

The Chesapeake and Ohio Canal, the Baltimore and Ohio Rail Road, and the Frederick and Harper's Ferry Turnpike Road, all pass in juxtaposition through the estate. That section between the Canal and the Rail Road and also a portion of the section North of the Rail Road, have been laid out into Building Lots, which are beautifully situated, and of which some 1400 remain unsold. On the property are several never failing Springs of the Purest Mountain Water and an extensive quarry of unexcelled Building Stone within two hundred yards of the Baltimore & Ohio Railroad. There is also upon the premises an abundance of fine Black Clay, also surface indications of an abundance of valuable Iron Ore.

The property commands one of the finest views known to this section of the Country, embracing the rapid current of the Potomac River, amidst those gorgeous Mountains known as the "Blue Ridge", "Short Hill", "Loudoun Heights" and also the famous "Maryland Heights", with the blessing of a fine and healthy Climate.

There are also upon this property Ten Tenant houses, the property will be sold as one entirety, without regard to any subdivisions mentioned or which may have heretofore existed, and as before stated, in fee simple, and is considered eminently worthy the attention of Capitalists and Manufacturers.

The Terms of Sale as prescribed by the Decree of the Court, are, One third of the purchase money in Cash on the day of sale, or upon the final ratification thereof by the Circuit Court for Frederick County, the balance in two equal installments of nine and eighteen months; the deferred payments to be secured by the Bonds or single bills of the purchaser or purchasers, with security to be approved by the Trustee, and to bear interest from the day of sale; or, the whole purchase money to be paid in Cash on the ratification of sale, at the option of the purchaser or purchasers. Immediate possession given, and a valid deed executed to the purchaser or purchasers as soon as the terms of sale are complied with and the whole purchase money paid.

Leve Vanfossen, Auctioneer
Filed February 17th 1871

Marshall Chapman
Trustee

Memorandum
of Sale

On the Premises - February 8th 1871

Stamp 10^c

We hereby Acknowledge that we have this day purchased at Public Sale of Marshall Chapman Trustee for the sale of the property named and described in the annexed printed Advertisement, together with all the improvements and appurtenances thereto belonging, at and for the sum of Eight thousand and Eight hundred dollars \$8 800 and upon the terms and conditions as set forth in the said annexed printed Advertisement.

William A. Stewart
A. G. Chapman

Filed February 17th 1871

Court's Order
of Ratification
{Final}

John G. Chapman & Marshall
Chapman Admors of Jm G. Chapman dec.
vs
The Hoverton Manufacturing Co et al

Nos 3574, 2878, & 2557 Equity
In the Circuit Court for Frederick County sitting
in Equity
February Term 1871

Ordered this 21st day of March 1871, that the sale herein reported & filed the 8th day of March 1871, be and the same is hereby finally ratified and confirmed, the Cause to the contrary thereof having been shown although notice appears to have been given as directed by the preceding Order. It is further ordered that the Cause be referred to the Auditor to state an account, after giving the usual notice to creditors to file their claims. The Trustee is allowed the usual Commissions, and all expenses for which he shall produce Vouchers.

Filed March 21st 1871

John A. Lynch