

**SINGLETON ARGUS
OCTOBER 22, 1910**

TO FARMERS, DAIRYMEN, ORCHARDISTS, SPECULATORS
AND OTHERS.

**HUNTER RIVER VALLEY FARMS.
SUBDIVISIONAL SALE OF
MILBRODALE AND CHARLTON ESTATES
AT SINGLETON.
SATURDAY, 12TH NOVEMBER, 1910,
AT THE MECHANICS' HALL, AT 2 P.M.**

5715 ACRES FREEHOLD LAND, subdivided into 18 FARMS, in areas of from 150 to 680 Acres. The Farms are situated from 12 to 16 miles from Singleton Railway Station, by a splendid road. Every Block permanently watered by Cockfighter Creek, Darkie Creek, Bulga Creek, and Parson's Creek, 16 of them contain large areas of virgin Lucerne Land. The Cockfighter Creek farms have been noted for Lucerne Seed growing for the past 40 years, and lately seed crops realised over £18 per acre. For Dairying, the lands are unsurpassed. Cream Vans pass close to the property, and there are two Hunter Factories at Singleton. Also, weekly Markets, where Produce of every description, in any quantity, realises top market prices for cash. The lands are exceptionally rich, well coated with splendid grasses and herbage, and admirably suitable for cultivation of Lucerne, Potatoes, Maize, Wheat, or any other grain or root crop. The well known Orchards and Vineyards of Messrs John and William Hayes, Robinson Bros., J.W. Eather, J. Clarke, and others, are almost adjoining the Estate. Average rainfall –30 inches. Immediate possession of the Farms sold will be given.

TITLE TORRENS.

The terms are exceptionally easy, namely:- 10 per cent, deposit on day of sale, a further 5 per cent on completion of the transfer, 5 per cent in 12 months, the balance in 8 annual instalments of 10 per cent, bearing interest at the rate of 5½ per cent.

The Auctioneers will be pleased to go over the property with intending purchasers. Conveyances always in readiness.

GRAINGER & FALKINER, LTD., Singleton, have been favoured with instructions from Messrs Alexander Bros. to sell the above, and can, with every confidence, recommend inspection.

A.B. SHAW,
Solicitor for Vendors,
Singleton.

[Information supplied by Jenny Scholes]

**SINGLETON ARGUS
4 FEBRUARY, 1911**

**MAGNIFICENT DAIRY FARMS
TO LEASE BY TENDER
3 SPLENDID FARMS**

NO. 1 – Milbrodale Homestead, containing 550 Acres, subdivided into 3 Grass Paddocks and several Cultivation Paddocks; 30 Acres under Lucerne; permanently watered by Bulga and Darkie Creeks and Dams; 150 to 200 Acres magnificent Lucerne and Maize land.

The improvements consist of Stone House of 8 Rooms, Men's Cottage of 3 Rooms, Sheds, Stables, Blacksmith's Shop, Pig Yards, etc. To be leased for a term of 5 Years.

NO. 2 – Farm, containing about 450 Acres. Cottage of 4 Rooms and Kitchen. About 120 Acres magnificent Cultivation Land and some of the best Lucerne land in the district. Watered by Milbrodale Creek. To be leased for a term of 7 Years.

NO. 3 – About 450 Acres, 100 of which is tip-top Lucerne land, balance good Grazing. To be leased for a term of 7 Years.

GRAINGER & FALKENER, LTD., Singleton, will receive Tenders for the above on account of Messrs Alexander Bros., closing 24th February, at 12 o'clock noon. The highest or any tender not necessarily accepted.

Those in search of a really first class Dairy Farm should not fail to inspect, as the above Farms are equal to anything on the Hunter. 15 Miles from Singleton. Cream Vans pass the properties.

Full particulars on application to the Auctioneers.

[Information supplied by Jenny Scholes]

**SINGLETON ARGUS
SATURDAY, FEBRUARY 14, 1920**

**SUBDIVISION OF THE FAMOUS
MILBRODALE AND MOUNT LEONARD ESTATES
BULGA, NEAR SINGLETON, N.S.W.**

**2857 — ACRES — 2857
TEN YEARS' TERMS**

18 MAGNIFICENT FARMS — 16 MILES FROM SINGLETON

GRAINGER & FALKINER, LTD., have been favoured with instructions from Messrs. W.D. and R. Alexander to sell by public auction, at the Farmers' Central Markets, Singleton, on

**Thursday, 18th March, 1920,
AT 2 O'CLOCK,**

The Famous MILBRODALE and MOUNT LEONARD ESTATES, which have been subdivided into 18 Farming and Grazing Blocks, ranging in areas of from 55 to 410 Acres. Every lot permanently watered.

A very large proportion is beautiful Lucerne land (nothing better). Wollombi Brook and Parson's Creek run through the property. Water can be obtained on the flats at shallow depth.

For Lucerne growing, Dairying, and Mixed farming these Estates stand alone, and produce Lucerne Seed to perfection.

The terms are exceptionally easy, viz., 10 per cent on day of sale, 10 per cent in one month, no further payment off principal for two years, balance in 8 equal annual instalments bearing interest at 6 per cent, payable half-yearly.

We cannot too strongly advise those in search of high-class land to inspect the above. The alluvial flats are equal to anything on the Hunter, and the grazing portion is of first-class quality.

For further particulars and lithos., apply GRAINGER & FALKINER, LTD., Singleton.

A.B. SHAW & GRAINGER,
Solicitors.

[Information supplied by Jenny Scholes]

**SINGLETON ARGUS
TUESDAY, AUGUST 3, 1926**

UNDER INSTRUCTIONS FROM THE UNION TRUSTEE CO. OF
AUSTRALIA, LTD., SYDNEY, AND DARCIE REYNOLDS, ESQ.,
EXECUTORS OF THE WILL OF THE LATE FRANK REYNOLDS.

**HIGHLY IMPORTANT SALE OF PROPERTIES
THE FAMOUS "TOCAL" PROPERTIES
(AGGREGATING 9059 ACRES FREEHOLD)
FOR SALE BY AUCTION AT THE TOWN HALL, WEST MAITLAND,
ON
TUESDAY, 5TH OCTOBER, 1926
AT 2.30 P.M.**

A DISPERSAL SALE OF THE WHOLE OF THE CELEBRATED
STUD HEREFORD HERD will be held at WEST
MAITLAND on the 10th and 11th NOVEMBER.
(Particulars later).

PITT, SON AND BADGERY, LTD., SYDNEY, DALGETY AND CO., LTD.,
SYDNEY and E.W. SPARKE, WEST MAITLAND (in conjunction), have received
instructions as above to conduct this Highly Important Sale, particulars of the Properties
being as follows:-

"TOCAL"

(For Subdivisional Sale in 12 Blocks of from 85 to 1085 Acres. Lithos on application).
The Celebrated Home of the "Tocal" Herefords for nearly a century, comprising 4391
Acres, 3 R., 15 P. Freehold land, almost adjoining Paterson Railway Station, with an

extensive frontage to the Paterson River. "Tocal" is highly improved, being fully equipped as a Stud Stock Estate, where innumerable prize-winning Hereford Cattle have been bred, also many notable Racehorses. The Improvements include a fine old Homestead, picturesquely situated, overlooking the River, with numerous Outbuildings, Yards, Stud Stock and Cultivation Paddocks. The River Flats comprise magnificent Lucerne land, and the heavy stocking of the Homestead Paddocks for such a very long time has greatly increased their natural richness. All well watered by Creeks, Lagoons, and Dams, in addition to the river.

The following are situated in the famous UPPER PATERSON DISTRICT, being originally portions of the well-known "Lowstock" and "Penshurst" Subdivisions. MESSRS BROOKER & LINDEMAN, Auctioneers, of Gresford, will show intending buyers over these.

"GUYGALLEN."

(For Subdivisional Sale in 6 Blocks of from 110 to 290 Acres. See Lithos.) 1177 ACRES, 3 R, 56 P., Freehold, 8 miles from Gresford, 25 miles from "Tocal" boundary. This Property is subdivided into 9 Grazing Paddocks, highly fattening, splendid cultivation land on the River Flats, with established Lucerne; 3 fine Orange Orchards. The main road passes through. Working Manager's Cottage of 4 Rooms, with various Outbuildings, Stock Yards. Watered by Paterson River, Guygallen Creek and Dam.

"MARTIN'S CREEK."

(For sale as a whole.)

This Property comprises 669 Acres 2 R., 34 P., Freehold, adjoining "Guygallen," and consists of 1 Paddock, hilly, but good grazing and fattening. Some excellent alluvial flats could be cultivated. Well watered by Creek, and has a small frontage to Paterson River. No buildings.

"LEMON TREE."

(For sale as a whole.)

Area, 1562 Acres 3 R., Freehold. Situated adjoining "Guygallen," comprising hilly country, portion cleared, and another portion partly ringbarked and cleared. Watered by Creeks and small Dams. No buildings. All securely fenced. An old Orangery—still bears splendid crops.

"THORVETON."

(For sale as a whole.)

1257 Acres Freehold. 14 miles up the Paterson River from "Guygallen." Good grazing land for growing cattle, and will fatten. All well fenced. Permanently watered by Paterson River, to which it has an extensive frontage.

LIBERAL TERMS:

20 PER CENT Cash, no further payment till end of second year, when 10 per cent is payable, then 10 per cent annually till the end of the fourth year, and the balance at the end of the fifth year. Interest 6 per cent, payable half-yearly.

Further particulars and arrangements to inspect on application to any of the Auctioneers, who invite the attention of anyone seeking highly profitable investments, as proved by what the Owners have always done.

MESSRS W.S. GRAY AND PERKINS, 375 George-street, Sydney, are Solicitors to the Estate.

PITT, SON AND BADGERY, LTD., Sydney

DALGETY AND CO., LTD., Sydney
E. W. SPARKE, West Maitland
AUCTIONEERS IN CONJUNCTION.

[Information supplied by Jenny Scholes]

**SINGLETON ARGUS
JANUARY 1951**

**MOUNT LEONARD
NEAR BULGA — 15 MILES FROM SINGLETON
HIGH CLASS HUNTER VALLEY PROPERTY
516 ACRES
FOR SALE BY AUCTION
SATURDAY, 27th JANUARY AT 10.30 A.M.**

GRAINGER & FALKINER PTY. LTD. And W. BAILEY & SONS (Licensed Auctioneers in Conjunction) have received instructions from MR. A., GORDON REYNOLDS to sell as above at the John Street rooms of Grainger & Falkiner Pty. Ltd., all that High Class property, Mount Leonard, situate 1 mile from the Village of Bulga, 15 miles from Singleton, and fronting the Sydney Road, via Putty and Windsor, and about 125 miles from Sydney.

Well and permanently watered by Wollombi Brook (to which it has a frontage of approximately 1 mile) permanent Lagoon and Dams.

First class structural improvements including substantially built brick homestead, with slate roof, containing 6 rooms, lined and ceiled with Plaster, all Cedar fittings, 9 ft. verandahs, and with brick annex of 5 rooms, all in excellent condition.

2nd Cottage of Brick, 5 rooms, with detached weatherboard building of 2 rooms.

Brick Garage.

Brick Stables, and loft with 2 large horse boxes and several stalls, set slab horse stalls and yards.

Dairy, Bails and yards (Milk Board Standard).

Large Hay Shed, Twin Cement Silos (capacity 200 tons), with elevator and ensilage or chaff cutter complete. Up-to-date covered in feed stalls, Fowl runs, various sheds and yards.

Water connected to house and buildings, supplied by 3 H.P. Buzacott Engine. Large underground tank.

Securely fenced. Boundary fences good order. Timber treatment complete with sufficient left for shade purposes.

Subdivided into 6 grazing and various cultivation areas.

CULTIVATION: 120 acres have been cultivated (considerably more available if required) all suitable lucerne growing and heavy crops of lucerne seed have been harvested. At present 8 acres are under established lucerne, 11 of grazing lucerne, 8 or maize, and 9 of pumpkins.

IRRIGATION: Plant operates from creek and from permanent well, comprising Twin 12 H.P. Diesel Engine, 7 chains of 4 in. Fibro Mains, and 7 chains spray lines, all in new condition and will be given in with property.

For the most part property is herbage bearing, balance well grassed and of high carrying capacity. Has been worked as a dairy for some years. Was noted some years ago for a

great horse breeding property, and with the appointments would again lend itself as a Horse or Cattle Stud, or for dairying and for these purposes would be hard to surpass.

VACANT POSSESSION ON COMPLETION.

TERMS — EASY TERMS CAN BE ARRANGED

For further particulars or for inspection, inquiries are confidently invited.

A. B. SHAW & CO., Solicitors for Vendor.

[not sold until 1952]

[Information supplied by Jenny Scholes]

SINGLETON ARGUS
29 SEPTEMBER, 1967

IMPORTANT SUBDIVISION SALE
OF ALEXANDER ESTATE PROPERTIES
AT JERRY'S PLAINS and MILBRODALE
ABOUT 2800 ACRES TORRENS TITLE
SUBDIVIDED INTO 19 BLOCKS
DAIRY FARMS, AGRICULTURAL BLOCKS,
TURN OUT PADDOCKS
MANY WITH HUNTER RIVER FRONTAGES
FOR SALE BY AUCTION
WITH VERY ATTRACTIVE TERMS
SATURDAY, 28 OCTOBER, AT 10 A.M.
AT N.A.A. PAVILION, SINGLETON

JERRY'S PLAINS LANDS.

LOT 1 of 72 acres, all alluvial river flat with frontage to the Hunter River. Milk Board standard dairy with licence and quota of 2643 lb. per week. **LOT 2 and 3** of 70 acres and 72 acres, all alluvial river flat with frontages to the Hunter River, no structural improvements. **LOT 4** of 218 acres with 130 acres of alluvial river flat with frontage to Hunter River and 88 acres of good grazing country. Improvements consist of old cottage, hay shed, irrigation well, machinery shed. Milk Board standard dairy with licence and quota of 2950 lb. per week. **LOT 5 and 6** of 73 acres and 84 acres of alluvial river flat with frontage to the Hunter River, no structural improvements. **LOT 7** of 254 acres with about 100 acres of alluvial river flat with frontage to the Hunter River and about 154 acres of good grazing country, improvements consist of dairyman's cottage of 3 bedrooms, etc. (in reasonably good order). Hayshed, machinery shed, irrigation well, Milk Board standard dairy with licence and quota of 6118 lb. per week. **LOT 8** of 76 acres, all alluvial river flat with frontage to the Hunter River, no structural improvements. **LOT 9** of 138 acres, with 109 acres of alluvial river flat on the Hunter River and about 29 acres of good grazing country. Improvements consist of comfortable fibro cottage, 3 bedrooms, etc. (in very good order), machinery shed, 30 chains of 6 and 4 in. underground piping. Milk Board standard dairy with licence and quota of 3536lb. per week. **LOTS 10, 11, 12 and 13** of 75 acres, 68 acres, 171 acres and 164 acres. Consist of all good useful grazing country, each block with a good water supply. No structural improvements.

MILBRODALE LANDS.

LOT 1 of 77 acres, mostly all good cultivation land on Milbrodale Brook, no structural improvements. **LOT 2** of 140 acres, good grazing, with some excellent cultivation land on Milbrodale Brook. **LOT 3** of 305 acres, with about 100 acres of cultivation land on Milbrodale Brook, 160 acres of good grazing land and 50 acres inferior, improvements consist of 3 bedroom dairyman's cottage (fair order only), hay shed, machinery shed, Milk Board standard dairy with licence and quota of 3906 lb. per week. **LOT 4** of 352 acres with about 250 acres of good grazing and cultivation land on Parsons Creek, balance heavily timbered. No structural improvements. **LOT 5** of 239 acres, with about 160 acres of good cultivation land on Parsons and Bulga Creeks and 80 acres of useful grazing land, improvements consist of old store (sic, stone) house (sub standard), hay shed, machinery shed. Milk Board standard dairy with licence with quota of 1295 lb. per week. **LOT 6** of 150 acres, consists of about 60 acres of good grazing land balance rough mountain, no structural improvements.

TERMS: Deposit at Auction, 10%. Payment on completion of transfer 23 $\frac{1}{3}$ %. Balance of purchase money to be secured by Mortgage to Vendor's nominee and paid by instalment over six years. No repayment for two years, then five equal annual instalments. Interest 6 $\frac{3}{4}$ % per annum. Payable half yearly.

The Jerry's Plains lands are about 22 miles from both Singleton and Muswellbrook and the Milbrodale lands about 17 miles from Singleton on the main Singleton-Windsor Road.

A Rebate of 20% of the Commission on any block will be paid to an outside agent introducing an accepted purchaser in writing 24 hours prior to the sale.

THIS SALE PRESENTS AN OPPORTUNITY TO ACQUIRE WELL HELD HUNTER RIVER FLATS.

Brochures are available from, and inspection arrangements can be made with the Auctioneers.

EDWARD HIGGENS, PARKINSON & CO.
MUSWELLBROOK (817) — DENMAN (31)
GORDON FULLER
SINGLETON (581)
SHAW DUNLOP & CO., Solicitors, Singleton
Solicitors to Estate

[Information supplied by Jenny Scholes]
