the purchase money Cash, to be paid on the day of Sale, or ratification thereof, by the Court, the residue in two equal annual payments, the purchaser or purchasers giving her, her, or their notes with approved security, and bearing interest from the day of sale. ~

This property will be sold, free, clear, and discharged, of the dower right of Mrs Eliza J. Thomas, widow of Charles E. Thomas. ~ The purchaser to be at all expense of Conveyancing and Stamps. ~

Persons wishing to view the Farms can call on the undersigned, at Point of Rocks, who will take pleasure in showing the property. ~

James H. Simmons Auctioneer. ~ J. W. Snouffer, Trustee

Frederick County August 1st 1841 ~ I acknowledge that I have this day purchased from George W. Snouffer, Trustee in No. 3586, Equity Circuit Court for Frederick County, all those parts of tracts of land situate in Frederick County State

Stamp 5^c

Exhibit to Trustee's Report

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