

TH EASTERN  
DIVISION

# GOONOO GOONOO TAMWORTH

24356 ACRES

FREEHOLD

DISTRICT

On Account of, THE PEEL RIVER LAND & MINERAL Co. L<sup>TD</sup>

16 Mixed Farming & Grazing Blocks. Well served by Roads.

To be Sold by  
Public Auction at

THEATRE ROYAL  
TAMWORTH

MONDAY, 7<sup>TH</sup> APRIL 1930

at 2.30 p.m.

Auctioneers  
in conjunction.

Carvin & Cousens L<sup>td</sup> Tamworth.  
Broughton & Company. Tamworth.  
McPherson Thom & Co.

Cowra, Oaklands & Jerilderie.  
& Melbourne & Yarrawonga (Vic.)

ATTRACTIVE TERMS  
OF SALE

15% Deposit. No further payment of Principal for 15 years. Purchaser to have the option to pay portion or the whole of the balance on any interest day. Unpaid balance to bear interest at the rate of 6½% per annum. Payable half yearly.

## DESCRIPTION OF BLOCKS

### MIXED GRAZING - WHEAT - LUCERNE.

The timber is mainly white box with yellow box, stringybark, appletree and kurrajong. Timber ringbarked and generally dead throughout.

The country is naturally grassed, all varieties of herbage in season and is of good woolgrowing character.

About 5,000 acres of arable land, as shewn generally by broken blue line in body of plan, some of which is admirably adapted for growing Lucerne.

Outcrops of stone and shingle occur on the high land but the hills carry good soil.

The country is of basalt, slate and trap formation.

Additional Bores being sunk and equipped. Particulars before date of sale.

The average rainfall is 27 inches.

A rabbit netting ring fence encloses the whole area.

All existing fencing shewn on plan.

**BLOCK 1.** Chiefly grazing undulations and ridges. Steep hill of 300 acres. Stony outcrops. All ringbarked except 200 acres. 100 acres arable. Good fencing timber. Watered by two springs and well 50ft. deep unequipped.

**BLOCK 2.** About 300 acres arable on frontage (some suitable for Lucerne) and 100 acres in other parts. Balance good low grazing ridges. Practically all ringbarked. Watered by dam.

**BLOCK 3.** About 300 acres arable, including 200 acres alluvial flat largely suitable for Lucerne Growing. 300 acres require ringbarking, useful timber. Balance good low grazing hills with ridge at back. Watered by dam. Sheep yards.

**BLOCK 4.** Grazing ridges of better average quality. Ringbarked except about 300 acres. Good undulating grazing hills and ridges with steep rises in parts. Watered by 2 Springs and Well unequipped. 150 acres arable.

**BLOCK 5.** Better Grazing ridges than 4. About 200 acres arable. All ringbarked except 300 acres. Watered by Spring Creek. Yards.

**BLOCK 6.** 100 acres arable, balance grazing. 600 acres hill, green timber, remainder soft ringbarked foothills. Watered by Creek, Bore with windmill, Tank, etc. 1400 acres enclosed.

**BLOCK 7.** All good grazing country broken by ridges and valleys—some open flats. Watered by Spring Creek and Spring. All ringbarked except 250 acres. 1400 acres fenced in.

**BLOCK 8.** About 250 acres arable land, chiefly appletree and yellow box flat, balance low ridges, steep at back. Ringbarked except about 250 acres. Watered by good Spring. Bore being sunk and will be equipped.

**BLOCK 9.** About 320 acres arable, chiefly rich appletree and yellow box flats suitable for lucerne, balance hilly to steep. Watered by Springs in gully. Bore being sunk and will be equipped. Mostly ringbarked and dead.

**BLOCK 10.** About 250 acres arable including 100 acres alluvial suitable for Lucerne, balance low ridges with hills. Horse paddock. Cottage 5 rooms and small shed, horse yard. Watered by Mill, tank and troughing. Timber killed except appletree flat.

**BLOCK 11.** Chiefly grazing. Low undulations to hilly. All ringbarked except useful timber. About 200 acres arable. Watered by 2 Springs. Bore being sunk and will be equipped.

**BLOCK 12.** About 700 acres arable (200 acres been under old cultivation, fenced) with further area cleared, balance low grazing ridges rising steep at back. Set sheep yards. Watered by new tank. Some ringbarking required, useful timber.

**BLOCK 13.** About 400 acres arable, patches suitable for Lucerne (about 70 acres picked up) balance half green timber. Remainder good grazing ringbarked ridges, steep at back. Watered by Springs and holes in Spring Creek.

**BLOCK 14.** About 600 acres arable, patches suitable for Lucerne, partly cleared and ringbarked. Balance low easy ridges steep at back, ringbarked with scattered green timber. New Bore, Mill, Tank and Troughing and Spring. Cottage and horse paddock of 70 acres.

**BLOCK 15.** About 700 acres arable land, patches suitable for Lucerne, partly picked up and burnt off. Scattered shade trees. Remainder good ridges half killed. Sheep yards. New Bore, Mill, Tank and Troughing.

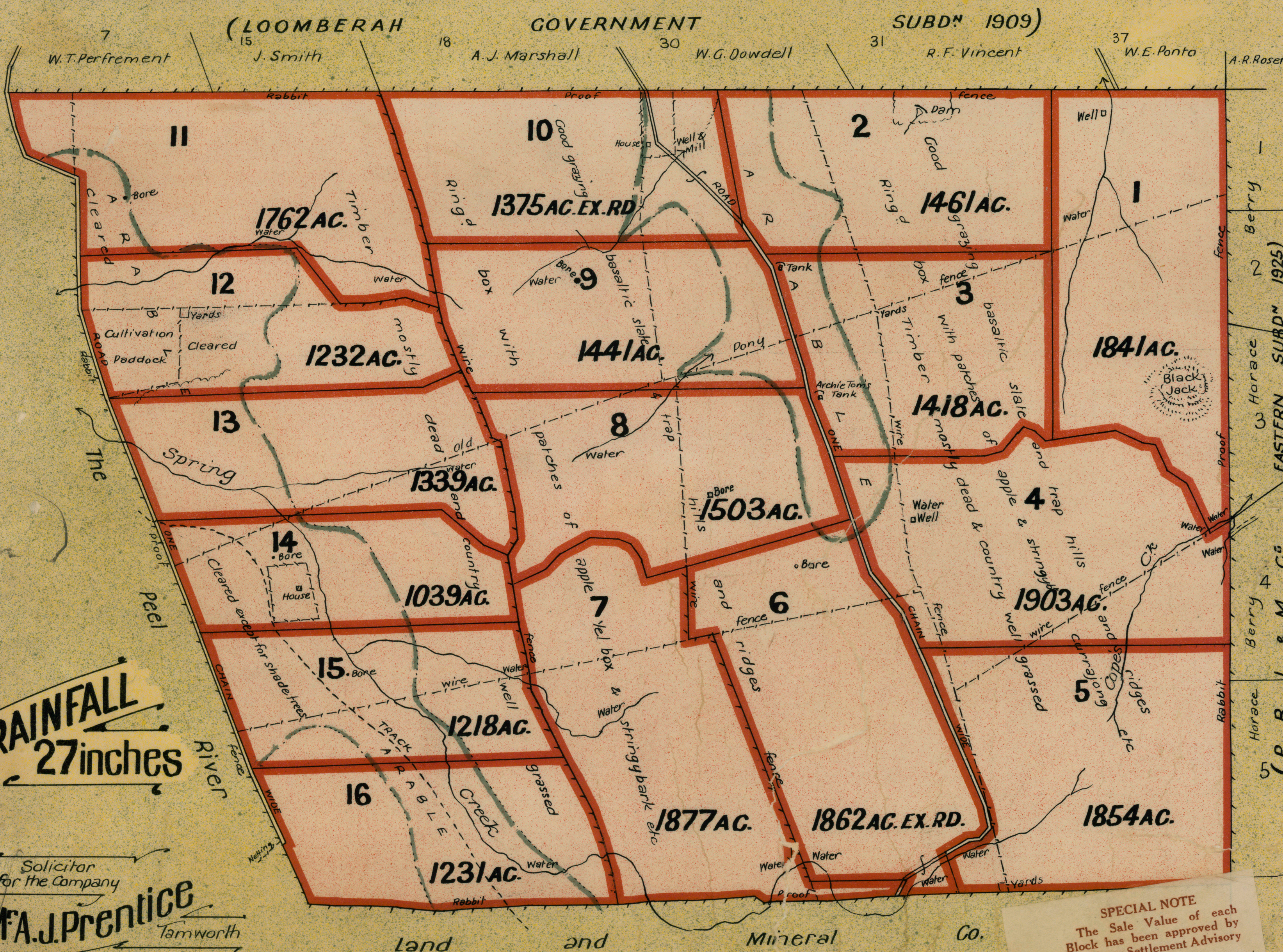
**BLOCK 16.** About 500 acres arable, some rich alluvial suitable for Lucerne. Ringbarked with scattered green timber throughout—good, useful trees. Balance low easy grazing ridges. Watered by Spring Creek.

The Tamworth district is one of the soundest and safest grazing areas of the State.

Tamworth is the commercial centre of two Shires, aggregating 1,100,000 acres of grazing and agricultural land of which 120,000 acres are farmed for wheat and other crops. The area being stocked with 700,000 sheep and about 35,000 large stock.

Tamworth is the recognised market town and sales of fat and store stock and farm produce are held weekly.

A thriving district 23,000 to 24,000 inhabitants.



### HOME MAINTENANCE AREAS

The land is sold under special agreement with the Government. Sale is restricted to those whose lands together with the lot purchased, do not reasonably exceed a Home maintenance area.

Intending buyers should if possible notify the Auctioneers in advance of their coming so that arrangements can be made for inspection.

Lithographs will be supplied on application to the Auctioneers.

POSSESSION—Almost immediate possession will be given.

Surveyors  
Messrs Linton Palmer & Turner  
Newcastle

All dimensions and particulars subject to Registered Plan