

PUBLIC SALE.

The undersigned, as agents for the owners, will sell at public sale, at the Court house door, in Frederick City, Frederick County, Maryland, on Saturday, December 8, 1923, at the hour of 11 o'clock a.m. all the following described tracts and parcels of land, of which Charles F.M. Walter, late of Frederick county, died, seized and possessed and devised by his last will and testament, recorded in Liber G.E.S.No.1, Folio 75. and consisting of the following tracts or parcels of land, to-wit:-

FIRST; All that tract or parcel of land, described in a deed from Lloyd T. Duvall, trustee in No. 1941 Equity, to William Walter, recorded in Liber B.T.No.7, Folio 197, one of the Land records of Frederick County, and containing 45 acres 3 roods of land, more or less.

SECOND; All that tract or parcel of land, described in a deed from Joseph N. Chiswell, executor to Charles F.M. Walter, by deed recorded in Liber T.G.No.11, Folio 111, one of the Land Records of Frederick County, and containing 49 acres, 0 roods and 6 perches of land, more or less.

THIRD; All that tract or parcel of land, described in a deed from Henry A. Johnson to Charles F.M. Walter, recorded in Liber W.I.P.No.1, Folio 503, one of the Land Records of Frederick county, and containing 18 acres, 2 roods and 4 1/2 square perches of land, more or less.

FOURTH; All that tract or parcel of land, described in a deed from Charles A. Walter to Charles F.M. Walter, recorded in Liber H.W.B.No.34, Folio 182 and 183, one of the Land Records of Frederick County, and containing 85 acres, 3 roods and 33.72 perches.

FIFTH; All that tract or parcel of woodland, described in a deed from James F. Wood, et al to Charles F.M. Walter, by deed recorded in Liber A.F.No.2, Folio 10 and 11, one of the Land Records for Frederick county, and containing 10 acres, 2 roods and 23 perches of land.

This property is located adjacent to the village of Doubs, in Frederick county, Maryland and on the north side of the B & O Railroad tracts and is traversed by the turnpike road leading from Point of Rocks to Frederick and is improved with a new eight-room frame house, new barn, wagon shed, corn house and all other necessary outbuildings and has a young orchard of about two acres planted to apple fruit in bearing state and is well supplied with water. There is also on part of this farm a second dwelling house, containing seven rooms, hen house, hog pen and other outbuildings and well supplied with water. This farm is in a high state of cultivation.

The first, second and third tracts of land hereinbefore described will be offered and sold together as one tract of land, containing about one hundred twelve (112) acres of land, with the buildings thereon, less a small portion to be reserved therefrom upon which the second set of buildings herein described are located, the outbuildings of said reserved portion will be made known on the day of sale. The undersigned reserving the right to reserve the bid on said one hundred twelve (112) acres and offer the same, together with the remainder of the land herein described as one whole property. The purchaser of the land herein described will be entitled to the benefit of the growing crop of wheat by paying the undersigned one-half of the cost of the seed wheat and fertilizer sown thereon. Terms of Sale, - Ten (10) per cent, of the purchase price of each of the aforesaid tracts of land will be required of the purchaser on the day of sale, the balance payable April 1, 1924, upon the execution and delivery of a fee simple deed, costs of conveying to be at the expense of the purchaser, including revenue stamps.

John Null, Auctioneer

Charles A. Walter
Albert W. Walter.
Agents for Owners.