Q 9 Do you think it would be advantageous to all the parties in interest in said real estate that the same be sold at $18.000 and the nett proceeds invested for the benefit of the same parties who are now entitled to the real estate in possession and remainder?

Ans. I do, as I think that the revenue from the investment of the proceeds of the farm will be greater than is now derived from the crops raised on the farm, and i believe those in remainder would benefit also. The farm land is higher now in Frederick County than it has been for some years and probably as high as it will be for some years to come.

To the General Interrogatory propounded to the witness the witness answers as follows--

I do not know of anything further at this time.

Edwin C. Markell.

Charles Wertheimer, a witness of Lawful age, produced on the part of the Plaintiff having been first duly sworn, deposes and says--

Q 1 State your name, age, residence and occupation?

Ans. Charles wertheimer, age 53 years, residence Frederick, Maryland, and occupation merchant and land owner.

Q 2 Were you acquainted with George F. Webster during his life time?

Ans. Very well.

Q 3 Do you know the parties to the Equity cause No. 9426 Equity?

Ans. I am acquainted with all the parties to these proceedings excepting the wife of Edgar Kent Legg jr., and also the husband of Ellen Trail Sellman.

Q 4 Are you acquainted with the farm lands remaining of George F. Webster in Frederick County?

Ans. I am. They consist of about 143 or 144 acres. I know the farm very well. i look at the Exhibit B and C herewith shown me and believe they are copies of the deeds for the sale of real estate mentioned. These lands lay South of the Baltimore and Frederick Turnpike road between the Monocacy River and the County Road leading South toward the Reich's Ford bridge. The land has been farmed for some years by John E. Hargett and his son Richard.

Q 5 Can you state the improvements on this property?

Ans. The improvements consist of a two and one half story house, a carriage house and a wooden water tower, and a very small brick house of very little value.

Q 6 Will you state if you are acquainted with farm values in frederick County?

Ans. I am. I am the owner of farms myself and have considerable experience in buying and selling farm lands.

Q 7 What in your judgment is a fair and full market value of thisreal estate?

Ans. I consider $18,000 a big price for this farm, as I would consider $100.00 an acre to be an ordinary price for that farm.

Q 8 Will you give your reasonsfor your preceeding answer?

Ans. It would be impossible to make the amount of money out of the farm by farming it in the manner it has been farmed to bring the revenue at the said price namely $18,000.00 would bring it the money were properly invested. The farm as it now stands is without a barn and the house is very much out of repair and has no tenant and the only way that this farm could be utilized as an investment would be by the parties owning it and living thereon but it would be impossible to make it pay holding it as it now exists.

Q 9 Do you think it would be advantageous to the owner now in possession and to