

Emmert R. Bowlus, a witness of lawful age, produced on behalf of the Plaintiffs, deposes and says as follows:

Q. Will you state your full name, please?

A. Emmert R. Bowlus.

Q. Your address?

A. 100 West Church Street, Frederick, Md. - my office.

Q. What is your age?

A. Fifty-three.

Q. And your occupation?

A. Real estate, appraisal service, auctioneering and insurance.

Q. How long have you been in the real estate business, Mr. Bowlus?

A. Approximately thirty years.

Q. I show you Exhibits "C" and "D" filed in these proceedings, and ask you whether or not you are familiar with the real estate described therein, commonly known as the Rice farm?

A. I am.

Q. Where is this property located, Mr. Bowlus?

A. This is a farm that is located on the west side of Moser Road, in Jefferson District, the road leading from the old Jefferson-Middletown Road, toward Catoclin Creek.

Q. Is it nearer Jefferson than Middletown?

A. I would assume that it is slightly closer to Jefferson than Middletown.

Q. Approximately how far is it from Jefferson?

A. About three miles.

Q. Are you acquainted with the total acreage in the property, Mr. Bowlus?

A. According to the deed, approximately 143 acres.

Q. How is this acreage now constituted, with reference to tillable land, pasture land, etc.?

A. I would judge in the break-down that there is slightly over 100 acres of crop land, and there is approximately 10 to 12 acres that would be classified as pasture, and the remainder is woodland.