

19TH JANUARY, 1911, AT SCOTT'S HOTEL, MELBOURNE

The Valuable and Extensive Pastoral Property,

# AVOCA STATION WENTWORTH, NEW SOUTH WALES

With Frontages to the MURRAY, DARLING and ANABRANCH Rivers.

GOLDSBROUGH, MORT & CO. LTD.

Have been instructed by

MESSRS. CUDMORE BROS.

(in consequence of Dissolution of Partnership)  
to offer for Sale by Auction

At SCOTT'S HOTEL, MELBOURNE,

On THURSDAY, 19TH JANUARY, 1911,  
at 3 o'clock in the afternoon.

## AVOCA STATION

Comprising 31,020 acres Freehold

428,307 „ under Western Land Leases

27,400 „ „ Crown Licenses

486,727 acres

Together with 60,000 sheep

220 cattle

120 horses

Machinery, Plant, Stores, Hay, etc.

The agents have pleasure in inviting special attention to **AVOCA**, which is one of the finest grazing properties in New South Wales.

With a frontage of 140 miles to the Murray, Darling, and Anabranh Rivers, it consists of abundantly watered, sound sheep country. The freehold land, comprising over 30,000 acres, is suitable for agriculture, and easily irrigated from these rivers. About 120 acres have been irrigated, and have yielded good crops of lucerne and wheaten hay.

The property embraces the Avoca, Milkingay and Popiltah runs, divided into 38 sheep and 16 horse paddocks, and in addition to the long river frontage, the water supply is increased by 22 tanks varying in capacity up to 10,000 yards, 24 wells and a series of dams along the Anabranh.

The country is chiefly gently undulating, carrying oak, sandalwood and pine, with large open plains heavily coated with sweet fattening grasses and edible bushes. The frontage is box country.

Milkingay, Nearie, Yeltow, Popiltah, Popio and Travellers Lakes are filled from the Anabranh River, and yield an

abundance of splendid water grass and clover, as the waters subside.

Improvements are of the highest class, in excellent repair, and include some hundreds of miles of substantial fencing, dividing the property into 54 paddocks.

The **AVOCA** Homestead—15 miles from Wentworth, and 24 miles from Mildura Railway Station, with both of which places the homestead is connected by telephone—is a commodious stone and wood residence, containing 14 living rooms, unusually complete with office, bachelors' quarters, servants' quarters, stables, coach and chaff houses, workshops, cattle sheds, horse, cattle and poultry yards, and other out-buildings, and fruit garden, with croquet lawn and tennis court on the river bank. Acetylene gas is laid on. Woolshed is fitted with 40 stand of Wolseley machines, and has all necessary quarters for manager and men. Woolstore capable of holding 500 bales is on the river bank. Stores and wool are carried by steamers, which pass the door, and afford quick and cheap transport.

Both at Milkingay and Popiltah there are very complete outstations connected with the homestead by telephone, and furnished with fine water supplies and every necessary equipment.

There are seven sets of drafting yards, and five boundary riders' huts on the property.

The Western land leases are tenable till 30th June, 1943—32½ years. The one-eighth resumption has already been made, and the tenure of the remaining 428,307 acres will be extended beyond 1943.

The Avoca sheep have a great reputation both for wool and carcase, and for many years the Avoca wool has commanded high rates in the Melbourne market.

The working plant—machinery, engines, pumps, agricultural implements, drays, carts, waggons, buggies, tools, etc.—is large and complete.

First-class fattening and wool-growing country, **AVOCA** is without doubt one of the **FINEST PASTORAL PROPERTIES** in the State, and is now offered only because of dissolution of partnership.

The property is in splendid condition, and is at present very lightly stocked.

Further Particulars, Plans and all Information as to Wool Averages, etc., may be had from

**GOLDSBROUGH, MORT & COMPANY LIMITED,**  
MELBOURNE, SYDNEY AND BRISBANE.