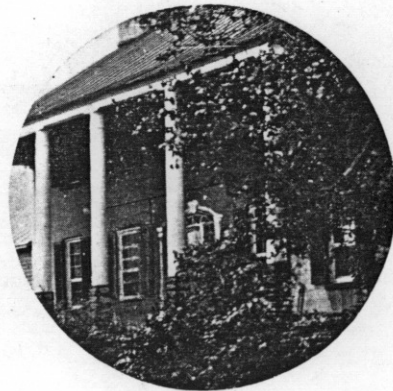


"Ben Lomond Estate"

*Two and One-half Miles from Manassas Va.,
on Sudley Road - One and One-half
Miles from Lee Highway.*

Fine Dairy and Horse Breeding Estate



1900 ACRES SUB-DIVIDED

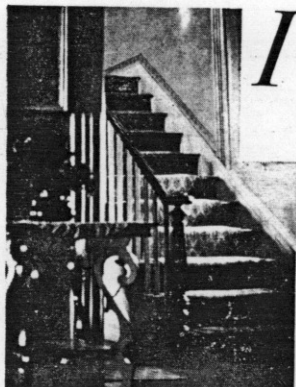
Holstein and Guernsey Dairy Herd - Purebred
Percherons, Shropshire Sheep
All Farm Equipment

AT AUCTION
MONDAY, OCTOBER 31st

At 10 a. m. until all is sold

ANOTHER D. C. CLARKE SALE

"BEN LOMOND ESTATE"



IN Prince William County, Virginia, only thirty miles from Washington, the 1,900 acres of the "Ben Lomond Estate" extend along both sides of historic Bull Run. For generations this estate, noted as a dairying, cattle and horse-breeding farm, has been the country seat of distinguished and wealthy citizens. During the past two decades it has been owned by Hon. John R. Rixey, Congressman; Admiral P. M. Rixey, personal physician to Presidents McKinley and Roosevelt; and F. W. Bruch, multi-millionaire manufacturer of Cleveland. Before them, its owners were men scarcely less eminent, who appreciated its picturesque setting and its productive soil.

Before the War between the North and the South, slaves erected the fine colonial residence, whose classic simplicity, fine workmanship and enduring construction now, as then, has been recognized as a splendid example of all that is best in Southern architecture.

There were heard the thundering guns of the nearby battles of Bull Run.

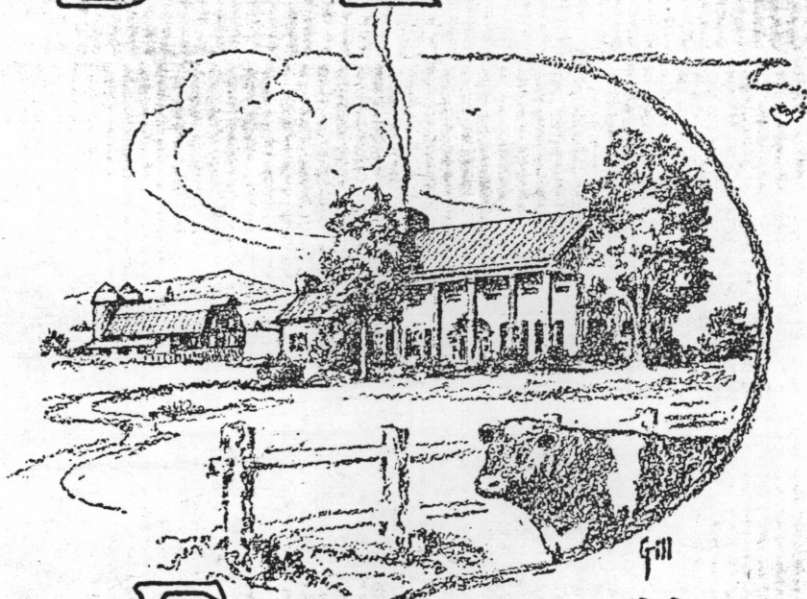
There were the wounded cared for, when it was converted into a hospital.

There, in later days when Admiral Rixey lived in it, President Roosevelt frequently visited to hunt quail, pheasants and rabbits.

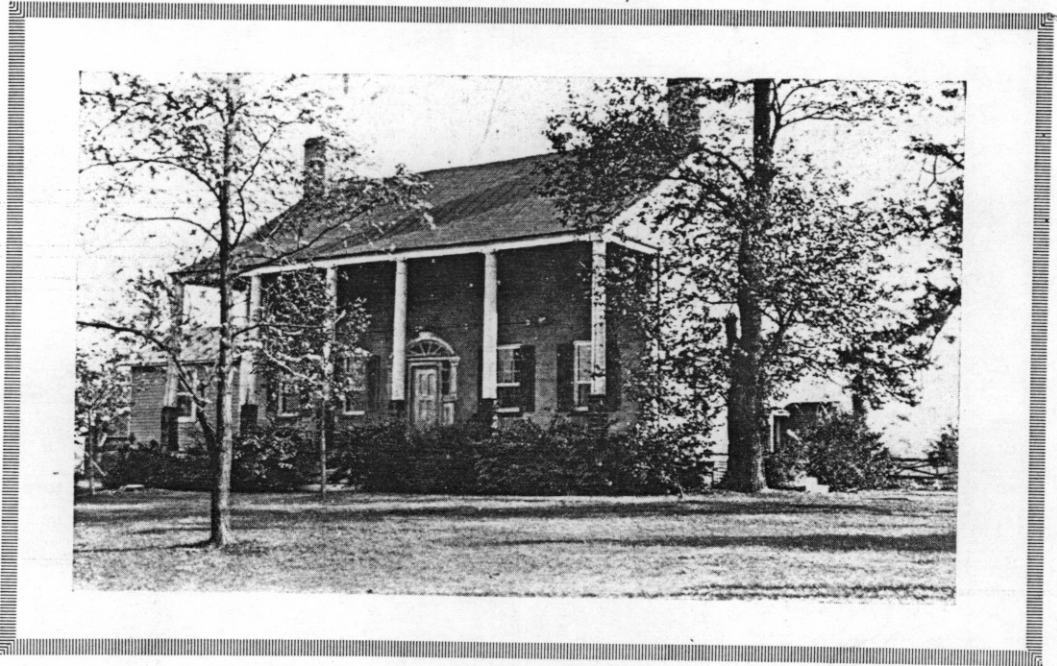
There, during the last ten years, F. W. Bruch, wealthy manufacturer, spent many thousands of dollars creating one of the finest dairy and horse-breeding estates in the country.

And now, after being held intact for many years, the fact that this property has been subdivided into a number of tracts and will be sold to the highest bidders, regardless of price, presents an opportunity to the public that no thinking person can ignore.

“ Ben Lomond

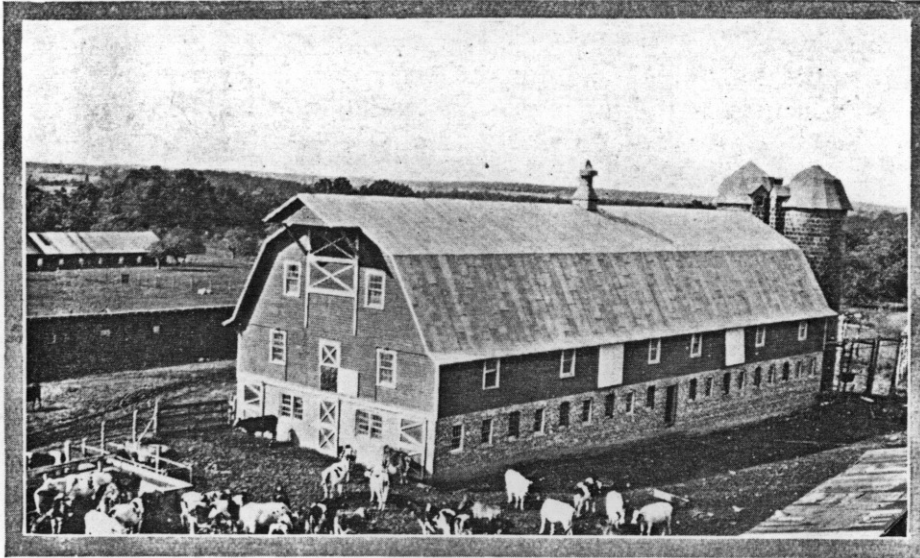


Estate”



The Colonial Residence

Built by slave labor, with walls two feet thick; with dignified porch columns, spacious rooms, high ceilings, colonial fireplaces, hand-carved woodwork, the "Ben Lomond" residence expresses the ante-bellum South's architectural ideals combining strength with simplicity. Under the last two owners, Admiral P. M. Rixey, personal physician to Presidents McKinley and Roosevelt, and F. W. Bruch, Cleveland capitalist, the residence was rebuilt and redecorated but retaining original charm. It is in the best condition, both the exterior and the interior, and meets exacting requirements as a country gentleman's home. It has the modern conveniences of electric lights, running water and furnace heat. Including the annex recently built, it contains four bedrooms, reception hall, living room, dining room, large upstairs hall, two bathrooms, kitchen and large basement with cement storage room. The servants' quarters, dairyhouse and meat houses are nearby.



Modern Dairy Barn

The "Ben Lomond" dairy barn is one of the finest and most completely equipped in the State. It is brick and frame, with stanchions for 66 cows and is equipped with individual milking machines and watering cups. It has ensilage and litter carriers, with distributors which carry litter 150 feet from the barn. It is equipped with electric lights and running water. The floor is cement. Two tile silos, 14x44, have a capacity of from 150 to 200 tons. The modern dairy house contains boiler, wash and cooling rooms, with new equipment. All of the buildings, used for dairy operations, have been built within the last ten years.

The Main Tract

THE splendid residence and main improvements on the "Ben Lomond Estate" will be sold with several hundred acres of land. This offers a rare privilege to the public to purchase these high-class improvements with ample acreage needed for operation of a profitable dairy and cattle farm.

There are few farms in the United States that are better equipped.

Most of the improvements have been built within the last ten years. Every building necessary to economical and profitable management is included. Practically every building is lighted with electricity and has running water piped from a large reservoir.

F. W. Bruch, of Cleveland, who has owned the property the last ten years, spent many thousands of dollars in improving the residence, in erecting the costly dairy barn and other buildings, in enriching the soil, in establishing the 85-acre orchard, in building eight miles of new fencing.

He recently sold the property to Mr. and Mrs. George B. Harris, of Cleveland, who have retained this company to subdivide the 1,900 acres and to sell every tract, together with all improvements, dairy herd, pure-bred percherons, sheep and farming implements—lock, stock and barrel—to the highest bidders.

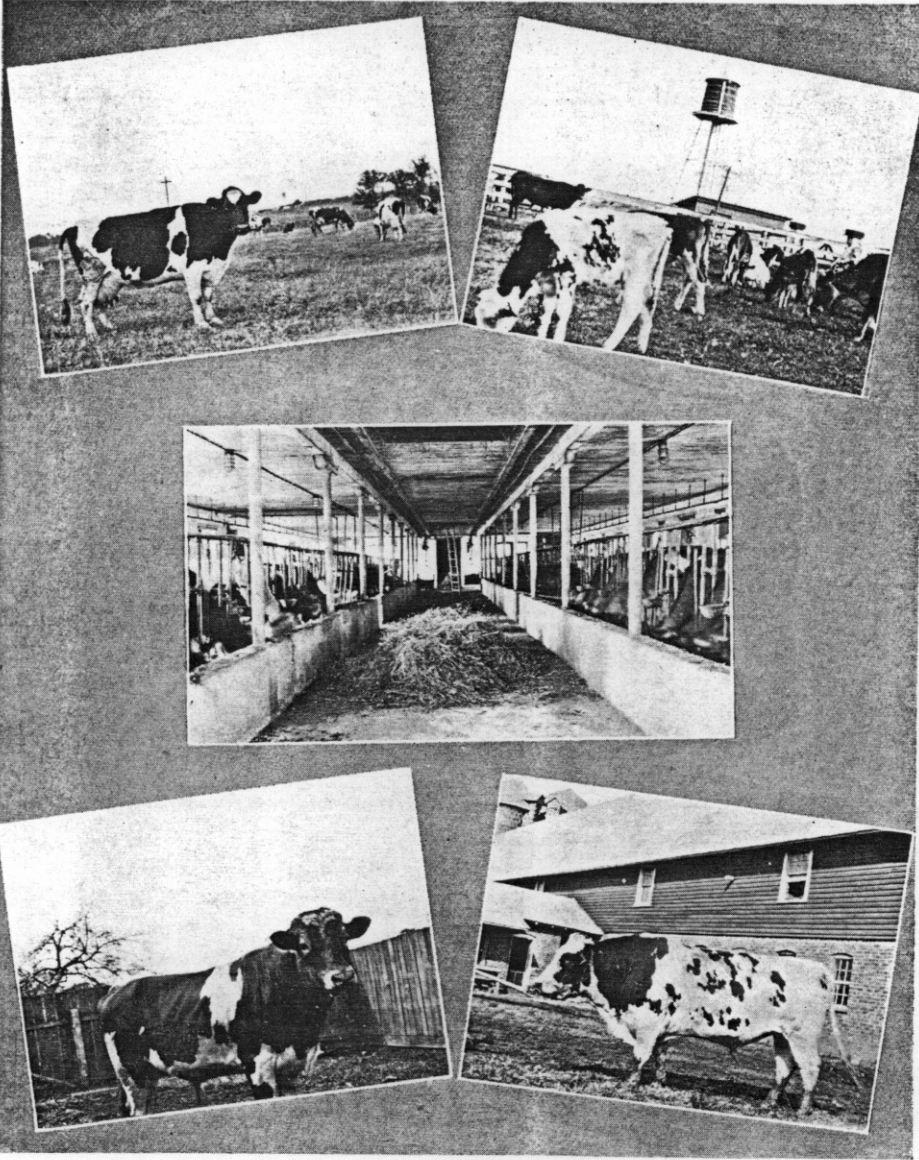
The remaining acreage has been subdivided into tracts of practical size, ranging from small to large farms, with sufficient variety to suit every purse and purchaser.

We offer this property to the public with the firm conviction that it is one of the best farming propositions we have ever handled.

In addition, we are also strongly convinced that it is strategically located for a certain increase in value.

It is only a little more than a mile from the Manassas Battlefield Confederate Park. When this park is improved along the proposed lines, as it assuredly will be soon, it will attract thousands of tourists. Already, the State of Virginia has made an





DAIRY HERD TO BE SOLD

Top left—Holsteins. Top right—Guernsey and Holstein Calves. Center—Interior Dairy Barn. Bottom left—Guernsey 2-Year-Old Bull. Bottom right—Holstein 5-Year-Old Bull.

appropriation for it, and other Southern States are expected to follow this example in the near future. The land already has been purchased. It is logical to assume that this will bring about an increase in value of adjoining and nearby property. We predict that this park will become, in time, one of the great sightseeing meccas of America.

It also seems inevitable that the Sudley road, extending for a mile and a half along the "Ben Lomond Estate" will become a State highway extending from the Lee Highway, only a mile and a half from this property, through Manassas, to connect with the Richmond-Washington highway at some convenient point.

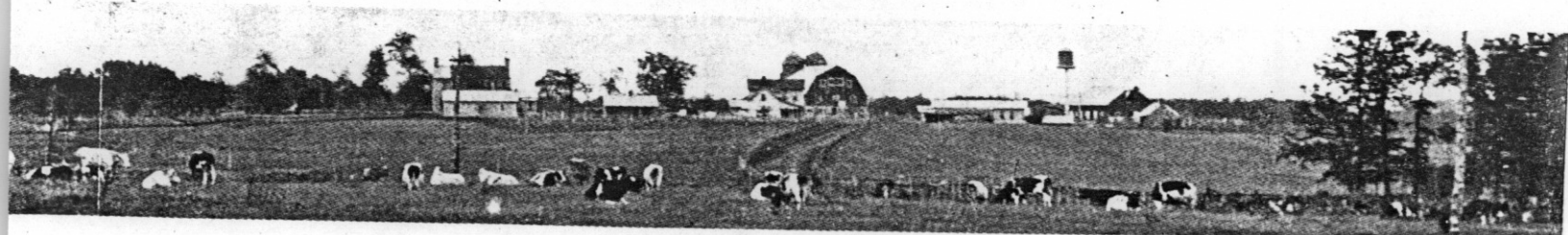
A third factor insuring increased value is the proximity of this property to Washington. The capital city is gradually extending its domains. No city in the country has its steady growth, its certainty of future expansion. All good property within a radius of 50 miles will profit by Washington's growth. The "Ben Lomond Estate," only 30 miles away, will profit soon.

Opening of the stretch of Lee Highway, between Centerville and a point near Warrenton, which soon will be completed, will instantly react to the benefit of this property, which is only a mile and a half from the highway.

Another important factor is the proximity of "Ben Lomond Estate" to Manassas, flourishing county seat of Prince William County. The property is only 2 and $\frac{1}{2}$ miles from the town, with its marketing, educational, and recreational facilities.

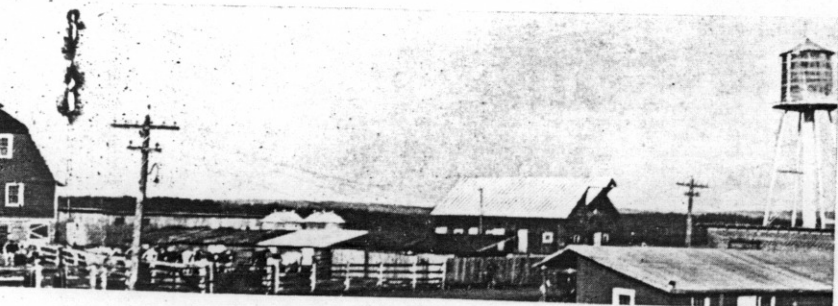
The opportunity to buy a tract of this fine estate at YOUR OWN PRICE is worthy of thought by every person who seeks a splendid country seat, or desires a profitable farming property, or merely wishes to invest in land that will be profitable to hold.

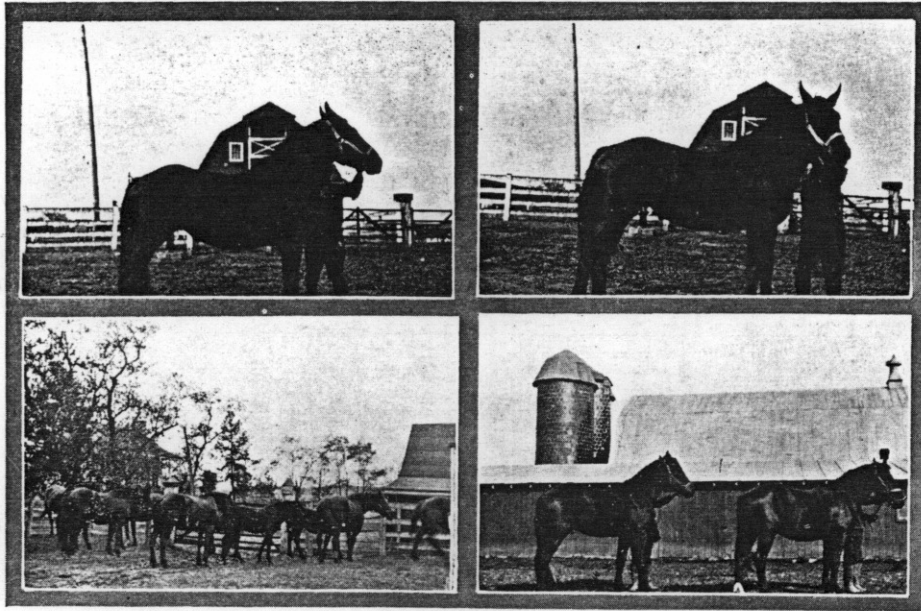




Ten Reasons for Buying in D. C. Clarke Sale

1. The price is fixed not on any individual judgment, estimate or fictitious value, but by the collective judgment of all the bidders.
2. The sale, therefore, is made on a true, and not fictitious value, and is fair both to the buyer and the seller.
3. You can regulate the size of your farm by buying one or more adjoining tracts.
4. By attending the sale, you are in position to profit by any sacrifices the owner may be forced to make.
5. You are assured that every tract will be sold regardless of price under Clause 6 in contract with owner, quoted in full elsewhere in this booklet.
6. You are protected by our 18-year-old guarantee that there will be no by-bidding.
7. You are protected by our 18-year-old guarantee that there is no upset or predetermined price that any tract or all the tracts must bring.
8. You buy under the same conditions affecting every other bidder. There can be no discrimination against you in any way.
9. Nine-tenths of the property in the United States can be bought at the owner's price. But this is an opportunity to buy at **YOUR OWN PRICE.**
10. Our eighteen years of selling land throughout the nation to thousands of satisfied purchasers is your guarantee of satisfactory dealings with us.





PUREBRED PERCHERON MARES—STALLIONS AND COLTS

LIVE STOCK TO BE SOLD

HOLSTEINS—Thirty-one purebred Holstein cows; ten grade cows; seven purebred yearlings; three grade yearlings; seven purebred Holsteins under nine months; six grade Holsteins under nine months; one purebred Holstein bull, five years old.

GUERNSEYS—Nine purebred Guernsey cows; eighteen grade Guernseys. A number of Guernseys under nine months, some purebred and some grade; one purebred Guernsey bull, two years old.

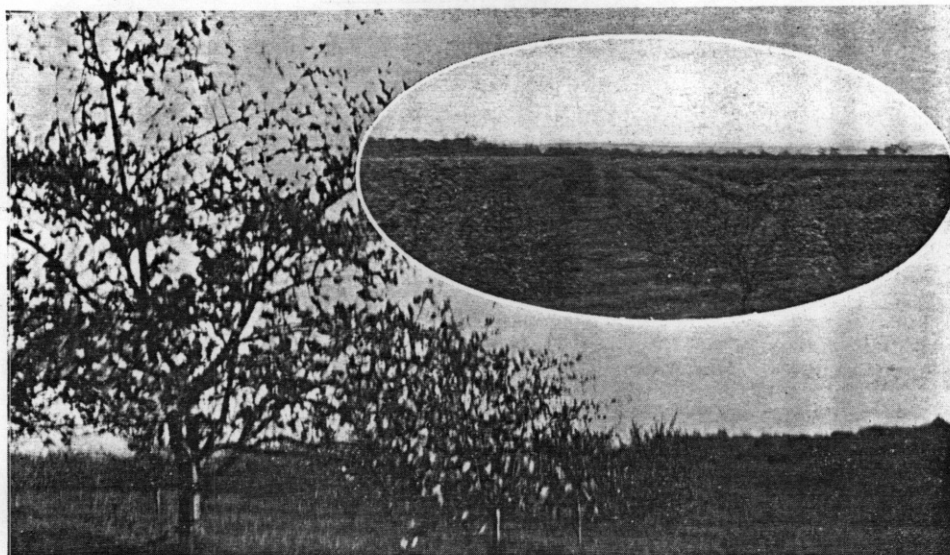
FOURTEEN HOLSTEIN AND GUERNSEY HEIFERS—Two years old, coming three next spring. Some purebred, some grade.

HORSES—Four purebred Percheron brood mares. Four purebred Percheron two-year-old colts. Three purebred Percheron yearlings. Four purebred Percheron spring colts.

One Kentucky saddle horse.

Five teams of work horses.

SHEEP—130 grade Shropshire ewes. Two purebred Shropshire rams. Three grade Shropshire rams. Two purebred Cheviot rams.

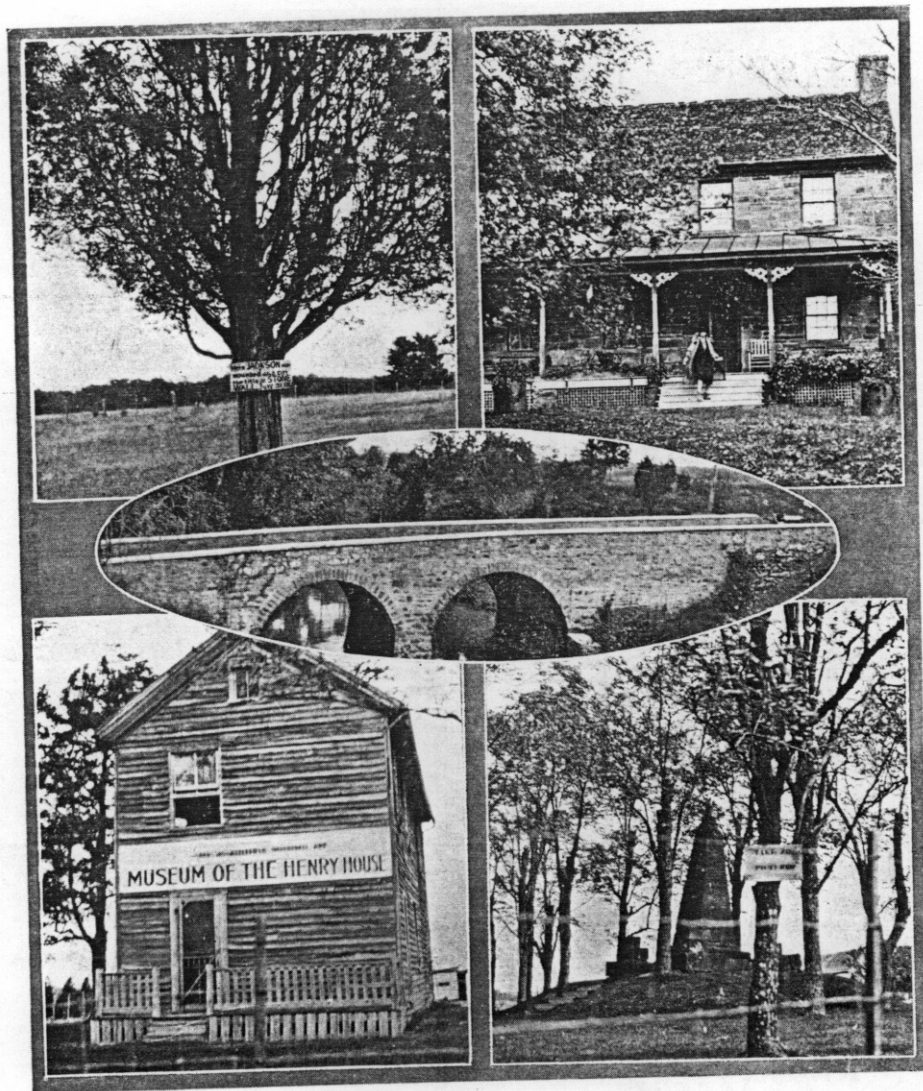


85-ACRE APPLE ORCHARD

SOIL AND TOPOGRAPHY

“Ben Lomond Estate” is adapted to wheat, corn and hay crops. The land is level to gently rolling and is drained by Bull Run and its tributaries. Bull Run overflows in certain seasons, and land on each side is enriched, making it especially desirable for fine pastures. More than 1,000 acres are cleared, the balance in woodland, which contains many young oak and pine trees, and an ample supply of cedar posts. The 85-acre orchard contains more than 4,000 trees from eight to eleven years old, the varieties being chiefly Delicious, Stayman and Black Twig.

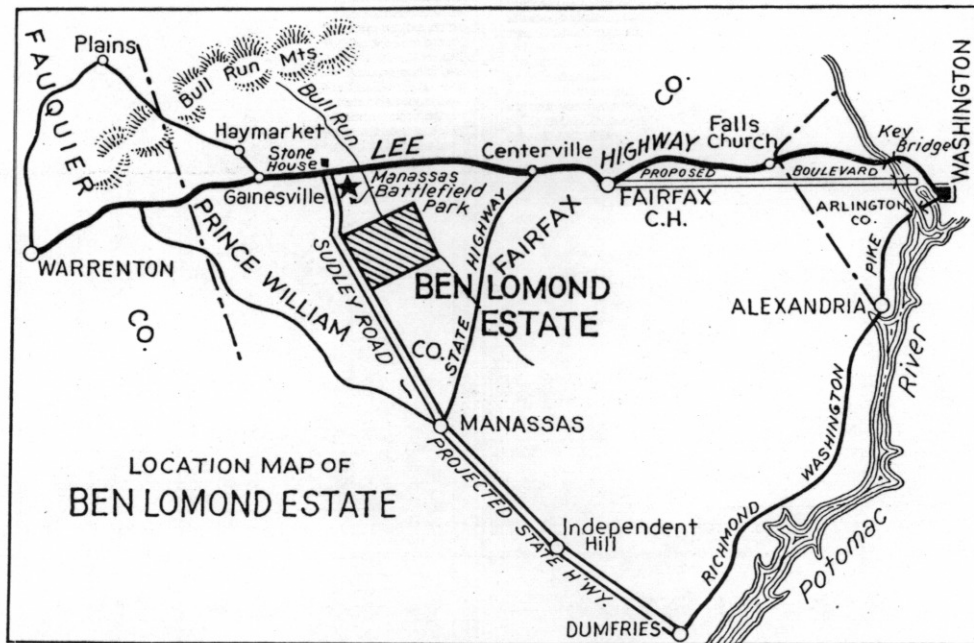




SCENES IN BULL RUN PARK

Top left—Tree where "Stonewall" Jackson was wounded. Top right—Stone House where cannon ball is still imbedded. Center—Old Bull Run Bridge. Bottom left—Henry House, center of fighting and now museum of Park. Bottom right—Federal Monument in Park.

ALMOST adjoining the "Ben Lomond Estate" are the educational and executive lands of the Manassas Battlefield Confederate Park. The substantial progress which this Park has already made will, with what now appears to be the certain local and general co-operation, will make of the famous battlefields of Manassas or Bull Run, the Gettysburg of the South, a really great educational and historical center.

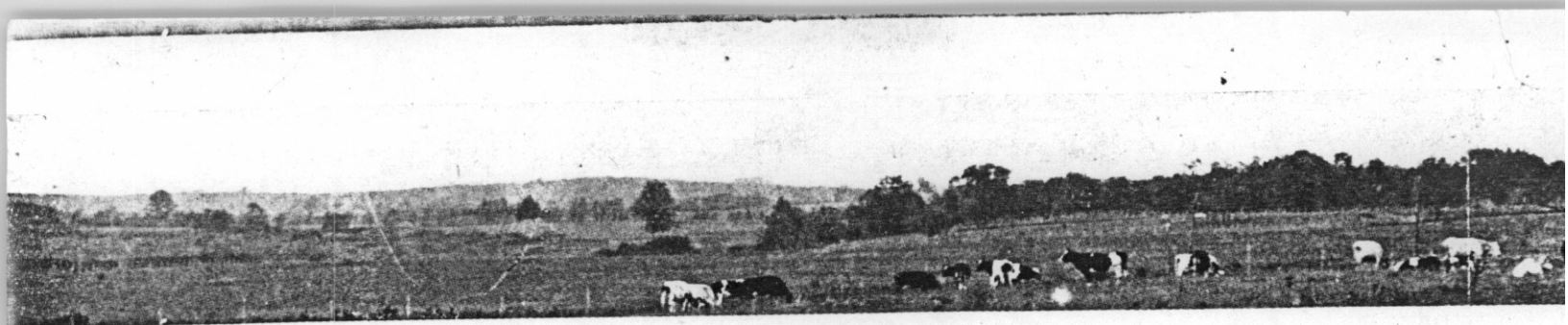


THE above map shows the location of "Ben Lomond Estate." A careful study of it will reveal the future value of the property. Completion of the Arlington Memorial Bridge and boulevard will bring the farm within much quicker reach of Washington.

Continued development of the Bull Run Confederate Park, only a little more than a mile from the "Ben Lomond Estate," will enhance its value. So will the projected improvement of the Sudley road, on which the "Ben Lomond Estate" fronts for a mile and a half.

The steady growth of Washington is gradually advancing the worth of all property within its suburban territory. The "Ben Lomond Estate" will profit within the next five or ten years by the expansion of the capital and by development of good highways and the Bull Run Confederate Park.

Persons who wish to invest in land that will pay them a profit in a reasonable length of time will do well to investigate the opportunity offered to buy a tract in the "Ben Lomond Estate" at their own price.



DESCRIPTION OF IMPROVEMENTS

Included in the modern improvements on "Ben Lomond Estate," exclusive of the colonial residence and dairy barn described elsewhere in this booklet, are the following:

Two Large Tile Silos, capacity of 200 tons.

Modern Dairy House, with latest equipment.

Large Cattle Shed—For 100 calves and cattle. Four box stalls.

Horse Barn—For twenty-one head.

Two Steel Corn Cribs—1,000-ton capacity each.

Large Sheep Pen—For 100 sheep.

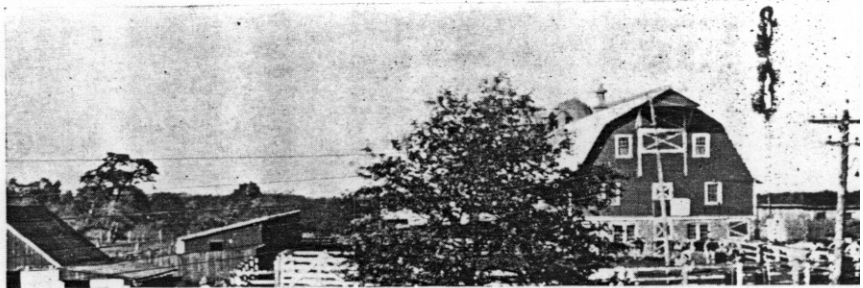
Grinding Room and Granary—New grinding machine.

Implement Sheds—Four in all, two almost new.

Pump House and Tank—With motor driven pump supplying water from 150-foot well to nearly all buildings.

Several Tenant Houses, poultry house, outdoor cellar, wood house, garages, meat house, servants' quarters, and other buildings.

Terms of Sale—Real Estate—One-third, balance in 3 equal annual payments. Personalty—Under \$50, cash; over \$50 one-third cash, balance in 4 months with approved collateral.





A Trademark and a Guarantee

THE
SIGN
OF A
GENUINE
AUCTION
Trademark
Copyrighted

For 18 years and in 25 States, our Uncle Sam trade-mark has stood as the "Sign of a Genuine Auction"—a symbol of fair and square conduct of auction sales of real estate.

This trademark is your positive guarantee, in attending this sale or any other to which we may invite you, that there will be:

NO BY-BIDDING!
NO UPSET PRICE!
NO RESERVATIONS!

We have never invited the public to a try-out auction. We have never taken down a piece of property once it was placed under the hammer.

Our sales are GENUINE, in the full meaning of that word. We sell every tract we advertise to the highest bidder, rain or shine, win or lose.

For 18 years we have kept faith with the public—a faith that has won us a national reputation for business integrity. That reputation we must safeguard with utmost care. One near-auction, one broken promise to the public, and our work of eighteen years in establishing public confidence will have been destroyed.

LOUISVILLE
Real Estate & Development Co.
D. C. CLARKE PRESIDENT STARKS BLDG. LOUISVILLE KY

A NATIONAL INSTITUTION

W. B. RoBARDS, *Representative*

Prince William Hotel

Manassas, Va.

Admiral Rixey Predicts Bright Future for Property

Admiral P. M. Rixey, personal physician to Presidents McKinley and Roosevelt, who for seven years was resident owner of "Ben Lomond Estate" is enthusiastic over its future. In an interview a few days ago at his palatial home, he approved the plan to subdivide the property into a number of small farms.

With the completion of the Memorial bridge and boulevard and with proposed highway improvement in Prince William County, he said, the value of this property should increase greatly. He felt it should be worth several times what he sold it for to F. W. Bruch, of Cleveland. He said he understood Mr. Bruch had spent more than \$100,000 in improving the property.

Buy Farm Land Now Is Advice

E. G. Quamme, of St. Paul, president of the Federal Farm Land Bank of the Seventh District, says:

"There is every reason why one who wants a farm should buy now. Land is on the bargain counter just now, but it will not stay there long. The long-headed, careful investor will buy now and take advantage of the present situation. The one who waits will pay for it in higher prices. Never again will there be such an opportunity to acquire a farm home on good land in happy surroundings.

Our Famous Clause 6

Read Clause 6 in our contract with the owner of "Ben Lomond Estate":

"Clause 6—It is understood and agreed that the within described property is to be sold at public auction as herein provided and that the highest price obtainable on sale day will be confirmed regardless of what that price may be."

For 18 years this clause has been in every contract we have signed to sell property at auction.

The auction method of selling is the oldest and one of the most equitable known. It dates back to ancient days. But it is fair only when the owner does not set in advance a certain price that his property must bring. And when an owner signs our contract, he shows his confidence in the worth of his own property; he shows he believes it will sell on its merits, and he is willing to trust the public to determine its value. Such an owner plays fair and the public will play fair with him.

Our Clause 6 is one of the main points of difference between our auctions and those of the average auction company. It is one of the main reasons why we are known throughout the United States as the nation's leading subdividers and auctioneers.



FARM EQUIPMENT IN SALE

One Husker and Shredder	Four Corn Planters
Two Fordson Tractors	One Oats Harvester
Two Tractor Discs	One Road Drag
Two Horse Discs	Two Land Boilers
Two Wheat Binders	Five One-horse Cultivators
One Corn Harvester	Two Shovel Plows
One Manure Spreader	One Mogul Gas Engine
Two Drills	Three Motors
One Grass Seeder	One Ford Truck
Five Wagons and Frames	One Corn Sheller
Two New Hay Racks	One Oil Tank
Four Tractor Plows	One Wood Saw
Three Mowers	One Power Sprayer
One Corn Cutter	One Barrel Sprayer
One Silage Cutter	One Buggy
Two Hay Rakes	One Stump Puller
One Spring Tooth Harrow	One Scale
Three Spike Tooth Harrows	One Feed Grinder
One Ditching Machine	Ten Hives of Bees and Bee Supplies
Nine Horse Plows	Eight Sets of Harness
One Hay Press	Eighty Gallons of Apple Vinegar
Five Riding Cultivators	One New Hay Loader
Two Lime Spreaders	

Three hundred tons of silage, 15 tons of hay and 60 acres of corn included in sale.

FACTS ABOUT SALE

If it rains, the auction will be held under shelter. But it will be held, rain or shine.

A new Ford Touring Car will be given away at the sale and Gifts of Gold will be made. You do not have to bid or to buy to participate in distribution of gifts.

A real treat in the way of an old-fashioned lunch dinner is promised by the ladies of the Manassas Presbyterian Church.

DEMAND FOR SMALL FARMS

The demand today is for small farms and intensive cultivation. The resources and services of our organization are at the disposal at this time of a limited number of Virginia property owners. We will be glad to explain our scientific methods of subdividing and selling. Our sales in this section include:

Camp Lee, Petersburg, Va., for the War Department; "Leesville Estates," Westmoreland County; "Corbin Hall," Samos, Va.; "Glenara," Fauquier County, Va.; "Meadowville," Fauquier County, Va.; "Western View Farm," Culpeper, Va.; "Massey Farm," Colonial Beach, Va.; "Waverly," Haymarket, Va.; "Featherstone," near Fredericksburg; "Hazelwood," near Port Royal; "Congress Heights," Washington; "Woodlawn Manor," Rockville, Md.; "Henry Lee Estate," Marshall, Va.; "Roseville Estate," Loudoun County, Va.; "Grassland," Marshall, Va.; "Edgewood," The Plains, Va.; "Valley View Estates," Leesburg, Va.

original in locked case

VA 975.5273 Ben