

SUBDIVISION OF \_\_\_\_\_  
"BARRENGARRY" ESTATE

*Each Name -*  
*Chitney*

## KANGAROO VALLEY



16 Magnificent Dairy Farms

In Areas from \_\_\_\_\_ 17 to 628 Acres

For Sale by Public Auction at the  
School of Arts, Kangaroo Valley, on

**THURSDAY, SEPT. 29**

at 2 p.m.

Auctioneers:

**WARDEN HARRY GRAVES Limited**

10 CASTLEREAGH STREET \_\_\_\_\_ SYDNEY

Local Agent:

J. F. CULLEN, Kangaroo Valley

*1909 No*  
*It was 1910*

Solicitors: ANDREWS, MOSELY & MANNING, Ocean House, Moore Street, Sydney

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## ADVANTAGES:

The offering of “BARRENGARRY” Estate comprising as it does a splendid area of the: very richest farming and dairying lands, so conveniently close to Sydney and yet free from the noxious Cattle Tick, presents a splendid opportunity of acquiring an ideal living area which, in each case, is practically ready for immediate occupation, and from which, on account of the splendid nature of the improvements, a quick return of interest on Purchase Money can be obtained.

Each block has a permanent supply of water, and a large area is laid down and established under English Grasses.

RAINFALL.-Barrengarry is favoured with an Annual Average Rainfall of 47 inches. KANGAROO VALLEY Township, which the Estate adjoins and almost surrounds, is situated only 96 miles from Sydney and 12 miles from Berry and Nowra Railway Stations, Townships, and Butter Factories, which assure a splendid and convenient outlet for Produce. Railway Freights and Fares from Berry to Sydney are as follows:-

**Fares:** 1st class, Single, 11/2; Return, 18/1. 2nd class, Single, 6/11 ; Return, 11/9

**Freights:** Live Stock, £2 15s. 4d. per truck; Grain and Produce 6/9 per ton.

**General Freight:** 7/9 to 10/2 per ton.



# “KANGAROO VALLEY”

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## TERMS:

The Auctioneers wish to draw special attention to the Liberal Terms on which the Estate is offered, viz.---

**20 per cent.** deposit on fall of the hammer.

**10 per cent.** at the end of first year.

**10 per cent.** at the end of second year.

**Balance** can remain on the property for a further 5 years at 5 per cent. per annum.  
Purchaser has the right to pay off the whole amount at any time.

A full separate description of each of the blocks to be offered, which has been very carefully compiled and which is splendidly illustrated of the Estate generally and of the nature of the improvements, will be found on the following pages.

# “BARRENGARRY ESTATE”



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Important Facts about " Barrengarry " Subdivision :

There are 3 Public Schools on the Farms offered.

Barrengarry Central Butter Factory and Kangaroo River Butter Factory are situate adjoining the Farms offered.

Every Farm has a splendid frontage to a permanent running stream of pure water,  
Every Farm has a large proportionate area of rich alluvial flats ideally suitable for Irrigation.

Of the 16 Farms offered, no less than 13 have comfortable, substantially built homesteads already erected.

Each Farm is ready for immediate occupation, and delivery will be given within one month from Sale.

Proved results from crops grown on the Estate:

Maize	100 bushels to the acre
Rye Grass	40     „     „     „     „
Potatoes	10 tons to the acre
Green Fodder	40     „     „     „     „

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**Land Salesmen—Warden Harry Graves Limited—Sydney, N.S.W**



## “KANGAROO VALLEY”

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**Block No. 1**, known as Chittick's Farm, comprises an area of about 125 acres of rich alluvial flats, about 100 acres being established under Rye Grass. The improvements consist of a substantially built brick and weatherboard cottage of 6 rooms, with kitchen, laundry and outhouses. large barn, stables, 6 cemented cow bails, milking yards, separator room, &c. The block is watered by a splendid frontage to the Kangaroo River and Barrengarry Creek, both permanent running streams of beautiful water, and is securely fenced and subdivided to 7 conveniently sized paddocks.



FARM 1, “BARRENGARRY”

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches\_\_\_\_\_

Price per acre, £\_\_\_\_\_ Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_

# “BARRENGARRY ESTATE”

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FARM 2, “BARRENGARRY”

Block No. 2, of about 98 aces, adjoins Block No. 1, and is situate right on the boundary of the Township of Kangaroo Valley. The whole area comprises richest alluvial flats, which will grow immense crops of maize, potatoes, &c. Fourteen acres have been under cultivation, and the balance of the area is well established under Rye Grass.

The Block is securely fenced and conveniently subdivided into 6 paddocks, and 6 abundantly watered by a frontage to the Kangaroo River.

Ideally suitable for Lucerne and Maize, no buildings, but there is a good site for a homestead and sheds.

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

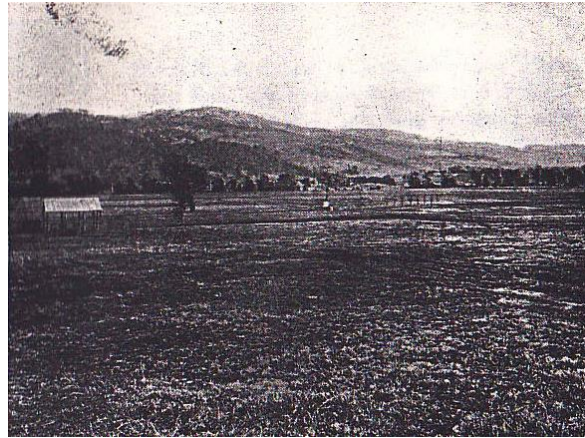
Price per acre, £\_\_\_\_\_Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_



## “KANGAROO VALLEY”

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Block No. 3 adjoins Blocks 1 and 2, and comprises an area of about 98 acres of very rich alluvial flats laid down under Rye Grass. The whole area is ideally suitable for growing Lucerne, Maize, Potatoes, etc. and is abundantly watered by a frontage to the Kangaroo River, and by well with windmill in the centre of the block. The improvements on the block consist of a good Hay-shed and Windmill, and the area is subdivided into three paddocks by good fences A grand little Farm.



FARM 3, “BARRENGARRY”

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_ Total\_\_\_\_\_ First deposit (20 per cent) £\_\_\_\_\_



# “BARRENGARRY ESTATE”



FARM 4, “BARRENGARRY”

Block No. 4, of about 167 acres, is known as "Flemmings Farm," and comprises about 90 acres of richest alluvial flats, the whole area being established under Rye Grass, Paspalum, Prairie and other splendid artificial Grasses. The improvements on the block comprise a comfortable house of 6 rooms, kitchen, 10 cemented cow bales, latest design, flagged cow yard, separator room, 10 cemented pig styes with coppers built in for boiling down (water is laid on to house, Cow-yards and styes). Watered by splendid frontage to the never-failing Kangaroo River and by large reservoir at house, and conveniently subdivided by good fencing, into 10 paddocks. The Farm throughout is splendidly improved and is a magnificent proposition.

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

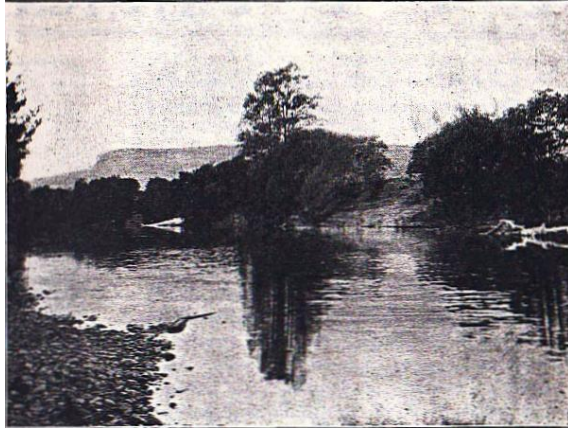
Price per acre, £\_\_\_\_\_Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_





## “KANGAROO VALLEY”

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FARM 5 “BARRENGARRY”

**Block No. 5**, of about 299 acres, is known as "Wm. Cox's Farm," and comprises rich alluvial and brush land, over 200 acres being ideally suitable for cultivation. The timber, apart from that required for fencing and building, has all been ringbarked and killed. The whole area is established under Rye, Prairie and Paspalum grasses. The Buildings on the block consist of a good weatherboard cottage of 5 rooms and kitchen, with 4 cemented cow bails, milking yards, barn, haysheds, pig-styes, etc.

The Farm is securely fenced by good fencing, and is subdivided into 8 conveniently-sized paddocks, with pig paddock, and is permanently watered by a frontage to the Kangaroo River of over one mile.

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_

# “BARRENGARRY ESTATE”



FARM 6 & “BARRENGARRY” HOMESTEAD

Special Attention is drawn to Block 6,~ Barrengarry Homestead Block-which comprises an area of 628 acres of Agricultural and Grazing land, magnificently improved, and splendidly suitable for a Stud Farm. " Barrengarry" Homestead consists of 25 large rooms faithfully built of brick and stone, with kitchens. Laundry, 4 bathrooms, fitted with Gas fittings chandeliers &c., with a good sanitary service throughout, and water laid on, Flower garden of 2 acres, with ornamental trees, flowering shrubs, lawn, &c., and orchard of 2 acres. Outbuildings comprise 6 cemented cow bails, separator room, stables of 12 stalls and 4 loose boxes, buggy and cart shed, men's cottage, barn, covered-in cowsheds, large hay shed (80x30). Pig-styes, fowl runs, &c., &c., The area is abundantly watered by Barrengarry and other Creeks, and is conveniently subdivided into 12 paddocks.

An ideal Stud Farm or Gentleman's Home.

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_ Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_



## “KANGAROO VALLEY”

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Block No. 7 is known as the Lucerne Paddock, and comprises about 112 acres of richest alluvial flats, fronting Barrengarry Creek. About 100 acres of the area is well established under Rye, Prairie, Paspalum and other artificial grasses; 10 acres are now under Maize and Sorghum, and the farm throughout is ideally suitable for Lucerne and Maize growing. The buildings consist of 2 cottages, built of brick, stone and weatherboard, without-sheds. The Block is watered by a splendid frontage to the Barrengarry Creek, and is securely fenced and subdivided into 5 conveniently-sized paddocks.



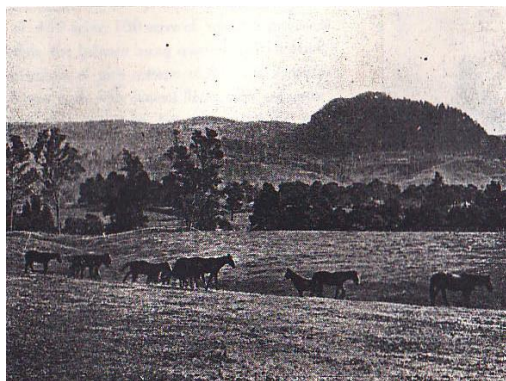
FARM 7, “BARRENGARRY”

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_ Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_

# “BARRENGARRY ESTATE”



FARM 8, “BARRENGARRY”

Block No. 8. "Morgan's Farm." comprises an area of about 139 acres, 100 acres of which is very rich alluvial Flats, laid down with English grasses, the balance being splendid grazing land. The improvements consist of a 4 roomed weatherboard cottage, necessary outhouses, 6 cemented cow bails, cow-yards, etc., and the farm is subdivided by good secure fencing into 6 conveniently-sized paddocks, and watered by a splendid frontage to Barrengany Creek. "Morgan's Farm" is situated practically adjoining the Barrengarry Post office, Store, etc and is within  $\frac{1}{4}$  mile of the "Barrengarry Central Butter Factory."

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_



## “KANGAROO VALLEY”

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Block No. 9, known as "J. Cox's Farm," comprises an area of 439 acres, 100 acres of which is beautiful alluvial flats, the balance being splendid grazing land. Buildings consist of nice cottage of 6 room~,2 men's rooms, 5 cow bails with cement floors, new separator room, cart shed, pig styes, &c., with small pig and calf paddocks.

Watered by splendid frontage to Kangaroo River and by creeks, and securely fenced and conveniently subdivided into 14 paddocks.

Altogether a grand Dairy Farm, in splendid working order.



FARM 9, "BARRENGARRY"

Purchaser\_\_\_\_\_

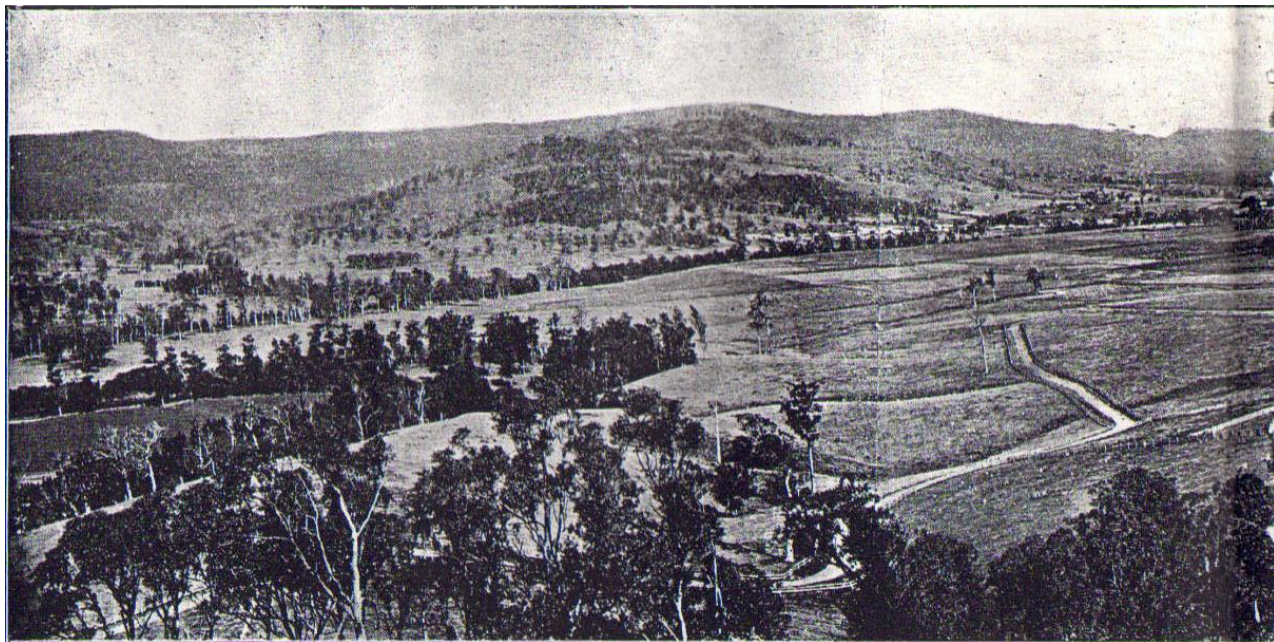
Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_ Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_



# **“BARRENGARRY ESTATE”**

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COMPLETE PANORAMIC VIEW



## “KANGAROO VALLEY”

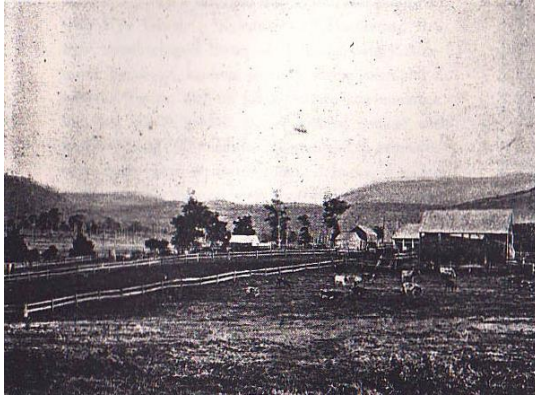
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OF “BARRENGARRY” ESTATE



# “BARRENGARRY ESTATE”



FARM 12. “BARRENGARRY”

Block No. 10, “Gilroy's Farm,” comprises an area of about 184 acres, of which fully 100 acres are richest alluvial flats, the balance being splendid grazing land, established under best English grasses.

The Buildings consist of a new 6-roomed cottage, with workmen's cottage of 4 rooms, cow bails cemented separator room, barn, cow shed, hayshed, pig-styes, etc., etc. all of which are in good repair. The Farm is securely fenced throughout and is subdivided into 10 small paddocks. Abundantly watered by a fine frontage over one mile to Kangaroo River.

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_



## “KANGAROO VALLEY”

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VIEW OF GLENMURRAY HOMESTEAD, BARRENGARRY SUBDIVISION

Block No. 11 “Glenmurray” Homestead, Block of about 333 acres of very richest Dairying land, 200 acres of the area is stumped and cleared and laid down with Rye Grass. “Glenmurray” Homestead is a new weatherboard house of 8 rooms, pantry, storeroom, bathroom, kitchen, laundry, dining room and 2 servants' rooms, with all latest sanitary conveniences, fruit and flower garden. &c., 4 roomed cottage and kitchen about 200 yards from homestead, 6 cemented cow bails, new separator room, 2 barns. 4-stalled stable, new pig styes on latest approved plan, large hay shed, new “Danks” Steel Windmill. &c.

This magnificent Farm is securely fenced and subdivided into 12 paddocks and is abundantly watered by Harper's Creek (which runs through the centre) and by springs.

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_

# “BARRENGARRY ESTATE”



FARM 12. “BARRENGARRY”

Block No. 12 is a small area of about 17 acres of richest alluvial Flats subdivided into paddocks, situated in a bend in Harper's Creek and having a double frontage to that stream. It is splendidly adapted for irrigating, and is a really magnificent area for Lucerne, Maize or Potato Growing.

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_



## “KANGAROO VALLEY”

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Block No. 13, “North Bros.” Farm of about 324 acres., of this area about 120 acres is richest alluvial flats (which will grow anything). 50 acres is beautiful brush country and the balance very best grazing land.

Part of the area is established under English grasses. The buildings consist of homestead of 5 rooms and kitchen, 2 sets cemented cow bails, separator room, hay barn, pig styes, etc., etc. The farm is splendidly improved, subdivided by good fencing into 9 paddocks, and is abundantly watered by frontages to Barrengarry and other creeks.



FARM 13. “BARRENGARRY”

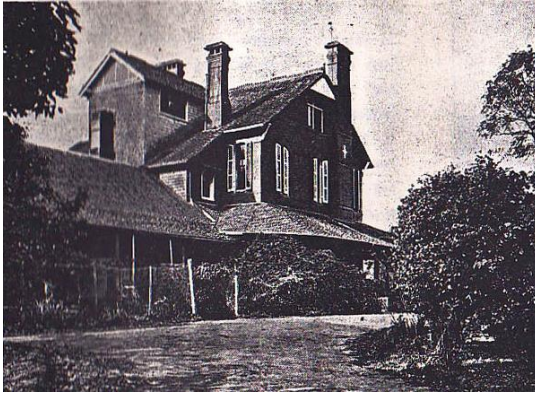
Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_ Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_

# “BARRENGARRY ESTATE”

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THE HOMESTEAD. “BARRENGARRY”

Block No. 14, "Watson's Farm," comprises an area of about 207 acres of richest alluvial flats, laid down with best Artificial Grasses. Buildings on the Block comprise a fine cottage of 10 rooms with kitchen and dining room, separator room, barn, butcher's shop, 2 hay sheds, 7 cemented cow bails, pig styes, &c. Subdivided by good secure fencing into 15 paddocks and abundantly watered by the Barrengarry and other creeks. Particular attention is drawn to this really magnificent Farm, an ideal home in thorough working order.

Purchaser\_\_\_\_\_

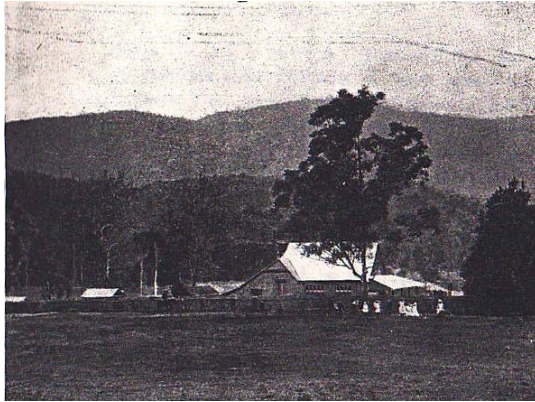
Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_



## “KANGAROO VALLEY”

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FARM 15. “BARRENGARRY”

Block No. 15, "Bates Farm," an area of about 281 acres, of which fully 100 acres 6 very rich alluvial flats, the balance being very best dairying land, partly laid down with English grasses. Buildings on the block comprise a Cottage of 6 rooms with dining room, kitchen, etc. barn. Cart shed, cow bails, separator room, pig styes etc. The farm is securely fenced and is conveniently subdivided into 12 paddocks. Watered by the Barrengarry and other creeks which give an abundant and permanent supply. A grand Dairy Farm in thorough working order.

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

Price per acre, £\_\_\_\_\_Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_



# “BARRENGARRY ESTATE”



VIEW ON ROAD TO. “BARRENGARRY”

Block No. 16, is known as “Trimbles Farm.” and comprises about 285 acres, of which about 80 acres is rich alluvial flats, the balance being good dairying land. The Farm is securely fenced throughout, is subdivided into 16 conveniently-sized paddocks, and permanently watered by Barrengarry and Lawyers Creeks, both never failing streams. Buildings consist of a cottage containing 6 rooms and kitchen, large barn, stables, cow bails, cart shed, pig styes and other outbuildings, with large weatherboard buildings, 40 by 10 known as “The Union Sunday School”. Barrengarry Public School is erected on two farms, but is not included in the area for sale.

Purchaser\_\_\_\_\_

Area\_\_\_\_\_Acres\_\_\_\_\_Roods\_\_\_\_\_Perches

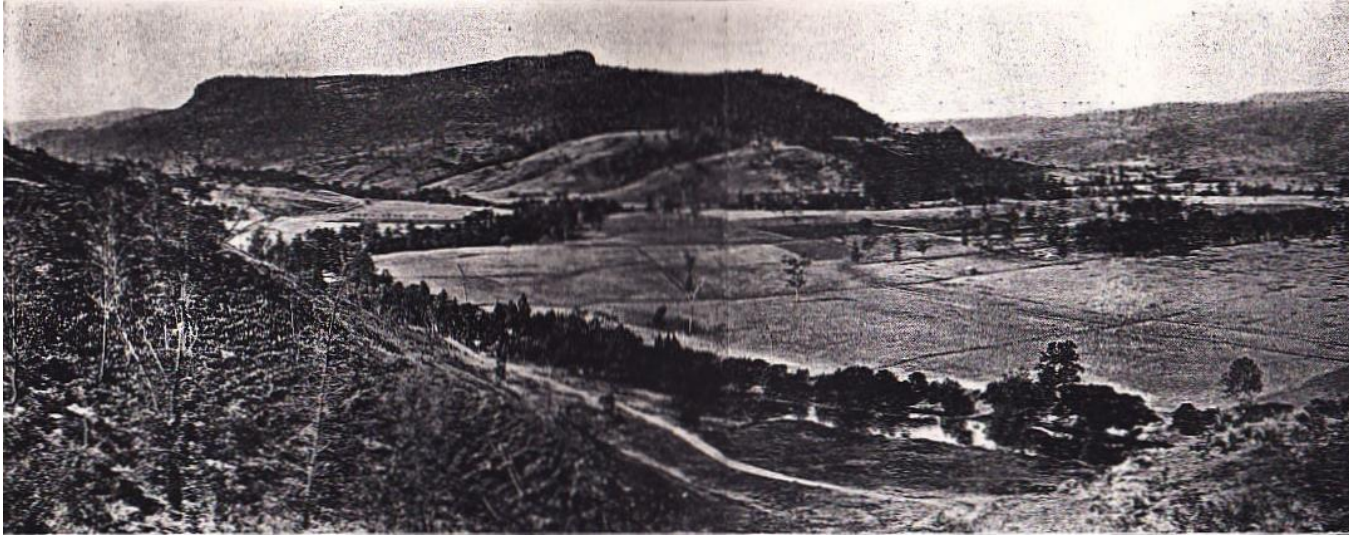
Price per acre, £\_\_\_\_\_ Total\_\_\_\_\_First deposit (20 per cent) £\_\_\_\_\_





## “KANGAROO VALLEY”

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PANORAMIC VIEW ON. “BARRENGARRY”

# **“BARRENGARRY ESTATE”**



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## **TERMS AND CONDITIONS OF SALE**

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1.-The highest bidder shall be the Purchaser and in case of any dispute the property shall be put up again at any former bidding and no bidder shall retract his or her bidding.

2.-The Vendors shall be at liberty to bid once for each lot.

3.- The Purchaser shall immediately after the sale sign the contract subjoined and thereupon pay into the hands of the Auctioneer twenty per cent of the purchase money for each lot purchased by him or her and shall within one year from the date thereof pay a further ten per cent of such purchase money and a further ten per cent of such purchase money within two years from the date thereof and the balance of the purchase money may remain for seven years from the date thereof interest to be payable half-yearly from the date of the contract after the rate of Five pounds per centum per annum on the full amount of the purchase money from time to time remaining unpaid.

The Purchaser shall have the right to pay off the whole or any part of the unpaid balance at any time with interest to the date of payment only.

4.- The Vendors shall within a reasonable time after the Purchaser or his Solicitors shall make application in writing in that behalf deliver to the Purchaser or his or her Solicitor an Abstract and such further or other particulars of his Title as to enable a Conveyance or Transfer of the property sold to be prepared and they shall not be called upon to furnish any further abstract or to produce or to procure a covenant to produce or covenant to produce any deeds copies of deeds or evidence of title whatsoever in support of their title or in verification of the abstract than the deeds that are now in their possession. No objection shall be taken to any deed or deeds which shall appear to be executed under Power of Attorney. The properties are sold subject to all existing tenancies or occupants and to all easements (if any) affecting the same and to all rights reservations and conditions reserved and contained in any Crown Grant.'



## **“KANGAROO VALLEY”**

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5. - All deeds and documents in the Vendor's possession shall be produced to the Purchaser or his or her Solicitor at the Office of Messrs Andrews, Moseley & Manning, Ocean House, Moore Street, Sydney and the sale shall be completed and all moneys due in respect thereof shall be paid at the said Office free of exchange.

6. - All attested or other copies of deeds and evidence of title which the Purchaser shall require and which the Vendors shall be able and willing to supply shall be procured at the Purchaser's expense.

7. - All objections and requisitions which the Purchaser can take or make upon the title shall be made to the Vendor's Solicitors within fourteen days from the delivery of the abstract and all objections and requisitions not so made shall be deemed to have been waived.

Within twenty-one days from the delivery of the Abstract the Purchaser shall at his or her own expense tender to the Vendors or their Solicitors for execution a Conveyance or Transfer in accordance with the draft thereof respectively which shall have been previously submitted to and approved by the Vendors' Solicitors.

If the Purchaser elects to pay cash then the sale must be completed within forty days from the date hereof. And if from any cause such sale shall not be completed within

The time hereby prescribed then such Purchaser shall pay to the Vendors interest on the unpaid purchase money at the rate of Five pounds per centum per annum from that time until the purchase shall be completed in accordance with the terms of sale as hereinbefore mentioned.

8. - No error or misdescription of the property shall annul the sale but a compensation shall be made or given as the case may be. Such compensation money in case of difference to be assessed by Arbitration under the Arbitration Act of 1902 or any Act amending the same.

9. - Upon payment of the deposit and signing the contract the Purchaser shall (subject to the Vendors' rights and remedies whether under any of the conditions of this contract or otherwise) be entitled to the possession or receipt of the rents and profits of the property purchased and all assessments rates taxes and other outgoings up to the thirtieth day of September 1910 shall be paid by the Vendors and as and from that date all such assessments rates and taxes (including land Tax) shall be paid by the Purchaser who shall thenceforth keep the Vendors indemnified from all claims and demands in respect thereof.

All current rents and all assessments rates taxes and other outgoings covering any period subsequently to that time shall be apportioned between the Purchaser and the Vendors for the purposes of this condition the Purchaser

thereupon paying to the Vendors the proportionate part of any current rents that may have then accrued and of any assessment rates taxes or other outgoings that may have been paid by the Vendors in cash. Upon payment in full of all the purchase and other moneys payable by the Purchaser in respect of this contract the Vendors will deliver to the Purchaser all deeds relating to the property sold but will retain such as relate to any other lands and Will enter into a covenant for their production at the expense of the Purchaser.

10. – The lands sold are with other lands subject to a mortgage or mortgages to the Mutual Life and Citizens Assurance Company Limited and the Purchaser shall not require the same to be discharged or removed prior to the date on which the Purchaser shall pay in cash or secure by mortgage as hereinafter mentioned the balance of the purchase money. The land sold will be released from the mortgages to the said company without expense to the Purchaser upon the balance of his purchase money being paid or secured by mortgage as aforesaid and no objection or requisition whatever shall be taken or made by the purchaser in regard to the said mortgage or mortgages to the said Company before such date.

11 :-The Purchaser shall not be entitled to call upon the Vendors to assist in or contribute towards the cost of making or repairing any fence whether dividing or otherwise but as between Vendors and the Purchaser the whole cost of such fencing shall be borne by the Purchaser any Act of Parliament to the contrary notwithstanding, Provided however that the benefits of this condition shall not ensure to any Purchaser of adjoining land from the Vendors.

12. - If the Purchaser shall fail to comply with these conditions; or any of them all moneys bills and promissory notes which he or she shall have paid to the Vendors or their Agent on account of the purchase shall be absolutely forfeited to the Vendors and the Vendors or their Agent shall be at liberty to sue the Purchaser making such default for breach of covenant or at their option to resell the property in any manner and upon such terms and conditions as they may think proper and all loss and expense consequent upon such resale and all damage which the Vendors may sustain thereby shall be recoverable by them from the Purchaser as and for liquidated damages and it shall not be necessary to give such Purchaser any notice of such resale.



## “KANGAROO VALLEY”

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13 - The Vendor shall be at liberty at any time during the currency of this, contract or so long as any money shall be or remain payable by the Purchaser under the terms hereof by notice in writing addressed to the Purchaser at his last known place of residence to call upon the Purchaser to accept a Conveyance or Transfer of the land purchased by him and to execute a mortgage therefor to be prepared by the Vendors' Solicitors at the expense of the Purchaser in favour of the Vendors or his or their nominees or nominee at the sole and absolute discretion of the Vendors to secure the balance owing by the Purchaser in terms of this contract and also all other moneys costs charges and expenses which may be payable by the Purchaser to the Vendors and also payment of interest on the total amount thereof at the rate and times and in the manner herein before mentioned the said mortgage to contain such clauses conditions and covenants as the Vendors' Solicitors may think necessary.

14. - If the Vendors shall be unable or unwilling to remove any objection or answer any requisitions or comply with any claim or demand which the Purchaser shall make

the Vendors shall (notwithstanding any intermediate negotiations in respect thereof or any attempt to remove satisfy or comply therewith) be at liberty by notice in writing to the Purchaser or his or her Solicitor to rescind the contract and upon returning to the Purchaser all moneys and promissory notes paid or given by him or her shall not be liable for damages interest costs charges or expenses, whatsoever incurred by the Purchaser in or about the contract.

15. - The Purchaser shall so long as any part of the purchase money shall remain unpaid keep all the buildings upon the land purchased insured in the name of the Vendor or his nominee against loss or damage by fire in the full insurable value thereof and will on demand deliver to the Vendor or his nominee all Policies of Insurance and the receipt for the last premium and also shall keep all fences now erected on the land in good repair and shall not during such time allow any noxious weeds to grow on the land purchased and shall take all reasonable and proper steps to keep down all such noxious weeds and rabbits. Time shall be of the essence of this Contract.

## Memoranda of Sale

ARRANGED BY GORDON & GOTCH, SYDNEY.

WILLIAM BROOKS & CO., LTD., PRINTERS SYDNEY