

EDWARD D. FARNSWORTH
REAL ESTATE REPRESENTATIVE
PHONE NO 0-3786 OR MO 2-1881



EMMERT R. BOWLUS
AUCTIONEER - REAL ESTATE - INSURANCE
CRAMER BLDG. 100 W. CHURCH ST.
FREDERICK, MD. Zip Code 21701
PHONE NO 2-1881

November 5, 1963

Mr. Stewart H. Brown
N. Court Street
Frederick, Maryland

Re: Appraisal Real Estate - Heirs of Wm. J. Prechter
Dickerson, Md.

At your request, I have visited the real estate located Southwest of Mt. Ephraim Rd near the Frederick-Montgomery County line in the general area of "Stronghold" just West of the Dickerson-Coxs public road.

The surveyor's plat furnished me shows the land to be located in Frederick County in Urbana District and said plat was made by William C. Humm, I believe, altho his name does not appear on the plat furnished me.

The plat shows several tracts aggregating about 60.5 acres, more or less, and does not border on any public road. Access is gained over a dirt mountain type road and its use is shared by other owners in the area. It is my opinion that in winter time and early spring, this road would be unusable. According to the scale on the plat, this road goes a distance of about 3,000 feet thru this tract, however the greater portion of the tract is on SW side of the joint use right of way.

There are two dilapidated small log type houses unfit for occupancy, also a small stable. Most of the land is wooded and timber is of such size as to have little value. A small tract of the whole indicates that it was once cleared but is now grown up in waste and badly eroded.

I would value the whole tract at \$4,500.00

Respectfully submitted,

Emmert R. Bowlus
Emmert R. Bowlus, Appraiser
Frederick, Maryland