

Advertisement.

No. 5773 Equity.

There is an abundance of fine spring water on the place and a young or orchard of fine fruit trees. This farm will be sold subject to a mortgage from Henry O. Deaver and H. H. Deaver his wife to Mrs. Francis J. Z. Knight for \$10,000 - dated December 13th 1886, and due December 13th 1891 duly recorded in Liber W. S. P. No. 3 Folios 221 and 422 etc.

2. All that splendid tract of land known as the "Crompton Farm" containing 257 Acres 1 Rood and 17 square perches of land more or less.

This property is of a fine grade of Farming land and is improved with a good dwelling house, barn and other outbuildings.

There is a steam creamery immediately adjoining this property affording a market for dairy products at the very confines of the farm.

This property crops with the best in the County and being within one mile of Knoxville easy transportation for crops is readily accessible. Running water is on both of the above mentioned farms.

There is a good orchard on this farm.

3. The following tracts of land lying near the village of Knoxville between the C. & O. Canal and the Potomac and consisting of Rich alluvial land. 1st The first tract contains 12 acres of land more or less and is improved with a good dwelling house and is the same property conveyed to the late Henry J. Deaver by Lujan Poter et al by deed, duly recorded in Liber W. S. P. No. 1 Folio 22 one of the Land Records of Frederick County.

2nd The second tract contains 82 Acres 2 Roods and 32 perches of land more or less and is the same land described in a deed from Henry C. Deaver and wife to the late Henry J. Deaver recorded in Liber C. M. No. 3 Folio 605 one of the Land Records for Frederick County.

3rd The third tract of land contains 16 Acres of land more or less and is described in a deed from William H. Kemmer and Mortimer S. Kemmer Executors of Joseph Wallman to Henry J. Deaver and Recorded in Liber J. G. No. 3 Folio 476 one of the Land Records of Frederick County being known as lot No. 6 in the division of Joseph Wallman's estate.

4. That tract of Wood Land lying in Washington County adjoining the Frederick County line and containing 16 Acres 1 Rood and 17 square perches of land more or less and being the same property described in a deed from Zach J. Calvert, Executor to the late Henry J. Deaver and Recorded in Liber L. B. W. No. 2 Folio 37 or one of the Land Records of Washington County.

This property that of Robert M. McDuell and contains growing timber admirably situated for the use of those owning either of the above mentioned farms.

Terms of sale prescribed by the decree one third of the purchase money to be paid in cash on the day of sale or on the satisfaction thereof by the grant the residue in two equal annual payments the purchaser or purchasers, giving his, her or their notes with approved security and bearing interest from the day of sale.

All conveyancing at the expense of the purchaser.

Edward J. Eschhalberger
Trustee.

Charles B. Font
Auctioneer