LIVERPOOL PLAINS LANDS

WARRAH ESTATE

A.A. Coy's 3rd SUBDIVISION

For Auction Sale at **ODDFELLOWS HALL, QUIRINDI.** at 2 p.m. on

WEDNESDAY, 5th DECr 1923.

Auctioneers in conjunction **PITT, SON & BADGERY Ltd** O'Connell St. Sydney

DALGETY & Coy Ltd Sydney. & **Wm CADELL** Quirindi

Title Freehold Direct from A.A. Company's Original Crown Grant

DESCRIPTIONS

GENERAL.

THESE blocks embrace 41,734 acres of the richest country of the far-famed Liverpool Plains.

The whole of the ridge and timbered areas have been judiciously ringbarked, are dead, and are especially suitable for breeding and wool growing, some of them showing the highest lambing percentage on Warrah, and with the plain paddocks have proved the finest fattening properties for both sheep and cattle in this well-known, rich district. Grass and herbage unsurpassed.

The paddocks fences have been adopted as boundaries as far as possible, thus entailing very little expense in making each block a high-class working proposition from date of occupation.

LAND FOR SALE.

LOT 1—MT. HALL.
2,380 acres 3 roods.
Basaltic ridges timbered with Box, Apple and Kurrajong. Permanent water in Spring Gully, well, tank and windmill.

LOT 2—SPRING GULLY.
2,804 acres 3 roods.
Mostly Basaltic ridges, balance elevated plain, timbered with open Box and Apple. Permanent water in Spring Gully, well, tank, and windmill.

LOT 3—LOWER MACDONALDS.
1,988 acres 3 roods.
Plain country, undulating, with little timber along South boundary. Good weather board cottage. Water obtainable at shallow depth in Macdonalds Creek.

LOT 4—PRIMROSE HILL.
3,198 acres 1 rood.
Plain country, slightly undulating. Shelter shed. Well, tanks, and windmill.

LOT 5—MT. CRAIK.
2,927 acres 1 rood.
Basaltic ridges and undulating, open plain. Open timber Box, Apple and Kurrajong Well, tank, and windmill.

LOT 6—MACDONALDS CREEK.
2,535 acres 2 roods.
Basaltic ridges and rich flats along creek. Timbered with Box, Apple and Kurrajong. Well, tank and whip. Weatherboard cottage.

LOT 7—UPPER MACDONALDS.
2,700 acres.
Basaltic ridges and rich flats. Box, Apple and Kurrajong timber. Well, tank and whip, and good water in Macdonalds Creek.

LOT 8—MT. MICKY.
3,016 acres 1 rood.
Basaltic ridges and good flats. Timber Box, Apple and Kurrajong Well on South boundary and water in Pump Station Creek.

LOT 9—PUMP STATION.
2,898 acres 2 roods.
Low Basaltic ridges with extensive, undulating, open country. Box, Apple and Kurrajong timber. Well, tank and whip.

LOT 10—MARTINS ISLAND.
1,813 acres 1 rood.
Sloping plain country, with Apple Tree clumps and shade timber. Well, tank and whim.

LOT 11—HUDSON.
1,743 acres 2 roods.
Open plain. Few shade trees. Bore, tanks and windmill.

LOT 12—PADDYS POINT.
1,740 acres.
Mostly open plain, with small area of ridge on South boundary. Well, tank and windmill.

LOT 13—MEREWETHER.
1,485 acres 3 roods.
Undulating and low ridge country. Open Box and Apple timber. Water obtainable at shallow depth.

LOT 14—APPLETREE GROVE.
2,037 acres.
Partly undulating and open plain. Lightly timbered with Box and Apple on West boundary. Bore, tanks and windmill.

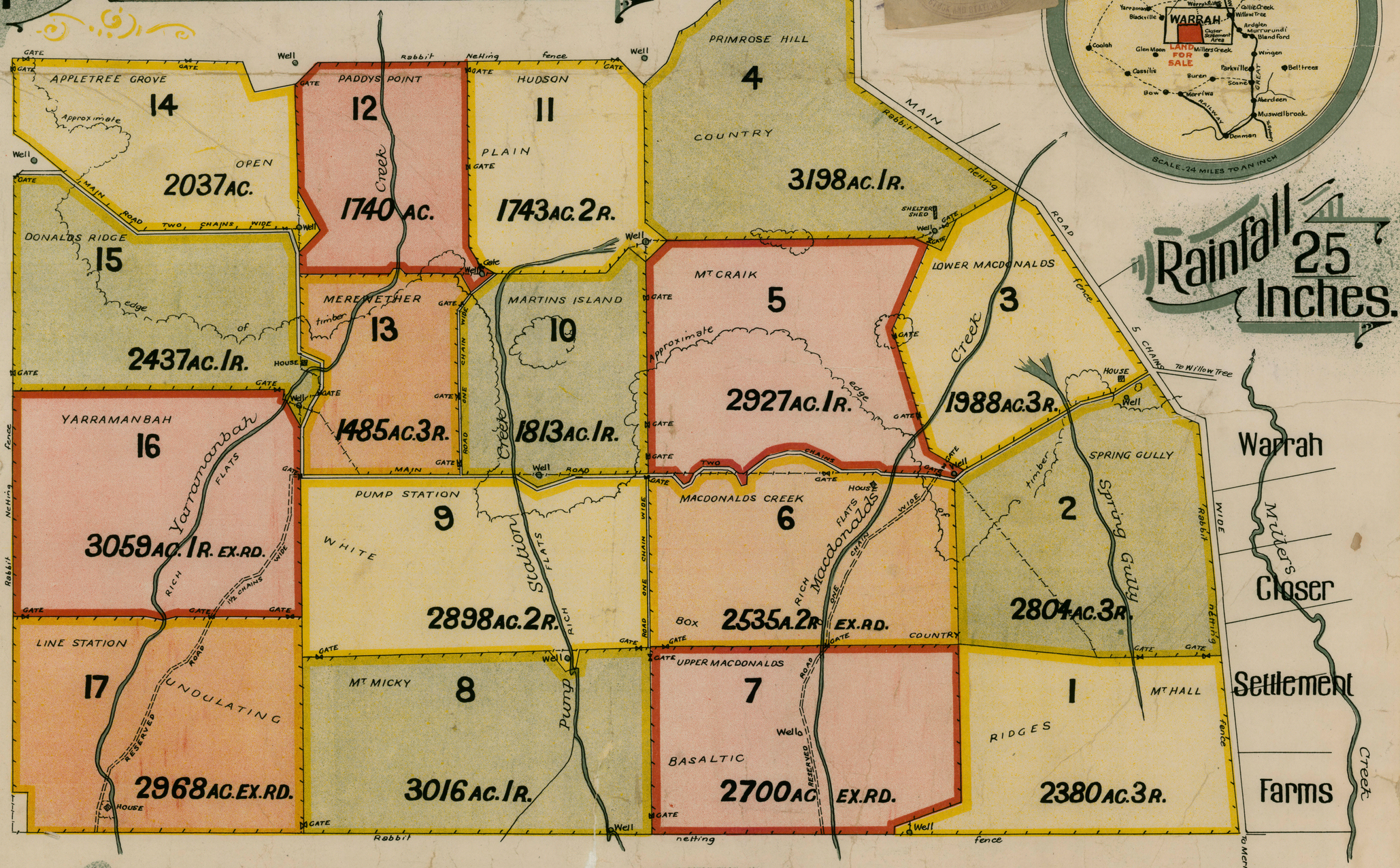
LOT 15—DONALDS RIDGE.
2,437 acres 1 rood.
Undulating ridges timbered with Box and Apple, and large area of sloping plain country. Well, tank, windmill and whip. Comfortable 5-roomed weatherboard cottage.

LOT 16—YARRAMANBAH.
3,059 acres 1 rood.
Basaltic ridges and rich flats. Timbered with Box, Apple and Kurrajong. Permanent water in Yarramanbah Creek.

LOT 17—LINE STATION.
2,968 acres.
Basaltic ridges and rich flats, timbered with Box, Apple and Kurrajong. Permanent water in Yarramanbah Creek. New, comfortable, 4-roomed weatherboard cottage.

Handy to main roads and railway, from 15 to 25 miles from Willow Tree and Quirindi Railways Stations and trucking yards. Buildings, fences and watering places most complete and substantial.

THE WHOLE OF THIS AREA IS ENCLOSED WITHIN A RING RABBIT NETTING FENCE.



Terms 15% Deposit — No further payment of principal for two (2) years — Balance by nine (9) equal annual instalments — Interest at rate of 5% per annum, payable half yearly.

NOTE

Purchasers have the option of paying off the whole or any portion of the purchase money as may be arranged on giving 3 months notice.

On application to any of the Auctioneers: Intending Purchasers will be shown over the Property by Mr Cadell — Quirindi —

All dimensions and areas are subject to Surveyors Plans

Worters R. Pulver
Surveyor — A.A. Company

Surveyed by A.F. Hall
Licensed Surveyor — N.S.W. Act.
Newcastle

WILLIAM BROOK & Co LTD LITHO - 17 CASTLEREAGH ST SYDNEY.