

# WEDNES., 29 OCTOBER

At 2.30 p.m.

At the Shire Hall, EPPING.

Important Subdivisional Sale of 1,932 ACRES of FREEHOLD LAND,

BEING PART OF THE

# ARGYLE ESTATE EPPING

LOTS 12 to 15.

In FARMS from 145 Acres to 318 Acres.

## KEAST, MORRIS & MILES

IN CONJUNCTION WITH

# J. K. JENNINGS & McINNES

Have received Instructions from THE TRUSTEES EXECUTORS & AGENCY COMPANY LTD., 412 Collins Street, (Administrators of the Estate of the late James Hoare), to SELL BY PUBLIC AUCTION as above

That **MAGNIFICENT PROPERTY** being part of the ARGYLE ESTATE, containing 1,060 Acres.

This Property lies in the centre of a rich dairying district, and within 14 miles of the G.P.O., and the Somerton and Epping railway stations are within 1½ miles. The Merri Creek runs along the frontage, ensuring permanent water, and the land is also watered by springs.

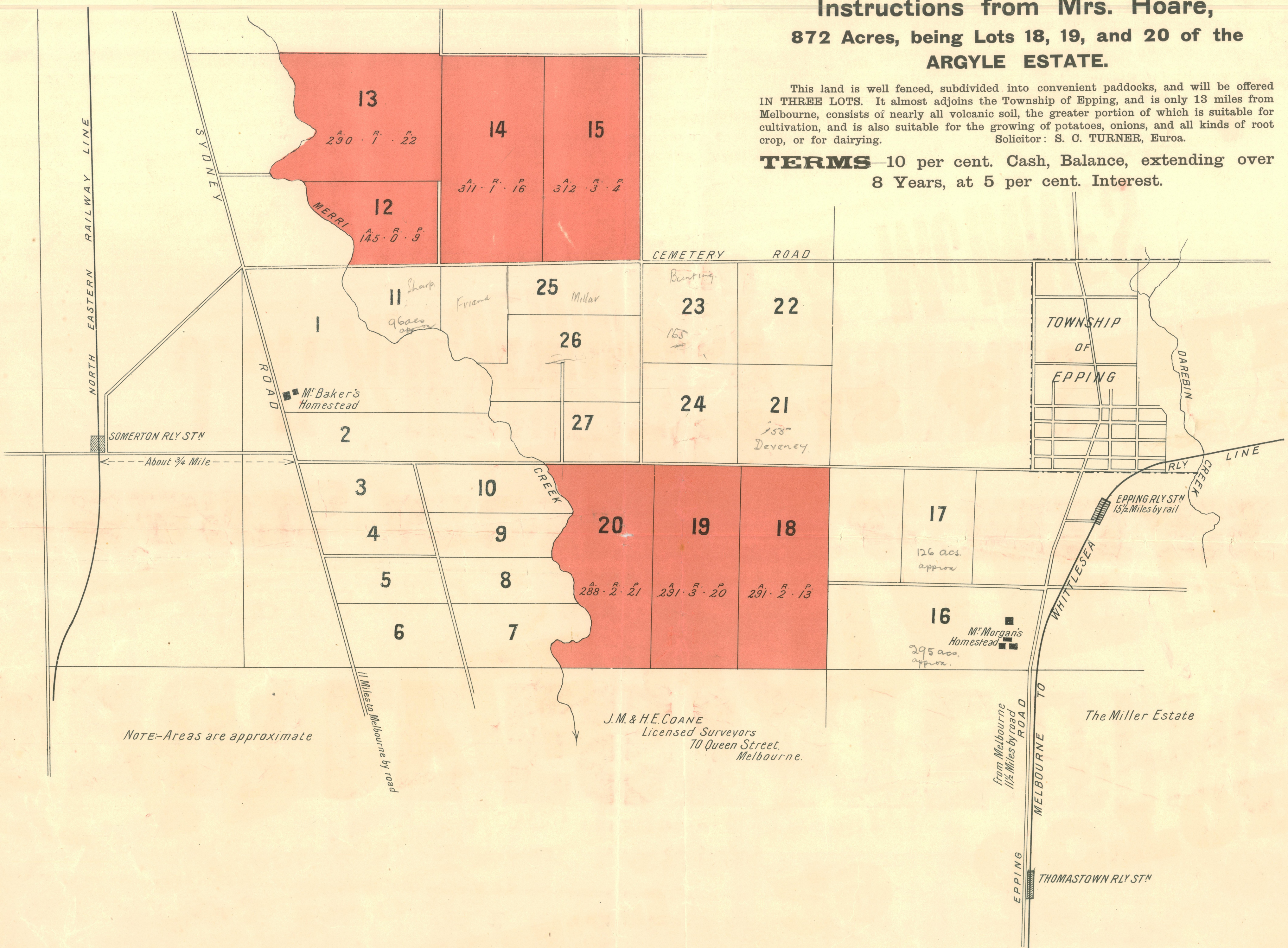
The land has been subdivided into convenient Farms from 145 Acres to 312 Acres, is all securely fenced with sheep proof fencing, a new Homestead has been erected and this subdivision will suit dairymen or graziers, who wish to secure good land within easy reach of the market. Milk is now carried by contract from all parts of the estate. There is abundant feed and water, and graziers are particularly invited to inspect the land, which is of heavy carrying capacity, having been utilized by the late Mr. Hoare, in conjunction with his northern properties.

**TERMS**—For Lots 12, 13, and 14, 10 per cent. Deposit, and for Lot 15 (House Block) 15 per cent. Deposit, and 10 per cent. each Year for 3 Years, and balance on 11th July, 1917, at 5 per cent. Interest. **TITLE CERTIFICATE.** Solicitor: Mr. S. C. TURNER, of EUROA.

Also at the same time and place under Instructions from Mrs. Hoare, 872 Acres, being Lots 18, 19, and 20 of the ARGYLE ESTATE.

This land is well fenced, subdivided into convenient paddocks, and will be offered IN THREE LOTS. It almost adjoins the Township of Epping, and is only 13 miles from Melbourne, consists of nearly all volcanic soil, the greater portion of which is suitable for cultivation, and is also suitable for the growing of potatoes, onions, and all kinds of root crop, or for dairying. Solicitor: S. C. TURNER, Euroa.

**TERMS**—10 per cent. Cash, Balance, extending over 8 Years, at 5 per cent. Interest.



Further particulars apply KEAST, MORRIS & MILES, Auctioneers, 608-610 Collins Street, Melbourne, Culcairn, N.S.W.; J. K. JENNINGS & McINNES, Auctioneers, 411 Bourke Street, Melbourne.