A 14 years.

Q Have you qualified as an expert in Court on the value of real estate? A. I have.

Q Did you examine the farm mentioned in this proceeding, being a farm consisting of 232 acres and 27 perches, near Thurston, Frederick County, Maryland, known as the Dennis farm?

A I inspected that farm about three weeks ago.

Q You inspected it for what purpose, Mr. Lohr?

A For the purpose of establishing the valuation of the farm.

Q In your judgment what is the fair market value for that farm?

A Fair market value today, I believe you could realize around $15,000 for it. On a quick sale perhaps that would be too high, if you wanted to make a quick turn-over on it.

Q In your judgment ~~what~~ is the fair market value in excess of $12,000?

A It is a good farm. The disadvantage to the farm is the location of it. It is about one and one-half miles from macadam road, and while it is stone road I know in winter time it is almost impassable, some parts of it. Those farms are not as easy to dispose of as a farm at a better location.

Q You think the fair market value now is $15,000? A. Yes.

Q What is the condition of the buildings?

A The buildings are in good repair. There are two frame dwelling houses on the farm, a large frame bank barn, metal roof, concrete block dairy barn modern for Washington type, and tile silo, wagon shed and machine sheds. The buildings are in good repair.

Q (The Court) You hesitate to testify as to the value of the property at what you term a quick sale. What do you feel its value would be at a quick sale?

A I believe the farm could be sold at $13,000.

Q At a quick sale? A. Yes, sir.

Q And you also feel that under the present-day conditions a fair value is approximately $15,000?

A $15,000.

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