

Emmert R. Bowlus, a witness of lawful age, after having been duly sworn, does depose and say:

(By Mr. Virts)

Q. Will you state your name and residence?

A. My name is Emmert Bowlus and I reside in Frederick, Maryland.

(By Mr. Zimmerman)

Q. How long have you been engaged as a realtor in Frederick, Mr. Bowlus?

A. Since 1934.

Q. Have you examined and made an appraisal of the farm consisting of 91-1/4 acres and 34-1/4 square perches, more or less owned by George Etzler at the time of his death, situate, lying and being in Johnsville District, Frederick County, Maryland?

A. Yes, I have.

Q. Mr. Bowlus, will you state your opinion as to the value of this property as of the date of the examination on September 30, 1957.

A. I was on the farm today and appraised the same. Land value is \$3900. There is a frame dwelling, a dilapidated bank barn and a small ground stable. I value the buildings at \$2500. This makes a total value of \$6400.

Q. Would you give me a description of where the property is located, Mr. Bowlus?

A. The farm is on an un-named dirt road about a mile from Whiskey Spring Road which is the road that leads off of the Copper Mine Road. The Cooper Mine Road is an improved road.

Q. Do you feel that the farm is capable of division as between the two parties to this cause, Silas W. Etzler and Alice I. Etzler?

A. No, I do not. It is a farm with only one set of buildings and is not therefore of subdivision.

Q. After your examination of the property, can or cannot you recommend the sale for the sum of \$8,375. as being in the best interest of the incompetent, Silas W. Etzler, in this matter.

A. I do.

TO THE GENERAL INTERROGATORY: Nothing further.

