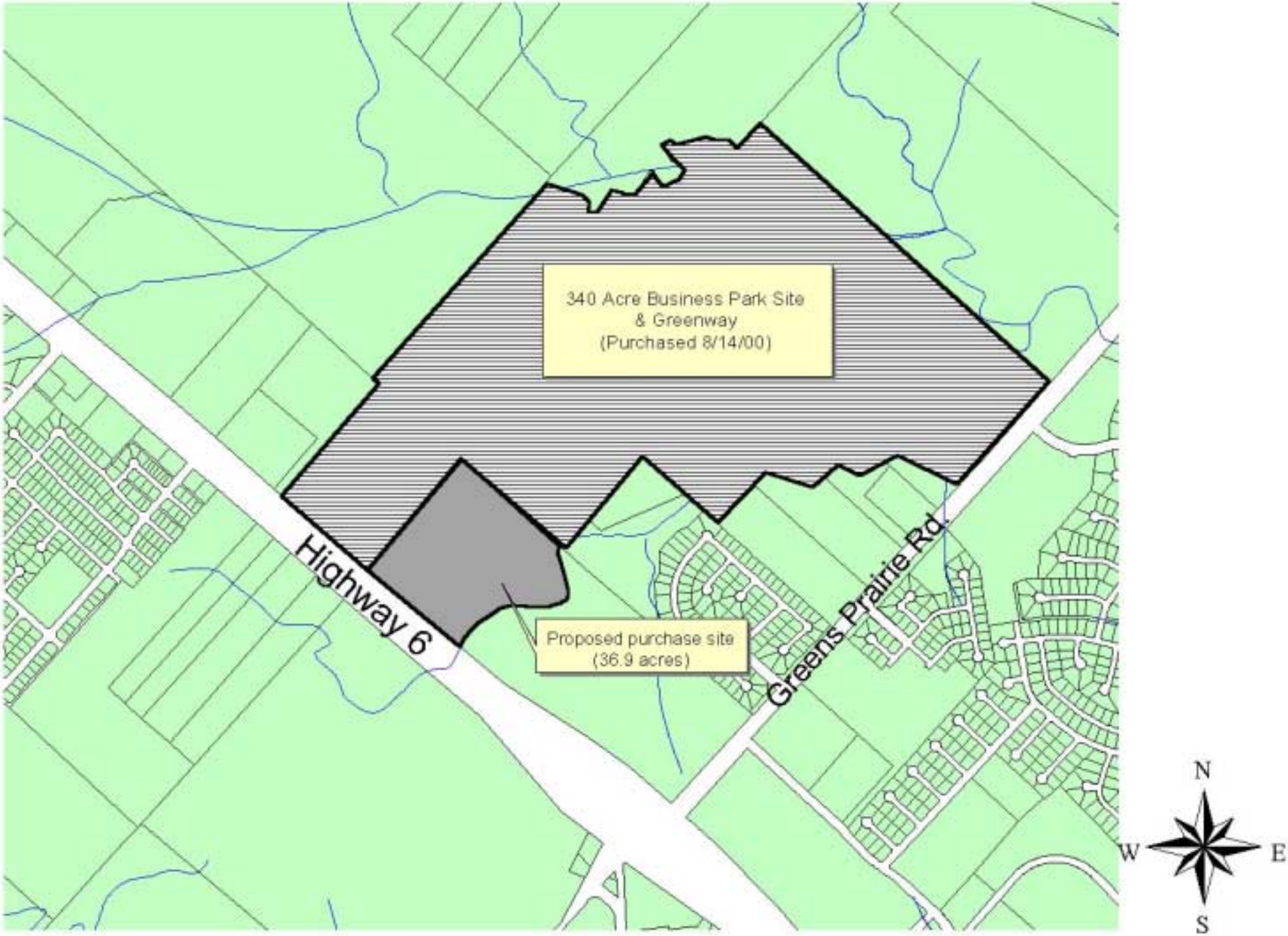36.9 acre Marsh-Reeves tract