

- A. The land described in Exhibit A. and Exhibit B. is occupied by Philip L. Culler. The two deeds call for 90 acres, more or less,
- Q. I now show you certified copies of Exhibits C, D and E, also Exhibit G, and ask you what those four exhibits represent.
- A. Exhibits C, D and E represent the farm occupied by the widow of Harry Z. Culler and Kurtz Culler. Exhibit G represents the part that was sold by James H. Culler and wife to George A. Stockman and wife; that comprises a corner of the large tract.
- Q. Will you state how these tracts of land are being farm, that is the number of acres occupied by Kurtz E. Culler and by the widow of Henry Z. Culler.
- A. From the information that I have, the widow of Harry Z. Culler occupies a tract of about 143 acres, more or less, and Kurtz Culler a tract of 115 acres, more or less.
- Q. I show you certified copy of Exhibit F. and Exhibit H, and ask you which tract of land these represent.
- A. Exhibit F represents a tract occupied by Anna Lelia Culler and her sister, Hester Culler, and contains 120 acres of land, more or less, Exhibit H represents the lot purchased by Claude F. Culler and wife; that came off of the Hamilton tract and lies along the state road.
- Q. Will you state where these four tracts of land are situated and the improvements on them.
- A. They are situated on Ballenger District in Frederick County, Maryland, near the village of Feagaville. The improvements on the farm described in Exhibits A and B, occupied by Philip L. Culler, consist of a seven-room frame dwelling, bank barn and a few other outbuildings. The buildings are in need of repair and painting. The building are about one-half a mile from the state road leading from Frederick to Harpers Ferry.
- The next farm is the one occupied by the widow of Harry Z. Culler, improved with an eight-room brick dwelling, bank barn, cow barn, and other buildings. The buildings lie about one mile from the state road leading from Frederick To Harpers Ferry.
- The farm occupied by Hurtz Culler is improved with an eight-room brick dwelling, bank barn and other buildings, and they are situated about one-half mile from the state road.
- The Hamilton tract is improved by an eight-room brick veneer dwelling, bank barn, and other buildings, and it faces on the state road.
- Q. Mr. Mercer, what can you say as to whether or not these farms can be partitioned among the children and descendants of James Henry Culler?
- A. In my judgment it is to the best interests of all parties concerned to sell the farms as shown in the exhibits. They cannot be divided equally between the different heirs.
- Q. Mr. Mercer, what would you say would be the fair market value of these four tracts of land as described by you?
- A. The value that I place on the farm occupied by Philip L. Culler is \$2750.00. The one occupied by the widow of Harry Z. Culler at \$4,000.00. The one that is occupied by Misses Lelia Culler and sister, Hester Culler, at \$5,000.00. The one that is occupied by Kurtz Culler at \$3,000.00.
- Q. From your experience, Mr. Mercer, in the sale of real estate both at private and at public sales, do you or do you not think it ~~is~~<sup>to</sup> the advantage of all the parties concerned, including the infants, if these farms would be purchased by the family at the appraised prices?
- A. I believe it to the interest of all the heirs that these farms be sold privately. The demand for farms at this time is rather, I should say, slow, and I believe that they are worth more to the ones that now occupy them than to any other purchaser.