

BOOTHBY & BOOTHBY

Solicitors &c.

Brinsley C. Boothby.

F. Brooke Boothby.

I.B.

AND AT

LOCH. POOWONG

LANG LANG.

& DALYSTON.

Imperial Chambers,  
408 Collins Street

Melbourne 29th August 1921

The Secretary,  
Closer Settlement Board,  
MELBOURNE.

Dear Sir,

re R. H. Glover, Poowong.

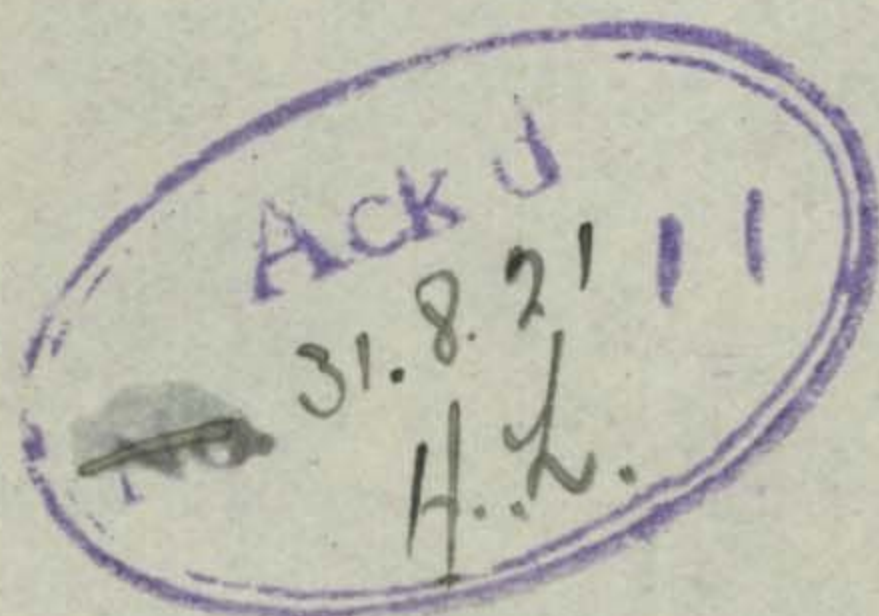
Mr. Glover, a returned soldier holding a qualifying certificate, some time ago purchased a farm at Poowong, paying all over £1000 in cash and giving a Mortgage to the Vendor to secure the balance purchase money. We act for both parties, and Mr. Glover with the consent of the Mortgagee, now applies to 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.

Encl.



Boothby & Boothby

30 AUG 1921

Shire of Dowding & Jetho.

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.

Report on "Glover's" Contract of Sale R. H. Glover  
106 acres, being Allotments part 42 Section Parish Dowding  
and coloured pink on accompanying plan. 8 miles Wyora Railway 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 Heagel soil
Character of subsoil .. ..	Sandstone

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 & mesquite  
about 20 acres

Area uncleared and cost of clearing same ..

about 30 acres  
cost about £4 <sup>per acre</sup> 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 ..

Hay 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 ..

17/6 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
Permanent streams, springs, or other water supply	2 permanent creeks
Special improvements, if any .. ..	
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? (Submit rough plan, showing proposed subdivision, with your valuations marked on each allotment.)	No

## 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*

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

*Present hay crop  
about £80*

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

Indicate any special features and particulars which may be of value

## GENERAL REMARKS—

*This property will be only 4 miles from Athlone R. Station when line is finished from Koo wee up to Mac Donalds 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 C. C. Lillan*  
*" J. Mulholland*

*11th Dec. 1921*

Please sign Report and Parish Plan and return Plan.

183  
211

MELBOURNE

No.

5214

86.6

Discharged Soldiers' Settlement Act 1917.

D.S.L. 2371

(CLOSER SETTLEMENT ACTS.)

# CONDITIONAL PURCHASE LEASE.

Farm ALLOTMENT.

Recommended

Special Condition: 50 feet.

338 5.0 advanced for improvements.  
Repayable in 20 years by 1/2-yearly instalments

Chapman  
3/6/24



Name

Robert Henry Glover

Address

~~Lawson~~ "Moyuna" Poowong

Occupation

Farmer

Date of Lease

23<sup>rd</sup> February 1922

Term

37 1/2 years

(including

year

suspension.)

Purchase Money

£ 1025

s.

d.

Rate of Interest

5

per cent.

Adjustment Amount  
(if any)

£

s.

d.

Balance of Purchase  
Money

£ 1025 0 s. 0 d.

Balance of Purchase Money  
with interest added

£ 2231 7 s. 10 d.

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

Warraqual

Allotment

42A

Section

Parish

Poowong

County

Area

105 ac.

2 r.

26 p.

more or less.

Lease examined

H. Lada

Date

29 / 1 / 24

Approved by Gov. in Cl.

8.4.24

Ex. Cl. No.

24262

Gaz.

16.4.24

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Charted

26/9/20p.

P154(2)

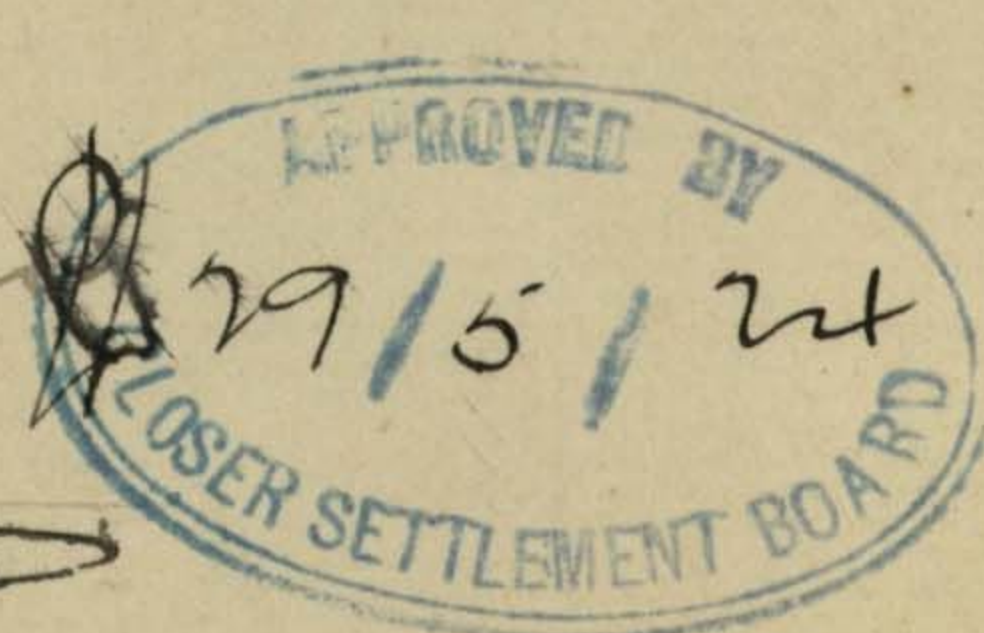
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110

C.B. Certified Plan Review.

J.H. Kinsler

24.8.22



28-2-25

Advance D.S. S. Acts  
Lease required after Registration.