

(No. 48.)



1871.

T A S M A N I A.

H O U S E O F A S S E M B L Y.

W A S T E L A N D S O F T H E C O L O N Y.

R E P O R T B Y M R . R O B E R T C R A W F O R D.

Laid upon the Table by the Minister of Lands and Works, and ordered by the House
to be printed, November 15, 1871.



Hobart Town, 1st March, 1871.

SIR,

I HAVE the honor to submit herewith detailed returns of my classification and valuation of the Crown Lands in part of the County of Devon, and a portion of the County of Buckingham.

This inspection commenced on the west bank of the Tamar River, thence along the coast line to Port Sorell and the River Mersey, and inland, in many directions, to the Western Mountains, comprising an area of crown land of 104,382 acres in the aggregate, and classed as 3762 acres of second quality, 67,151 acres of third, and 32,969 acres which have been surveyed in lots from 50 to 1000 acres for occupation, but worthless for pastoral purposes: details given of each lot in the body of the report, but no value placed, being chiefly heavily timbered tier land and of value only for the timber.

This large extent of country is of a very low character for pastoral purposes. The estimated carrying capacity I put at 11,310 sheep and 1100 head of cattle; but a considerable proportion is capable of improvement by draining, ringing, and burning off, by which the carrying capacity would be materially augmented.

Of agricultural lands, in this section of the country, there is no considerable area at any one point capable of settlement, the best portions having been long alienated. Small areas are scattered throughout, chiefly in the heavily timbered tier lands. One large agricultural area is laid down on the map (between Dry's New Country and the Black Sugar Loaf, having shipping-place at Gravelly Beach on the Tamar River, from whence to Green's Creek through this area a road has been cleared and grubbed at a heavy cost, the greater part of which is overgrown with scrub again). This cannot be classed as second-rate agricultural land; the good is very patchy, and by far the greater portion is inferior clayey loam, and in most parts very stony. It is very heavily timbered, and a large trade in split and sawn stuff has been carried on formerly. At present there are only three families in the locality, and the small plots they have cleared do not bear average crops. The best portion is on the Black Sugar Loaf Creek and vicinity. A few hundred acres might be taken up in this quarter, but as a whole it cannot be denominated an agricultural area of extent or promise.

The cross and bye roads throughout the Districts are in a very unsatisfactory state; one reason of this, in my opinion, being that too many roads are put in progress, in particular localities, without the proper initiation being taken in the first instance.

The country gone over and inspected in the County of Buckingham does not call for special remark here, all information being supplied in the detailed returns; and the capabilities of the country generally were noted in my report upon Mr. Surveyor Smith's District already printed.

I have the honor to be,
Sir,

Your most obedient Servant,

ROBERT CRAWFORD,
Commissioner Inspecting Crown Lands.

The Hon. the Minister of Lands and Works, Hobart Town.

SUMMARY of Pastoral Crown Lands, Part of the County of DEVON, as classed and valued, ending February, 1871.

NUMBER OF LOTS.	CLASS AND AREA.			CARRYING CAPACITY.		ANNUAL VALUE..		
	<i>First.</i>	<i>Second.</i>	<i>Third.</i>	<i>Sheep.</i>	<i>Cattle.</i>	£	s.	d.
	Acres.	Acres.	Acres.					
101. 105. 723, &c.....	2000	300	..	7	10	0
69	500	100	..	2	10	0
202A	360	100	..	2	10	0
2796 to 2801 inclusive	693½	150	..	3	15	0
162	1000	200	..	5	0	0
156	971	150	..	3	15	0
156A	1029	150	..	3	15	0
79	400	100	..	2	10	0
215 and unnumbered lot	1000	100	..	2	10	0
335	500	100	..	2	10	0
158	500	..	..	2	10	0
151. 164. 320.....	2700	250	..	4	3	4
160	860	..	250	..	9	7	6
143	370	100	..	2	10	0
223	400	50	..	1	5	0
317. 322	1620	200	..	5	0	0
207	1500	200	..	5	0	0
81	300	50	..	0	16	8
4370. 168	750	..	50	5	0	0
2314, 2315	951½	..	50	5	0	0
2344 to 2347 inclusive	2071	..	100	10	0	0
4335. 4337, 4338, 4339, 4340, 4341	3102	500	50	13	6	8
710. 720	1000	..	50	5	0	0
316, &c.	1140	..	50	5	0	0
255	500	..	25	2	10	0
714. 717	1000	..	50	5	0	0
705	500	..	20	2	0	0
760	1300	150	..	1	15	0
18	500	50	..	1	5	0
719, 720	4000	800	30	23	0	0
743 to 749 inclusive, 727 and unnumbered lot adjoining, 3322 and Town of York.....	7600	1000	50	32	10	0
737	370	..	15	2	5	0
753. 594, 595. 597.....	2000	300	50	12	10	0
736	560	..	20	3	0	0
745. 759	1000	..	50	5	0	0
592	500	..	50	1	5	0
255. 733, 734, and Town of Ilfracombe	5300	800	50	25	0	0
195 and Town of Sidmouth	2000	400	50	15	0	0
712. 729	1390	200	30	8	0	0
735	560	..	30	3	0	0
206. 274. 433A. 739. 751	2470	500	50	15	0	0
291. 596. 313.....	1400	200	20	7	0	0
Town of Exeter	1500	..	500	..	12	10	0
419. 218. 363	1500	200	30	8	0	0
728	500	..	200	..	5	0	0
520	500	100	20	4	10	0
271. 657. 750. 758. 523.....	2340	400	50	17	10	0
635A	500	100	..	2	10	0
4362	340	60	..	1	10	0
663	240	50	..	1	5	0
742	600	150	..	3	15	0
754	500	100	..	2	10	0
730	700	..	50	5	0	0
636 and adjoining lots.....	1143	400	..	10	0	0
3970	400	100	..	2	1	8

NUMBER OF LOTS.	CLASS AND AREA.			CARRYING CAPACITY.		ANNUAL VALUE.
	<i>First.</i>	<i>Second.</i>	<i>Third.</i>	<i>Sheep.</i>	<i>Cattle.</i>	
	<i>Acres.</i>	<i>Acres.</i>	<i>Acres.</i>			<i>£ s. d.</i>
757	1000	300	..	7 10 0
61	400	100	..	2 10 0
62	680	200	..	5 0 0
664	500	100	..	2 10 0
4360, 4349, 1345, and lot adjoining 4360...	..	902	..	300	..	11 5 0
4342, 4343	2000	500	..	12 10 0
..	..	3762	67,151	11,310	1100	£392 9 10
Lots inspected which have been surveyed, (ranging from 50 to 1000 acres each) for sale and lease, but of no pastoral value. Chiefly heavily timbered tier land, having small plots of scrub land on which sawyers and splitters locate; details of each lot in body of Report.....	32,969			
..	100,120			

ROBERT CRAWFORD, *Commissioner Inspecting Crown Lands.*

REPORT ON No. 9 PLAN.
Part of the County of DEVON.

No. of Lot.	Area.	Class.	Description.	Carrying Capacity.		Annual and Sale Value.		Lessee.	Remarks.
				Sheep.	Cattle.	£ s.			
{ 4342 4343	1000 1000	3rd	P.	500	..	12 10 per annum 0 5 per acre		W. Wallis Vacant	Principally forest land, with small areas of wet marsh land interspersed throughout. North end of Lot 4343 very stony in part, of value for the timber. Small areas could be cultivated, and the greater portion much improved by ringing, burning off, and a small outlay in draining.
{ 4349 4360 1345	752 100 50	2nd	P.	300	..	11 5 per annum 0 10 per acre		J. Thompson Vacant Ditto	And unsurveyed lot adjoining 4360. 902 acres medium second class, stony forest land fairly grassed and sound. Carrying capacity would be much increased by ringing and burning off.
817	50	3rd	A.	..	..	0 5 per acre		Vacant	Inferior marsh land, coarse herbage. Surrounded by purchased land, and therefore of little value but to the adjoining proprietors.
664	500	3rd	P.	100	..	2 10 per annum		Vacant	Stony forest land, in parts very scrubby. Capable of improvement by ringing and burning off. Unsurveyed land between this lot and Quilter's 10-acre lot. Hilly forest land and stony, but well grassed, with patches of dogwood scrub here and there.
62	680	3rd	P.	200	..	5 0 per annum 0 5 per acre		W. Hodgetts	Rough forest land; part very scrubby and stony. Chief value the timber.
61	400	3rd	P.	100	..	2 10 per annum 0 5 per acre		Vacant	Scrubby, stony, forest land; chief value the timber. In part capable of improvement by ringing and burning off.
757	1000	3rd	P.	300	..	7 10 per annum 0 5 per acre		R. W. Fryett	Stony forest land generally, heavily timbered, but fairly grassed. In part capable of improvement by ringing and burning off.
3970	400	3rd	P.	100	..	2 1 8d. per annum 0 5 per acre		Vacant	Forest land, very rocky, fairly grassed. Chief value the timber.
{ 636 ..	500 643	3rd	P.	400	..	10 0 per annum 0 5 per acre		Vacant Ditto	And adjoining lots of 239 and 404 acres. 1143 acres forest land interspersed with wet marshy bottoms; coarse herbage throughout. Capable of improvement by ringing and draining.
730	700	3rd	P.	..	50	5 0 per annum 0 5 per acre		W. Yeates	Wet heathy flats principally; coarse herbage. Capable of improvement by clearing and burning off. Unsurveyed country from east side of Lot 730, towards lots of Duffy's, Shaw, and Patterson's. Very inferior; greater part hilly, stony, and heavily timbered, interspersed with tea-tree bottoms. Soil bad throughout, except a few small patches of scrub here and there.
754	500	3rd	P.	100	..	2 10 per annum 0 5 per acre		J. Goodson	Hilly forest land chiefly, in parts scrubby and stony. Chief value the timber. Capable of improvement by ringing and burning off.
742	600	3rd	P.	150	..	3 15 per annum 0 5 per acre		J. Crookes	Rocky forest land, scrubby in parts; fairly grassed and capable of improvement by ringing and burning off.
663	240	3rd	P.	50	..	1 5 per annum 0 5 per acre		J. Crookes	Inferior forest land, stony, coarse herbage.
4362	340	3rd	P.	60	..	1 10 per annum 0 5 per acre		Vacant	Rocky forest land, in parts very scrubby. Timber of value, and capable of improvement by ringing and burning off.
635A	500	3rd	P.	100	..	2 10 per annum 0 5 per acre		Vacant	Rough forest land, heavily timbered and scrubby.
{ 271 657 758 523 750	2340	3rd	A. & P.	400	50	17 10 per annum 0 5 per acre		D. Powell	Scrubby forest land principally, interspersed with wet tea-tree bottoms; coarse herbage; soil generally sandy loam and gravel, with small areas of scrub here and there fit for cultivation. In parts capable of improvement by draining, ringing, and burning off.

REPORT ON No. 10 PLAN.
Part of the County of DEVON.

No. of Lot.	Area.	Class.	Description.	Carrying Capacity.		Annual and Sale Value.	Lessee.	Remarks.
				Sheep.	Cattle.			
520	500	3rd	P.	100	20	£ s. 4 10 per annum 0 5 per acre	F. Wootton	Inferior forest land; coarse herbage and ferny scrubs; poor sand and gravel soil throughout. Capable of improvement by ringing and burning off.
728	500	3rd	P.	200	..	5 0 per annum 0 5 per acre	G. Kenisson	A good third class lot. Greater portion (on the N.E.) stony upland, good soil and well grassed; part (on the S.W.) ferny and scrubby. The whole capable of improvement by ringing and burning off.
{ 419 218 363	400 350 450	3rd	P.	200	30	8 0 per annum 0 5 per acre	Campbell & Stewart J. Bartram Alfd. Stonehouse	1200 acres. Chiefly forest land, interspersed with wet tea-tree flats; coarse herbage and inferior soil throughout. Parts capable of improvement by draining, ringing, and burning off.
..	1500	2nd	P.	500	..	12 10 per annum 0 5 per acre	Vacant	Town of Exeter. The larger portion (S.W.) stony and scrubby upland, but good soil, and where open, well grassed. Capable of much improvement by ringing, scrubbing, and burning off. Eastern point, next the river, inferior sandy gravelly soil and coarse herbage, and on the whole Town but few patches capable of cultivation. Never likely to be taken up for settlement as a Town. Unsurveyed lot adjoining the Town very rocky and of little value but for the timber.
397	..	3rd	A.	..	..	0 5 per acre	Vacant	Heavily timbered forest land much broken; inferior soil. Chief value the timber.
434	400	3rd	A.	..	..	0 5 per acre	G. Moore	Scrubby forest land much broken. Good timber. Patches of agricultural land interspersed.
{ 291 596 313	900 500	3rd	P.	200	20	7 0 per annum	T. Stonehouse Vacant	1400 acres. A considerable proportion low-lying flats, very wet. Scrubby upland; soil generally inferior. Small areas could be selected for cultivation. As a block capable of much improvement by draining, ringing, and burning off.
{ 751 433A 739 206 274	2470	3rd	P.	500	50	15 0 per annum 0 5 per acre	Brown Brothers	A large proportion of coarse bottom land, very wet, inferior soil, interspersed with tea-tree scrub, and in parts ferny; upland stony and heavily timbered. Capable of improvement chiefly by drainage.
735	560	3rd	P.	..	30	3 0 per annum 0 5 per acre	J. A. Moore	Upland heavily timbered and inferior soil, with cold wet bottom land interspersed. Capable of improvement by draining, ringing, and burning off.
741	780	3rd	A.	..	..	0 5 per acre	Ditcham & Button	Heavily timbered forest land, chief value the timber. Small patches could be selected by splitters and sawyers for cultivation.
{ 712 729	1390	3rd	P.	200	30	8 0 per annum 0 5 per acre	F. Y. Wilmore	A considerable proportion of bottom land generally good soil, but very wet; upland scrubby and timbered. The whole capable of much improvement by draining, ringing, and burning off.
195	2000	3rd	P.	400	50	15 0 per annum	Vacant	And Town of Sidmouth. A good third class block. Part of the Town of Sidmouth is sound grazing land, well grassed, and good soil, but very stony and much broken. The remainder of the block chiefly low-lying wet bottom, and in parts scrubby. The whole capable of much improvement by draining, ringing, and burning off.
731	500	3rd	P.	..	..	0 5 per acre	M. Gallagher	Forest land; chief value the timber.

REPORT ON No. 10 PLAN.

Part of the County of DEVON.

No. of Lot.	Area.	Class.	Description.	Carrying Capacity.		Annual and Sale Value.		Lessee.	Remarks.
				Sheep.	Cattle.	£	s.		
734	1700	3rd	P.	800	50	25	0	H. Owens	Town of Ilfracombe and unsurveyed land between the Town and Lot 733. 5300 acres. The greater portion hilly broken country, in parts heavily timbered. Considerable areas of heath, fern, and grass-tree, interspersed with wet bottom land. Coarse herbage throughout; generally poor soil. Sand shale and quartz grit predominating. Small areas of the bottom land capable of improvement by draining, scrubbing, and burning off. The Town of Ilfracombe not likely to be taken up as a Settlement. Very inferior.
733	3100	..	..	..	..	0	5	A. Evans	
734	1700	..	..	..	..	..	..	Vacant	
592	500	3rd	P.	..	50	1	5	A. Evans	Rough hilly forest land. Chief value the timber, for which the rental should be much higher than can be valued on the carrying capacity.
759	1000	3rd	P.	..	50	5	0	J. Goodson	Chiefly scrubby forest land; in part very rocky, interspersed with wet tea-tree bottoms; coarse herbage throughout, with inferior soil, except in small patches here and there.
745	1000	3rd	P.	..	50	5	0	J. Goodson	
753	2000	3rd	P.	300	50	12	10	S. Kenison	A large proportion heavily timbered and scrubby forest land interspersed with low-lying flats. Coarse herbage; generally inferior soil. Small areas for cultivation here and there. A considerable area of the block capable of improvement by draining, ringing, and burning off.
597	2000	3rd	P.	300	50	12	10	S. Kenison	
595	2000	3rd	P.	300	50	12	10	S. Kenison	
594	2000	3rd	P.	300	50	12	10	S. Kenison	
736	560	3rd	P. & A.	..	20	3	0	R. Beaton	Scrubby forest land chiefly; coarse herbage. Small areas of tea-tree scrub could be taken up for cultivation.
737	370	3rd	P.	..	15	2	5	Campbell & M'Kenzie	Timbered and scrubby forest land chiefly; part tea-tree scrub. Capable of improvement by draining, scrubbing, and burning off.
713	500	3rd	A.	..	..	0	5	Vacant	Heavily timbered forest land; inferior soil; chief value the timber. Small area for cultivation as sawyers' and splitters' homesteads.
743	4100	3rd	P.	1000	50	32	10	A. Evans	743, 744, 746, 747, 749, 727, unnumbered lot adjoining 3322 and Town of York. 7600 acres in all. Should be combined for profitable occupation, although the character of country varies much. A considerable proportion steep broken hills, in parts very scrubby; grass-tree, heath with scant herbage on the summits; lowland wet and generally inferior soil; sand, shale, and quartz grit principally, with small patches suitable for cultivation interspersed. Some portions capable of improvement by draining, ringing, and burning off. The Town of York is not likely to be taken up for settlement.
746	..	..	..	..	..	0	5		
747	..	..	..	..	..	..	..	Vacant	
727	2000	3rd	P.	..	..	..	..	Vacant	
3322	1500	3rd	P.	..	..	..	..	Vacant	
66	500	3rd	..	..	..	5	0	Vacant	This lot and a large extent of surrounding country of no pastoral or agricultural value. Of value for the timber, of which there is a large supply of good quality.
720	4000	3rd	P.	800	30	23	0	Vacant	The greater portion open table land, interspersed with marsh and lagoon. Heath and grass-tree, coarse herbage throughout; upland scrubby, but good shelter; poor sandy soil throughout; in parts capable of improvement by draining.
719	4000	3rd	P.	800	30	23	0	Vacant	
18	500	3rd	P.	50	..	1	5	Vacant	Part scrubby forest land, with open flats of heath and fern, poor soil throughout. A small portion of the south-west corner of better quality and capable of improvement by draining, scrubbing, and burning off.
..	200	3rd	P.	30	..	0	15	Vacant	Reserve North East Bay. Forest land of little pastoral or agricultural value. Sandy soil covered with fern and heath; scant herbage.

REPORT ON No. 10 PLAN.

Part of the County of DEVON.

No. of Lot.	Area.	Class.	Description.	Carrying Capacity.		Annual and Sale Value.	Lessee.	Remarks.	Date.	No. of A. No. 1.
				Sheep.	Cattle.					
{ 3663 3665	Acres. 200	3rd	A.	..	..	£ s. 0 5 per acre	Vacant	Inferior forest land, in parts scrubby and stony throughout. Surrounded by purchased land.		
{ 3800 3801 3802 3803	1907	3rd	A.	..	..	0 5 per acre	Vacant	Tier land much broken, heavily timbered, and scrubby; of no value for pastoral or agricultural purposes. Of value for the timber and small patches for sawyers' and splitters' homesteads can be had here and there.		
760	1300	3rd	P.	150	..	1 15 per annum 0 5 per acre	Vacant	Greater portion scrubby and heavily timbered forest land with wet tea-tree marshes. Inferior soil and coarse herbage throughout.		
705	500	3rd	P.	..	20	2 0 per annum 0 5 per acre	Vacant	Inferior forest land and wet tea-tree marshes; poor soil throughout.		
{ 2376 2377	2535	3rd	A.	..	..	0 5 per acre	Vacant	Tier land heavily timbered and scrubby. Chief value the timber.		
{ 714 717	1000	3rd	P.	..	50	5 0 per annum 0 5 per acre	Vacant	Inferior forest land, interspersed with very wet low-lying tea-tree marshes; poor soil throughout.		
255	500	3rd	P.	..	25	2 10 per annum 0 5 per acre	Vacant	Inferior forest land; chief value the timber.		
{ 316 —	640 about 500	3 d ..	P. ..	..	50 ..	5 0 per annum 0 5 per acre	Vacant ditto	Lot 316 and unsurveyed land towards Houghton's. A considerable proportion coarse marsh land, tea-tree scrub, coarse herbage. Upland stony and heavily timbered. Part of marsh land good soil and capable of improvement by drainage.		
{ 710 720	1000	3rd	P.	..	50	5 0 per annum 0 5 per acre	Vacant	Principally rocky tier land, inferior soil throughout. Chief value the timber.		
{ 4335 4337 4338 4339 4340 4341	3102	3rd	P.	500	50	13 6 8 per annum 0 5 per acre	Vacant	Chiefly rocky tier land, much broken, but fairly grassed and interspersed with small areas of bottom land having good soil. In part capable of improvement by draining, ringing and burning off.		
{ 2346 2347 2344 2345	1031 1040	3rd ..	P. P.	..	100 ..	10 0 per annum 0 5 per acre	Vacant ditto	Inferior forest country, interspersed with low marsh land; poor soil generally with coarse herbage. In parts capable of improvement by draining, ringing and burning off, the scrub in the tea-tree bottoms.		
{ 2314 2315	951½	3rd	P.	..	50	5 0 per annum 0 5 per acre	Vacant	Chiefly inferior forest land, with boggy marshes interspersed, and much very scrubby; poor soil throughout. Capable of improvement by draining, ringing and burning off.		
—	1070	3rd	P. & A.	..	..	0 5 per acre	Vacant	Lots 1765, and lots north and east to Lot 2355. Nineteen lots averaging about 80 acres each; all inferior. Generally scrubby forest land and wet marsh; poor clay soil on the marshes and sandy upland; coarse herbage. Capable of improvement, for pastoral occupation, by draining, ringing and burning off.		
{ 1770 1771	160	2nd	A.	..	..	0 10 per acre	Vacant	Two lots, about 80 acres each. In part heavily timbered and scrubby. A fair proportion of good rich soil, and on the whole, good second class. Well watered.		

REPORT ON No. 10 PLAN.
Part of the County of DEVON.

No. of Lot.	Area.	Class.	Description.	Carrying Capacity.		Annual and Sale Value.		Lessee.	Remarks.
				Sheep.	Cattle.	£	s.		
{ 1301 } 1302 1962	360 70	2nd ..	A. ..	.. ..	.. ..	0 10 ..	per acre	Vacant ditto	Three lots of fair second class agricultural land. Heavily timbered and scrubby; in part very stony. A fair proportion of good soil. Well situated, near to the main road.
{ 1697 } 1707 1737 &c.	2800	3rd	P. & A.	..	..	0 5	per acre.	Vacant	39 lots, ranging from 50 to 100 acres each. Adjoining and contiguous to the Main Road from Deloraine to the Mersey River. The whole country very inferior; in parts heavily timbered and scrubby. Soil throughout bad and not worth settlement as surveyed. Drainage, scrubbing and burning off would improve for pastoral occupation, but unlikely to be taken up at the present time.
{ 4370 } 168	750	3rd	P.	..	50	5 0 0 5	per annum per acre	Vacant	Chiefly rocky upland, well grassed and capable of improvement by ringing and burning off.
—	80	2nd	P.	20	..	0 10 0 10	per annum per acre	W. D. Grubb	Unnumbered lot, River Rubicon. Quiet enjoyment lot. A small proportion capable of cultivation. Timbered forest land in part very stony. Capable of improvement by ringing and burning off.
—	99 83a 3r	3rd ..	P. ..	50 ..	.. ..	1 5 0 5	per annum per acre	Vacant ditto	Unnumbered lots adjoining Town of Elizabeth. Forest land, generally very stony good soil and fairly grassed. A small proportion capable of cultivation.
—	..	2nd	A. & P.	..	..	0 10	per acre	Vacant	Town of Elizabeth. The greater portion hilly and rocky; good soil and fairly grassed. A considerable area on the eastern side heavily timbered rich agricultural land; timber of value from its situation and the block could be advantageously surveyed into small lots for settlement.
88	300	3rd	A.	..	..	0 10	per acre	William Bonnily	Quiet enjoyment lot. Heavily timbered forest land, greater portion very stony and in parts scrubby. Small areas suitable for cultivation. Chief value of the lot the timber.
756	1130	3rd	A.	..	..	10 0 0 5	per annum per acre	Vacant	Heavily timbered tier and forest land in parts very scrubby; chief value the timber and as such valued.
Part 89A	150	3rd	A.	..	..	0 5	per acre	Vacant	Low-lying forest land in parts scrubby and generally lightly timbered. Medium soil clay and sandy loam. Capable of improvement by drainage, ringing burning off and laying down in grasses.
81	300	3rd	P.	50	..	0 16 8 0 5	per annum per acre	Vacant	Hilly forest land; very poor soil and scrubby. Chief value the timber.
207	1500	3rd	P.	200	..	5 0 0 5	per annum per acre	John Field	Chiefly scrubby forest land; in part heavily timbered; coarse herbage throughout; hop scrub and prickly wattle; very inferior soil.
{ 317 } 322	1620	3rd	P.	200	..	5 0 0 5	per annum per acre	ditto	Inferior forest land; very poor soil throughout. Chief value the timber.
223	400	3rd	P. & A.	50	..	1 5 0 5	per annum per acre	Jas. Scott	Hilly and very scrubby; a small proportion of good scrub land capable of cultivation. About 100 acres cleared and part cultivated.
—	253 73 118½ 89½ 97	3rd	A.	..	..	0 5	per acre	Vacant	Unnumbered lots, vicinity of Quamby's Brook. Inferior forest land; in part heavily timbered and hilly; poor soil throughout.
{ 2177 } 2178	960½	3rd	P.	..	..	0 5	per acre	Vacant	Inferior forest land; much broken and rocky. Chief value the timber.

REPORT ON No. 10 PLAN.

Part of the County of DEVON.

No. of Lot.	Area.	Class.	Description.	Carrying Capacity.		Annual and Sale Value.	Lessee.	Remarks.
				Sheep.	Cattle.			
..	Acres. 109½ 110½ 115½ 114 120½	3rd	P.	..	..	£ s. 0 5 per acre	Vacant	Unnumbered lots, vicinity of Quamby's Bluff. Inferior forest land; poor soil throughout.
..						
..						
..						
143	370	3rd	P.	100	..	2 10 per annum 0 5 per acre	John Hall	Quiet enjoyment lot. Inferior forest land, in parts scrubby. Poor soil throughout.
160	860	2nd	P.	250	..	9l. 7s. 6d. per annum 0 10 per acre	William Archer	About 300 acres good forest land fairly grassed, with from 60 to 70 acres of rich marsh land. Remainder of upland poor soil, hilly and stony; scant herbage. The better portion capable of improvement by draining, ringing and burning off. This portion sold separately, value 20s. per acre.
{ 151 164 320	2700	3rd	P.	250	..	4l. 3s. 4d. per annum 2s. 6d. per acre	W. Archer	The greater portion very inferior scrubby forest land; scant herbage; hilly and stony; poor soil throughout, except a few coarse wet marshy bottoms near the river banks. On the tier land small areas of agricultural scrub land.
188	1000	3rd	P.	150	..	3 15 per annum 2s. 6d. per acre	R. W. J. Fryett	Chiefly rocky forest land, in parts very scrubby; inferior soil and scant herbage throughout.
{ 214 303 308 277 307	3840	3rd	P.	..	..	..	Vacant	Rugged tier land of no pastoral value. Entirely a timber area; but a few patches of agricultural scrub land interspersed.
{ 2172 304	3000	3rd	P.	..	..	..	Vacant	Intervening land unlocated. Rugged tier land; chief value the timber; small areas of scrub interspersed.
{ 330 333	2000	3rd	..	..	..	..	Vacant	Heavily timbered tier land, with small areas of agricultural scrub interspersed.
{ 336 4553 4554	2175	3rd	..	..	..	..	Vacant	Tier land very rocky; of no value but for the timber. A saw-mill at work adjoining Lot 336.
335	500	3rd	P. & A.	100	..	2 10 per annum 0 5 per acre	D. Tubb	Chiefly forest land, heavily timbered. A small area of good bottom land in cultivation.
158	500	3rd	P.	..	..	2 10 per annum 0 5 per acre	..	Timbered forest land; chief value the timber.
79	400	3rd	P.	100	..	2 10 per annum 0 5 per acre	Jas. Green	Quiet enjoyment lot. Chiefly forest land, heavily timbered and hilly; in parts fairly grassed and capable of improvement by ringing and burning off.
215	1000	3rd	..	100	..	2 10 per annum	Jas. Green	Unnumbered lot on the north. Heavily timbered and scrubby tier land principally. Chief value the timber.
156	971	3rd	P.	150	..	3 15 per annum	W. Archer	Rocky tier land, much broken and very scrubby.
156A	1029	3rd	..	150	..	3 15 per annum	Edward Archer	Rocky tier land, much broken and very scrubby in parts; coarse herbage throughout.
162	1000	3rd	P.	200	..	5 0 per annum 2s. 6d. per acre	William Archer	With the exception of a small area of marsh land on the north-western boundary, the lot is inferior forest land with poor soil; very scrubby generally; in parts heavily timbered with belts, of small extent, of dog-wood scrub, medium quality of soil for agriculture.
278	5000	3rd	..	..	..	..	Vacant	Heavily timbered tier land of no pastoral value.
{ 2796 2797 2798 2789 2800 2801	698½	3rd	P. & A.	150	..	3 15 per annum 0 5 per acre	Vacant	These lots not likely to be taken up as surveyed. No outlet provided, although a reserved road might have been laid down through Lot 202A. With the exception of a narrow strip of marsh land and small patches of open grassy plots here and there, the lot is very stony and heavily timbered; rough herbage throughout.

REPORT ON No. 10 PLAN.
Part of the County of DEVON.

No. of Lot.	Area.	Class.	Description.	Carrying Capacity.		Annual and Sale Value.	Lessee.	Remarks.
				Sheep.	Cattle.			
{ 249 251	Acres. 1500	3rd	..	..	..	£ s. ..	Vacant	Rugged tier land of no pastoral value. Small areas of scrub land capable of being cultivated interspersed. The chief value of the lots the timber.
202A	360	3rd	P.	100	..	2 10 per annum 0 5 per acre	Thos. Ritchie, junior	Quiet enjoyment lot. Chiefly stony forest land, interspersed with small areas of marsh land and belts of thick scrub. Capable of cultivation on clearing and burning off.
69	500	3rd	P.	100	..	2 10 per annum 0 5 per acre	Vacant	With the exception of a coarse marsh (Den Plain, about 150 acres,) the lot is rough tier land and in part very scrubby; where open fairly grassed; coarse herbage.
{ 101 105 723	2000	3rd	P.	300	..	7 10 per annum 2s. 6d. per acre	Vacant	And intervening country. Part of this known as the Mersey Flats. Stony table forest land; coarse thin herbage and poor soil, other parts limestone ranges inferior soil scrubby and ferny; plots of grassy land interspersed.