

THE SELECTORS GUIDE  
to the  
CROWN LANDS  
of  
WESTERN AUSTRALIA  
1904



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# INDEX MAP

of Part of  
SOUTH-WEST DIVISION  
OF  
WESTERN AUSTRALIA

1903



REFERENCE

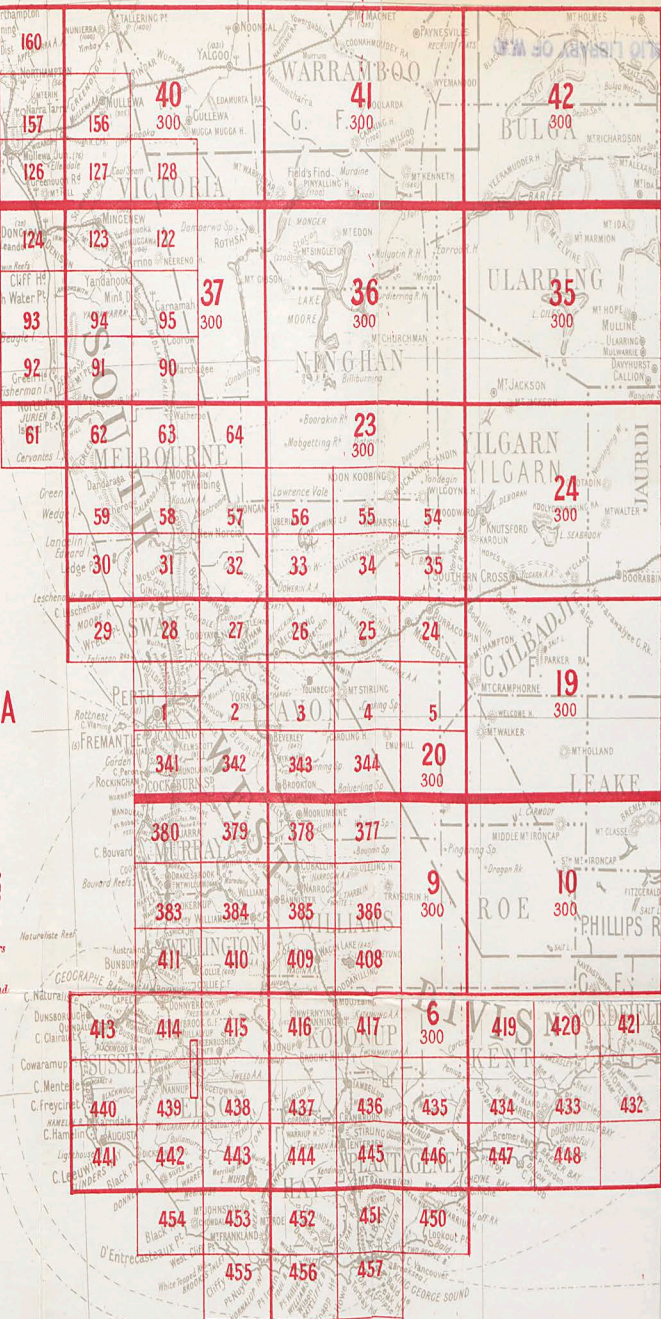
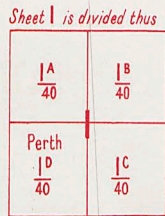
Lithographs on Scale of 80 Chains to an inch denoted thus

45	300
40	300

The size of the 300 scale sheets is 30 in. by 20 in., that of others 37 in. by 25 in. each.

Separate lithographs are published of all Townsites and Agricultural Areas.

NOTE  
Applications for the above sheets state the locality as well as the lithograph required.










*Sheets 343, 378, 385, 409 are being published in four sheets each to a scale of 40 chains to an inch.*



# MAP OF South West Division WESTERN AUSTRALIA

Showing  
Surveyed Agricultural Areas and average  
Annual Rainfall for each. Also approximate limit  
of 14 inch rainfall belt.

## REFERENCE

- Agricultural Areas shown thus 
- Average Annual Rainfall (in inches) 
- Railways open for traffic 
- Boundaries of Land Divisions 
- Land Districts 
- Gold Fields 
- Re-purchased Estates 

Scale of Miles




Harry F. Johnston  
Surveyor General

**NOTE**- Good Agricultural Land is also open for  
free selection outside these areas, and  
selections are surveyed at state expense.

SOUTHERN OCEAN







Harry Johnson  
Survey General

# MAP OF WESTERN AUSTRALIA

Scale of Miles  
0 10 20 30 40 50

REFERENCE	
Railways	show thus
Telegraph Lines & Stations	
Stock Routes	
Steamer Routes	



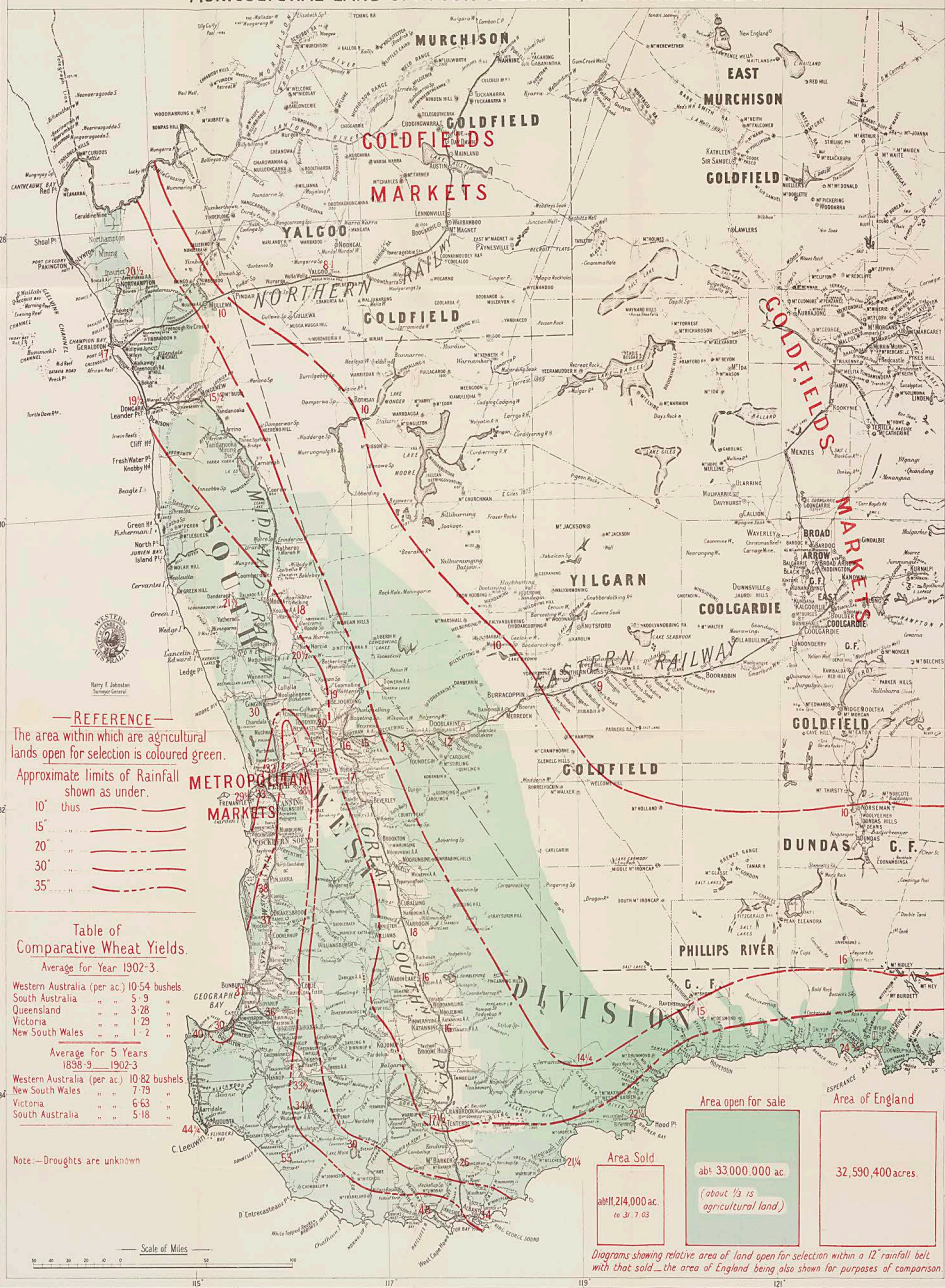
Interstate Steamers to Eastern States  
Mail Steamer Routes to Eastern States





# PART OF WESTERN AUSTRALIA

SHOWING POSITION OF  
AGRICULTURAL LAND OPEN FOR SELECTION, & RAINFALL BELTS.



**— REFERENCE —**

The area within which are agricultural lands open for selection is coloured green.

Approximate limits of Rainfall shown as under.

- 10" this ————
- 15" this ————
- 20" this ————
- 30" this ————
- 35" this ————

**Table of Comparative Wheat Yields.**  
Average for Year 1902-3.

Western Australia (per ac.)	10.54 bushels.
South Australia	11.75 "
Queensland	3.78 "
Victoria	1.29 "
New South Wales	1.2 "

Average for 5 Years  
1898-9 — 1902-3

Western Australia (per ac.)	10.82 bushels
New South Wales	11.75 "
Victoria	6.63 "
South Australia	5.18 "

Note.—Droughts are unknown

Scale of Miles

**METROPOLITAN MARKETS**

**GOLDFIELDS MARKETS**

**GOLDFIELDS MARKETS**

**PHILLIPS RIVER**

**WESTERN DIVISION**

Area open for sale

Area of England

Area Sold

abt. 33,000,000 ac.  
(about 1/15 agricultural land)

32,590,400 acres.

Diagrams showing relative area of land open for selection within a 12" rainfall belt, with that sold—the area of England being also shown for purposes of comparison.



THE SELECTORS

GUIDE 1904

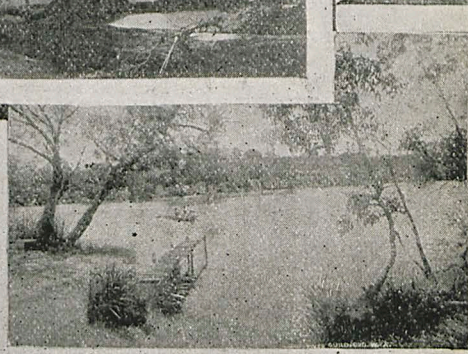


# TO THE CROWN LANDS OF WESTERN AUSTRALIA



AGRICULTURAL  
& TIMBER

HORTICULTURAL  
PASTORAL

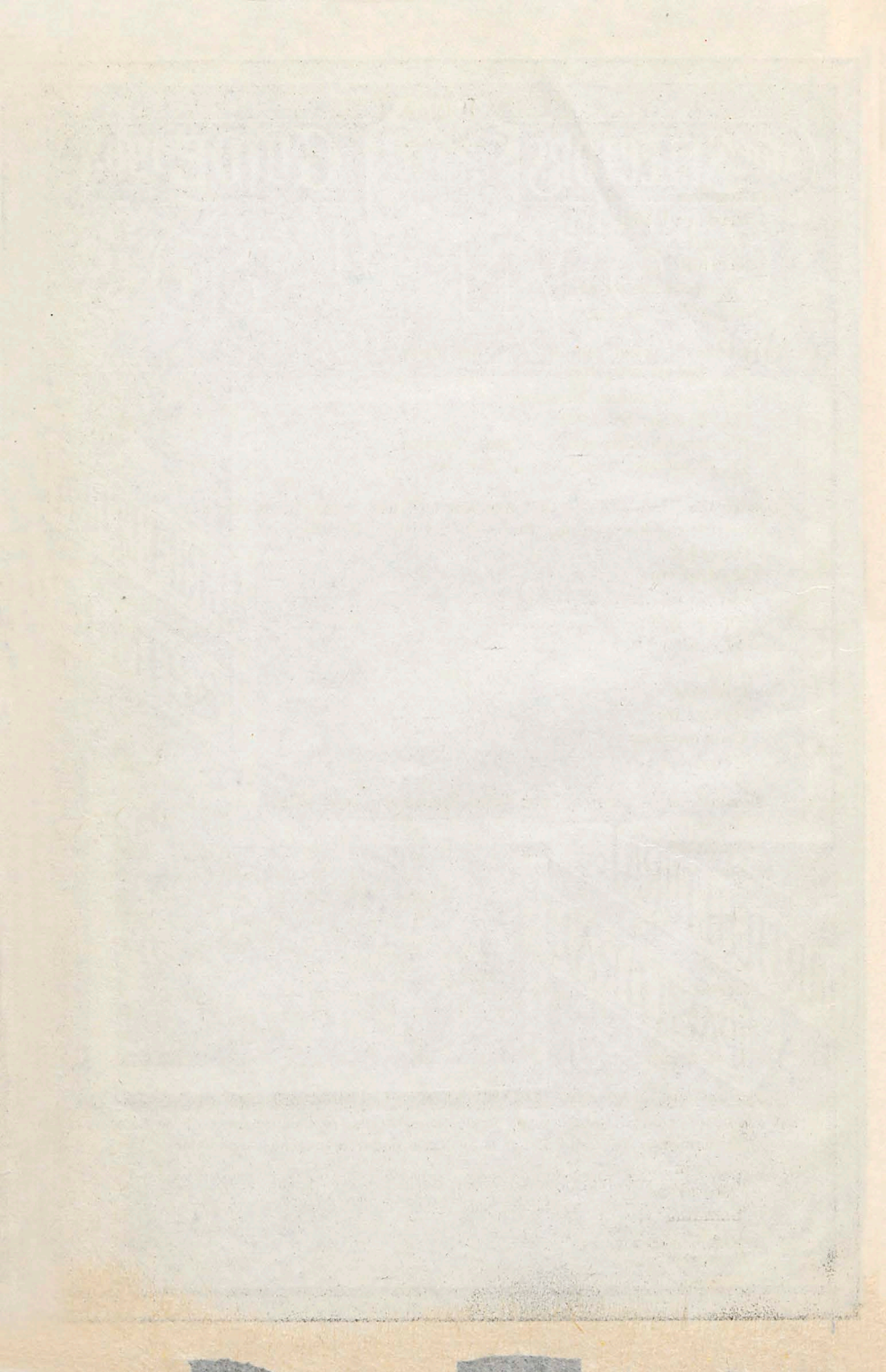


Being a description of the Surveyed Agricultural Areas; of Lands open to Free Selection before Survey; and of Lands available under re-purchase conditions.

EXPLANATORY NOTES ON THE LAND ACT, 1898; AGRICULTURAL BANK ACT, MINERS' HOMESTEAD ACT, AND AGRICULTURAL LANDS PURCHASE ACT.

BY AUTHORITY OF  
THE HON. J. M. HORSFORD,  
M.L.A.,  
MINISTER FOR LANDS.

PERTH,  
BY AUTHORITY OF ALFRED WATSON,  
GOVERNMENT PRINTER.



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## CONCESSIONS GIVEN.

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*Railway Passes* are granted, on application at Perth or any Agency throughout the State, to any agricultural centre, providing the applicant satisfies as to his *bona fides*.

*Land Guides* are available for four days in any centre to drive intending selectors, and help them in finding land and fixing the boundaries. Their services are paid for by the State.

*Surveys* are paid by the State, with the exception of grazing leases, when half is charged the selector, and poison leases, when the selector pays the full amount by ten half-yearly instalments.

*Railway Tickets and Freight Orders* may be granted selector for his wife, family, and goods to the nearest siding to his land. The total cost is repayable by promissory notes at 12 and 24 months, with 5 per cent. added, in equal amounts. The land not to be transferred until the liability is discharged.

The charges made by the Railway Department are :—

For the Selector	...	...	...	Single fare
Wife and other members of family	...	...	...	Half fare
Children under 12	...	...	...	Quarter fare
Children under 3	...	...	...	Free
6-ton Truck	...	...	...	£6
12-ton Truck	...	...	...	£10.

*Assisted Passages from the East.*—Selectors may obtain assistance to get their wives, families, and goods from the Eastern States on application to the Colonial Secretary's Department, the amount being repayable.

*Assisted Passages from England.*—Particulars are obtainable at the office of the Agent General for W.A. in London.

*Duty on Goods.*—The duty on goods from outside the State may be paid by the Government in the discretion of the Minister, the amount being repayable as arranged.


*Agencies* are supplied with plans and all possible information of available lands in their districts. Plans are obtainable free.

*Experimental Farms* at Narrogin and Chapman are open to inspection at all seasons. Farmers and intending selectors may see what the different soils will do, and the effect of the various kinds of fertilisers.

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# INTRODUCTION.

## THE LAND AVAILABLE.

 WING to the immense area of the State of Western Australia, it would be impossible, in so small a work as the present, to go closely and fully into details of the lands which it has available for settlement. It may be hoped, however, that in a general way this little work will enable readers to form a good idea of the lands of Western Australia, their productive capabilities, and the localities as they are suited to different forms of agriculture.

The State of Western Australia covers a vast area, which is estimated to contain 975,920 square miles, or 624,588,800 acres. It extends North and South about 1,200 miles from Albany, in the South (in latitude  $35^{\circ} 2''$ ), to Wyndham, in the North (in latitude  $15^{\circ} 27''$ ). Necessarily, within such limits there is a great variety of climate and soils; a variety that renders possible the production of any fruit, flowers, vegetables, and grains peculiar to tropical, semi-tropical, or temperate climates. In order that the inducements which this State offers to people of limited capital may be made known, the following pages are written. It is hoped that those who are, at the present time, looking around for chances of employment will be convinced that Western Australia presents a field for the exercise of energy, and the investment of capital, unsurpassed by few other countries in the world. Good land is obtainable on easy terms and conditions, and of a type which will yield a substantial return for the capital invested—always assuming that ordinary prudence and intelligence are observed in its expenditure. As already mentioned, it is impossible in a few pages, and in dealing with such a large area, to give full particulars as to the exact whereabouts of various classes of soil. Persons requiring such information may obtain it, in detailed form, from the head office of the Department of Lands and Surveys, and its various branches.

It may be here briefly stated that wheat and other cereals are grown principally in the Eastern Districts around Newcastle, Northam, and York, and as far East as Baining, on the goldfields railway; also along the Great Southern Railway to Mount Barker, extending many miles East and West of the line. Root crops, such as potatoes, onions, as well as other vegetables, flourish best in the districts around Albany, Bridgetown, Bunbury, Busselton, and the Harvey.





Samples of Wheat and Oats from Narrogin District, 1903.



Fruit is successfully grown almost all over the South-Western portion of the State, from Northampton to Albany.

The South-West Division of the State, which contains 67,000 square miles and comprises the most temperate climate in Western Australia, is, in parts, heavily, but for the most part lightly timbered. It is, generally speaking, well watered, and has a good rainfall, which ranges from 15 to 43 inches. The timber is easily cleared; this is generally and most simply effected by first ring-barking the trees. This process having killed the trees, as it usually does in about 12 months, they are then easily destroyed by fire. The country is for the most part undulating in nature. There are only a few unimportant ranges, on whose slopes land unsurpassed for vineyards and orchards largely prevails. Such land, however, is not peculiar to the ranges only, as on the lower lands orchards and vineyards are to be found side by side with fields of grain crops, all in the most flourishing condition.

#### THE CLIMATE.

Those who contemplate emigrating to a new country, with the intention of settling there, will naturally inquire as to the climate possessed by their proposed future home. In this regard it may be claimed that Western Australia offers exceptional advantages for the successful carrying on of all branches of rural industry. Indeed, that the climate is exceptionally good, its following description by the Government Astronomer will testify:—

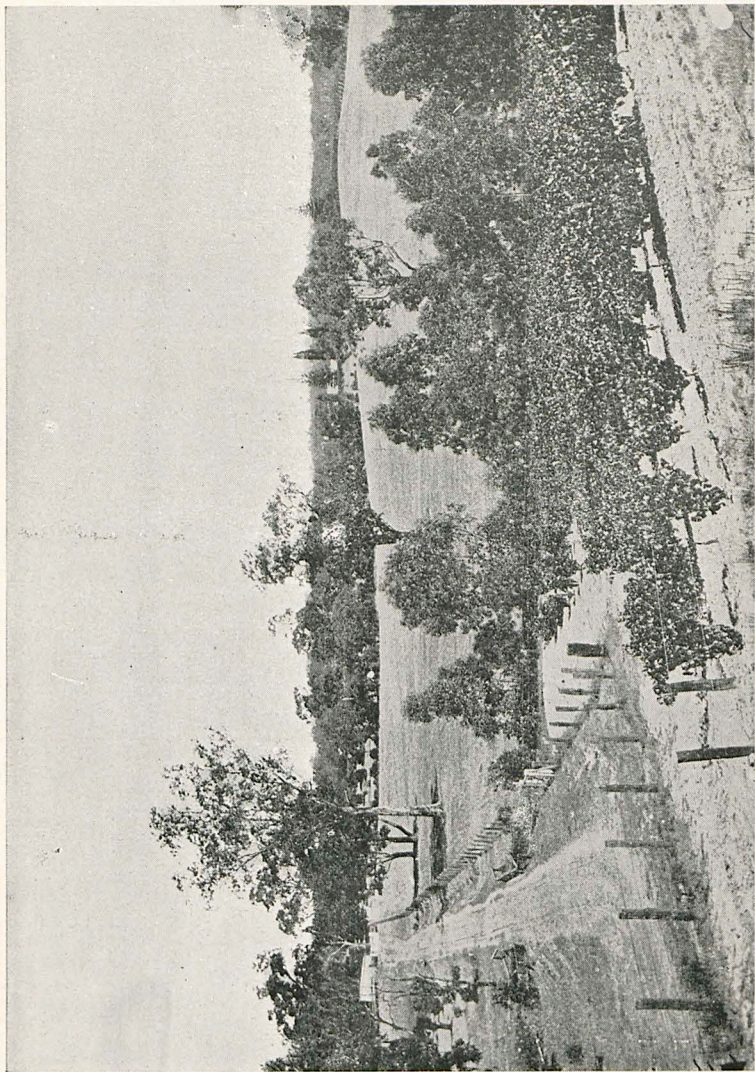
“The climate of Perth itself is probably one of the most enjoyable in the world. Its principal drawback is the occasional summer heat, but this is not by any means as bad as the figures appear to indicate. As a rule, one very trying week may be anticipated some time in January or February; but for the rest, although the thermometer frequently runs up to between 90° and 100° in the shade, a cool sea-breeze almost invariably sets in about 2 p.m., and the late afternoon, evening, and night are cool and pleasant. This is such a regular feature of the Perth summer that the many yachtsmen, who sail almost daily down the beautiful river towards Fremantle, depend absolutely upon the sea-breeze for driving them rapidly home; and they are rarely disappointed. The highest shade temperature ever recorded was 116·7° on the 25th of January, 1878, but this was exceptional. The average maximum day temperature for January, the hottest month, is 88·1°, and the average minimum night temperature 62·6°. Violent changes, such as accompany ‘southerly bursters’ in the other colonies, are practically unknown.

“The summer generally extends well into April (a delightful month), and then come the first rains which usher in the winter season. The average actual rainfall at Perth is 33 inches, and the bulk of this falls between May and September. It is not to be imagined, however, that these are ‘wet’ ones. Drizzling, dirty weather is hardly ever experienced. The rain comes down in very heavy showers, accompanied by tremendous gales, during which one remains indoors if possible. This lasts only a few hours, and then a calm succeeds, with bright sunny skies and that delicious freshness in the atmosphere which makes mere physical existence a pleasure and outdoor exercise a delight. The average maximum day temperature during July, the coldest month, is  $63\cdot9^{\circ}$ , and the average minimum at night  $45\cdot8^{\circ}$ . The thermometer in the shade has never yet been down to freezing point.

“By the end of August or the beginning of September most of the heavy rain is over, and then come a couple of months of absolutely perfect weather. Day after day is magnificently fine, the thermometer ranging from about  $70^{\circ}$  in the daytime to  $50^{\circ}$  at night, and the parks and the surrounding country enchant the senses with their luxurious display of wild flowers. Every living atom of vegetation, grass, shrub, bush, and tree bursts into gorgeous colour. In November and December the increasing altitude of the sun at mid-day induces the thermometer occasionally to overstep the bounds which comfort would assign, but generally the days are only pleasantly warm, and the evenings invariably delightful.

“The climate on the South-West coast, between the Vasse and Albany, is far cooler than that of Perth during the summer, and many people visit one of the watering-places in order to escape from the heat. At Albany hot days are rare, and if the thermometer exceeds  $90^{\circ}$ , it is but for a short time, to be followed almost immediately by a cool change. The mean temperature in the daytime is about  $10^{\circ}$  below that of Perth. In the winter, however, these districts experience a great deal of wet, stormy weather.

“Passing inland from Perth, the climate changes rather rapidly, the summer days becoming hotter and the winter nights colder. In January, 1898, for example, the mean maximum day temperature was  $83\cdot8^{\circ}$  at the Observatory,  $97\cdot8^{\circ}$  at York,  $98\cdot7^{\circ}$  at Southern Cross, and  $97\cdot5^{\circ}$  at Coolgardie. The inhabitants of these towns, however, experience no great discomfort from this heat, as the air is so dry. In winter the coldest regions extend from



C. Ferguson's on the Swan.



Southern Cross in a more or less South-Westerly direction. Thus the mean minimum night temperature in July, 1898, was  $49\cdot2^{\circ}$  at the Observatory,  $38\cdot5^{\circ}$  at Southern Cross, and  $40\cdot3^{\circ}$  at Katanning. In these parts frosts at night are not infrequent, but snow and ice are practically unknown.

“Farther north the summer heat is very great. The mean maximum day temperature at Cue, on the Murchison, was  $105^{\circ}$  in January, 1898. In fact, North of latitude  $28^{\circ}$  the summer heat is a thing to be endured, when necessary, but not by any means to be desired. The winter months are, however, perfectly delightful and remarkably healthy.”

#### RAINFALL.

“Turning now to the rainfall,” the Government Astronomer continues, “we find that there are two regions of abundant precipitation separated by an extensive dry belt. This extends from the North-West to the South-East right through the country, the central line being approximately from the North-West Cape to Eucla. In this region the average annual fall is about 6 or 7 inches, but reaches 10 or 11, and in one case nearly 15, near the coast. It is, however, very uncertain, and, except near the South coast, mainly tropical, coming with summer thunderstorms. The North-West end of this region is occasionally visited by terrific tornadoes, locally called ‘willy-willies.’ Owing to the scanty information we at present possess, it is difficult to trace these storms; but they seem to be due to a tropical cyclone which has recurved near Java or in the Indian Ocean, and returning in a South-East direction, strikes one of the unfortunate towns on the North-West coast. Houses and sheds are usually tied down to the ground by means of strong iron cables, but the wind generally takes no notice of these impediments, and is rarely satisfied with anything short of almost complete wreck. The rain accompanying the cyclone may register anything up to 20 inches in a few hours. The storms can sometimes be traced for a short distance inland, but they soon lose their terrible destructive character. There are reasons for believing that occasionally they travel right through to the Great Australian Bight, and thence along the usual track of Southern storms past Tasmania, and on to New Zealand; but meteorological observations in the interior are as yet too few to enable their course to be traced with any certainty.

“The Kimberley district, in the extreme North, has an annual average rainfall varying from 20 to 27 inches, due mainly to

summer thunderstorms, and the usual tropical climate—very moist, sultry, and unpleasant in the rainy season, but clear, rainless, and altogether delightful from about May to October.

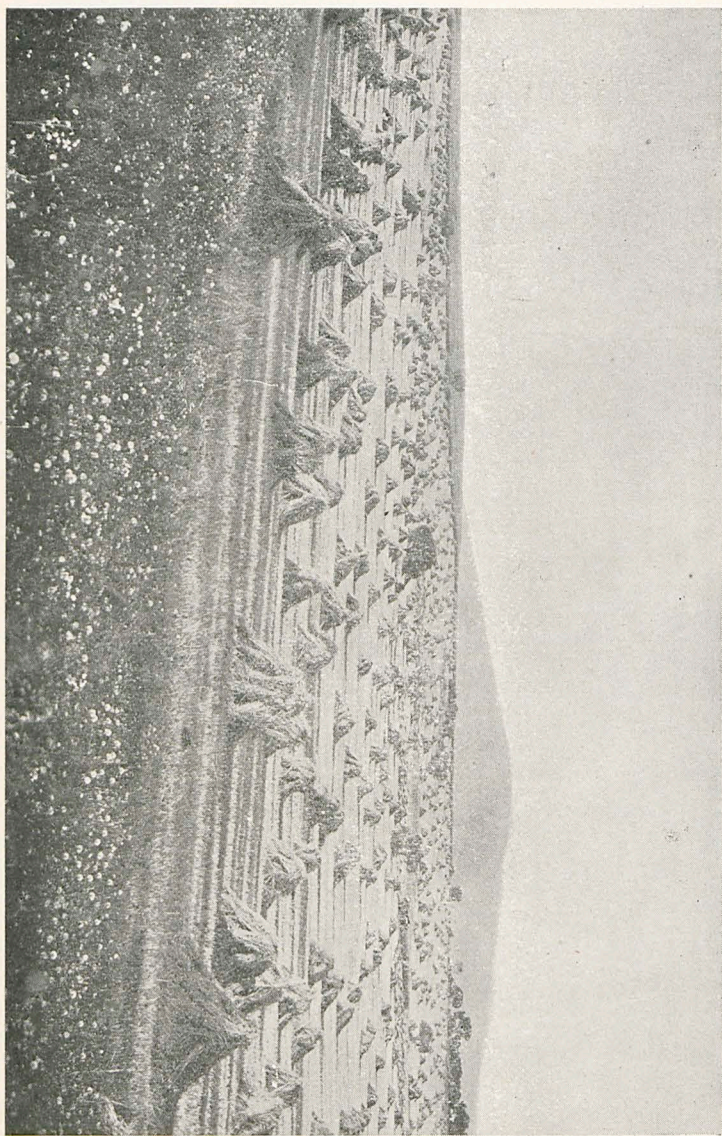
“The wettest portion of the whole State is the extreme South-West corner, where the annual average is 38 inches. This, as already stated, falls mainly in the winter time. The principal atmospheric drift, not only on the surface, but right through, is from West to East, and this carries with it a series of what are known as ‘highs’ or ‘lows,’ or regions of comparatively high and low barometers respectively. Speaking generally, the ‘highs’ bring fine weather and the ‘lows’ rough. For the most part the ‘highs’ pass along from about Perth to Sydney, whilst the ‘lows’ traverse the Southern Ocean, and apparently pass very close to Cape Leeuwin. As one of these approaches, the wind settles into the North-West, and gradually increases to a strong gale, with heavy driving showers. Its effect, in winter, is generally experienced about as far North as Geraldton, but, as might be expected, the heaviest rain falls in the South-West. The annual amount decreases Northwards, from 38 at the Leeuwin to 19 at Geraldton; Eastwards to 30 at Albany, 25 at Esperance, 15 at Israelite Bay, and 10 at Eucla. From the West coast inland it decreases as follows:—From 19 at Geraldton to 10 at Yalgoo; from 31 in the Perth district to 21 in the Newcastle and Northam Agricultural Areas, 12 in the next degree East, and 9 at Southern Cross; from 33 in the Bunbury district to 28 in the next degree, and 18 in the next. These figures represent averages for degree squares; but in isolated places, especially along the Darling Ranges, the fall is much heavier. At the Canning waterworks, for instance, the average is 42 inches; and these heavy falls in the ranges have rendered possible the storage of water for the Coolgardie Water Scheme, one of the greatest water supply problems ever yet completed.”

#### TRANSPORT CONVENIENCES.

Not only is the State of Western Australia favoured by Nature, but man has done much to make the conditions of life even more favourable. The newcomer will find the State traversed by lines of railway, which are well equipped and supplied with an excellent train service. Good roads are generally to be found, giving access to railway stations and sidings. Telegraph stations and post offices are to be found wherever any settlement is located, and, indeed, almost over the whole of the State. Schools likewise exist where the demand renders them necessary, and an up-to-date energetic Education Department is constantly extending its operations.







Craig's Farm, York.

Agricultural Halls or Mechanics Institutes are also to be found in almost every centre. Frequent and rapid communication is maintained with the outside world by the splendid steamers of the P. and O., Messageries, Orient, German, White Star, and other lines. Interstate steamship companies likewise have fine steamers regularly trading between the various ports of Australia.

#### A WORD OF CAUTION.

He who proposes settling in Western Australia to embark in the industry of agriculture would do well at the outset to disabuse his mind of all the preconceived ideas he will naturally possess with regard to the working of land. There are many hundreds of thousands of acres of good agricultural land in Western Australia. Even if less attractive in appearance, it will be found that they compare more than favourably with the average land of other parts of Australia. By travelling over the South-Western Division of the State the selector will be abundantly satisfied of the good returns which apparently poor land may be made to yield. In numberless instances he will find that the land already selected has been improved, and is now bringing in handsome returns to the selectors who occupy it.

New arrivals may well be cautioned against jumping to hasty conclusions as to the capabilities of the soil of Western Australia. Its appearance, judged by Eastern standards, is very deceptive. It is markedly different from that to which arrivals from the Old World and the Eastern States have been accustomed. Standards as to the quality of land which are applicable to other countries are, when applied to Western Australia, often found to be at fault.

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#### DESCRIPTION OF LAND OPEN FOR FREE SELECTION.

##### THE ALBANY DISTRICT.

Albany, in the South-Western part of the State, which is situated on the shores of the picturesque Princess Royal Harbour, is considered to compare favourably with the finest harbours in the world.

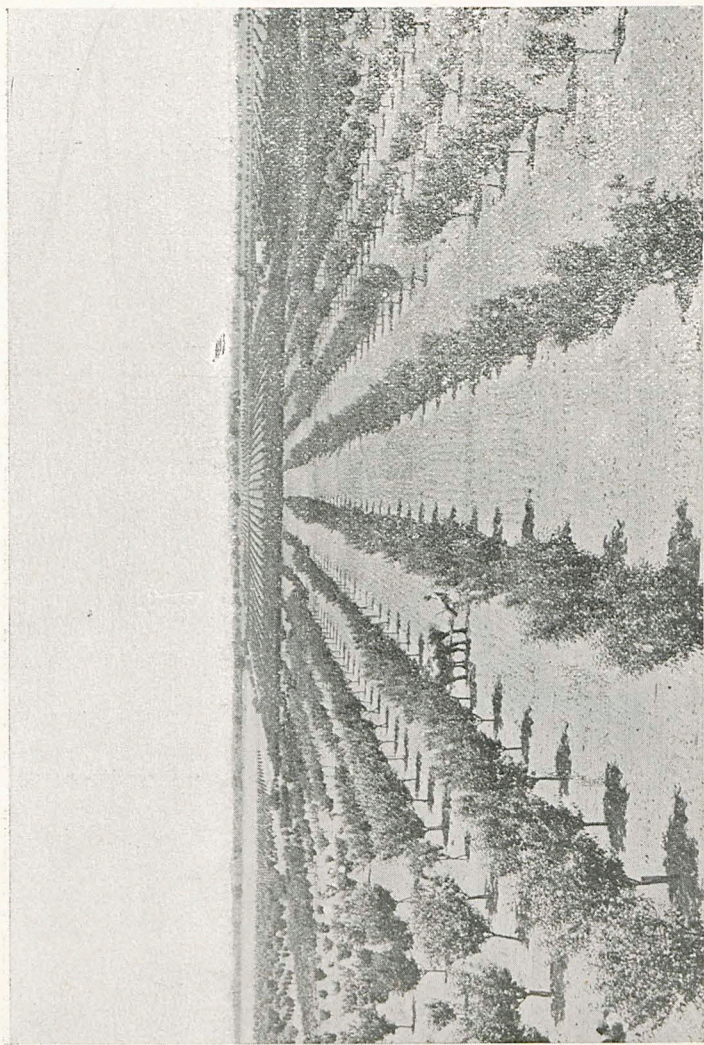
Persons arriving at this port in search of land will find the local branch of the Government Lands Office close to the jetty. The agent in charge of the office will give all information respecting the lands of the district. A railway pass may here be obtained to

any other agricultural centre, on the applicant satisfying the agent as to his *bona fides*. In addition, a letter is given to any other agent who will arrange for the selector to be driven out and shown the land available free of cost. If the selector requires land in the vicinity of Albany, guides are there available. Speaking in a general way, the soil around Albany may be described as of a fairly rich, peaty nature, in which fruit and root crops grow well. Especially is the district noted for its summer gardens. Within 12 or 15 miles from the town there is a fair quantity of garden land awaiting selection.

Albany, in addition to being a splendid port, has acquired an added importance as the Southern terminus of the trunk line of railway from Perth, the capital of the State. Going towards Perth in a Northerly direction for about 11 miles, the junction of the railway line, owned by Millar's Jarrah and Karri Forests Company, Limited, is passed. This branch line proceeds in a Westerly direction towards Torbay, where the company's mill is situated. About five miles from the junction some good land is to be found in patches, heavily timbered, it is true, but capable, when cleared, of yielding good return, especially in fruit and root crops. After leaving the Torbay Junction, still going towards Perth in a Northerly direction along the Great Southern Railway, occasional small patches of good, rich, black soil close to the line are passed. These are well suited to the cultivation of potatoes or fruit.

#### A MIXED FARMING DISTRICT.

Further on, about 25 miles from Albany, Mt. Barker is reached. This district is especially adapted for mixed farming. The cultivation of the potato, fruit-growing, pig-raising, and dairying, are industries which can be successfully prosecuted there. The land in this district is fast coming into note as being specially suited for apple growing. In the not distant future exports of apples from this district to London may be safely predicted. The cost of clearing ranges from £3 to £5 per acre. About 62 miles from Albany, on the Great Southern Railway, is situated Tenterden, where land is available for selection, consisting principally of a red loam, black and dark brown soil, and timbered with white gum and yates. The district is well adapted for the production of barley, oats, rape, pease, and potatoes. Fruit and vines also thrive luxuriously in this district. From 10 to 25 miles West of Tenterden, on the Frankland River, there are some fine patches of soil, in which fruits of all kinds grow splendidly. Amongst them may be enumerated grapes,



Hon. F. H. Piesse's Apple Orchard, Katanning.



peaches, nectarines, plums, persimmons, apricots, oranges, quinces, raspberries, walnuts, chestnuts, and almonds. The rainfall is good, and water abundant and easily obtainable.

Continuing along the Great Southern Railway, Cranbrook is the next stopping place, at about 70 miles from Albany. Here the soil is lighter, but excellent for cereals and fruit, especially with light fertilising.

Travelling in a Northerly direction from Cranbrook, soil much resembling that which has been already passed through is to be found on both sides of the railway line. All along the Great Southern Railway, it may be said, the land for the most part is generally of the same nature, being thoroughly suited for fruit and cereal growing.

About 116 miles from Albany, Katanning is reached. This is a rising town, around which much important settlement has taken place in recent years. Many *bonâ fide* selectors have taken up and largely developed land in this neighbourhood, the majority of them coming from the Eastern States. Residents from Victoria and South Australia have contributed greatly to the settlement of this district. It is encouraging to learn that these practical new-comers are delighted with their new home, and unite in extolling its great productive potentialities.

Katanning is famed as being the home of one of the best and most successful orchards and vineyards in the State. The suitability of the soil and the favouring climatic conditions are thus practically demonstrated.

A large land agency, with abundance of information as to available land and the productiveness of the soil of the surrounding district, is situated at Katanning. Plans may be obtained free, and land guides are available on the spot to take intending selectors out and let them see for themselves. The guides' services are paid for by the State.

Thirty-one miles further on Wagin is reached, where there is also a permanent agency established. There is plenty of available land within 20 miles of the townsite. A guide and plans may here be obtained.

Narrogin is next reached. This townsite is 177 miles from Albany, and is recognised as the centre of a splendid wheat-producing district. Yields of 20 to 30 bushels are common, and new land broadcast has given 12 bushels in many cases. Crops over 6ft. in height were numerous during the 1904 season. From

this centre intending selectors may be taken out over the country from Narrogin to the Collie, which is shortly to be served by a line of railway. The country is good for wheat, fruit, or mixed farming and grazing. Nearer the Collie patches are suitable for root crops, such as onions and potatoes. There is a permanent land agency here, and plans and all information are given *gratis*. The district is splendidly served by guides with a thorough knowledge of the country and the capabilities of the soil. From Narrogin to Collie the railway will open up some 800,000 acres of good mixed country within 12 miles of either side of the proposed line. This country is available on and after 11th April. Outside this, a 24-mile belt is open at present.

What has been said of Narrogin and Wagin is equally applicable to Pingelly and Beverley, at both of which places agencies are established and where all information and guides are available.

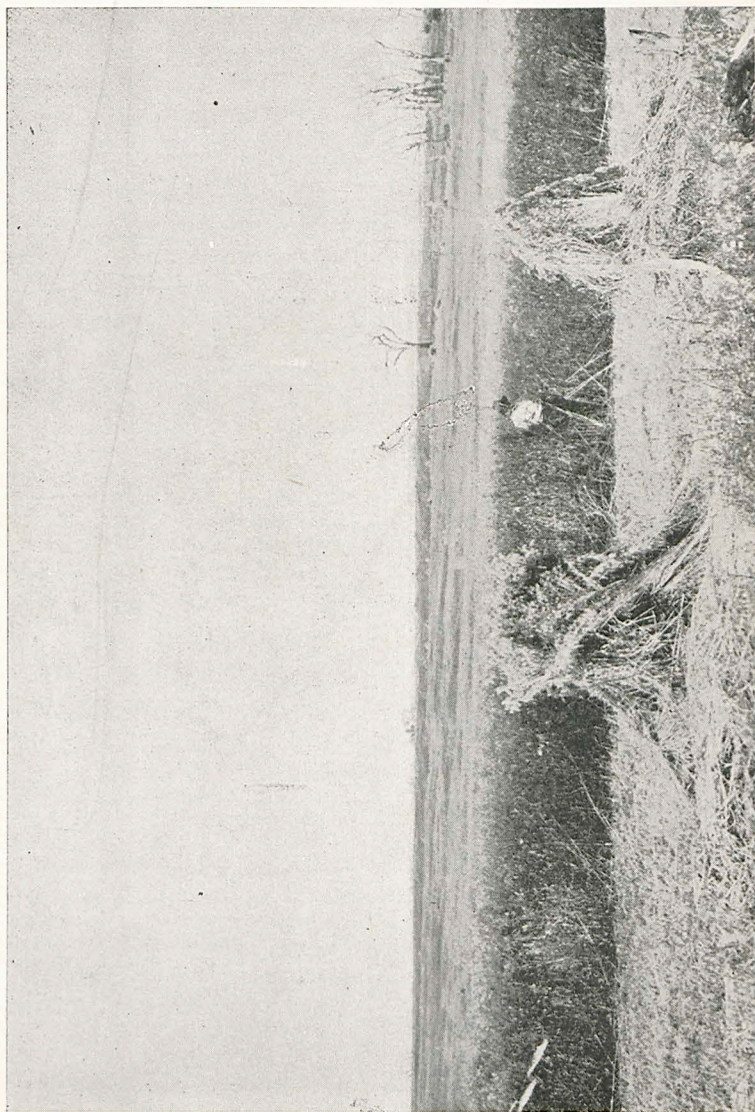
Katanning, Wagin, and Narrogin are three townships on the Great Southern Railway, around which extensive settlement is taking place. The rainfall in these districts is reliable, and the soil, to a large extent, fertile for many miles around. Productive agricultural operations are being carried on by a monthly increasing number of farmers, the great majority of whom come from the wheat-growing districts of Eastern Australia. It can be safely predicted, on the experience of the past few years, that the agricultural lands of the Great Southern District, extending from Albany to Beverley, will be the home of important farming communities. The satisfactory feature in the development of this district is the good word which farmers, experienced in other Australian agricultural centres, have to say for it.

#### THE EASTERN DISTRICTS.

Leaving Pingelly, and still journeying towards the capital, the townships of Beverley and York are traversed. Here the character of the country changes somewhat, the land being timbered mainly with jam wood, which is a species of acacia. Like most other portions of the South-Western divisions, it is well adapted to the growth of cereals and all kinds of fruit.

In the immediate vicinity of York and Beverley the land has for many years been largely alienated from the Crown. From York a branch railway has lately been completed to a flourishing agricultural centre called Greenhills. Here there are many prosperous homesteads, which evidence the adaptability of the soil in this locality for the growth of cereals and fruit. Not far from the





Tamb's Farm Pingelly 1903



terminus there are Crown lands open for selection. Fifteen to twenty miles east of Beverley there is a vast extent of country of about 60,000 acres that is described after recent departmental inspection as principally first-class, so much so that it is at present proposed to have a closer inspection with the view of an early declaration of an agricultural area.

Continuing on from York towards Perth, after passing Spencer's Brook, from which the line from the Coolgardie Goldfields sets out, the railway passes through hilly country, much of which is especially adapted for fruit-growing. Although the greater portion of this has been selected many years ago, and is now privately owned, small portions of it are still selectable. In some cases this land has been subdivided into blocks of from 15 to 20 acres, which are being sold as suburban lots under very easy terms. A great number of these are being utilised for the purpose of vineyards and orchards.

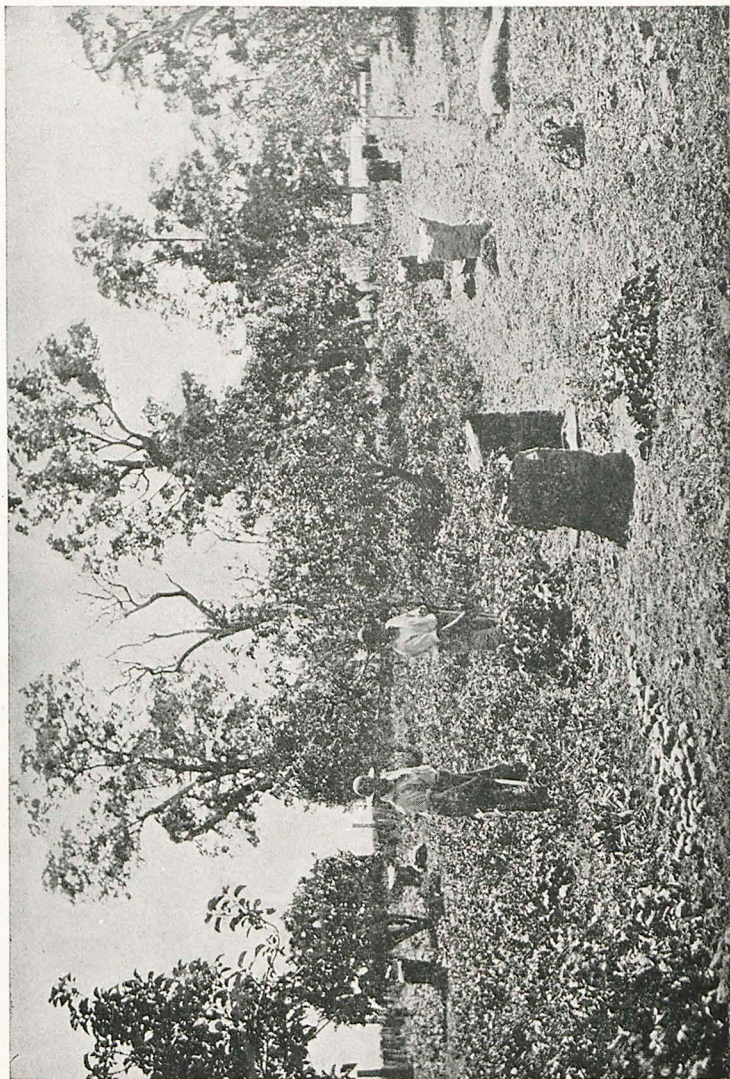
In the immediate neighbourhood of the older towns there is practically little or no Crown land available for selection. Leaving Perth, and travelling along the Eastern Railway, which extends to the Coolgardie Goldfields, the line passes for a distance of about 20 miles through private property. After this, a strip of land of about two miles on each side of the line is open for selection, of which portions have been subdivided into suburban lots. The greater part, however, is open to free selection under Section 60 of the Land Act, 1898, for orchards and vineyards. For this purpose one could hardly wish better land. Many patches could be selected in the neighbourhood which will be found exceptionally well adapted for vineyards and orchards. One has only to visit the vineyards of Darlington, and those at Greenmount, to find in the healthy and well bearing vines and fruit trees proof of this assertion. From the grapes grown in this locality wine is made that has become noted for its flavour and quality. The local fruit market is also well supplied with good table grapes from this district.

A similar class of land prevails on each side of the railway line to about seven miles west of Northam, a town distant some 66 miles from Perth by rail. Around this prosperous centre for some miles the land is privately owned. Leaving Northam, the line from Fremantle to Kalgoorlie enters the Meckering Agricultural Area, after some 19 miles have been travelled. Farther on are to be found large areas of salmon gum and gimlet wood forests, springing from rich red soil, which, until the timber has been killed, is almost bare of verdure. This done, the fertility of the soil is conducive to a thick growth of flourishing native grasses, whose succulent

qualities will eventually make this portion of the State highly valuable for grazing purposes. Before the value of this class of country was proved, it was generally avoided by the early settlers, who now admit their want of knowledge and foresight. The timber in this district may be cheaply cleared by ringbarking and firing. Cultivation is best effected with stump-jump implements. Given a fair season, and proper cultural methods, the forest land produces heavy crops of wheat and hay. Some of the lighter jam country, which is interspersed with the heavier loams of the forest, should also be selected, as it requires less moisture to insure a profitable harvest, and moreover responds well to light phosphatic fertilising. The annual rainfall of these districts is about 13 inches, which, by the practice of careful cultivation and dry seeding, will be found ample for the production of satisfactory crops. The readiness with which a large area of this class of country can be prepared for seed is a great recommendation to the man of small means. Some attention to the matter of water conservation by surface tanks will well repay the selector in this class of country.

Travelling 25 miles in a North-Easterly direction from Northam, there is a fair quantity of land open for free selection around a centre named Goomalling, to which place a railway line is now completed. The soil and timber in this locality resemble very much that found along the Goldfields Railway, to which the preceding paragraph refers. The rainfall in this locality is however somewhat better, being from 14 to 16 inches. Several classifications of the country around Goomalling have been made by surveyors, with the result that the information is now obtainable by selectors, and it is proposed to shortly establish an agency at Goomalling. Some 60,000 to 70,000 acres of good mixed land in the vicinity of the Cowcowing Lakes, and between 20 and 30 miles from Goomalling, will shortly be available as an agricultural area. Surveyors are now on the ground. Guides are available in the district.

Along the railway line towards the Eastern Goldfields there are agricultural areas laid out at Tammin, Wyola, Doodlakine, and Baining. The land in the first-named areas has been proved capable of producing very heavy crops in fair season. The Baining area fringes on the uncertain rainfall line. After ringbarking, the native grasses grow most luxuriantly in this country, and convert it into valuable pasture. Most of it has the advantage of being close to the main railway line, and of being much nearer to the goldfields than is Northam, which fact makes for reduced freights as compared



Potato Crop, Bumbury.



with other agricultural centres. Besides the above-mentioned declared agricultural areas, there is in these districts a large extent of land open for free selection. It contains rich, red, friable soil, mainly timbered with salmon gum and gimlet wood, is very easily cleared, and is first-class land for cereal and sheep farming. There is admittedly a slight drawback in the scanty rainfall which prevails. At the same time, experience has proved that this, though slight, is sufficient to enable the selector to produce very fair crops. No doubt the experienced agriculturist will fully realise the benefit of the propinquity to a goldfield market which these areas confer.

Water may be obtained from the Coolgardie Water Scheme pipes on easy terms, of which particulars are available at Perth, York, Northam, and the goldfield agencies.

(For further particulars see pages 64-66.)

Permanent agencies are established at York, Northam, and Newcastle. Plans and all information are obtainable free, and railway passes may be obtained from the coast or the goldfields to any of these centres. Guides are at hand to show intending selectors out. In addition to the Goomalling country, good land may be secured in the vicinity of Cunderdin and some 20 miles East of York.

The land North of Perth is mostly suitable for grazing only but there are patches of swampy soil which give good results. Lake Pinjar, containing some 6,000 acres (25 miles North) is eminently suited for intense culture and scientific dairying. The area has been surveyed in lots of from 100 to 200 acres, and should soon be available at varying prices. It is probable that the lake will be drained before the land is thrown open.

#### THE PINJARRA-BUSSELTON-ALBANY DISTRICTS.

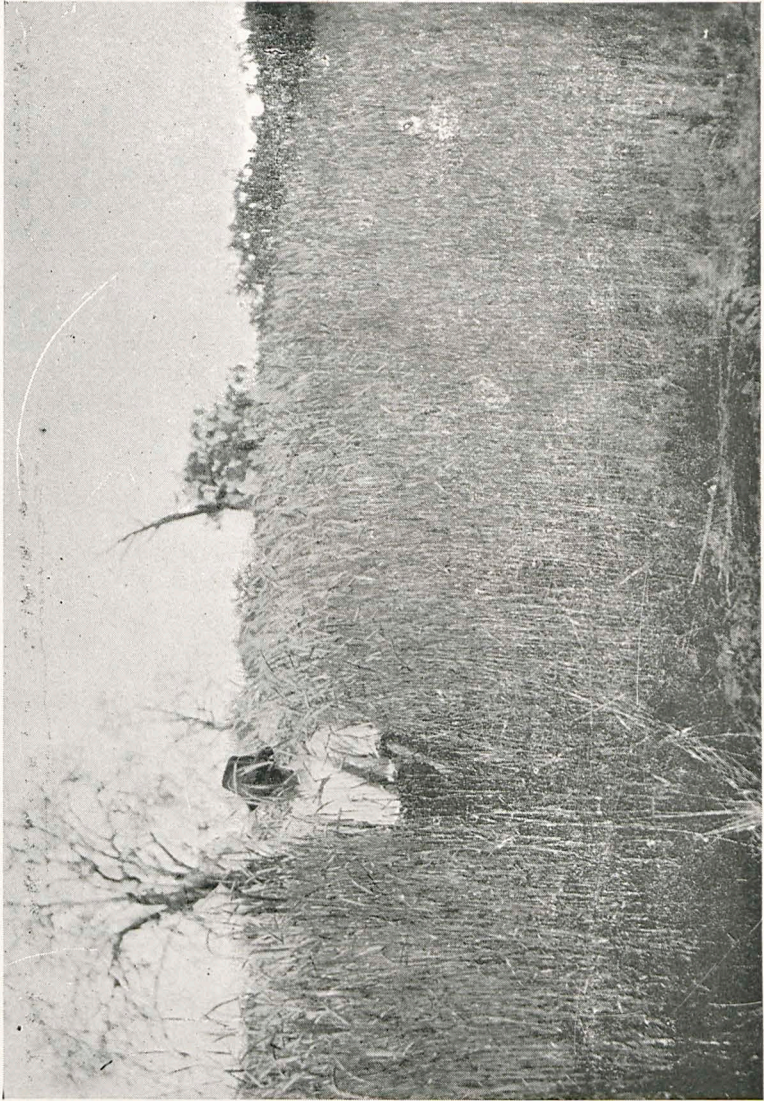
To settlers wishing to engage in the cultivation of fruit or vegetables, and to those who incline to dairying, the above districts, which are connected with the capital by rail, offer exceptional opportunities. From Perth, in a Southerly direction, the South-Western Railway passes through freehold land for about 22 miles. The Serpentine Agricultural Area is then traversed *en route* to the townsite of Pinjarra, which, by rail, is distant 54 miles from Perth. East of the line good land, suitable for orchards and vineyards, will be found in the hills. The soil in this locality is good, being a red loam with a granite formation. The timber is chiefly red gum and jarrah. West of the line from Pinjarra and beyond Coolup is situate the Coolup Agricultural Area, which has recently been drained. This land is suitable for mixed farming, while patches are

excellent for root crops. The Homestead Farm may not be obtained in this area owing to the expense of drainage, but outside the area, on the West towards the Coast, and on the South near the Railway Line, some 30,000 acres are available for free selection as Homestead Farms, or under conditional purchase. With a rainfall of 34 inches and a salubrious climate, this portion of the State is well worth inspection. Railway passes are obtainable at Perth or elsewhere. From Pinjarra to Marradong, a distance of forty miles in an Easterly direction, some excellent country prevails. Although the greater portion of it is very heavily timbered, it contains many good blackboy flats, in which, as in the fine alluvial soil prevailing along the banks of the running streams, orchards and gardens find a congenial home.

This Southern country is particularly well adapted for mixed farming. Parts of it contain very rich soil, suitable for the cultivation of root crops and vegetables. Moreover, some of the best orchard land in the State is to be found in this locality, whilst the blackboy flats, mentioned above, are adapted for the production of cereals. The rainfall is abundant, and considerably above the average. As a preliminary to the opening up of the country between Pinjarra and Marradong, a survey has been made of a railway line between the two places. The land from Marradong to the Williams, *via* Mokine and Quindanning, is good, open, silver-grass country, timbered with white and red gum and jam, and is suitable for wheat-growing and mixed farming generally. From Pinjarra, which is situated on the Murray River, there are some really good farms to be had on either side of waterway to its head, in country which, generally speaking, is hilly. The soil along the Murray is excellent, and well adapted for fruit-growing and mixed farming. Owing to the permanent water supplies, irrigation and intense cultivation can be successfully undertaken there.

Continuing South from Pinjarra along the South-Western Railway, the line passes through the Harvey Agricultural Area, a description of which will be found in another portion of this pamphlet. As the whole of this area has been selected, the intending settler will need to travel, either to the East or West of the area, in search of a selection. If he inspects the country on the East, timbered country will soon be encountered. Here, however, are many spots that would make excellent farms. Some of the gullies are most fertile, the soil being very rich, and suited chiefly for gardens and orchards. Water can be easily obtained almost anywhere, for, by ringbarking, springs





Crop of Rye on Mr. Dickson's Farm, Upper Blackwood.



break out in the small brooks or gullies which abound. Granite outcrops appear at intervals throughout this class of country, the main portion of which is ironstone, whose outcrops generally betoken an exceptionally rich soil. The prevalence of the red gum is an unfailing sign of a good sub-soil close to the surface. An average annual rainfall of about 40 inches, and propinquity to the railway renders the hill country specially valuable to the selector. The many saw-mill employees stationed in the Darling Range furnish a splendid market for the local farmers. Should the intending selector wish to embark in potato-raising, in the country to the West of the Harvey Area, he will find exceptionally rich swamps, which are capable of turning out as much as 15 tons of potatoes to the acre. While the swamps nearest the railway have already been selected, there is still plenty of similar land vacant further back. Additionally, there is the limestone country, which is suitable for growing rye, barley, and fodder plants. The natural pasture being inferior, artificial grasses can advantageously be sown, and, with their help, the country can readily be made of great value for dairying purposes.

Some good land is available for selection on the Harvey River, extending almost to its head, above Location 50 (Harvey Estate). It is suited both to grazing and cultivation. Although generally of a hilly character, parts of it are fairly open. There is always plenty of water in the river, and the clearing, when the trees, which are chiefly red gum, are ringbarked, is not excessive. At present this land is not easy of access, but good road accommodation is possible, and, no doubt, will be provided. The Harvey railway station is within eight miles, and the rainfall, as is the case in the coastal districts generally, is abundant.

Between the Uduc Agricultural Area and the coast there are some fine swamps, suitable for the growth of potatoes and the prosecution of intense cultivation. These swamps, if not so large as those West of the Harvey Area, are at any rate as rich in quality. The surrounding country, however, is better for grazing purposes, and larger areas are obtainable if the production of cereals is desired.

There is, practically speaking, no land available from the Harvey to Bunbury. Nor is there any extent open for selection until Donnybrook is reached. Some good blocks, however, are still to be had at the head of the Preston River, where fine country, extending as far as the Arthur River, and specially suited to sheep-farming, prevails. There is also plenty of land to choose from on the Arthur,

either on the river or in the back country. The land on the river is adapted for cultivation, portion of it being of a good, red, loamy soil. It is at present, however, somewhat remote from market, being about midway between the Great Southern and South-Western lines.

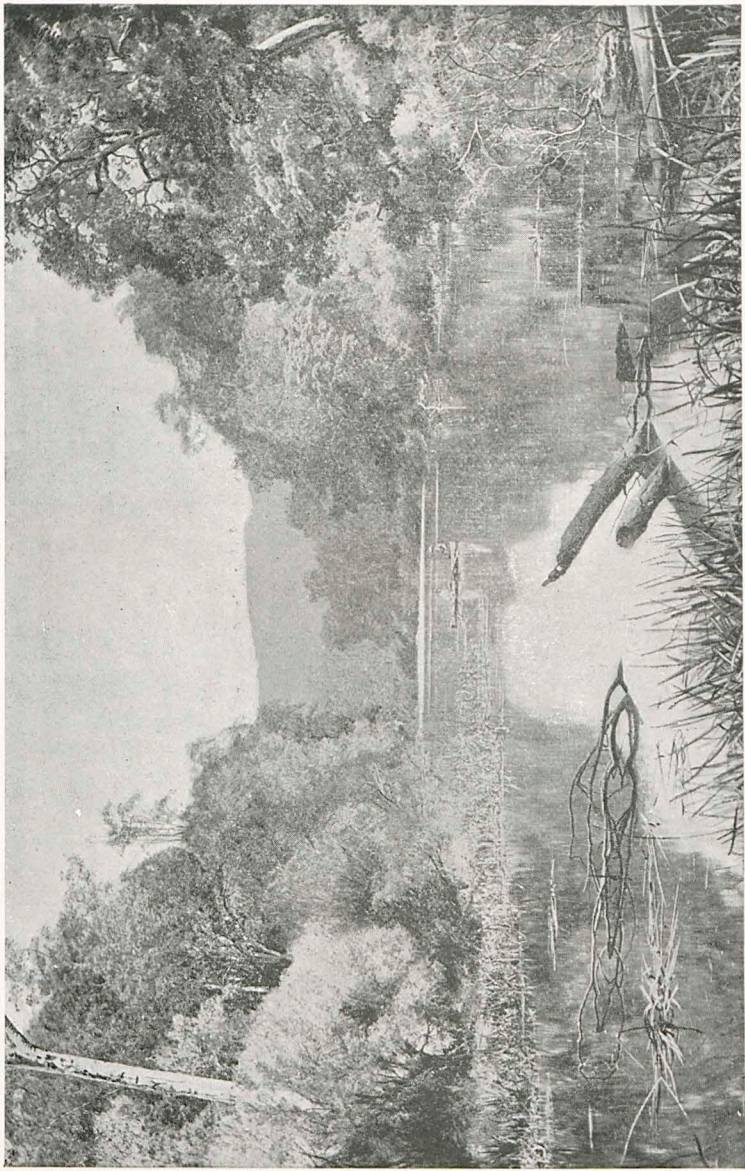
Between the head of the Preston River, extending in a Southerly direction towards the Blackwood River, some fine land, suitable for mixed farming, is available. After ringbarking, and owing to the abundant rainfall, a good growth of grass may be relied on. Water can easily be obtained at a depth of 20 feet, and there are many opportunities for its conservation. Moreover, when the timber is ringbarked it may be expected that fresh and permanent springs will break out. On the Boyup Brook, near its junction with the Blackwood, some good land is also available. The land here is easily cleared, and the soil is a good stiff loam. From this junction the distance to Bridgetown is about 30 miles.

There is a large area available for selection on the Dinninup Brook. The red loamy soil is very good, and well adapted for the production of cereals and the prosecution of mixed farming. Open country, lightly timbered with white and red gums, stunted jarrah, and a few jams, are the distinguishing features of the district. The blackboys are heavy, and grow very thickly, thus indicating that the land is rich and good.

A large area of this country, amounting in area to fully 15,000 acres of good land, is available for selection. It extends up the Dinninup Brook for 12 miles, and continues good on either side for some distance. Here is found the beginning of the silver-grass country. This district is about 40 miles from Bridgetown. The rainfall is good, and grass abundant.

The forest country lying between "Deadman's Pool" and Lake Muir is principally "timber lands," that is to say, land over which timber-cutting rights may be granted. Some good farm land is available, which is especially suitable for orchards and grazing purposes. On the Tone River, good land, suitable for mixed farming, is still vacant. The river flats are easily cleared, and will grow cereals satisfactorily.

The country from "Deeside" to Mr. E. Brockman's, on the Warren, is all good, containing as it does, rich soil both in swamps and forests. In the near future this land will be widely selected



The Blackwood River, traversing some of the finest country in the extreme South-West.



under Conditional Purchase Regulations. It is capable of growing almost anything, and the rainfall is abundant; the clearing, however, is very heavy. The Bridgetown Railway will, no doubt, induce settlement in this direction, as there is an excellent road between Bridgetown and Balbarrup.

A fairly large area of good land is still open for selection on the Blackwood River, between Bridgetown and the Lower Blackwood bridge. This is really first-class country, and admirably adapted for small holdings. Much of the land is sufficiently flat to admit of cultivation. Although the hills are steep, their soil is good, and they are always well grassed.

On the Capel River, about 17 miles from Bunbury, in the direction of Busselton, the land is nearly all selected. There are, however, still patches on the hills on either side open for selection, especially on the South. These are generally suitable for mixed farming.

The land South of Busselton, and from four to six miles from the coast, is well worth inspection by those requiring ground suitable for root crops. The cost of clearing is estimated at about £6 per acre, and the possibilities of this district are spoken of as equal to Port Arlington, in Victoria. There are agencies at Bunbury, Busselton, and Bridgetown, and plans and all information are available, while guides' services may be secured free of cost. Railway passes are granted to any of these Districts.

#### THE NORTHERN AGRICULTURAL DISTRICTS.

Between Perth and Geraldton, and in the neighbourhood of the latter town, are to be found some of the most valuable lands of the State. Unfortunately, a large proportion of them are already alienated, while the fact that a land grant railway, under the name of the Midland Railway, operates for the bulk of the distance between Perth and Geraldton, has largely prevented land settlement in the fine lands which have accrued to the company under its agreement with the State.

At such centres as Gingin, Moora, Carnamah, and Mingenew there are very fine lands, suited both to cereal production and grazing purposes. Should the State acquire the Midland Railway, with its land concessions, it may be freely prophesied that a rush for the newly secured country will at once set in. At Dongara,

an agricultural centre on the Midland, the finest land of Western Australia is to be seen. The whole of the district, however, is practically private property, and the only advantage the settler is likely to derive from a visit there is a wider knowledge of the agricultural resources of the State. Approaching Geraldton, the well-known Greenough Flats are traversed; and if it be spring time when the visitor makes the acquaintance of this fertile district, he will find abundant evidence of the prolific nature of its soil. Here, however, the land is again all freehold.

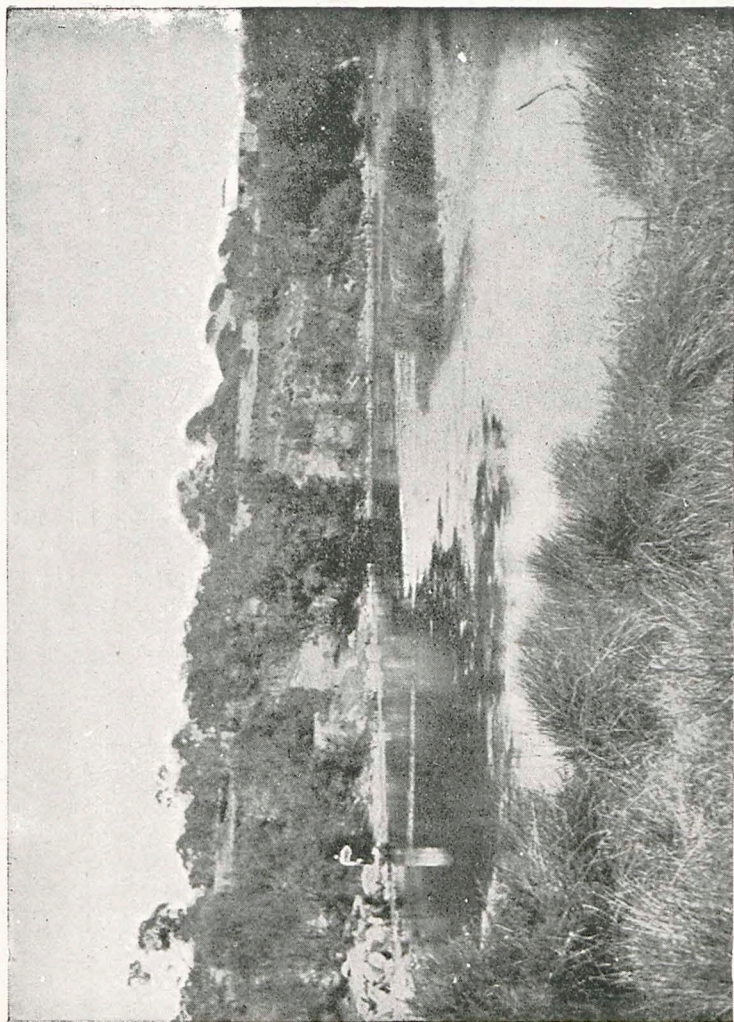
Special attention is drawn to the country, lately reported upon by experts, on the Moore River. Here there is an abundant water supply, and the land is well adapted for citrus orchards. In the course of a few months this land will be available for settlement, and a speedy demand is anticipated.

North of Geraldton a branch railway, some thirty-four miles in length, extends to Northampton, an old copper and lead-mining centre. The land in this district has come into favour, and is described by experts as being of very great value. Until lately various causes joined in holding this country back from settlement. It is expected, now a new order of things has been brought about, that wide settlement will take place there. The land, as a rule, is gently undulating in nature, and is lightly timbered with *cam* and wattle.

On the 1st of March the recently acquired Mt. Erin Estate was thrown open for selection under the Land Purchase Act. Visitors to this estate have expressed their admiration of much of this land, and speedy settlement is anticipated. The Northampton and Cue railways both feed this estate. A guide fully conversant with the special features of Mt. Erin is available, and resident at the Homestead. All information *re* prices, together with plans, can be procured at the Geraldton Land Office. Free railway passes are granted from any of the centres throughout the State to Geraldton, and residents on the Murchison goldfields, as well as the Eastern fields, now avail themselves of this valuable concession.

The natural grasses are of a valuable nature, and, for stock-raising purposes, it would be difficult to obtain more suitable land. An additional advantage is that wheat raising can be successfully prosecuted, as an inspection of the local farms will fully indicate. The rainfall is excellent, averaging about 20 inches per annum. Water is, as a rule, readily obtained by sinking, but, with such a fine rainfall, surface conservation can be easily effected.





The Chapman River, which flows through one of the most fertile Districts in the State, North of Geraldton.



In addition to its fitness for wheat and stock raising, the Northampton land is rightly called the home of the citrus tribe. Oranges, lemons, and mandarins thrive marvellously in the rich soils, and under the stimulus of the genial climate of the district. In this direction there is abundant opportunity for the settler who understands his business.

The propinquity of this land to Geraldton, the port of the prospering Murchison goldfields, with which it is connected by rail, gives earnest to the local farmer of a fine and permanent market for all that he can produce. Nor should sight be lost of the North-West trade, which, so far as agricultural products are concerned, should be within the control of the settlers of the Geraldton district, and it is no uncommon thing to see shipments of chaff, flour, hay, etc., to some northerly port.

From Geraldton the railway to the Murchison goldfields, of which Cue is the chief centre, runs in an Easterly direction. An agricultural area is laid out at Mullewa, a point on this line, some 65 miles from Geraldton. Here there is some very rich land, but the rainfall is of a nature which necessitates good and early cultivation and dry sowing. With proper working of the land, and the observance of the methods so successfully adopted in the dry agricultural districts of Australia, it is clear that there is a great future before this district.

The success that has followed upon the opening up of the Bowes, Alma, and Chapman areas fully justifies the favourable opinions that have been expressed upon the Northampton lands.

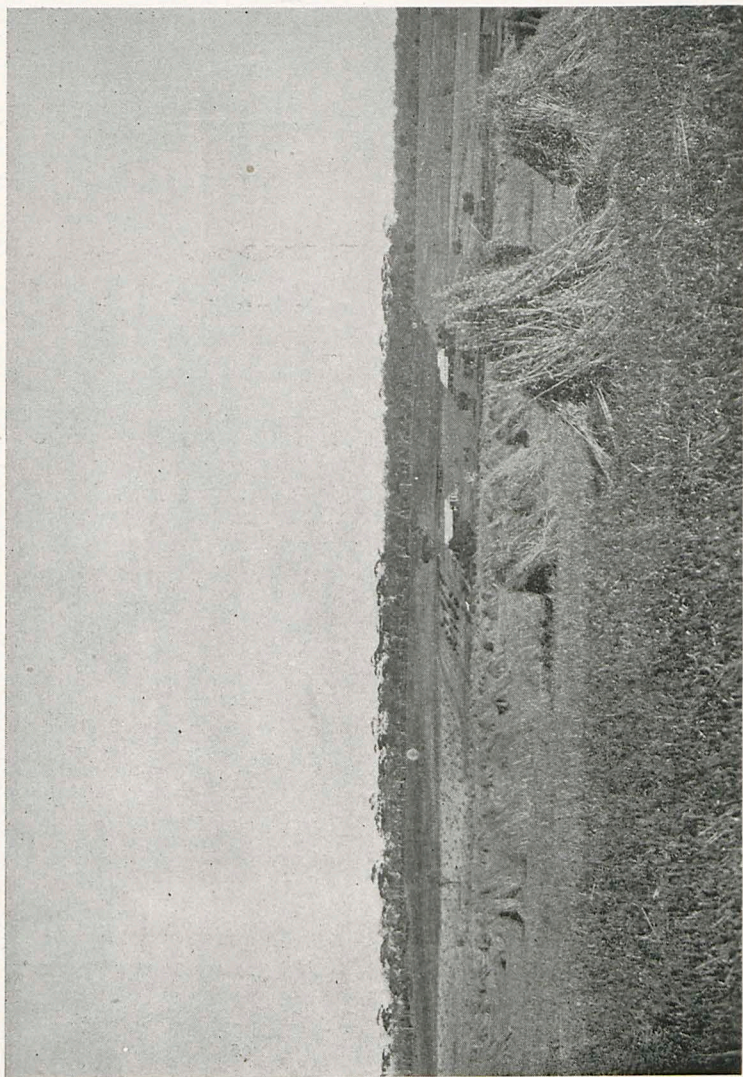
When ringbarking is more widely practised than is now the case with the Northern farmers, it may be prophesied that the cost of clearing in the district will be considerably reduced. The land is lightly timbered, and, with management, should be prepared ready for the plough at between twenty and thirty shillings per acre.

West of Northampton, and about five miles distant, is the Nonga Area, which contains some very fine land. This area does not, however, seem to have been selected with the same care that has been bestowed upon recent areas, and some few lots are still vacant. It is well worthy of inspection, and for fruit-growing, wheat raising, and mixed farming generally, its land will be found most suitable.

East of Northampton, the Chapman country is met with, at about twelve miles from the Bowes railway station. This district gives promise of great agricultural development. Marked success has attended the labours of those settled within it, who have cultivated wheat and established citrus orchards. Stock raising also is an industry to which this promising district readily lends itself. It is difficult to speak too highly of the prospects before the Chapman country, which, in the near future, will assuredly be the home of a thriving community.

A few vacant lots of mixed lands still remain here.

Flour mills are established at Dongara and Greenough, and the local authorities speak highly of the flour.



Sam Williams' Farm, Brookton.



## *Descriptive Notes on Surveyed Agricultural Areas.*

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The price of such land is in most cases 10s. per acre, payable in 20 years, but may be reduced after inspection if considered advisable. One hundred and sixty acres may be obtained as a Homestead Farm if applicant is eligible.

### AGRICULTURAL AREAS ALONG THE GREAT SOUTHERN RAILWAY.

The agricultural areas here referred to along the route of the Great Southern Railway, which forms the connecting link between Albany and Fremantle. This feature will naturally appeal to the agriculturist. That the lands are admirably adapted for the growth of cereals, fruit, and vegetables are factors which offer many inducements for settlement. The land available for settlement is not confined to the areas specified. Considerable selection takes place under the clauses which provide for selection before survey. Agricultural areas are an instance of survey before selection. Practically the whole of the South-West, with the exception of Agricultural Areas, is eligible for selection before survey. In cases where the land inside an Agricultural Area is not considered worth 10s. per acre, the land may, on application, be specially classified and disposed of at less than 10s. if thought advisable.

#### BEVERLEY AGRICULTURAL AREA.

This area, which by rail is 103 miles from Perth and 238 miles from Albany, and is also within five miles of the rising town of Beverley, contains 35,000 acres. It adjoins the Great Southern Railway, and fronts the Dale River. The prevailing timber of this country consists mainly of York gum and jam. The average cost of clearing ranges from 30s. to 50s. per acre. In addition to wheat raising, fruit-growing is also an industry of some promise in this area, and land devoted to that form of agriculture will repay selection and cultivation. Here, as in the Meckering Area, a square mile of land is the minimum area which should be selected if mixed farming, for which the district is well suited, is intended. Two thousand acres are still available for selection in this area.

### MOORUMBINE AGRICULTURAL AREA

possesses the advantage of having the Great Southern Railway running directly through its centre. It adjoins the Brookton siding at Seabrook townsite, which, by rail, is about 223 miles from Albany, 20 miles from Beverley, and 118 miles from Perth. The land is much the same as that in the Beverley Area, and the remarks which apply to one apply to both. It is certain that these areas will be largely availed of for cereal growing and fruit culture. The area contains 35,000 acres, of which about 2,300 acres are still open for selection.

### NARROGIN AGRICULTURAL AREA.

The Narrogin Agricultural Area contains 25,000 acres, of which 12,782 acres are surveyed into 60 blocks. Practically the whole of the area is selected, though occasionally blocks already alienated may be forfeited for non-compliance with the conditions of their tenure, in which case they become again available for selection. This is a good corn-growing area. It directly adjoins the Great Southern Railway, and is distant only two miles from the Narrogin railway station. This latter is about 64 miles from Beverley, 179 miles from Albany, and 162 miles from Perth.

### DUMBERNING AGRICULTURAL AREA.

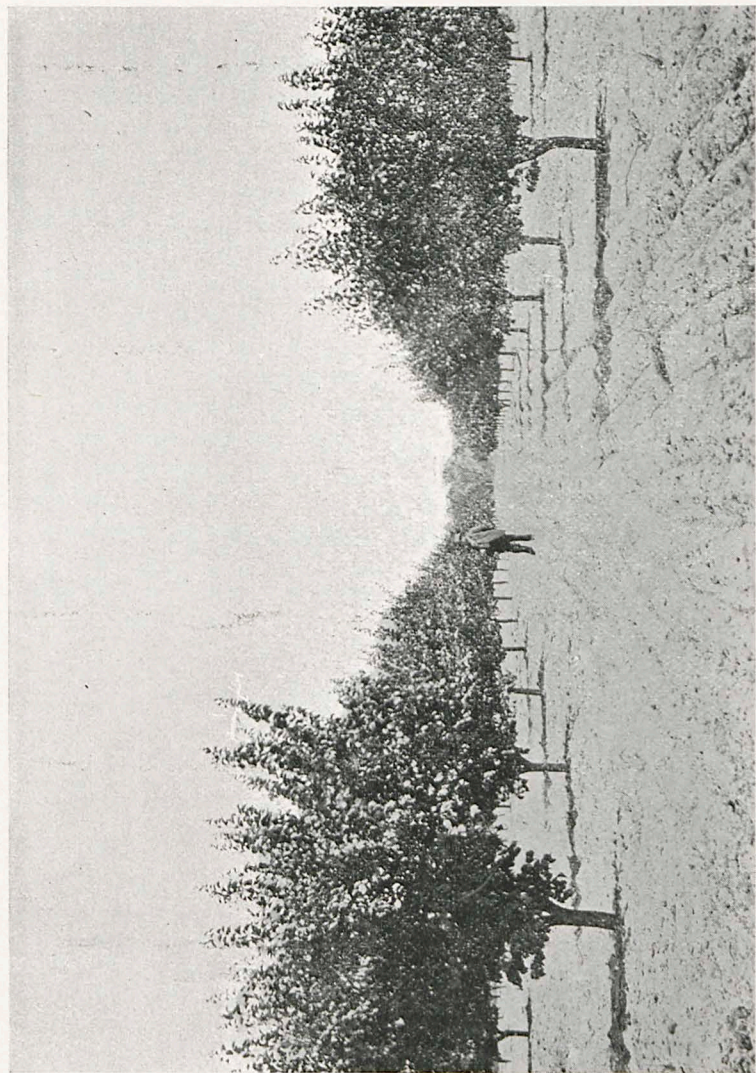
The fine clay lands surrounding the rising township of Narrogin on the Great Southern Railway are included in this area. Generally speaking, the lands are of the type peculiar to the Narrogin-Katanning district, of which much has already been said.

Of the surveyed lots 32 are yet available for selection, varying in area from 80 to 687 acres. The total area so available amounts to 4,100 acres. The bulk of the vacant land is situated West of Narrogin, and adjacent to the fine main road which leads to it from the Williams. This area will probably be further served by railway communication on completion of the proposed railway from Collie to Narrogin.

### WICKEPIN AGRICULTURAL AREA.

The Wickepin Agricultural Area is about 10 miles from the Great Southern Railway, contains 97,000 acres, of which 64,000 are surveyed and cut up into 222 lots, and has 14,500 acres still open for selection. This is regarded as an especially good area. The wheat yields for 1904 have been exceptionally fine in quality and quantity. Much of the land is of an excellent description, and is





Hon. F. H. Piesse's Apple Orchard, Katanning.



well suited for the production of both cereals and fruit. The timber is chiefly York gum and jam, which costs from 30s. to 60s. an acre to clear. Excellent roads lead to the area from the Cuballing siding, which is situated about 55 miles from Beverley, 188 miles from Albany, and 153 miles from Perth. Good water has been obtained locally by sinking at shallow depths.

#### WAGIN AGRICULTURAL AREA

contains 26,000 acres, of which 16,421 acres are surveyed, and 1,500 are still open for selection. Only a limited area is suitable for the growth of cereals, but much of the land is adapted for fruit culture. The area is situated on the Great Southern Railway, adjoining the townsite of Wagin. There is, already, considerable settlement in the vicinity, which, no doubt, will extend to the land within this area. Puntaping townsite is situated within its boundaries. It consists of 44 suburban lots, averaging from 4 to 13 acres each.

#### DARKAN AGRICULTURAL AREA.

This area contains 62,000 acres, of which 12,131 acres have been surveyed into 52 lots; 1,800 acres being still open for selection. Darkan is distant from the Great Southern Railway about 30 miles, and may be said to be situated midway between Wagin on the east and Bunbury on the west. This area will probably be further served by the proposed Collie-Narrogin Railway, which may possibly pass through it. There are good roads leading through the area, on to Wagin Railway Station, which is 94 miles from Beverley, 149 miles from Albany, and 192 miles from Perth. The Darkan area contains a fair quantity of rich soil, and has a splendid rainfall. A branch of the Hillman River runs through it. The land costs about £4 an acre to clear, being moderately timbered. It is well adapted for the raising of fruit and cereals.

#### KATANNING AGRICULTURAL AREA.

This is one of the largest and best agricultural areas in the State, and settlers located thereon have already achieved a considerable measure of success. It was opened for selection in January, 1892. It contains 100,000 acres, of which 40,997 are surveyed into 282 blocks. Situated midway between Beverley and Albany, Katanning is distant by rail about 127 miles from the former and 116 miles from the latter place, and 225 miles from Perth. Its proximity to the station, which is both the chief stopping place on

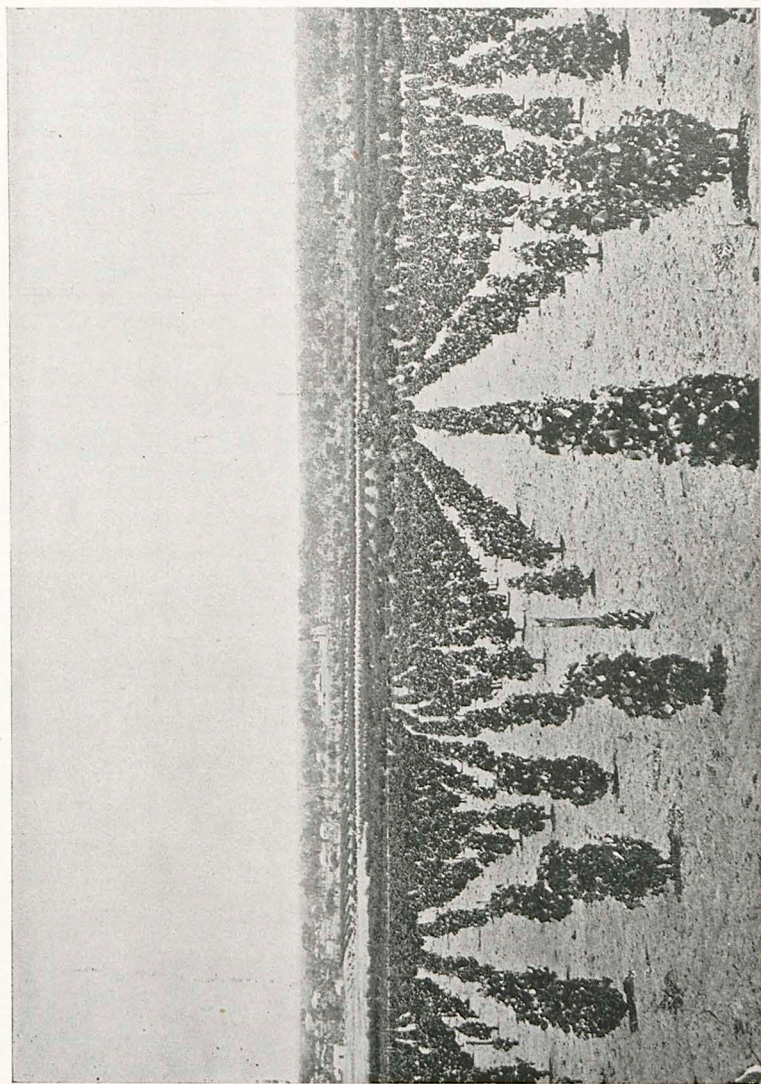
the Great Southern Railway and the centre of a flourishing agricultural township, naturally brought this fine area into great prominence. The suitability of this portion of the State for the production of cereals is shown by the fact that a first-class roller flour-mill has been erected at Katanning. The land costs from 30s. to 60s. an acre to clear. Water is generally obtainable, especially after clearing or ringbarking. In addition to the transport facilities afforded by the Great Southern Railway, which traverses the area, a network of roads, running for the most part parallel and at right angles, are provided, most of which are cleared. Three townsites, named Woodanilling, Moojebing, and Pinwernying, are also laid out along the line at convenient centres within the area. For the encouragement of village settlement, 394 town and suburban lots of from three-quarters of an acre to 18 acres have been surveyed. No doubt this is one of the best areas yet declared in the State, and the settlement already taking place is most encouraging. The peculiar suitability of this land for fruit culture is brought prominently before the notice of the public by the splendid and productive orchards which have been planted close to Katanning townsite. In Katanning a fully equipped Land Office is established, at which intending selectors may receive every information free. They can also be driven free of expense over the lands available for selection.

#### EWLYAMARTUP AGRICULTURAL AREA.

The Ewlyamartup area adjoins the Great Southern Railway. It is situated in the vicinity of Broome Hill, a settlement situate by rail 139 miles from Beverley, 104 miles from Albany, and 237 miles from Perth. The area contains 46,000 acres, of which 39,258 acres are surveyed and laid out in 108 blocks. About 14,000 acres are still open for selection. The timber on this country is chiefly York and white gum. In parts the land is very good, and suitable for corn growing. It costs, on an average, about 30s. to 60s. an acre to clear. There are good roads intersecting it, giving easy means of communication with the railway line. In any case, the rainfall is sufficiently ample to permit of considerable conservation by surface tanks.

#### TENTERDEN AGRICULTURAL AREA.

The Tenterden Agricultural Area, which is situated on the Great Southern Railway, is by rail, 50 miles from Albany and 291 miles from Perth. It contains 30,000 acres, of which 10,750 are surveyed into 58 blocks, and 3,000 acres are still open for selection. The land is chiefly timbered with white gum, and is of the same average quality as that of the other areas along the Great Southern



Piesse's Vineyard at Katanning.



Railway, much of it being suitable for corn growing, and more especially for fruit culture. A special feature in its favour is the abundant rainfall it receives. This area has also been provided with village settlement facilities. Fifty-five town lots and 57 suburban lots have been surveyed with that object and thrown open for selection. Speaking once more in general terms of the areas along the Great Southern Railway, they are essentially suited to corn growing and mixed farming. The lands, though timbered, can be easily and economically cleared. In many places vine and fruit trees of all kinds will flourish abundantly. They are all convenient to the railway, which is well equipped, and which runs a daily service.

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#### AGRICULTURAL AREAS BETWEEN PERTH, BUSSELTON, AND ALBANY.

In the agricultural areas adjacent to the South-Western Railway a class of land is found which materially differs from that of the areas along the Great Southern Railway. Whilst the latter is especially fitted for cereal and fruit culture, the former is more adapted for fruit and vegetable growing, and for dairy farming. In places the country is heavily timbered, thus entailing some considerable expense in its clearing; but against this apparent disadvantage must be placed the fact that much smaller areas are sufficient for a selector, owing to the fact that the land is capable of intense culture. It is also for the most part well watered, whilst the rainfall is regular and considerable. The highest hopes are, indeed, entertained in regard to these areas. Much thriving settlement is confidently looked for in the South-Western districts. There are nine areas in this locality, comprising 283,518 acres.

Attention is also drawn to the fact of the splendid grazing which ensues after ring-barking the country around Bunbury, Busselton, and Bridgetown, extending South to the coast.

#### TORBAY AGRICULTURAL AREA.

This area is situated about 15 miles West of Albany, with which township it is connected by the Torbay Railway. The soil in places is well suited for intense culture, for which purpose there is an ample rainfall of 35 inches. Generally speaking, the good land is heavily timbered with karri, jarrah, red gum, and scrub. The area is divided into 53 lots, ranging in area between one and 200 acres. Three thousand acres are still available.

### JANDAKOT AGRICULTURAL AREA.

The Jandakot Agricultural Area, which is situated about 12 miles to the South-East of Perth, and 10 miles East from Fremantle, was open for selection in August, 1890. It comprises 36,000 acres of land, nearly all of which has been selected, and on which selections considerable and valuable improvements have been effected. At the present time there are only 377 acres available in this area. Though much of it is of light sandy nature, yet the area contains a fairly considerable area of good swampy land and alluvial flats. These swamps, when once drained, are capable of producing very fine crops of potatoes and garden produce. The land is, however, somewhat expensive to clear, in some cases costing quite £10 an acre. On the other hand, the productiveness of the soil, the consequently small area required for cultural purposes, the abundance of water, and the consequent facilities for intense cultivation which prevail, are compensating features. Portions of this area have a limestone formation, which renders them peculiarly fertile and of especial value. There is a site for a sewage farm upon the Western side of this area, and a reserve for a townsite in its South-Eastern corner. The Jandakot Area is approached from Perth by Nicholson Road, which is now being macadamised. From Fremantle it is reached by the Forrest Road, which, after traversing the area, joins the Perth-Bunbury Road at the 14-mile post. Forrest Road has lately been cleared for about half its width from end to end. On the Eastern side of the area, and about three miles from its nearest portion, the Perth to Bunbury Railway is situated. An undoubted drawback to the area has been the lack of road facilities. However, works now in progress will, to a great extent, meet this objection. Its contiguity to the Perth and Fremantle markets, and the richness of much of its land, are still, however, features which will tell in favour of Jandakot. The present settlement is well distributed over the area. There are several farms and holdings in a highly improved condition. Free farms are not granted in this area.

### SERPENTINE AGRICULTURAL AREA.

This area comprises 13,980 acres, the whole of which is surveyed into 85 blocks. This area contains a fair quantity of fertile land, all of which has now been selected. It possesses the advantage of being situated along the South-Western Railway, a distance of only 34 miles from the Perth market.

A townsite has been laid out here, including 112 town and 12 suburban lots.





A Potato Crop in the South-West.



### COOLUP AGRICULTURAL AREA.

This is the Northern portion of what was at first gazetted as the Harvey Area; it contains 50,000 acres. Two hundred and seventeen lots have been surveyed, including an area of 30,005 acres, 6,400 of which are unselected. This area is situated on the South-Western Railway, and extends within two miles of the Pinjarra station, which is distant 54 miles from Perth and 62 miles from Bunbury. Much of the land in this area is suitable for fruit, vegetable, and cereal production. Clearing costs about £6 per acre. There is a heavy and regular rainfall in this locality. Homestead Farms are not granted.

A Drainage Scheme has been completed, and the land is now open for selection under Conditional Purchase at prices varying from 10s. to 15s. per acre payable in 20 years. There are many spots suitable for intense culture, and outside this area there are 30,000 acres available under Homestead Farm, etc.

### HARVEY AGRICULTURAL AREA.

The Harvey area comprises an area of 43,000 acres. Of this amount 19,803 acres have been surveyed into 155 blocks, the whole of which, except 1,850 acres, has been selected, and is being considerably improved. This area is situated about 40 miles from Bunbury and 76 miles from Perth. The South-Western Railway runs through it from end to end. The cost of clearing and preparing the soil is somewhat heavy, inasmuch as in many places drainage provision is essential before it can be brought under cultivation. The area is situated between Bunbury and Pinjarra, and is the home of a thriving rural community. The land, which is eminently suitable for the production of fruit and vegetables, will be greatly improved by a proper system of drainage, which the lay of the country renders perfectly feasible, and which, ere long, it is expected, will be taken in hand by the Government. In this area the townsites of Drakesbrook and Cookernup have been laid out to the extent of 129 town and 145 suburban lots. Pending the settlement of drainage questions, the vacant land of this area is reserved from settlement.

### UDUC AGRICULTURAL AREA.

This area comprises 12,000 acres. Of the total area gazetted, 8,415 acres have been surveyed into 54 lots, of which only 2,000 acres are now vacant. Uduc is situated about five miles South-West from Cookernup townsite, which, by the South-Western Railway, is about 80 miles distant from Perth. The blocks of this area

resemble those of the Harvey. The open lands in this area are temporarily reserved on account of impending drainage considerations.

#### COLLIE AGRICULTURAL AREA.

This area, situate about eight miles from Bunbury, if comparatively small, is none the less valuable. The whole of the land within it has now been taken up. It comprises 7,150 acres, which are surveyed into 51 lots. It is served by both the South-Western Railway and its extension to Busselton and Donnybrook. The land is well watered, and suitable for the production of fruit and vegetables. This area is distant about 25 miles from the Collie Coalfield.

#### BOYANUP AGRICULTURAL AREA.

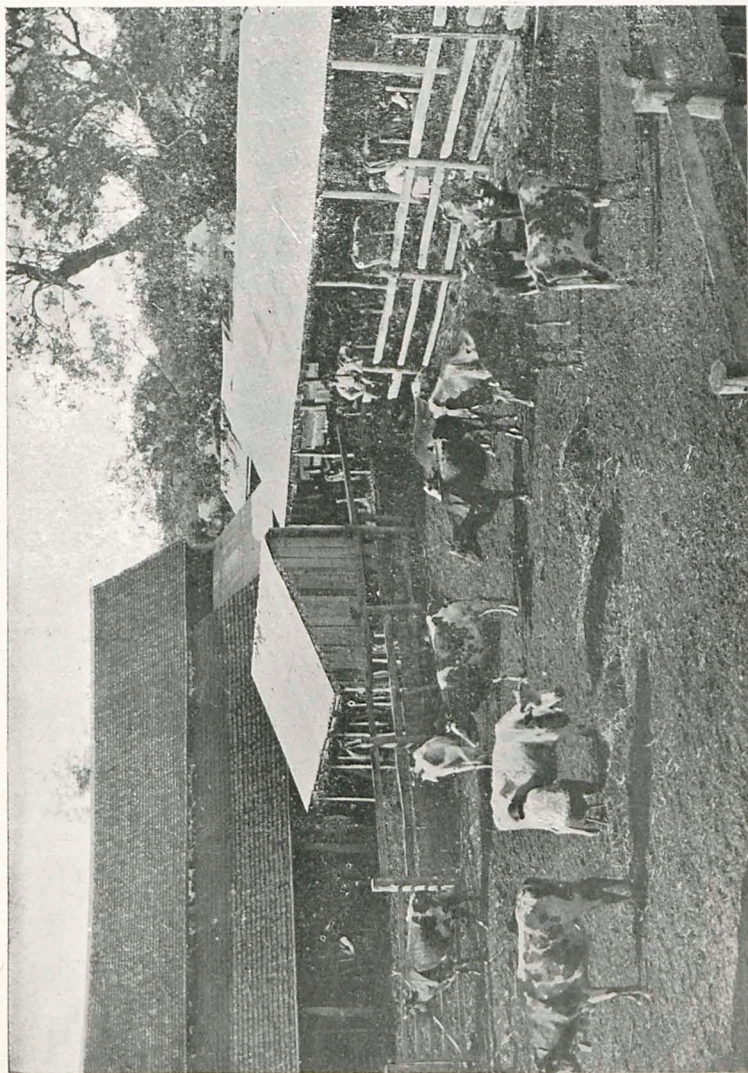
The Boyanup Agricultural Area, which is situate about twelve miles from Bunbury, contains 43,000 acres, the whole of which is surveyed into 320 blocks; 12,000 acres are vacant, and open for selection. This area is served by the line between Bunbury and Donnybrook, which is an extension of the South-Western Railway. Boyanup contains much land well adapted for cereal, fruit, and vegetable production. Dairying also is an industry which promises well in this locality, which is penetrated by the Bunbury-Busselton Railway.

#### PRESTON AGRICULTURAL AREA.

This area contains 51,545 acres, of which 13,800 acres are available for selection. The Preston area is situated about 25 miles from Bunbury. It is adjacent to the main road leading from this port to Bridgetown. On the North it is bounded by the Preston River, which is a constant running stream of fresh water. Within its boundaries are included large tracts of good alluvial soil, the clearing of which, in places, is very heavy. On an average, the cost of clearing is about £6 per acre. The Donnybrook-Bridgetown Railway traverses the area, a feature which is calculated to lead to its rapid development. The soil is specially adapted for the cultivation of potatoes and other root crops. Fruit culture, dairying, pig-breeding, and poultry-raising are also industries natural to the district. The area is well watered by various brooks. The rainfall is abundant and regular.

#### TWEED AGRICULTURAL AREA.

The Tweed area contains 16,882 acres, which are surveyed into 92 blocks. There are some 1,400 acres open for selection. The



Hon. H. W. Venn's, Dardanup.



area is situated near Bridgetown, the terminus of the extension of the South-Western Railway. This area contains some of the finest agricultural and fruit-growing land in the State. Some of it was specially selected by the late Mr. Anthony Hordern, promoter of the Great Southern Railway, as the site for a projected agricultural college and experimental farm. On being abandoned by his executors, the land was surveyed and subdivided by the Government, and thrown open for selection. The clearing in many places is rather heavy, costing about £6 per acre, and even more, but the land is worth it. This area is blessed with both splendid alluvial soil and a heavy rainfall. The River Blackwood, which contains large permanent pools of fresh water, winds irregularly through it. The Tweed is distant from Perth about 175 miles, and from Bridgetown only ten miles along a good road. Further particulars may be obtained from the Land Office at Bridgetown.

#### TANJANERUP AGRICULTURAL AREA.

This area is located on the Blackwood River, some 25 miles West of Bridgetown. The experiment was tried here of ring-barking the timber so that settlers, on obtaining a holding, would find the process of clearing much simplified. Tanjanerup is surveyed into 55 lots, varying in area from 100 to 160 acres. Of these, nine are yet available for selection, aggregating an area of 1,100 acres. The area is well watered, rather hilly, and possessed of fine land for orchard, dairying, and grazing purposes. Owing to the cost of ringbarking, this land is sold at 12s. 6d. per acre, in twenty annual instalments of 7½d.

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#### AGRICULTURAL AREAS ADJACENT TO THE EASTERN AND GOLDFIELDS RAILWAYS.

##### CALJIE AGRICULTURAL AREA.

The Caljie Area, which contains 12,500 acres, is situated about 65 miles from Perth. It adjoins the Meckering Agricultural Area, and its South-West corner is only about five miles from the important agricultural township of York. As most of the land is of a light sandy and loamy nature, it is best suited for mixed farming, for which purpose a fairly large area should be secured. The country is timbered chiefly with salmon and white gum and jam. Out of the total area, 11,826 acres are surveyed into 37 blocks. The cost of local clearing ranges from 30s. to 50s. per acre. This area is, however, practically all selected.

#### MECKERING AGRICULTURAL AREA.

This was the first area to be surveyed and declared open for selection in Western Australia. It is situated on the Kalgoorlie Railway line, about 89 miles from Perth, and some 20 miles from the flourishing town of Northam. This area contains about 40,000 acres, which are surveyed into blocks averaging about 150 acres in extent. The land, which is a light sandy loam, with a genial clay subsoil, is largely adapted to the production of cereals, and has as prevailing timber York gum, salmon gum, and jam. On an average, clearing is worth from 30s. to 50s. per acre. Though this area is fully selected, the newcomer might do worse than pay it a visit of inspection. It contains many striking object lessons of the good results to be won from apparently inferior land.

#### TAMMIN AGRICULTURAL AREA.

This area was gazetted open for selection in September, 1894. Situated on the Kalgoorlie Railway, it is about 50 miles from Northam, and 117 miles from Perth. The soil is a rich red clay, timbered with salmon gum, morrell, and gimlet wood. The district has an average rainfall of about 14 inches, which, under proper methods of cultivation, is found sufficient to ensure satisfactory harvests. Clearing costs from 20s. to 30s. per acre. Settlement in this area has been extensive and successful. It has been found that mixed farming is best suited to the country, and in this direction future developments are likely to be important. The propinquity of Tammin to Kalgoorlie is a point very much in its favour. Barely one thousand acres of the area are left open for selection.

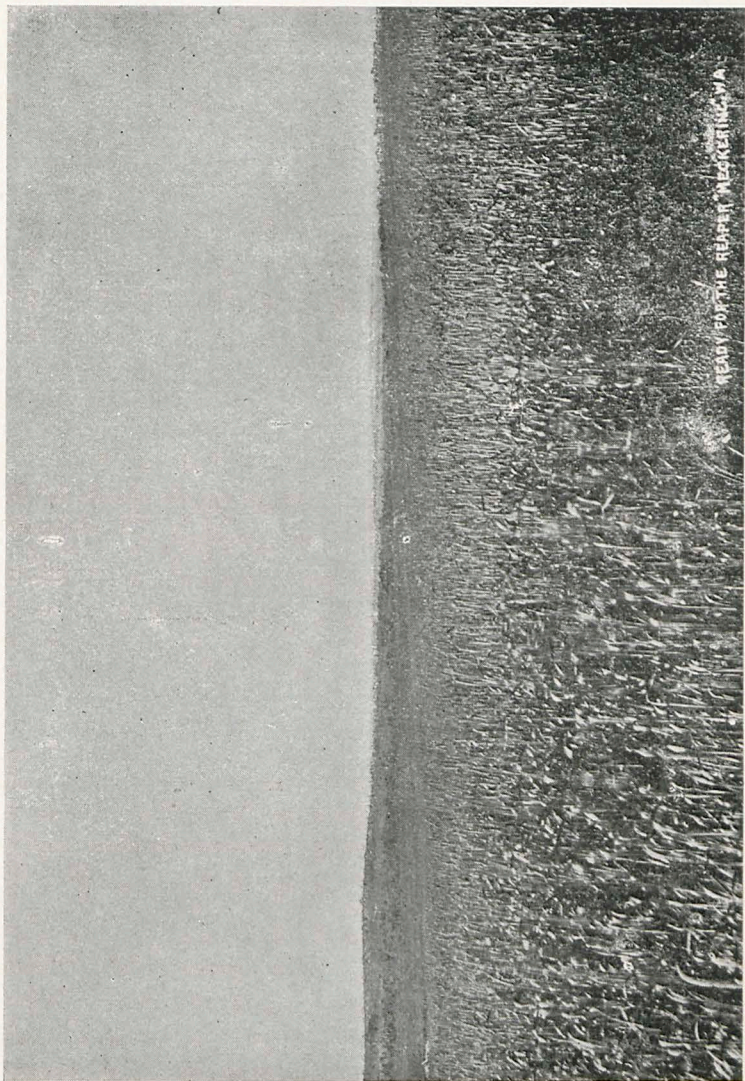
#### DOODLAKINE AGRICULTURAL AREA.

The Doodlakine Area contains 40,000 acres. It is situated about 75 miles from Northam, 142 miles from Perth, and adjoins the Kalgoorlie Railway. The country is chiefly timbered with salmon gum, gimlet wood, and morrell. The soil is, generally speaking, a light sandy loam, with a good clay subsoil. Of the total area, 14,300 acres are surveyed into 69 lots, ranging from 160 to 1,000 acres. The average rainfall on this area is 13 inches. The cost of clearing ranges from 20s. to 30s. per acre. Ringbarking is always of great benefit to the settler. This costs from 1s. 6d. to 2s. per acre. Considerable selection has taken place in this area, 4,000 acres of which are still vacant.

#### BAINDING AGRICULTURAL AREA.

This area is situated on the Kalgoorlie Railway, about 90 miles from Northam and 156 miles from Perth. Four thousand acres





READY FOR THE REAPER, WISCONSIN, W.A.



are still open for selection. This may be described as heavily-timbered forest country. Much of the soil is of a rich and deep loamy nature. Salmon gum, gimlet wood, and morrell are the prevailing timbers. Provision for water supply is best made by the construction of dams and tanks. It has been found by experience that lands timbered by salmon gum, morrell, and gimlet wood, owing to the inflammable nature of the timber, may be effectively cleared at from 20s. to 30s. per acre. Baining has a light rainfall, and is best suited for mixed farming. The fine indigenous grasses which follow ringbarking afford splendid fodder for stock.

#### UCARTY AGRICULTURAL AREA.

At Ucarty, a spot some 12 miles North of the Meckering Area, a fine tract of forest country has been surveyed in advance of selection. Forty-six lots have been surveyed, ranging in area from 100 to 250 acres. Thirteen blocks, totalling an area of 2,000 acres, are still available for selection. The land is specially suited to mixed farming. Wheat growing and grazing can both be successfully practised on it. The remarks about the Tammin Area apply here.

#### DOWERIN AGRICULTURAL AREA.

This area is situated to the East of Goomalling, an agricultural centre from 12 to 15 miles distant. Fairly extensive settlement has taken place in this area, which, so far as its general characteristics are concerned, closely resembles Tammin. Wheat growing and mixed farming are practised on this area with a considerable measure of success. At the present moment 480 acres are available for selection. The rainfall is about 15 inches, being a trifle more abundant than experienced at Tammin. Several farmers from Eastern Australia have made their homes here, and speak favourably of the district and its capabilities. The completion of the Northam-Goomalling railway line has, as was anticipated, considerably influenced land settlement at Dowerin, and there is much good land in the vicinity now available. Classification plans may be obtained on application at Northam or Perth.

#### YILGARN AGRICULTURAL AREA.

Golden Valley, which is situated North of Southern Cross, consists mainly of rich forest land which, during a good season, produces most luxuriant grasses. The seasons, however, are scarcely certain enough for agriculture, and wheat growing that

distance away from the coast would be risky, even though in odd seasons very fine crops could be reaped. In this class of country an agricultural area bearing the above name has been marked. In all, 16 lots have been surveyed, ranging in area from one to 200 acres. There are only 800 acres at present available.

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## NORTHERN AGRICULTURAL AREAS.

### KOOJAN AGRICULTURAL AREA.

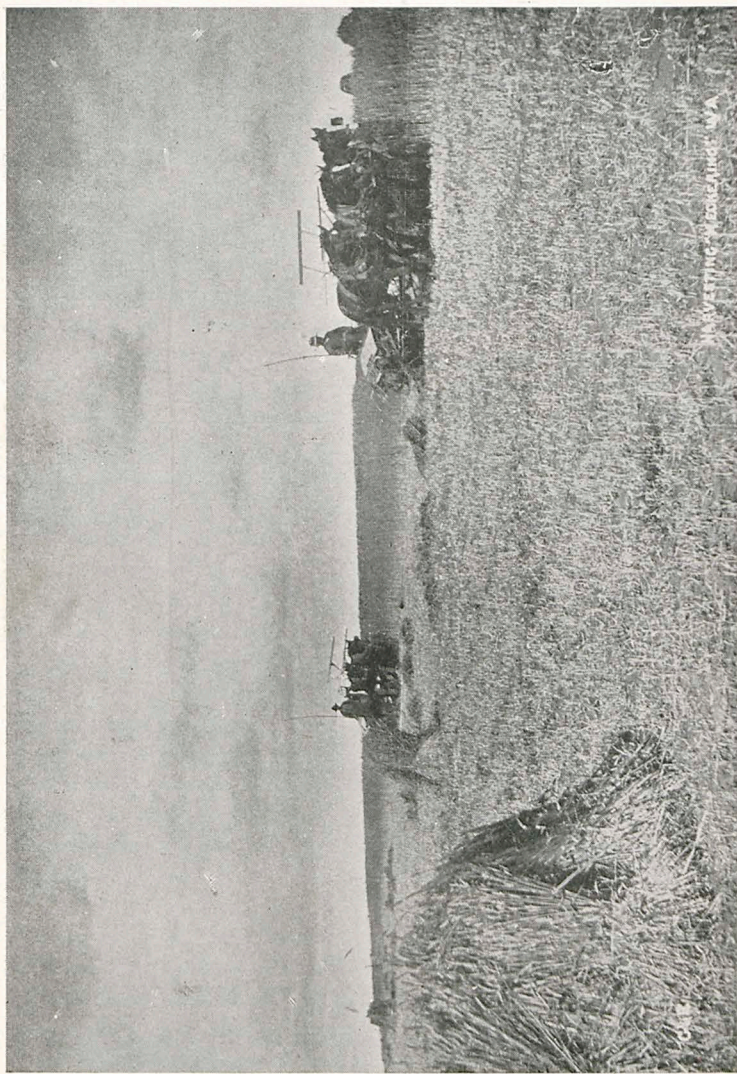
This area, which is situate about 100 miles North of Perth, contains 9,209 acres, and is now practically selected. The Midland Railway line runs along the Eastern boundary of this area, and a branch of the Moore River winds through its Western portion. A large number of selections took place in this vicinity just previous to the area being gazetted. This land is very suitable for corn growing and fruit culture. The cost of clearing runs from 20s. to 50s. per acre.

### DALAROO AGRICULTURAL AREA.

This area, which adjoins the Koojan Area in the North, and which fronts on to the Midland Railway, was opened for selection in November, 1894. It contains 9,000 acres, of which 3,685 acres are surveyed into 23 blocks. There is nothing now vacant in the area. A townsite named Moora has been laid out in this area, consisting of 89 town and 62 suburban lots. The land here is somewhat similar to that in the Koojan Area. The average annual rainfall is about 20 inches. A branch of the Moore River traverses the area, which contains some small swamps suitable for gardening purposes.

### APPERTARRA AGRICULTURAL AREA.

This area was thrown open for selection in April, 1894, and comprises 6,560 acres, the whole of which has been surveyed into 43 lots. This area is practically all selected. The area is situated on the West boundary of the Northampton townsite. Appertarra is famed as the locality where good land of a light loamy nature, eminently suitable for the production of cereals and fruit, largely prevails. The cost of clearing, as the land is not heavily timbered, is comparatively light, running from 20s. to 30s. per acre. The Northampton-Geraldton Railway connects this area with Geraldton and the Murchison goldfields.



Harvesting at Meckering, 1903.



### NONGA AGRICULTURAL AREA.

Nonga contains 11,311 acres, and was thrown open for selection in September, 1893. It has been entirely subdivided into 74 blocks. Some 4,700 acres are now open for selection. There is a fair amount of good land in this area, which has a frontage to the Bowes River and Nokanena Brook. The proximity of this area to the Northampton-Geraldton Railway line is a point greatly in its favour. While the best of the area is selected, there are yet some very fine orchard lands vacant, which, in the hands of capable men, would yield valuable returns of oranges and other citrus fruits. The rainfall is abundant, and the cost of clearing light.

### MULLEWA AGRICULTURAL AREA.

This area contains 12,000 acres, and was thrown open for selection in August, 1894. Of the total area gazetted, 6,104 acres have been surveyed into 54 lots. A townsite has been laid out within the area, comprising 93 town and suburban lots. This area is situate near Mullewa townsite, which is about 65 miles from Geraldton, on the Geraldton-Cue Railway line. Though the rainfall in some seasons is somewhat uncertain and scanty, the land, with the observance of proper cultural methods, is suitable for the production of cereals. Clearing will cost from 20s. to 40s. per acre, if the system adopted with such success at Meckering and Tammin is adopted. This area, on the whole, is most suited for mixed farming. Extensive ringbarking and paddocking, with abundant water conservation by means of tanks, should enable it to carry a sheep to the acre.

### BOWES AGRICULTURAL AREA.

The Bowes is the name of one of the chief stations found in the Northampton district. As its name signifies, this area is a resumption from portion of the station pastoral leases. For 40 years this land has been closed to settlement. The Bowes Area contains some 14,000 acres. Roads and a general system of subdivision have been marked on the ground. Within these limits a modified system of selection before survey is permitted. The land is undulating in nature and largely fertile. For mixed farming it offers special inducements. Wheat growing and orange culture are industries to which it is eminently suited. The rainfall is 20 inches. Clearing is very light, and is worth from 20s. and upwards per acre. This area possesses excellent railway conveniences. It offers exceptional opportunity to those who wish to embark in mixed

farming. The area is, at present, practically all held, and evidences clearly the capabilities of this district for cereal growing and mixed farming.

#### ALMA AGRICULTURAL AREA.

This area is also a recent resumption from Northampton pastoral leases. It is situated some five miles North of the townsite of Northampton. In a general sense the land is of the type prevailing in the Bowes Area, except that, on the whole, it is superior. In common with all the recent resumed areas at Northampton, within certain limits, a modified system of selection before survey is permitted. The total area of Alma is some 8,000 acres, of which, at the present time, there are 1,360 acres available for selection. An excellent road connects it with Northampton.

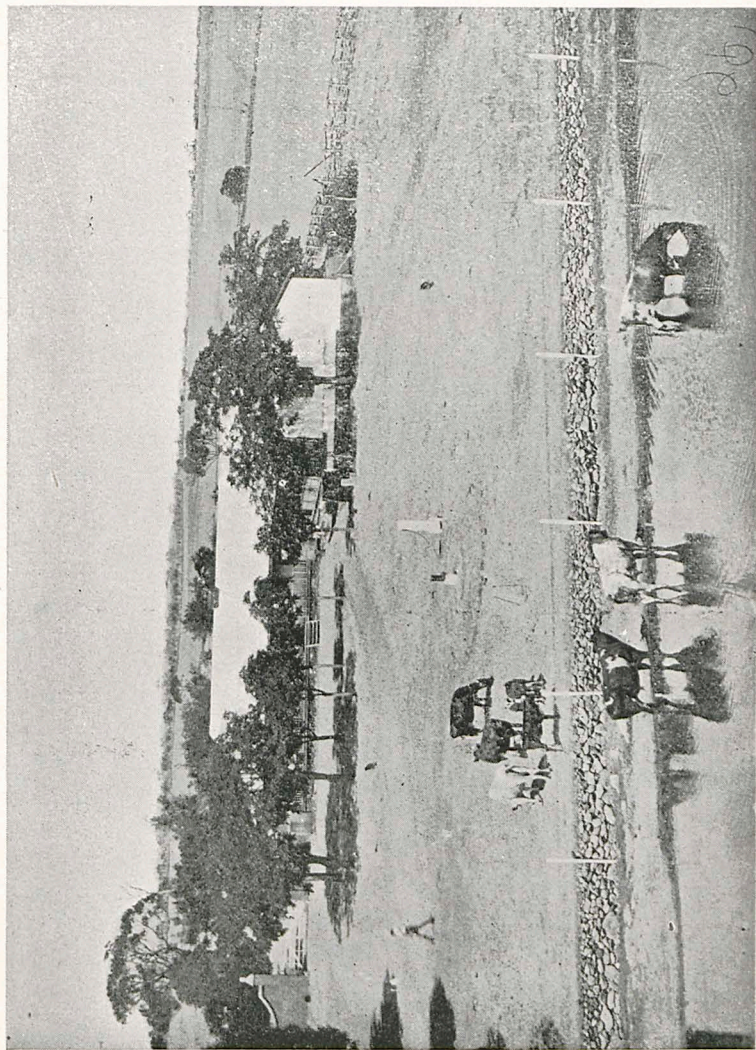
#### CHAPMAN AGRICULTURAL AREA.

The Chapman is the coming district of the North. No portion of the State has greater advantages to offer to the farmer. Whether it be wheat raising, orange culture, or sheep farming the selector will find abundant opportunity for the practice of them all at this favoured spot. This area is another resumption from large pastoral leases belonging for many years to Northampton station properties. The area resumed is 21,500 acres, of which the greater portion has been selected. Like most of the Northampton country, it possesses an abundant rainfall, is easily cleared, and being of a loamy surface and clayey subsoil lends itself to effective and easy cultivation. The Chapman is situated 12 miles East of the Bowes railway siding, on the Geraldton-Northampton Railway line. From Geraldton a road connects direct with it at a distance of about 25 miles. 5,500 acres at present available.

#### ESPERANCE LANDS.

Round the township of Esperance a limited land settlement is taking place. Between this port and Norseman some fine patches of land are encountered. Should the Coolgardie-Esperance Railway become an accomplished fact, there is no doubt but that extensive settlement will take place in the neighbourhood. In the vicinity of Esperance the land is sandy, and it is only on the alluvial flats adjoining watercourses that agriculture is possible. Towards Norseman the forest country is met with, and where the rainfall suffices no doubt considerable wheat production will eventually result.





Yangedine, near York.



### MYRUP AGRICULTURAL AREA.

This area, which is situated within a few miles of the township of Esperance is subdivided into 28 lots, ranging in area from 100 to 140 acres. The area obtains its name from the Myrup Creek, which traverses it. Adjacent to the creek rich alluvial land is found, in which vegetables and soil products, which require intense culture, can be most successfully raised. About twelve lots yet remain available for selection. The rainfall is satisfactory, averaging about twenty inches.

### DALYUP AGRICULTURAL AREA.

The Dalyup River which flows into Lake Gage at a point about 18 miles West of Esperance township, is flanked by some really excellent land, well adapted for intense agricultural processes. This has been subdivided into an agricultural area of the above name. In all about 40 lots were surveyed, ranging in area from 50 to 170 acres. Of these only a few lots remain unselected.

## *Explanatory Notes respecting Land Selection under existing Land Acts.*

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### PURCHASE BY AUCTION—TOWN AND SUBURBAN LANDS.

(SECTIONS 47 TO 52.)

Surveyed Town and Suburban Lands can only be sold by public auction after due notice in the *Government Gazette*. The terms of sale are as follows:—10 per cent. of the purchase money to be paid upon the fall of the hammer. The balance to be paid by four equal quarterly instalments. Crown grant and registration fees to be paid with last instalment.

All suburban land, except that set apart for cultivation, is, within two years from date of sale, to be fenced on the surveyed boundaries with a fence of the prescribed description. The Minister, however, may accept other improvements in lieu of the fencing.

On payment of the first instalment of purchase money, a license will issue entitling the holder to occupy the land. Such license may be mortgaged or transferred, as prescribed by the Act.

Suburban lands set apart for cultivation are sold by auction; 10 per cent. of the purchase money being paid on the fall of the hammer, and the balance within five years, by equal half-yearly instalments, on the 1st March and 1st September in each year, the Crown grant fees being payable with the last instalment. The land must be substantially fenced on the surveyed boundaries within two years from the date of sale, and one-tenth of the area must be planted with vines or fruit trees, or cultivated *bona fide* as a vegetable garden, or otherwise one-fourth of the land must be cleared and cultivated.

### CONDITIONAL PURCHASE, BY DEFERRED PAYMENT, WITH RESIDENCE, UNDER SECTION 55.

Land under this section is sold, nominally, at 10s. per acre, but actually at sixpence per acre per annum for twenty years, which is a much simpler financial responsibility.

The maximum area selectable is 1,000 acres, and the minimum 100 acres.



Farm near York, showing Tamar Thicket.



Rents are payable half-yearly. A deposit of half a year's rent, if the land is applied for prior to 31st March and 30th September, and a quarter year's rent if after those dates, is an essential accompaniment of every application.

The residence conditions require the lessee to live on the land for six months of each of the first five years after survey if the land is not already surveyed. Residence on other lands if not more than 20 miles distant counts.

The improvement conditions stipulate that within two years one-tenth, and within five years the whole of the land shall be fenced. Within 10 years 10s. per acre is to be spent in prescribed improvements, which may include half the value of the exterior fencing, if the fence is both great and small stock proof. Where the exterior fence is also *rabbit proof*, two-thirds of its value is to count as part of the additional improvements.

On the completion of all payments, and the compliance with improvement and residence conditions, a Crown Grant of the land will issue at the settler's expense. Default in any of the conditions of tenures renders the holding liable to forfeiture. A Crown Grant cannot issue before five years.

#### CONDITIONAL PURCHASE BY DEFERRED PAYMENT WITHOUT RESIDENCE.

(SECTION 56.)

Under this section the conditions are identically similar with those of the preceding clause, with this difference, that in lieu of residence the selector is to effect double improvements, that is to say, is to spend 20s. per acre instead of 10s.

#### CONDITIONAL PURCHASE BY DIRECT PAYMENT.

(SECTION 57.)

The price of land under this section is not less than 10s. an acre, payable within 12 months. The maximum area selectable is 1,000 acres, and the minimum 100 acres.

Applications must be accompanied by 10 per cent. of the purchase money. The balance is to be paid within 12 months, by four equal quarterly instalments. Within three years the whole of the land is to be fenced. Within seven years prescribed improvements to the value of 5s. per acre shall be performed in addition to the exterior fencing. Title will issue on the compliance with these conditions, even if they be fulfilled earlier than is stipulated.

## CONDITIONAL PURCHASE OF SMALL BLOCKS FOR GARDENS, VINEYARDS, AND ORCHARDS.

(SECTION 60.)

Land may be obtained in small blocks for Gardens, Vineyards, Orchards, etc., on the following terms:—The price to be not less than £1 per acre; maximum area 50 acres, minimum five. Deposit of 10 per cent. on application, the balance to be paid within three years by equal half-yearly payments, on the 1st of March and September.

*Improvements.*—The land to be fenced within three years, and one-tenth within the same period to be planted with vines or fruit trees, or cultivated *bona fide* as a vegetable garden.

Land within or outside an Agricultural Area may be selected under the foregoing conditions, with the exception that if the land is not surveyed, the conditions date from the date of survey, instead of from the date of commencement of the Lease.

## CONDITIONAL PURCHASE GRAZING LANDS, SECOND AND THIRD-CLASS LANDS.

(SECTION 68.)

Grazing leases for 30 years of second and third-class lands are granted at reduced rates. The minimum price of second-class land is nominally 6s. 3d. per acre, but really  $2\frac{1}{2}$ d. per acre per annum for 30 years. The minimum price of third-class land is nominally 3s. 9d. per acre, but really at the rate of  $1\frac{1}{2}$ d. per annum for the same period. The maximum area selectable is 3,000 acres of second-class or 5,000 acres of third-class land, and the minimum in both cases is 1,000 acres. If the land adjoins the holding of the applicant a minimum of 300 acres is permitted. 4,000 acres only of second and third class lands are allowed.

The conditions of tenure are:—One-half the cost of survey to be paid by lessee in 10 half-yearly instalments. Residence either by lessee, his agent, or servant to be effected on the land for six months of the first year, and nine months for each of the following four years.

Within two years one-tenth of the holding is to be fenced, and within five years the whole. In 15 years improvements to the value of the purchase money are to be effected on second-class land and third-class land. If the exterior fence is also *rabbit proof*, half its value is to be credited to these improvement conditions.

All land applied for is inspected and classified as soon as possible after application is made, but delay is, at times, unavoidable.







## CONDITIONAL PURCHASE, POISON LANDS.

(SECTION 71).

Land is considered to be Poison land when, in the opinion of the Minister, it is infested with poisonous indigenous plants to a degree that will prevent sheep or cattle being safely depastured on it, and when it is not considered suitable for agriculture. The minimum price of such land is 1s. per acre, but actually at the rate of one-thirtieth of a shilling per acre per annum, payable half-yearly. The maximum area allowed is 10,000 acres and the minimum 300 acres. The cost of survey is to be paid in ten half-yearly instalments by the applicant.

Within two years the lessee is to fence one-tenth of the area, and within five years the whole. Moreover, during the term of his lease, the lessee is required to eradicate the whole of the poisonous indigenous plants on his holding.

Provided all the foregoing conditions have been complied with, and provided that the poison has been eradicated for a period of two years, and stock have been depastured on the land for that period, the lessee is entitled to a freehold of the land.

## FREE HOMESTEAD FARMS—160 ACRES FREE.

Every head of a family, or male not under 18 years, is eligible to select a free farm of not more than 160, nor less than 10 acres in special cases.

From each applicant a statutory declaration is required setting forth that he does not already hold more than 100 acres of land. A fee of £1 as a guarantee of *bona fides* also is required with each application.

The conditions of tenure are that the selector shall personally reside upon the land for six months in each of the first five years after survey. The Governor may waive this residence condition, but in that event double improvements are required.

The improvement conditions require that within two years a habitable house worth £30, or clearing to the value of £30, or two acres of orchard or vineyard are to be completed by the settler. Within five years one-fourth of the area is to be fenced, and one-eighth to be cropped. By the end of seven years the whole is to be fenced, and one-fourth cropped. In lieu of the area required to be under the crop, provision is made, as an alternative, that the following expenditure will be accepted, namely, within five years the expenditure of 30s. per acre of one-fourth of the holding, and

within seven years the expenditure of 60s. per acre on the same proportion. Then the settler is entitled to the freehold of the land.

If 12 months' residence has been effected and the improvement conditions fulfilled, the title may then be obtained on the payment of 5s. per acre for the land. Homestead farms cannot be mortgaged, except to the Agricultural Bank, and can only be transferred to qualified persons. In cases where a village site is located within five miles of a number of free farms, the holders of the latter are each eligible for a lot free of cost, residence on which counts as residence on the Free Farm. Little or no provision has been made for village sites, however, as free farm selection is usually of an isolated nature.

#### WORKING MEN'S BLOCKS.

(CLAUSE 88.)

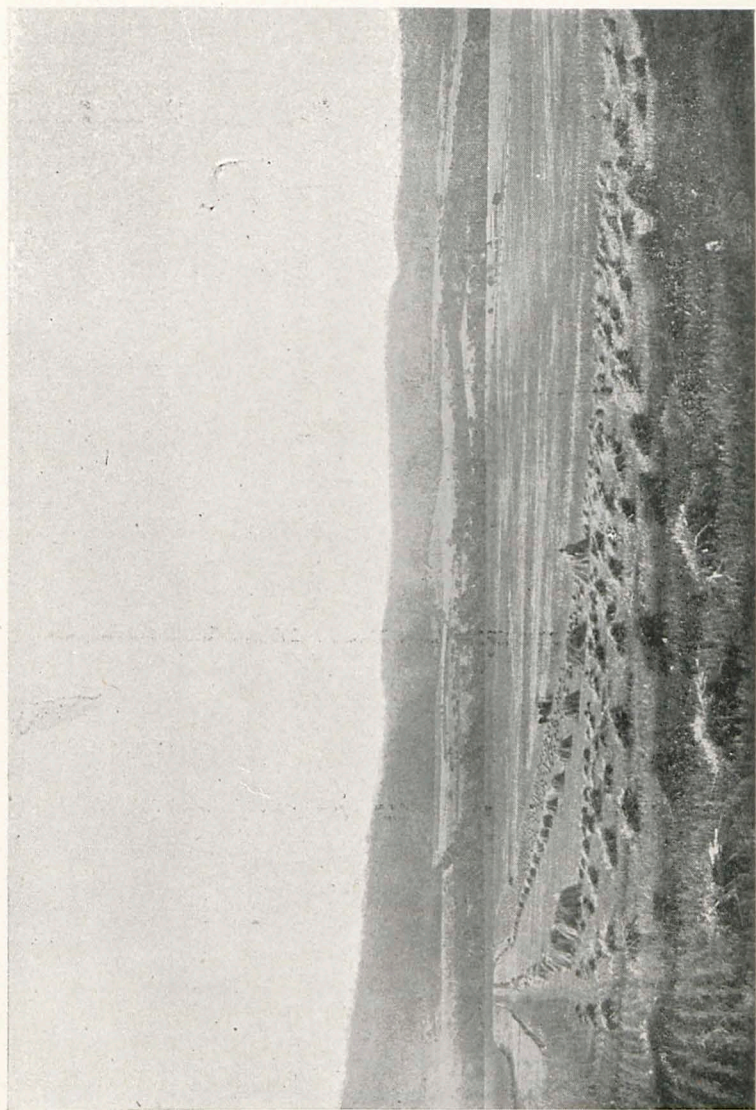
Every head of a family, or male not under 18 years, is eligible for a working man's block, provided that he is otherwise landless. The maximum area selectable is half an acre on the goldfields, or five acres elsewhere.

The land is sold at not less than £1 per acre, payable half-yearly, extending over ten years without interest. A deposit of half a year's rent, as usual, must accompany the application. The lessee must reside upon his block for nine months in each of the first five years of the lease. Residence, however, may be performed by the lessee's wife, or by a member of his family. The land must be fenced on the surveyed boundaries within three years. Within five years an amount equal to double the full purchase money, in addition to the house and exterior fencing, must be expended on the land in prescribed improvements.

On fulfilment of these conditions the lessee is entitled to the freehold of his block.

#### RESIDENTIAL LEASES.

In order to meet the requirements of communities springing up around important industrial centres, the residential lease system has been provided. This system is an extension of the principle that, where possible, every citizen is entitled, if he wishes, to have the State as his landlord. The system is most widely availed of on the Kalgoorlie Goldfields, where the high prices asked for freehold lands necessarily penalise the worker. A vital alteration has been effected in the principle of residential leases. Permission on special conditions as to rental and occupancy being given, which will allow





of business being carried out on them. Residential leases endure for 21 years, and cannot, under any circumstances, be made freehold. The rent is ten shillings per annum for the first 11 years, and the area available—in lots previously surveyed—is not to exceed half an acre, though as a matter of practice, one quarter of an acre is the area allowed. Personal residence for 10 months of every year is the essential feature of the land tenure, but possession must be taken within two months of approval. A special additional rental will be charged for Business Permits. Permission to sub-let and exemption from residence are obtainable on certain conditions.

#### PASTORAL LANDS.

##### (PART X.)

Leases of Pastoral Lands are granted on the following terms:—

In the South-Western Division in blocks of not less than 3,000 acres, at a rental of £1 per annum for each 1,000 acres. For the more Eastern portions of this division the rental is 10s. per 1,000 acres.

In the West and North-West Divisions, in blocks not less than 20,000 acres, at a rental of 10s. per annum per 1,000 acres.

In the Eucla Division, in blocks of not less than 20,000 acres, at a rental of 5s. per 1,000 acres.

In the Eastern Division, in blocks of not less than 20,000 acres, at the following rental:—For each 1,000 acres, 2s. 6d. for each of the first seven years, and 5s. for each of the remaining years of the lease.

In the Kimberley Division, in blocks of not less than 50,000 acres when on a river frontage, nor less than 20,000 acres when no part of the boundary is on a frontage, at a rental of 10s. per annum for each 1,000 acres.

In any case where land applied for is shut in by other holdings, and does not contain the minimum area fixed by these regulations, a lease for a lesser quantity may be granted.

A Pastoral Lease gives no right to the soil, or to the timber contained on it, except for the pastoralist's own personal use. Its lands may be reserved, sold, or otherwise disposed of by the Crown during the term of the lease. In such cases the pastoralist is entitled to receive the fair value of all improvements on the land of which he has been deprived, the amount to be arrived at by arbitration, if necessary.

In the event of land being selected from his lease under Conditional Purchase, he is entitled to claim from the Conditional Purchaser the fair value of any lawful improvements on the lease, which are affected by the application. In all cases the value of the improvements is to be arrived at by arbitration.

*Reduction of Rent for Stocking.*—In either the Kimberley or Eastern portion of the South-West division, the depasturing of 10 head of sheep or one head of large stock to each 1,000 acres leased shall entitle the lessee to a reduction of rent for the remaining years of his lease to one-half.

*Penalty for Non-Stocking.*—A penalty of double rental for the remaining portion of the term of the lease is imposed, except in the South-West division, if the lessee has not, within seven years, complied with the conditions as to stocking.

Permission may be granted to ringbark, in the discretion of the Minister, on application.

Any Pastoral Lessee in the South-West Division may apply for land within his lease which is available for conditional purchase selection except within an agricultural area. He is, however, limited to 20 per cent. of the aggregate quantity held on lease by him, with a maximum of 3,000 acres and a minimum of 200 acres. If the land so selected is within a properly fenced enclosure, the fencing of the land upon the surveyed boundaries is not obligatory. Otherwise the conditions of Section 55 of the Act apply. Residence is, however, not required.

Any Pastoral Lessee in the Kimberley, North-West, Western, Eastern, and Eucla Divisions, owning at least 10 head of sheep, or one head of large stock for each 1,000 acres leased, may purchase Crown land within his lease, so long as it is not within an agricultural area or a goldfield. His selection is limited to one per cent. of the total area leased. The terms and conditions of Section 55, except that of residence, apply. The minimum area selectable is 500 acres, and the maximum 5,000 acres. Not more than three separate selections are allowed to one lessee.

#### PASTORAL LEASES WITHIN GOLDFIELDS AND MINING DISTRICTS.

(SECTION 102.)

Any Crown Land within a goldfield or mining district, not being a reserve, may be leased for pastoral purposes in blocks of not less than 2,000 acres, at the same rental prescribed for Pastoral Leases in the Division in which the goldfield is situated.



No special selection rights, under Conditional Purchase conditions, is allowed the lessee.

In the event of the land, or a portion of it, being taken for an agricultural area, the lessee is not entitled to more than three months' notice. In other respects the ordinary divisional terms and conditions of Pastoral Leases apply.

#### TIMBER LANDS.

The following licenses for any period not less than one month and not exceeding 12 months may be granted:—

(1.) A Timber License (fee 10s. per month per man) authorising the licensee to fell, cut, split, and remove any timber growing or standing on any Crown lands in the locality named in the license, for the purpose of logs for sawmills, fencing, shingles, laths, buildings, railways or other sleepers (but not to cut hewn balks, piles, telegraph or other poles), subject to Minister's right of reservation.

(2.) A Woodcutter's or Charcoal Burner's License (fee 1s. per month per man) authorising the licensee to cut or split firewood from any live or dead wood growing or lying on any Crown lands in the locality named in the license, and to remove the wood or charcoal cut, split, or burnt.

No license shall be necessary for cutting, obtaining, and removing dead wood lying on Crown Lands for domestic purposes, but not for sale.

(3.) A Sandalwood License (fee 5s. per month per man) authorising the licensee to fell, cut, and remove any sandalwood growing upon any Crown Lands in the locality named.

(4.) A Wattle-bark License (fee 5s. per month per man) authorising the licensee during the months from August to December inclusive, or during any of such months, to strip and remove wattle-bark upon the Crown Lands in the locality named in the license.

- (5.) A Bark License (fee 5s. per month) authorising the licensee to strip and remove the bark, or to remove the gum from other trees than wattle, the bark or gum of which contains tannic acid, upon such terms as the Minister may think fit, upon the Crown Lands described in such license.
- (6.) A license to fell and hew timber to be used or exported as piles, poles, or barks (fee £3 per month per man).

*Timber Leases*—Timber leases may be applied for under the following conditions:—The maximum area allowed is 75,000 acres, at a rental of £20 per annum for each square mile or fraction thereof, payable in half-yearly instalments.

Term of lease not less than one year and not more than 25 years; but holders of special timber licenses under the Land Regulations of 1887 retain the right to hold them under this Act, even if their total area exceeds 75,000 acres.

The holders of Special Timber Licenses granted under the Land Regulations of 1887, on their expiry are entitled to a lease under this Act of the land comprised in the expired licenses.

A timber lessee must, within two years from date of his lease, erect and maintain a substantial and fully equipped sawmill plant, of sufficient power to cut up at least five loads of sawn timber per month for each square mile comprised in his lease.

#### MISCELLANEOUS PROVISIONS—RENTS, MORTGAGES, TRANSFERS, ETC.

All land rents are calculated as from the 1st January to the 31st of December, and are payable half-yearly in advance on or before the 1st of March and 1st September in each year. On failing to pay the rent due by these dates they may be paid within 30 days with a fine of twopence in the pound; or within 60 days with a fine of sixpence in the pound; or within 90 days with a fine of 1s. in the pound. Otherwise the lands are liable to forfeiture.

The names of all holders of land and their rent due are published in the *Government Gazette* during the months of January and July. As early as practicable after the 1st of March and 1st of September, the names of the lessees in default and the amounts in arrears are published in the *Government Gazette*. Forfeited lands are offered by public auction. If not disposed of in this manner, they become as if never alienated, and are eligible for re-selection.

*Mortgages.*—Subject to the restrictions contained in Parts VIII. and IX. of this Act, and in “The Homesteads Act, 1893,” any lease or license under this Act, or under the Lands Regulations of 1887, and “The Homesteads Act, 1893,” other than license to quarry, and licenses under Part XI., may be mortgaged as hereinafter provided:—

- (1.) When any such lease or license is intended to be charged with, or made security for, the payment of any sum of money, the lessee or licensee shall execute a memorandum of mortgage in the form or to the effect of the twenty-fifth Schedule of this Act.
- (2.) Every memorandum of mortgage must be in duplicate, and one original must be registered in the Department of Lands and Surveys; and in the case of several mortgages of the same holding, they shall take effect according to priority of registration.
- (3.) A fee of 5s. shall be payable upon the registration of every such memorandum in respect of every holding comprised in or affected by it.
- (4.) A mortgage may be transferred on payment of the like fee as for registration of the transfer.
- (5.) On the occasion of the registration of every mortgage, or transfer of a mortgage, the lease or license must be produced.

#### LAND WITHIN GOLDFIELDS.

##### MINERS' HOMESTEAD LEASES.

Land may be selected within the boundaries of a goldfield set apart for that purpose for purposes of agriculture and fruit-growing or mixed farming on the following conditions:—

Any miner resident on a goldfield, being not less than 18 years of age, can apply to the local Warden for a Miners' Homestead Lease of any Crown Lands within the limits of a goldfield, set apart for that purpose.

No greater area than the following, whether held in one holding or several holdings, will be granted:

Within two miles of the nearest boundary of any townsite or suburban area, 20 acres; and beyond two miles 500 acres, which is the maximum.

All objections to applications are publicly dealt with by the Warden, who may amend or reject them. Where improvements are effected, applicant liable to pay their value agreed upon by arbitration.

Applicant to occupy the land or use it within six months from approval on pain of forfeiture.

The whole of the land within three years to be fenced with a substantial fence. Within five years 10s. per acre in improvements to be spent upon the land.

The rent payable for a Miner's Homestead Lease is as follows:—

Up to 20 acres, 2s. for every acre or part of an acre.

Over 20 acres, 6d. for every acre or part of an acre for the first 20 years, and thereafter 1s. per acre.

A Miner's Homestead Lease may be transferred to one qualified to hold it. Otherwise the lease must have been in existence for 10 years prior to the transfer.

A gold mining or mineral lease may be granted under the principal Act or "The Mineral Lands Act, 1892," over a miner's homestead; but in such case the lease shall not affect the surface of the land.

The mining lessee may erect, maintain, and remove buildings and machinery, sink shafts, and carry on all necessary mining operations upon the surface of his mining lease, and is also entitled to access to the mines through the miner's homestead.

The Governor may, after six months' notice to the lessee, resume the whole or any part of a miner's homestead.

Subject to the power of resumption reserved by the lease, upon any such resumption the lessee shall be entitled to compensation; and the amount of such compensation shall be determined in the manner prescribed by "The Land Resumption Act, 1894."

No land held as a Miner's Homestead Lease under this Act shall be deemed to be private property within the meaning of "The Mining on Private Property Act, 1898."

Survey fees shall be payable by every applicant according to the following scale:—

	£	s.	d.
For 5 acres and under	2	10	0
" 10 "	3	10	0
" 20 "	4	10	0
" 30 "	5	10	0
" 40 "	6	10	0
" 100 "	7	10	0
" 200 "	10	0	0
" 300 "	12	0	0
" 400 "	14	0	0
" 500 "	16	0	0

## Conditions of Land Selection in

Section No. of Act and Class of Holding.	Sec. 55.—Conditional Purchase with Residence within or without an Agricultural Area.	Sec. 56.—Conditional Purchase without Residence.	Sec. 57.—Purchase by d
Maximum area	1,000 acres	1,000 acres	1,000
Minimum area	100 acres	100 acres	100
Ordinary price per acre	10s.	10s.	
Time over which purchase may extend	20 years	20 years	12
Minimum time in which Title may be obtained	5 years	5 years	At any time money conditions
Annual payment per acre	6d.	6d.	
Value of improvements enforced	10s. per acre	20s. per acre	5s.
Time allowed for making improvements	10 years	10 years	
Period of residence	6 months in each of the first 5 years after survey	...	
Time in which fencing of external boundaries is to be performed	$\frac{1}{10}$ th within 2 years; the whole within 5 years	$\frac{1}{10}$ th within 2 years; the whole within 5 years	

\* Lessee must pay half cost of survey in ten half-yearly instalments



*Agricultural Bank Act, 1894, Amendment Act, 1896, and Amendment Act, 1902.*

Under these Acts advances can be made to holders of land in Fee Simple, Special Occupation Lease, Conditional Purchase License, or under the provisions of "The Homesteads Act, 1893," and "Land Act, 1898."

All particulars and forms of application can be obtained from the Manager of the Agricultural Bank, Perth.

*Advances.*—Advances are only made for the purpose of effecting improvements, and not on the security of improvements already existing, and no advance will be made upon any land which is otherwise encumbered, nor will any security over land other than a first mortgage be accepted as sufficient; and, unless under very exceptional circumstances, advances will not be made unless the external boundaries of the land are fenced.

Under "The Agricultural Bank Act Amendment Act, 1902," advances are made on the security of *improved* holdings to pay off existing liabilities and to purchase stock and other farming requisites. The amount applied for must not exceed two-thirds of the value of an agricultural or grazing property, or one-half the value of a horticultural or viticultural property.

*Form of Improvements.*—Advances are made for the purpose of effecting either one or more of the following improvements:—Clearing, cultivating, or ploughing, ringbarking, fencing, draining, wells of fresh water, reservoirs, buildings, and any other form of improvement which, in the opinion of the manager, will increase the agricultural or pastoral capabilities of the land. In regard to fencing, it is only in exceptional cases that advances are made for boundary fencing, subdivision fencing alone being allowable. Free Homestead Farms must be fenced on the boundaries before any application will be entertained for assistance to clear, cultivate, etc.

*Proportion of Value of proposed Improvements to be advanced.*—In cases where, in the opinion of the manager, ample security is offered, *three-fourths* of the fair estimated value of the proposed improvements may be advanced, but *one-half* is the proportion generally allowed.

*Mode of payment of Advances.*—All advances are paid proportionately as the improvements are effected, *i.e.*, applicants can have "draws" while the work is proceeding. No advance is made on improvements effected prior to the date of application for advance.

*Rate of Interest.*—Interest at the rate of Five pounds per centum per annum will be charged upon all advances, and must be paid half-

yearly, on the 30th June and the 31st December in each year. Interest is only charged on the actual amount of the advance made, or such proportion of the loan or loans as the applicant may have drawn.

*Fees Payable.*—All applications must be accompanied by a valuator's fee, equivalent to one per cent. of the amount applied for. No charge is made for the purpose of drawing any mortgage or transfer.

*Repayment of Loans.*—All loans have a currency of 30 years. During the first five years simple interest only is payable. At the expiration of five years from the first day of January or the first day of July, as the case may be, following the date of every advance, the borrower shall begin to repay the principal sum at the rate of one-fiftieth of the amount half-yearly, until the whole has been paid: Provided always, that the advance may be repaid sooner than is herein provided, and in large instalments, at the option of the borrower. All applications must be for one or more of the following sums, viz. :—£50, £75, £100, and extending up to £800, under "The Agricultural Bank Act, 1894, Amendment Act, 1896," and £1,000 under "The Agricultural Bank Act Amendment Act, 1902."

#### REPURCHASED LANDS.

So far this guide has dealt only with Crown Lands, that is to say, with lands which are still the property of the Crown, and which have not been alienated. There is yet another form of land tenure which is available, and which merits detailed description. In order to meet the requirements of those many who desire to possess land near the centres of population, around which Crown lands do not exist, the Government of the day introduced legislation providing for the repurchase of large estates which were acquired in fee many years ago. Under this legislation several large estates have been acquired, and their sale in subdivisions have been satisfactorily and promptly effected. Close settlement of a valuable nature has been instituted on estates which previously carried only a few sheep. Agriculture has progressed rapidly, and thriving townships have come into existence under the beneficent stimulus created by this form of land tenure. It is no exaggeration to say that the operations of "The Agricultural Lands Purchase Act, 1896," have done well for the country.

Those desirous of acquiring land in the neighbourhood of railway and school facilities cannot do better than inquire at the Lands Office or District agencies as to the estates open for selection under the provisions of this legislation. Estates are being frequently acquired, and almost as frequently disposed of in suitable subdivisions. This prompt sale of repurchased estates somewhat inevitably follows



from one of the conditions imposed upon the Land Purchase Board, which deals with estates offered to the Government for purchase. Not only is the quality of the land and its accessibility to be carefully considered, but special prominence is to be given to the demand that is likely to set in for the property, if sold in small farms, and on the terms offered by the Repurchase Act. This feature necessarily enjoins upon the members of the Board some measure of inquiry. That they have accurately gauged the public estimate of the properties repurchased is evidenced from the fact that the bulk of them were promptly disposed of.

The would-be settler will therefore realise the difficulty that exists of giving exact information as to the lands and their characteristics available under this legislation. Prices vary from a few shillings to forty shillings per acre for unimproved land. Where there are improvements, prices are proportionately higher.

The land sold under repurchase conditions is obtained on these terms.

No person under eighteen years of age is eligible as a purchaser, and the maximum area available to one person is one thousand acres.

Rent, payable half-yearly, is based on the requirement that at the end of twenty years the applicant shall have paid, not only the capital cost of his land, but also five per cent. on its unredeemed portion. Worked out actuarially, the result is an annual rental of £7 12s. 10d. for every hundred pounds of the selling price.

The improvement conditions require one-fourth of the property to be fenced within two, and the whole within five years. Furthermore, one-tenth of the area is to be cleared and cultivated within five years. Within ten years, total improvements are to be done equal in value to the selling price of the land. Improvements already existing on the land, and on account of which the selector is paying an enhanced price, count.

The necessary payments and improvements having been made, the purchaser is entitled to his Crown grant.

Land granted under this land tenure may be made the subject of financial assistance by the Agricultural Bank.

As is customary, all lands forfeited, either in this or other land tenures, on account of non-fulfilment of conditions, are publicly auctioned, after having been liberally advertised.

Residence is compulsory for six months out of each of the first five years, and no transfer will be permitted under two years.

The following are particulars in brief of some of the estates resumed under re-purchase legislation.

#### COONDLE.

This is an estate near the township of Newcastle, from which it is distant about seven miles. Ninety lots have been surveyed, varying in area from twenty to four hundred acres. All the lots have been selected. The land for the most part is hilly in nature. The soil is good, being a chocolate loam, with a clay subsoil. Both wheat growing and fruit culture are agricultural industries which flourish at Coondle. The rougher parts are fit for grazing purposes. The Toodyay Brook traverses the estate. The rainfall is about 18 inches. Newcastle, it may be mentioned, is one of the important fruit growing districts of the State.

#### MOUNT HARDEY.

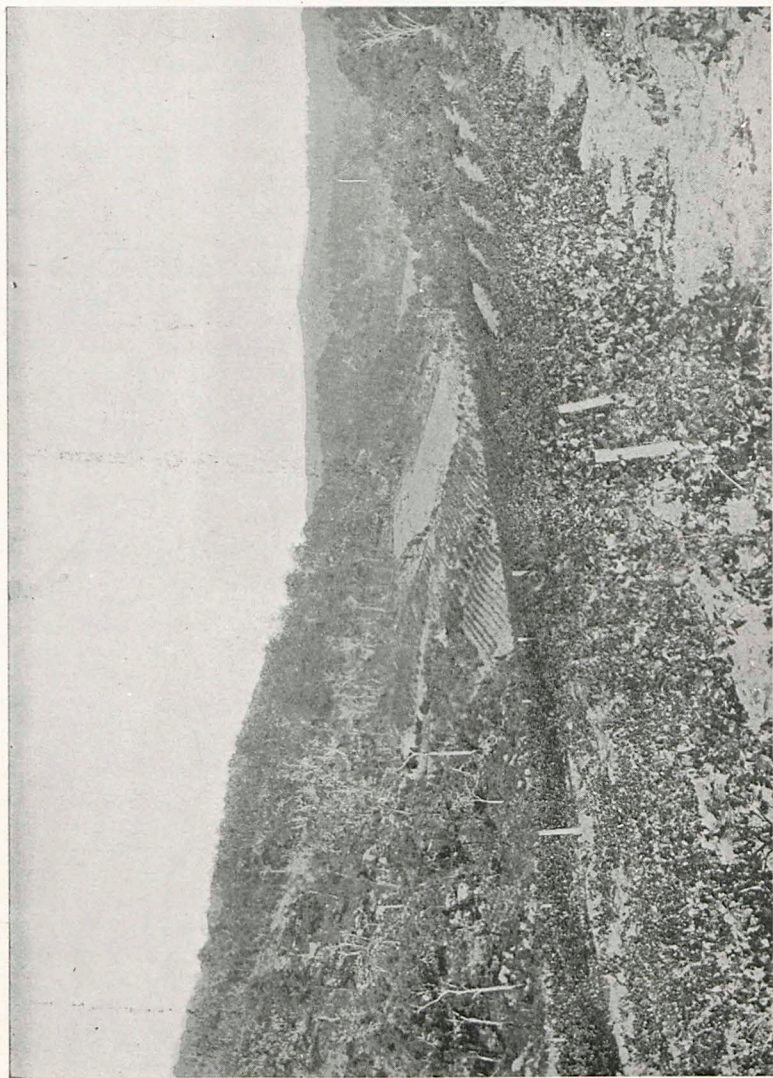
This estate is adjacent to the well-equipped and flourishing township of York. The York-Greenhills railway passes through it. In all, the estate has been divided into 96 lots, of a size suitable for mixed farming, and varying from 100 to 500 acres in area. A number of suburban lots have also been provided in suitable places. The whole of this property has been selected. The country is of the typical Eastern districts nature. Fine chocolate loam and clay subsoil, and jam and York gum timber are the predominant features. The rougher country timbered with white gum is only fit for grazing purposes. Clearing is fairly cheap, running from one up to two pounds per acre. The rainfall is about 17 inches.

#### THROSSSELL.

Grass Valley was a well known private property, adjacent to the growing township of Northam, and fronting the Kalgoorlie railway. Acquired under repurchase provisions its name was changed to Throssell, as a compliment to the Minister then at the head of the Lands Department. Fifty-two lots have been surveyed, averaging in area from one to five hundred acres. The whole of the property has been selected. Rich wheat-growing lands, carrying a good chocolate soil, with a clay subsoil, and timbered with York gum and jam, are the prevailing characteristics of the estate. The rainfall is about 16 inches.

#### WARDING.

This was originally an outstation of the Grass Valley Estate, and received the above name on repurchase being effected. Warding is situated about equally distant from either Northam or York, being about 20 miles from either township. As a rule, good wheat-growing soil prevails, and the neighbourhood has some fine farms



Glen Hardy Vineyard, Darling Ranges.



successfully cultivated to show as object lessons. The rainfall is about 16 inches. Clearing is cheap, running from 15s. to 50s. per acre. The property is divided into 13 lots, ranging in area from 170 to 350 acres. None of the Estate is now available for selection.

#### CLIFTON.

The previously mentioned estates are wheat-growing properties, situated in the Eastern districts. The above is more an estate fit for intense cultivation purposes. It is located in the South-West, adjacent to the Collie Railway Station. The main road from Perth to Bunbury passes through a corner of it. Much of the land is swampy and capable of producing prolific root crops. In winter some system of drainage is advisable. The higher land is timbered with jarrah and red gum, and is specially suited for fruit-growing. The rainfall is about 35 inches. Thirty-five lots have been surveyed, ranging in area from 40 to 100 acres.

#### NORMAN.

This is another estate in the famed Newcastle district, and is superior to Coondle in that it contains a lesser proportion of rough land. In the main, the property is a wheat-growing area, though fruit growing can be most satisfactorily practised in many portions of it. Most of the local farmers, however, wisely combine wheat-growing, fruit-raising, and a little grazing together, and in the combination of industries prosper. Norman is about eight miles from Newcastle, and partakes of the usual characteristics of Eastern Districts lands. The rainfall is satisfactory, being about 18 inches. Forty-three lots have been surveyed, running from one to 400 acres in area. Considerable settlement has taken place, and nothing is at present available.

#### HOMEBUSH.

Another property blessed with an abundant rainfall and capable of intense culture, is the above, which is situate a few chains from the Cookernup railway station, a point on the Perth-Bunbury line. Fifty-five lots, containing from 10 to 20 acres, have been marked, and of these, some few are yet open for selection. The heavy rainfall, some 35 inches, and the low-lying nature of the ground, render it liable to flood in the winter. For purposes of intense culture it has undeniable advantages.

## GWAMBYGINE.

A few miles South of York, and traversed by the Albany Railway, is found the latest repurchased estate that has been offered for selection; like Norman, Throssell, and Mt. Hardey estates, this property is essentially suited to wheat-growing and grazing. Portion of the land is rough, but the bulk of it is such as would enable fine cultivation fields to be carved out of it. Chocolate loam soil on the surface, and a clayey subsoil, guarantee success in the production of cereals, or the raising of fruit. The timber is chiefly York gum and jam, whose presence is an unfailling indication of the satisfactory nature of the soil. The rainfall is about 17 inches. Clearing is worth from 20s. to 40s. per acre. In all 74 lots have been surveyed, of which a considerable number are set aside for suburban land tenure. All the large lots are sold. Some of the suburban lots, which range in area from five to 25 acres, are open for selection.

## COLD HARBOUR.

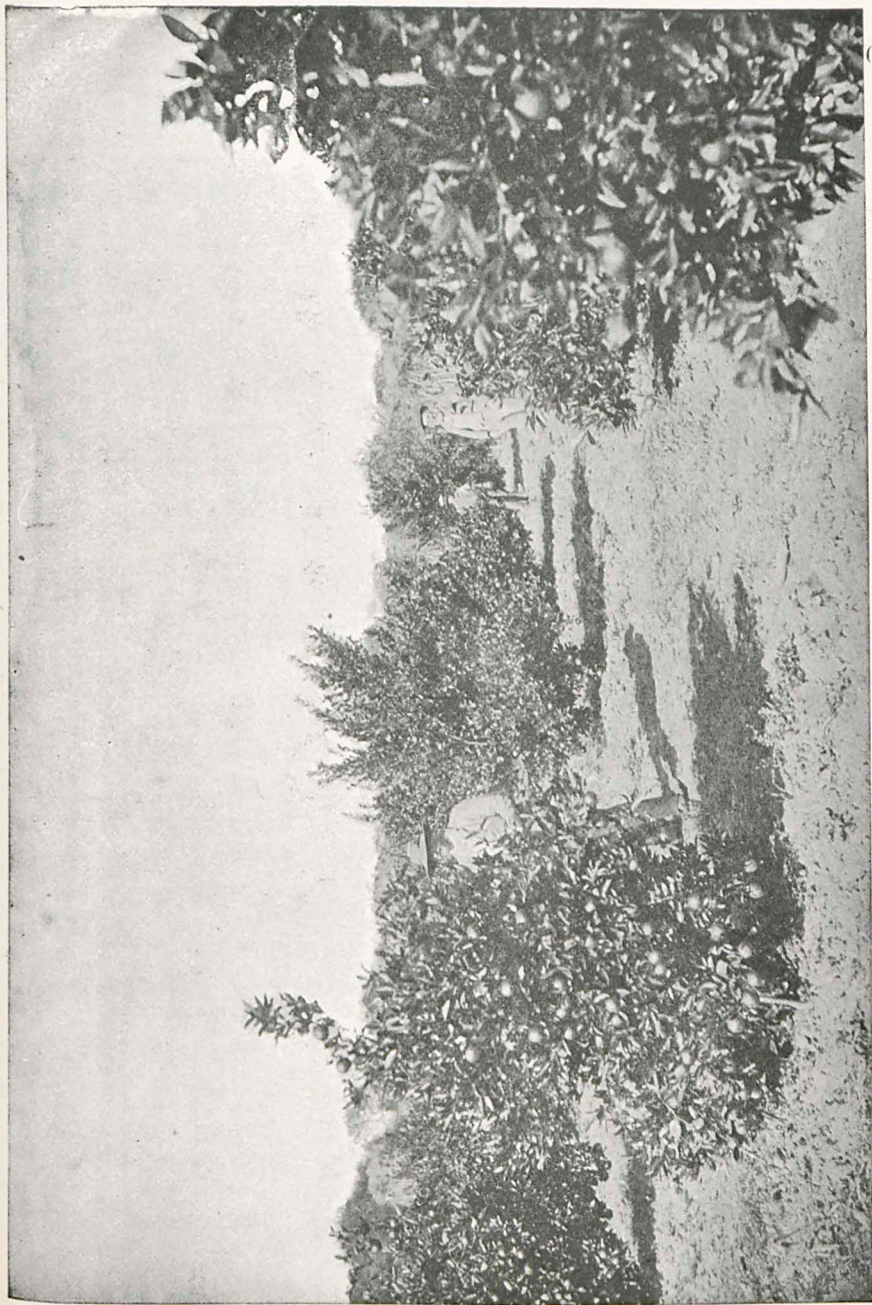
Situated in the Eastern Districts, and containing 6,876 acres, the Cold Harbour Estate is a well known wheat-growing and grazing property. It is situated within a few miles of York, fronts on to the Avon River, and is traversed by the York-Beverley main road. The back portions of the estate are rough, and fit only for grazing. In common with the best Eastern districts lands Cold Harbour possesses a large area of good chocolate soil suited to either wheat-growing or fruit-raising. The rainfall is about 17 inches. This estate is practically all selected.

## MARJIDIN.

Before the days of railways the Williams township, situated on the river of the same name, and traversed by the Albany-Perth Road, was a prosperous agricultural settlement. Adjoining this township is situated the Marjidin Estate. It contains 8,603 acres of mixed land, of which a fair proportion is fit for agriculture. The rainfall is abundant, averaging about 25 inches. Fruit-growing, wheat-raising, and the fruit industry are alike capable of successful prosecution on this estate. Clearing is comparatively easy. A fine main road connects the property with Narrogin, an important railway station on the Albany line. There are a few lots still vacant.

## MT. ERIN ESTATE.

This estate is situated in the Victoria district, some 25 miles by road from Geraldton, and can be easily reached from the Northampton and Cue railway lines. At the present time some



Orange Trees. Mr. Jupp's Orangery, Upper Chapman District. Land like this is available in the  
Mr. Jupp's Estate





20,000 acres are being offered at prices varying from 6s. 6d. to 17s., excepting the homestead block, for which 60s. is asked, and out of this 7,000 acres have been selected. The timber consists of York gum, jam, and wattle, and the association of these timbers speaks for themselves. There are some excellent farms to be secured, and here mixed farms should be a special feature. The Mt. Erin property was secured many years ago and devoted entirely to stock-raising. A further area of 40,000 acres will shortly be offered, which will include blocks of larger areas suitable for grazing purposes. Those desirous of growing citrus fruits could not do much better than visit this estate and secure one of the many blocks.

#### STIRLING.

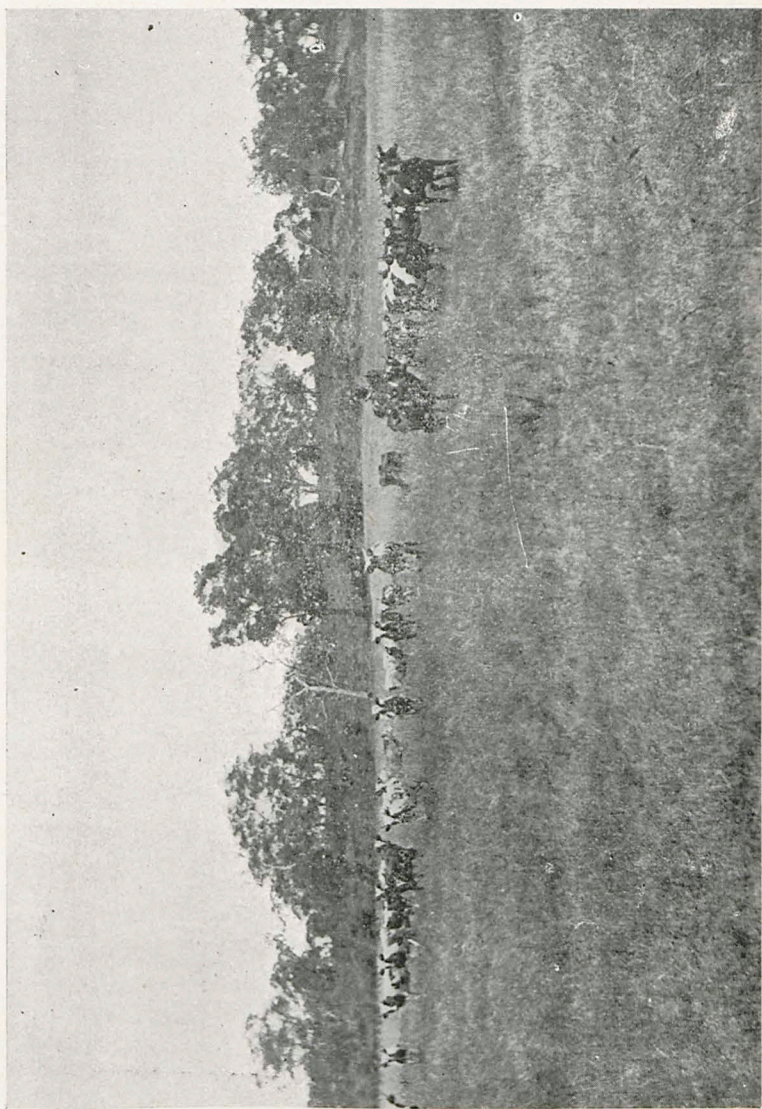
This estate is adjacent to Bunbury, and is one which has great possibilities for those who desire to farm on lines of intense culture. There are several fine swamps scattered throughout it. For summer gardening these are unexcelled. Their comparative lowness, however, renders them difficult, if not impossible, of drainage. The other land, though sandy, produces excellent root crops when properly worked. Fruit-growing is an industry to which both the soil and the abundant rainfall promise success. The area of this estate is 9,900 acres. This estate is not yet available, but will be ready as soon as possible. Drainage is at present contemplated prior to throwing it open.

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### *Fencing.*

“The Cattle Trespass, Fencing, and Impounding Act, 1882” (46 Victoria, No. 7), provides that the term “sufficient fence” shall be construed to mean “any substantial fence reasonably deemed sufficient to resist the trespass of great and small stock, including sheep, but not including goats and pigs.” Provision is also made that the proprietor of any town or suburban land who fails to join in erection of fences shall not be entitled to recover compensation for any damage committed on his land by his immediate neighbour; that the boundary fence be kept clear by such parties mutually; that if the fence be destroyed by accident that the joint proprietors of the affected blocks shall equally share the consequent expense of repairs; that in the case of the erection of a fence, and its advantages being availed of by a new selector, the latter shall be required to pay one-half the cost; that mutual fences shall be mutually kept in repair by the respective parties; and that servants be punished for culpable acts: But one section—No. 28—calls for particular notice. This sets forth that “No owner of land, situate wholly or partially “within the boundaries of land held under a pastoral lease or license “from the Crown shall be entitled to recover in any Court any “damages, penalty, pounding fees, or expenses for or on account “of any trespass on such first-mentioned land by cattle from or “against the owner of any surrounding or adjacent land held under “such lease or license, nor shall he impound such cattle so “trespassing unless such first-mentioned land, or part thereof tres- “passed on, shall at the time of such trespass be enclosed by a “sufficient fence, provided nevertheless that such trespass shall not “be wilful or malicious.”

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H. L. & Sons, Dairy Stock—Loton's, on the Swan.



## *Regulations under Part XII. of The Land Act, 1898, respecting Survey Fees.*

[*Extract from Government Gazette, 21st April, 1899.*]

The Survey Fees payable by the selector in respect of any Grazing, Poison, and Timber Lease shall be as follows:—

For Grazing Leases, half the amounts mentioned in Schedule A hereunder.

For Poison Leases, the full amounts mentioned in Schedule A hereunder.

For Timber Leases, the full amounts mentioned in Schedule B hereunder.

### SCHEDULE A.

When area does not exceed	acres.	£	s.	d.
Do.	300	9	0	0
Do.	400	10	10	0
Do.	500	11	10	0
Do.	600	12	10	0
Do.	700	13	10	0
Do.	800	14	10	0
Do.	900	15	10	0
Do.	1,000	16	10	0
Do.	1,200	18	0	0
Do.	1,400	19	10	0
Do.	1,600	21	0	0
Do.	1,800	22	0	0
Do.	2,000	23	0	0
Do.	2,500	26	0	0
Do.	3,000	29	0	0
Do.	3,500	31	0	0
Do.	4,000	33	0	0
Do.	4,500	35	0	0
Do.	5,000	37	0	0
Do.	5,500	39	0	0
Do.	6,000	41	0	0
Do.	6,500	43	0	0
Do.	7,000	45	0	0
Do.	7,500	47	0	0
Do.	8,000	48	0	0
Do.	8,500	49	0	0
Do.	9,000	50	0	0
Do.	9,500	51	0	0
Do.	10,000	52	0	0

## SCHEDULE B.

*Scale of Survey Fees for Timber Leases.*

When area does not exceed	Square Miles.	£	s.	d.
Do.	1	14	0	0
Do.	2	20	0	0
Do.	3	24	0	0
Do.	4	28	0	0
Do.	5	32	0	0
Do.	6	35	0	0
Do.	7	38	0	0
Do.	8	40	10	0
Do.	9	43	0	0
Do.	10	45	10	0
Do.	11	47	10	0
Do.	12	49	10	0
Do.	13	51	10	0
Do.	14	53	10	0
Do.	15	55	10	0
Do.	16	57	10	0
Do.	17	59	0	0
Do.	18	60	10	0
Do.	19	62	0	0
Do.	20	64	0	0
Do.	22	67	0	0
Do.	24	70	0	0
Do.	26	73	0	0
Do.	28	76	0	0
Do.	30	79	0	0
Do.	32	82	0	0
Do.	34	84	0	0
Do.	36	86	0	0
Do.	38	88	0	0
Do.	40	90	0	0
Do.	45	96	0	0
Do.	50	101	0	0
Do.	55	106	0	0
Do.	60	111	0	0
Do.	65	116	0	0
Do.	70	120	0	0
Do.	75	124	0	0
Do.	80	128	0	0
Do.	85	132	0	0
Do.	90	136	0	0
Do.	95	140	0	0
Do.	100	143	0	0
Do.	105	146	0	0
Do.	110	149	0	0
Do.	115	153	0	0
Do.	120	156	0	0



Ayrshire Calves—Loton's, on the Swan.





*Agricultural Statistics.*

## AGRICULTURE.

The following are areas under various kinds of crops in Western Australia during each of the past three seasons, ending on 28th February in each year:—

	1901. Acres.	1902. Acres.	1903. Acres.
Wheat ... ..	74,308	94,709	92,065
Maize .. .. .	91	512	186
Oats ... .. .	4,790	9,751	10,180
Barley ... .. .	2,536	2,669	3,874
Other grain crops ... ..	844	719	862
Hay ... .. .	104,254	92,654	104,505
Potatoes ... .. .	1,794	1,829	2,069
Onions ... .. .	73	164	87
Other root crops ... .. .	172	129	127
Other crops ... .. .	3,855	4,600	3,973
Vines ... .. .	3,325	3,629	3,425
Orchards ... .. .	5,296	6,076	6,765
Total area under crop	201,338	217,441	228,118

The following are the total yields of the principal crops in Western Australia for the past three seasons, ending on 28th February in each year:—

	1901. Bushels.	1902. Bushels.	1903. Bushels.
Wheat ... .. .	774,653	956,886	970,571
Maize ... .. .	1,399	5,203	2,498
Oats ... .. .	86,433	163,654	161,714
Barley ... .. .	29,188	34,723	45,778
	Tons.	Tons.	Tons.
Hay ... .. .	103,813	89,729	91,593
Potatoes ... .. .	4,836	5,739	6,200
Onions ... .. .	190	377	214
Other root crops ... .. .	737	390	534

The following are the average yields per acre of the principal crops in Western Australia for the past three seasons, ending on 28th February in each year:—

	1901. Bushels.	1902. Bushels.	1903. Bushels.
Wheat ... .. .	10·32	10·10	10·54
Maize ... .. .	15·37	10·16	13·43
Oats ... .. .	18·04	16·78	15·89
Barley ... .. .	11·51	13·01	11·82
	Tons.	Tons.	Tons.
Hay ... .. .	1·00	0·97	0·88
Potatoes ... .. .	2·70	3·14	3·00
Onions ... .. .	2·60	2·30	2·46
All other root crops ... .. .	4·28	3·02	4·20

*Average Wheat Yield, 1902-03.*

	Bushels.
Western Australia ... ..	10·54
South Australia ... ..	5·9
Queensland ... ..	3·28
Victoria ... ..	1·29
New South Wales ... ..	11·00

*Average Wheat Yield for Five Years ending 1902-03.*

	Bushels.
Western Australia ... ..	10·82
New South Wales ... ..	7·79
Victoria ... ..	6·63
South Australia ... ..	5·18

It may be objected that even now this is not a fair comparison, as there have been a number of bad seasons eastwards. If we go back for our own results farther than that, we go back to the time when wheat growing in this State was in a much more primitive state than it is even now, and the comparison is not fair to Western Australia; but here it is, as made out by Mr. Coghlan, in his *Wealth and Progress of New South Wales* for 1896-7.

*Average Yield per Acre for Ten Years 1888-97.*

	Bushels.
Western Australia ... ..	11·00
New South Wales ... ..	11·00
Victoria ... ..	8·6
South Australia ... ..	5·9

Now, there is the case plainly and fairly put. Last year's returns, returns for five years previously, and returns going back to 1888, all go to prove that for wheat production Western Australia can more than hold her own with the Eastern States so far as quantity per acre or quality is concerned.

The average wheat yield for 1903 is set down at almost 14 bushels per acre.

## Average Rainfall in South-Western Districts.\*

Square.	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Year.
Geraldton	14	29	39	114	289	473	365	313	148	76	29	10	1899
Dongara	8	33	42	104	290	476	340	303	156	73	24	5	1854
Mingenew	32	49	74	85	199	351	232	207	118	73	37	22	1479
Dandaragan	14	19	85	94	297	496	434	440	272	166	70	39	2426
Wabling	14	29	78	74	221	416	291	339	194	123	44	37	1860
Perth	36	42	77	167	460	632	574	529	267	183	74	57	3098
Newcastle	20	33	58	104	278	420	394	391	196	134	51	37	2116
Doongin	36	33	80	74	117	240	189	195	97	78	54	47	1240
Kellerberrin	32	40	84	71	135	190	151	154	87	68	37	56	1105
Southern Cross	31	37	99	55	122	151	123	104	49	43	43	52	909
Pinjarra	33	41	84	193	462	677	610	590	325	233	82	69	3399
Wandering	18	57	74	98	261	422	359	382	232	155	60	51	2169
Pingelly	18	57	64	83	200	342	283	259	181	133	50	52	1722
Bunbury	46	43	94	189	509	635	608	506	310	241	116	67	3364
Dardanup	35	52	83	147	344	526	450	486	324	235	111	76	2869
Katanning	21	67	87	99	216	289	263	297	210	156	82	60	1847
Cape Leeuwin	70	42	118	232	552	711	637	623	380	286	129	104	3884
Albany	71	89	125	228	403	463	417	466	332	250	126	91	3061
Pallinup	57	89	115	137	279	361	290	324	249	239	92	99	2331
Bremer Bay	45	72	98	164	300	372	284	285	234	204	93	83	2234
Esperance	60	56	109	132	265	369	345	373	250	199	91	88	2337

\* The figures are not for each individual locality, but for the degree square in which the locality is situated.

## GOLDFIELDS WATER SCHEME.

This vast undertaking, after seven years' unremitting work, is now an accomplished fact, and its beneficent results are every day being more and more borne in on the settler in the Eastern Districts and the goldseekers on the Coolgardie and Kalgoorlie fields. About £2,800,000 is the actual cost of this unique scheme, and many are the expressions of astonished admiration that such a huge enterprise should have been undertaken by the State having at that time the least population in the Commonwealth. There must be something of the very best in a community which can launch out in this way while carrying on innumerable other public works incidental to a sudden and abnormal expansion.

The works comprise a 4,600,000,000 reservoir, damming back seven miles of water in the Helena Valley, eight powerful pumping stations, and 350 miles of 30-inch main.

The catchment area is a large one, and extends to within 15 miles of York. The most elaborate precautions have been taken to keep the water free from all contamination, and further settlement in the district has been discontinued. The water, after draining off the picturesque hills of this beautiful part of the State, is pumped from the weir in two stages to a regulating tank at Baker's Hill, whence it gravitates through Clackline to the populous town of Northam, the Municipal Council of which, anxious to avail itself to the full of the advantages of the scheme, has laid down a complete system of reticulation. From Northam the water flows on through Grass Valley, Meenaar, Meckering, to Cunderdin, where a third powerful plant pumps it through Wyola, Tammin, Bungulla, Kellerberrin, Woolundra, Doodlekine, Baandee, Hines' Hill, Nangeenan, to Merredin. Pumping Station No. 4 here lifts it past Booraan, Booracoppin, Walgoolan, Carrabin, to Yerbillion. From Yerbillion, through further settlement, it is pumped to Ghooli, passing in the meantime the mining town of Southern Cross, which also enjoys an extended reticulation service. Two further lifts bring the water to a 12-million gallon reservoir at Bulla Bulling, whence it gravitates to Coolgardie and Kalgoorlie, and supplies the immense mining plants in those centres and the 40,000 people resident therein.

The business operations of the scheme are directly controlled by the Hon. C. H. Rason, Minister for Works, and the conditions framed to regulate supplies are purposely made elastic enough to meet the necessarily varying conditions of the extended area in which the water is sold.

For ordinary cases services are granted at almost any point in the pipe main at the following rates:—

		RATE PER 1,000 GALLONS.			
		Districts West of and including Cunderdin.		Districts between Cunderdin and Southern Cross.	
<b>SMALLER SERVICES.</b>					
A minimum quantity of 12,000 gallons, to be paid for half-yearly in advance, at the rate of ...		s.	d.	s.	d.
Quantity used in each half-year in excess of 12,000 gallons, to be paid for on demand, at the rate of		5	6	6	6
		5	0	6	0
<b>LARGER SERVICES.</b>					
A minimum quantity of 24,000 gallons, to be paid for half-yearly in advance, at the rate of ...		5	0	6	0
Quantity used in each quarter in excess of 24,000 gallons ... ..		5	0	6	0

A small charge is also made for meter rent.

Connections will be provided and fixed by the Administration, at the cost of the consumer, to the boundary of the Railway Reserve or contiguous Government road. In order to save consumers the trouble and extra expense of specially obtaining the services of a plumber, the Administration will, if so desired, also lay such further piping and fittings as may be required. A payment of £2 towards cost of service connections is required when the application is lodged. The balance is payable when the work is completed. The labour of trenching and filling in must be provided by the applicant. The size of service pipe and size of meter to be provided will, in each case, be at the discretion of the Administration. The payments required to be lodged at the time application is made are—(a) The minimum charge for the first period as stated above, plus (b) rent of meter for the first half year, plus (c) £2 towards cost of service connections.

Private standpipes on the main will be provided on the same terms and conditions as stated above. Five pounds will be charged to the applicant as cost of providing and erecting the standpipe.

Regarding the prices for water and the minimum charges, special attention is invited to the fact that the figures given above are in respect of each service connection with main; and that, if two or more persons combine for the purpose of obtaining a joint service, the terms will be the same as for a single service. That is to say, two or more consumers having a joint service would jointly have to pay only the same minimum charge as a single consumer

with a separate service. In the case of a joint service, it is necessary that one of the consumers be made responsible for the whole service. As the number of separate tappings of the main that it is considered safe to allow is strictly limited, settlers are urged to combine for the purpose of obtaining joint services, which, it will be seen, carry considerable advantages.

Printed forms of application, and any further particulars required, will be given on application to the Goldfields Water Supply District Engineer, Northam, or the Secretary of the Goldfields Water Supply Administration, Treasury Buildings, Perth.

The Goldfields Water Supply pipe main provides a constant supply of water of splendid quality throughout the year in any quantity required.



