WAR SERVICE LAND SETTLEMENT

PINE LODGE ESTATE - FINLEY

Parish of Woperana, County of Denison — Parish of Yalgadoori, County of Townsend
Berrigan & Conargo Shires — Land District of Deniliquin

BERRIQUIN IRRIGATION DISTRICT

CLOSER SETTLEMENT LEASES

For Members of the Forces or Discharged Members of the Forces exclusively

15 Farms to become available for application on and after 31st May, 1948.

Notified in Government Gazette of 21st May, 1948.

All applications received by the Crown Land Agent between 31st May, 1948 & 2nd July, 1948, inclusive, shall, where conflicting, be deemed to have been received simultaneously.

APPLICATIONS FOR THESE LANDS WILL, IF REQUIRED, BE FILLED IN FOR INTENDING APPLICANTS BY ANY CROWN LAND AGENT OR AT THE INFORMATION BUREAU, DEPARTMENT OF LANDS, SYDNEY, FREE OF CHARGE.

Copies of this Lithograph may be obtained free of charge from the Information Bureau, Dept. of Lands, Sydney, or from any Crown Land Agent.

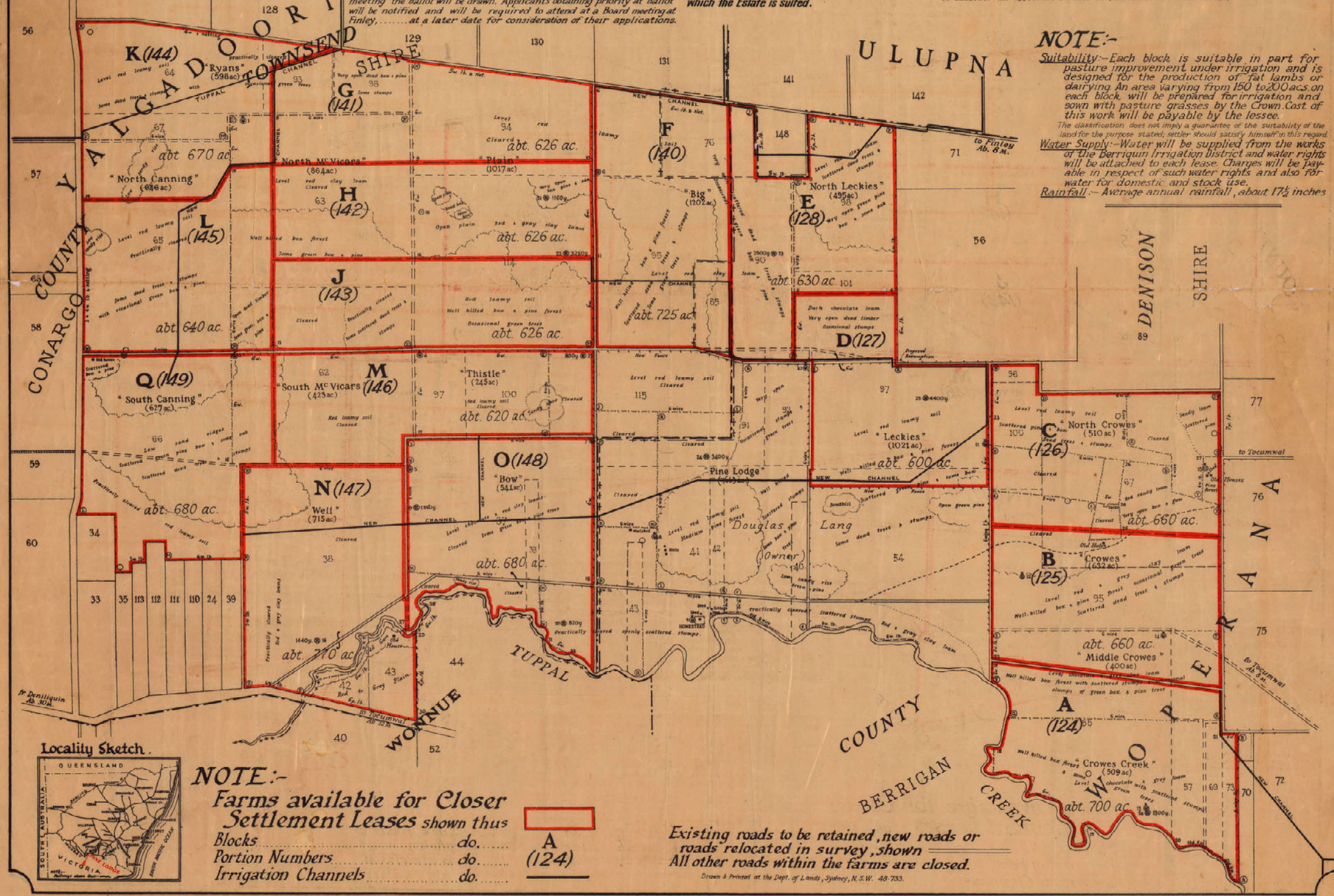
Applications must be in Form 4 or 5 and must be lodged with the Crown Land Agent at Deniliquin, personally, by post or by authorised Agent. Stamp duty as prescribed need not accompany any application lodged, but will require to be paid when and within the time directed by the Land Board.

The Land Board will sit at Finley on 21st July, 1948, and on following days to consider applications lodged. The attendance of applicants at the initial stages of the Board's meetings is optional. The Local Land Board will then be adjourned to 15th Septr, 1948, at the Court House, Finley, ... to hear representations by or on behalf of those applicants proposed to be excluded from the ballot, to whom notices will have been issued. At this meeting the ballot will be drawn. Applicants obtaining priority at ballot will be notified and will be required to attend at a Board meeting at Finley, ... at a later date for consideration of their applications.

For full particulars regarding qualifications of applicants, conditions of holdings etc. see Gazette notification...

Applicants should be careful in completing their applications to disclose fully in answer to the appropriate question their experience in the particular lines of production for which the Estate is suited.

SCALE
20 Chains to one inch



SCHEDULE

Block	Por.	Parish	County	Area Acres (about)	Capital Value excluding structural improvements	Annual Rent	Stamp Duty	Structural Improvements: Buildings	Structural Improvements: Fencing	Structural Improvements: Water Supply
					£	£ s. d.	s. d.	£ s. d.	£ s. d.	£ s. d.
A	124	WOPERANA	DENISON	700	4692	117.6.0	7.6	–	104.17.0	50.0.0
B	125	do.	do.	660	4639	115.19.6	7.6	10.0.0	17.14.0	45.0.0
C	126	do.	do.	660	4940	123.10.0	7.6	160.0.0	55.5.0	25.0.0
D	127	do.	do.	600	4439	110.19.6	7.6	–	26.3.0	50.0.0
E	128	do	do.	630	5032	125.16.0	7.6	–	71.0.6	25.0.0
F	140	YALGADOORI	TOWNSEND	725	5705	142.12.6	7.6	–	30.0.0	10.0.0
G	141	do.	do.	626	5427	135.13.6	7.6	–	91.10.0	–
H	142	do.	do.	626	4802	120.1.0	7.6	–	15.15.0	75.0.0
J	143	do.	do.	626	5095	127.7.6	7.6	–	16.16.0	–
K	144	do.	do.	670	5493	137.6.6	7.6	–	160.3.0	25.0.0
L	145	do.	do.	640	4767	119.3.6	7.6	–	90.0.0	–
M	146	do.	do.	620	5443	136.1.6	7.6	–	75.13.0	50.0.0
N	147	do.	do.	770	5255	131.7.6	7.6	20.0.0	71.12.6	75.0.0
O	148	do.	do.	680	5572	139.6.0	7.6	–	103.10.0	75.0.0
Q	149	do.	do.	680	4832	120.16.0	7.6	25.0.0	82.9.0	25.0.0

The above capital values, annual rents and values of structural improvements are liable to alteration as shown in the Gazette notice.

The order in which blocks are entered in an application shall be taken to indicate the applicant's order of preference for such blocks.

NOTE:-

Suitability:—Each block is suitable in part for pasture improvement under irrigation and is designed for the production of fat lambs or dairying. An area varying from 150 to 200 acs. on each block will be prepared for irrigation and sown with pasture grasses by the Crown. Cost of this work will be payable by the lessee.

The classification does not imply a guarantee of the suitability of the land for the purpose stated; settler should satisfy himself in this regard.

Water Supply:—Water will be supplied from the works of The Berriquin Irrigation District and water rights will be attached to each lease. Charges will be payable in respect of such water rights and also for water for domestic and stock use.

Rainfall.—Average annual rainfall, about 17½ inches

NOTE:-

Farms available for Closer Settlement Leases shown thus
Blocks ..... do. .....
Portion Numbers ..... do. .....
Irrigation Channels ..... do. .....

A (124)

Existing roads to be retained, new roads or roads relocated in survey, shown ═══
All other roads within the farms are closed.

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