

BOOTHBY & BOOTHBY

Solicitors &c.

Brinsley C. Boothby.

F. Brooke Boothby.

I.B.

AND AT

Loch. POOWONG

LANG LANG.

& DALYSTON.

Imperial Chambers.

108 Collins Street

Melbourne.

29th August

1921

Cent  
3015

The Secretary,  
Closer Settlement Board,  
MELBOURNE.

Dear Sir,

re R. H. Glover, Poowong.

Mr. Glover, a returned soldier holding a qualifying certificate, some time ago purchased a farm at Poowong, paying all over £1000 in cash and giving a Mortgage to the Vendor to secure the balance purchase money. We act for both parties, and Mr. Glover with the consent of the Mortgagors, now applies to the Board to take over the purchase at the price he paid, and arrangements have been come to between the parties so that Government Debentures will be accepted in payment.

We have acted for Mr. Glover's father who is one of the most successful of the Poowong Dairy Farmers, for nearly 20 years, and it is within our knowledge that the son has had a splendid training as a dairy farmer. The land in question was purchased on the advice of his Father and is a good dairy farm. Mr. R. H. Glover however, finds himself short of capital to build a suitable house and proper sheds. He feels that if he is relieved of the responsibility of the present Mortgage by the Board taking the property over at the cost price, he could devote his capital to erecting such buildings.

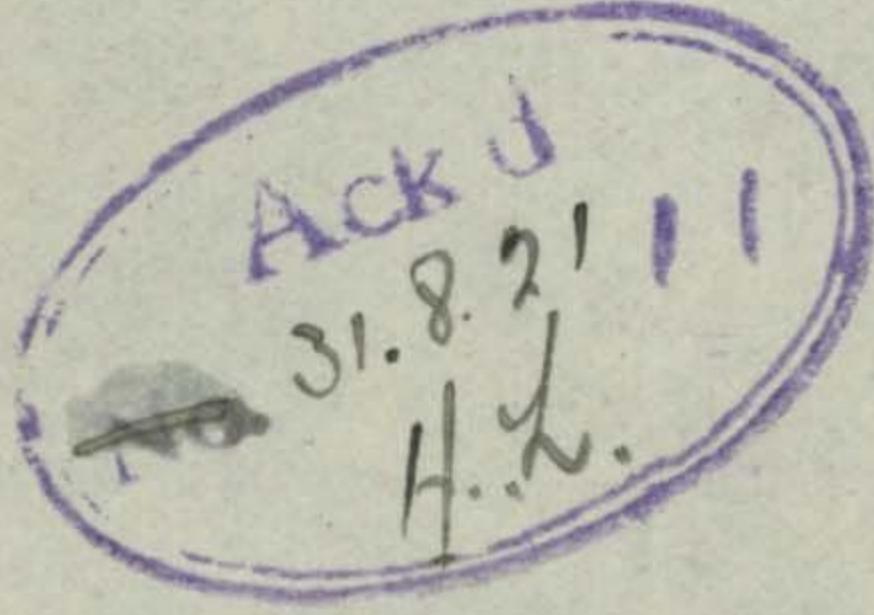
We enclose the usual form of particulars duly completed, and will be glad if the Application can be submitted to the Board as soon as possible.

Yours truly.

Boothby & Boothby

30 AUG 1921

Encl.



Shire of Doowong & Jeetho.

14773.

Form C

P.H. 98.

2. 12. 21.

THE DISCHARGED SOLDIERS SETTLEMENT ACTS.

Acquisition of Land for the Purpose of Settlement of Discharged Soldiers.

"Glover's" Contract of Sale R. H. Glover  
Report on Estate offered by  
106 acres, being Allotments part 42 Section Parish Doowong  
and coloured pink on accompanying plan. 8 miles hyra Railly Station.

Date of inspection	Dec. 6 <sup>th</sup> 1921
Distance from nearest market town	4 Miles
Distance from nearest railway station	7 miles
Distance from seaboard	25 Miles
Distance from metropolis	63 miles
Description of roads leading to property	Good Road partly metalled
Are adjoining lands occupied?	Yes
Is district agricultural, pastoral, or fruit-growing?	Dairying & agricultural
Ruling price of similar land in the locality	From £10 to £22 per acre
Date of latest sale and price obtained	June 1920 farm next to it on south side sold for £18 per acre.
Is land level, hilly, or undulating?	Fairly level
Is any portion liable to flooding or in need of drainage?	Some small drains needed in two of the creek flats
Depth and character of soil	From 3 ft to 6 ft deep. good brown loam soil
Character of subsoil	Sandstone was very soft weathered

Noted  
15.12.21

DEC 15 1921

What is land chiefly adapted for ? ..

Dairying &amp; Agricultural

Is the land healthy ? ..

Yes

Area timbered and kind of timber ..

A few green trees white gum & manna tree  
about 20 acres

Area uncleared and cost of clearing same ..

about 30 acres  
cost about £4 per acre to clear for plough

Area under grass and description of grasses ..

About 10 acres new grass & about 50 acres  
old pasture

Area cleared for ploughing ..

48 acres

Area that can be cultivated ..

The whole area

Grazing capacity per acre ..

Should carry about 40 head cattle at present  
time

Area under cultivation, and description of crops ..

10 acres oats 7 acres potatoes  
1 acre peas

Estimated yield per acre of crops ..

Heavy crop about 2½ tons per acre  
Potato crop only plantedIs land suitable for crops other than those  
grown ? If so, specifyGrow all root crops also onions  
& maize

Is land easily worked ? ..

Yes

Stock on land at present ..

20 Head cattle  
3 Horses

Is such stock in good condition ? ..

Yes

Estimated rental value ..

17/4 per acre

No. of paddocks ..

6 paddocks

Fencing, chains and description, and value

about 2 miles fencing  
Boundary wire netted on 3 sides  
balance wire fences

Buildings, specifying value and condition of each

None

No. of dams and wells, and value .. ..

none bad

Permanent streams, springs, or other water supply

2 Lerman creeks

Special improvements, if any .. ..

and white

Is land infested with rabbits or other vermin ?

A few rabbits

Is land infested with ferns, Canadian thistle, blackberry, or other noxious weeds, and if so, to what extent ?

Some blackberry  
also ferns

Climate .. .. .. ..

good

Rainfall .. .. .. ..

45 inches per annum

Facilities for obtaining firewood and fencing and building material

Good

Time present owner has held the land ..

Been on it 15 months

Does owner reside on property ? If not, who is in occupation, and under what tenancy and rental ?

Lives at home next farm

Probable earnings per annum .. ..

£400

Could the property be readily sold or leased at your valuation in average seasons ?

yes

Demand existing for small farms in neighbourhood

Good

Do you consider land suitable for subdivision ? If so, in what areas and for what purposes ?

No

(Submit rough plan, showing proposed subdivision, with your valuations marked on each allotment.)

## VALUATIONS TO BE ON FREEHOLD BASIS.

If the property is of uneven quality, state area and value of the different portions

about 10 acres poor land on west side  
near river banks

If an orchard property, state separately—

- (a) Value of orchard ... ...
- (b) Value of unplanted area ...
- (c) Value of all improvements ...

Opportunities for outside employment in neighbourhood

Good

Do you recommend the purchase for the settlement of returned soldiers?

Yes

Freehold value of the property as a whole, including all improvements, and at per acre. Value of crop or fallow not to be included

£15 per acre

Value of crop (if any)—to be separately stated and not included in value of land

Pasture hay crop  
about £80

Value of fallow (if any)—not to be included in value of land

not much and  
about £10

Indicate any special features and particulars which may be of value

Good  
water not reliable

## GENERAL REMARKS

This property will be only 4 miles from Athlone R. Station when line is finished from Koo wee up to MacDonald's Track also it is the cheapest farm in the district that has been offered to the Board. A few years ago a crop of potatoes grown on this block of land yielded 16 tons per acre.

Councillor G. C. Gillan  
F. Umber  
11th Dec. 1921

183  
211

MELBOURNE

No.

1 5214  
86.6

D.S.L. 2371

Discharged Soldiers' Settlement Act 1917.

(CLOSER SETTLEMENT ACTS.)

CONDITIONAL PURCHASE LEASE.

DISCHARGED  
ADVANCE  
RECOMMENDED

Farm

ALLOTMENT.

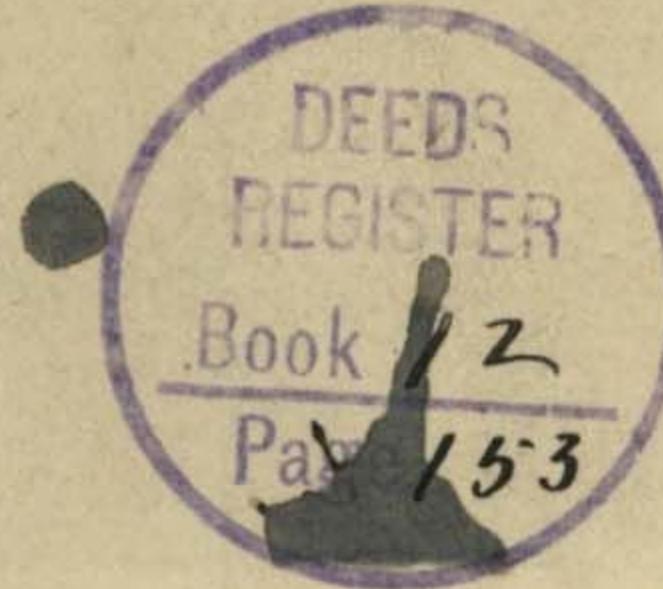
Recommended

Gwynchatsch

Special Condition: 50 feet.

£ 338 5.0 advanced for Improvements,  
Repayable in 20 years by 72-yearly instalments

G. G. Carpin  
3/4/24



Name Robert Henry Glover

Address Poowong "Moyuna" Poowong

Occupation Farmer

Soldiers' Securities  
Register No. 10437

Date of Lease 23<sup>rd</sup> February 1922 Term 37 $\frac{1}{2}$  years (including 1 year suspension.)

Purchase Money £ 1025 : s. d. Rate of Interest 5 per cent.

Adjustment Amount } £ : s. d.  
(if any) } £ : s. d.

Balance of Purchase Money £ 1025. 0 s. 0 d. Balance of Purchase Money £ 2231. 7 s. 10 d.  
with interest added

in 72 instalments of £ 30 15 s. 0 d. and a final instalment of £ 17 7 s. 10 d.

First instalment due 23/8/23. Payable at G. G. Carpin Warragul

Allotment 42A Section LEASE SENT

Parish Poowong County FOR EXECUTION.

Area 105 ac. 2 r. 26 " p. more or less. F. L. Espey

Lease examined H. Ladd Date 29/1/24

Approved by Gov. in Cl. 8. 4. 24 Ex. Cl. No. 24262

Gaz. 16. 4. 24 Page 1644

Charged 26/9/20 p. P154 (2) L.P. 110

C.V. noted on P.S.Y. 16625. 16625. 16625.

Chartered 26/9/20 p. P154 (2) L.P. 110

for C.P. please

Heath 24/7/24

Heath