

**SOUTH AUSTRALIAN LAND STATISTICS, 1876 – Extract
from:**

SOUTH AUSTRALIA :

ITS HISTORY, RESOURCES, AND PRODUCTIONS.

EDITED BY

WILLIAM HARCUS, Esq., J.P.

ILLUSTRATED FROM PHOTOGRAPHS TAKEN IN THE COLONY.

WITH MAPS.

PUBLISHED BY AUTHORITY OF THE GOVERNMENT OF SOUTH AUSTRALIA, AND DEDICATED
(BY PERMISSION) TO HIS EXCELLENCY SIR ANTHONY MUSGRAVE, K.C.M.G., &c.,
GOVERNOR AND COMMANDER-IN-CHIEF OF THE COLONY.

L O N D O N :

SAMPSON LOW, MARSTON, SEARLE, & RIVINGTON,
CROWN BUILDINGS, 188 FLEET STREET.

1876.

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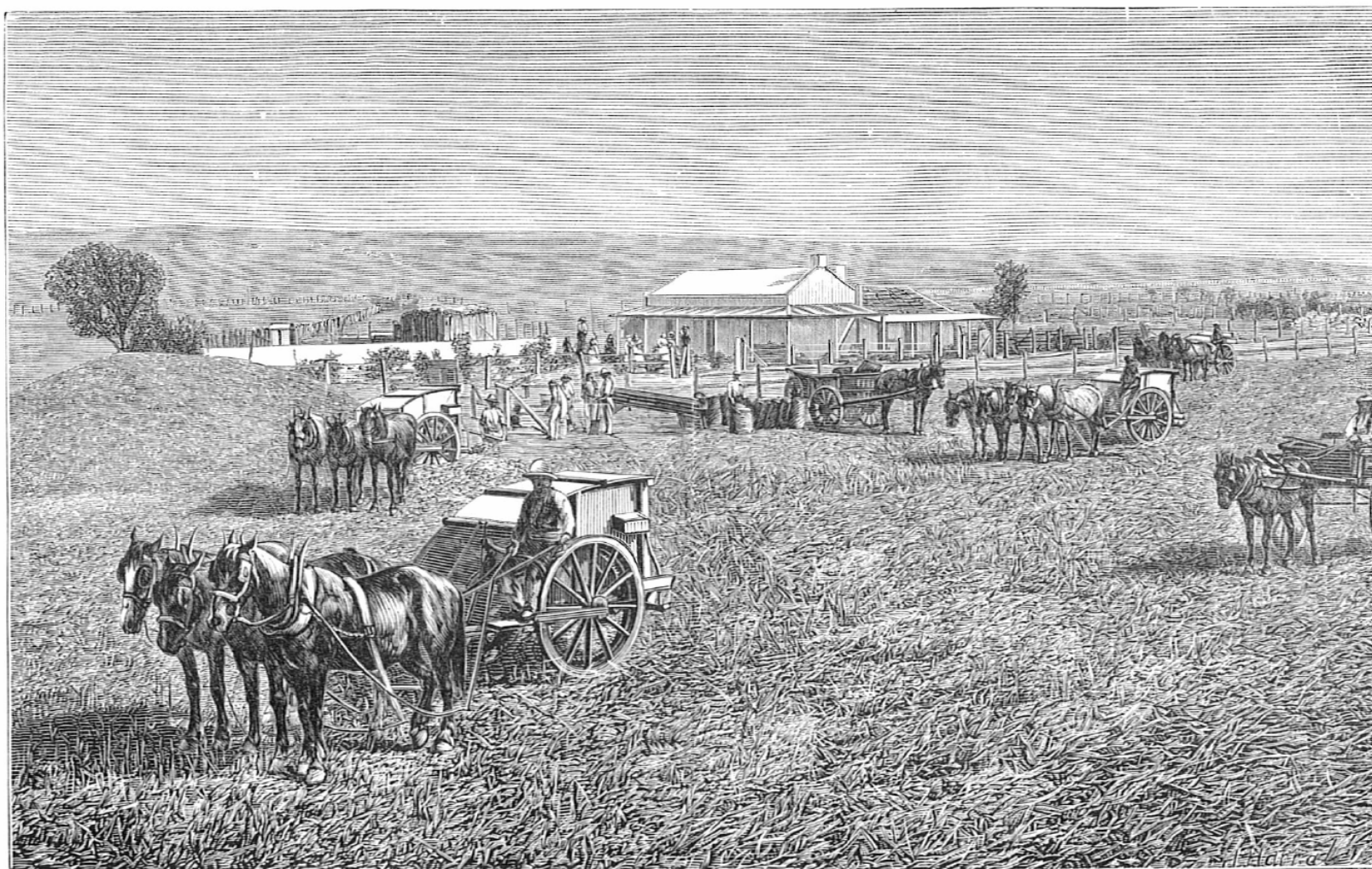
LAND AND ITS OCCUPATION.

Excluding that portion of the Province known as the Northern Territory, the total area of South Australia is about 383,328 square miles, or 245,329,920 acres. It may be roughly estimated that not more than 250,000 square miles are at present put to profitable use. Agricultural settlement has not extended 150 miles from the coast, and pastoral occupation may be said to have reached no farther than 500 miles, although squatters

have lately taken up large areas of land discovered by recent explorations (lying chiefly on the route of the overland telegraph), and which are considered capable of carrying stock. Twenty-six counties have been proclaimed up to date, embracing 40,967 square miles, or 26,218,880 acres. Of this large area, only 6,283,881 acres have been alienated from the Crown, amounting, nevertheless, to thirty acres for every man, woman, and child in the Colony, or one hundred and twenty acres for each male adult. About one in every five acres of the alienated land is under tillage; the remainder is used for pastoral purposes only. All land is surveyed by the Government prior to sale, and is divided into farms of extent varying from eighty to six hundred and forty acres, the necessary reserves being made for railways, public highways, watering of stock, &c. This land is thrown open for selection in large quantities, from 50,000 to 100,000 acres being put up at one time. At present there is as much as half a million of acres of land surveyed and open for immediate selection. The total area of land held for pastoral purposes beyond the boundaries of the counties mentioned is estimated to be 188,000 square miles.

The table on page 353 shows the names of counties, their area, the quantity of land sold, and the acreage surveyed and open for selection.

At the close of 1875, of the total area of land alienated from the Crown, namely 6,283,881 acres, 4,634,549 acres had been purchased in fee simple for cash, and 1,649,332 acres under the system of deferred payments. The demand for land during the past twelvemonths was very great, being more considerable than in any previous year, amounting to 686,050 acres, as compared with 424,130 acres in 1874. Of this quantity, 130,079 acres have been sold for cash, realizing £175,067; 555,971 acres were taken up by selectors who agreed to pay on the expiry of their term of credit £764,140, paying a deposit of £76,423, which is treated as interest during the term of agreement. With regard to the 130,079 acres of land sold for cash during the year, which, as has been stated, realized £175,067, it will be understood that 351 acres were



REAPING (*the End of the Field where the Machines are emptied*)—GAWLER PLAINS, SOUTH AUSTRALIA.

town lands, averaging £33 an acre, or £13 per acre more than the price realized for town lands in the previous year; that 6,701 acres were suburban lands which realized an average price of £2 17s. per acre, and the remainder was country land, the average price of which (where the land—namely, 28,337 acres—was sold outright at a fixed price) was £1 0s. 1½d., or

COUNTIES.	Area in Square Miles.	Area in Acres.	Purchased Land to 31st December 1875.	Extent of Land held by Freeholders.	Land open for Selection.
			Acres.		Acres.
Adelaide	1,161	743,040	594,369	313,010	1,220
Gawler	979	626,560	438,667	220,731	27,652
Light	848	542,720	518,183	372,598	198
Stanley	1,420	908,800	773,300	433,863	29,873
Victoria	1,527	977,280	603,793	178,464	5,128
Kimberley	1,440	921,600	39,793	1,737	9,414
Dalhousie	1,220	780,800	206,789	41,061	22,845
Fergusson	2,000	1,280,000	304,424	147,142	77,635
Daly	1,236	791,040	283,684	62,016	68,112
Frome	1,404	898,560	269,384	19,481	39,363
Hindmarsh	1,032	660,480	340,788	207,311	38,362
Sturt	1,343	859,520	337,443	212,209	87,653
Eyre	1,340	857,600	245,403	138,203	61,796
Burra	1,767	1,130,880	217,473	151,950	2,279
Young	2,015	1,289,600	690	320	—
Hamley	2,135	1,366,400	80	80	—
Alfred	1,855	1,187,200	—	—	—
Albert	2,136	1,367,040	1,765	1,735	—
Russell	1,542	986,880	157,498	86,097	16,693
Buckingham	1,612	1,031,680	34,616	2,198	829
Cardwell	1,856	1,187,840	1,234	794	—
MacDonnell	1,944	1,244,160	119,835	52,824	15,165
Robe	2,028	1,297,920	236,922	239,552	9,286
Grey	2,347	1,502,080	453,418	368,221	11,352
Flinders	1,100	704,000	100,979	67,663	44,873
Carnarvon	1,680	1,075,200	2,884	4,062	—
Total	40,967	26,218,880	6,283,414	3,323,322	569,728
Pastoral Districts	—	—	2,238	352	—
Grand Total	40,967	26,218,880	6,285,652	3,323,674	569,728

1½d. per acre above the upset price of one pound. 86,784 of the acres which have been sold on credit, and the purchase of which is now completed, realized £1 4s. 7d. an acre, or 4s. 7d. above the upset price of one pound.

Turning to the sales of Crown lands on credit during the year 1875, and which have been stated as amounting to

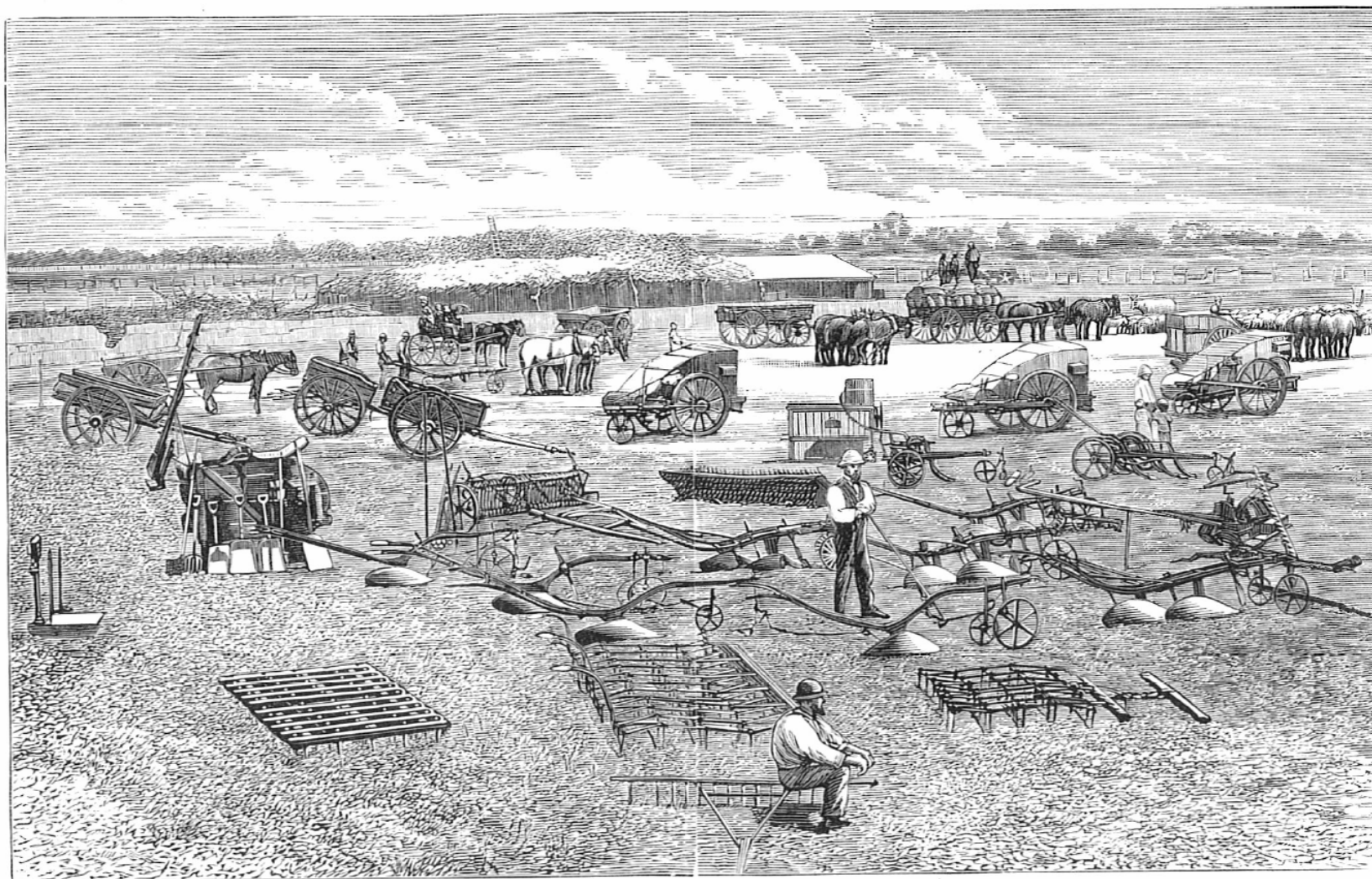
555,971 acres, 516,640 acres were selected by agriculturists who entered into an agreement to reside upon the land either personally or by a servant, and to carry out the necessary conditions of improvement and cultivation, agreeing to pay on the average £1 7s. 6d. per acre at the termination of their agreement, when they would become entitled to the fee simple of the land. Selections which had been taken up previously, and had been forfeited either voluntarily or by reason of neglect in carrying out the requirements of the Act, were re-selected to the extent of 25,387 acres, and the average price agreed to be paid by the new holders was £1 10s. 8d. per acre.

The following table shows the number of acres sold on credit since the introduction of the existing land system and the aggregate amount to be paid on the termination of the agreements:—

	Area in Acres.	Amount.
1871	289,892	£372,536
1872	299,957	397,284
1873	279,512	435,485
1874	352,166	596 096
1875	555,971	764,140
Total ...	1,777,498	£2,565,544

The total quantity of land taken up during the five years since the Act has been in operation is 1,777,498 acres, for which £2,565,544 was agreed to be paid. Of this amount, £2,406,251 still remains on credit awaiting the termination of the agreements.

The following are the principal provisions of the Land Act of 1872:—"All waste lands, other than township and suburban, have a fixed value put upon them by the Commissioner of Crown Lands, not less than £1 per acre. In improved or reclaimed lands the cost per acre of the improvements and reclamation is added to the upset price of £1 per acre. Those lands which have been open for selection, or which have been offered at auction, and neither selected nor sold, may at the end of five years be offered for sale in blocks of not more than 3000 acres, on lease for ten years, at an annual rental of not less than 6d. per acre, with a right of purchase at any time during the currency of the lease at £1 per acre.



GENERAL VIEW OF IMPLEMENTS AND STOCK ON THE FARM OF MR. JOHN RIGGS, GAWLER PLAINS.

“When any lands are declared open for selection, by proclamation in the *Government Gazette*, at a fixed price, a day is appointed for receiving applications for sections, not to exceed in the aggregate 640 acres, or one square mile. The person making the application shall pay at the time a deposit of ten per cent. on the fixed price, which sum shall be taken as payment of three years’ interest in advance upon the purchase money. If the price of the land is £100, the selector would have to pay a deposit of £10, which will be all he will be required to pay the Government for three years—about three and three-quarters per cent. per annum. At the end of three years he will have to pay another ten per cent., which will also be received as interest for the next three years. If at the end of six years he is not prepared to pay the whole of the purchase money, he can obtain other four years’ credit on payment of half the purchase money, and interest in advance on the other half, at the rate of four per cent. per annum. Lands which have been open for selection two years, and not taken up, may be purchased for cash. The scrub lands may also be taken up on very favourable terms, on long leases.

“A credit selector may reside on his land either personally or by substitute. The personal resident, however, has advantages which he who resides by deputy has not. In cases of simultaneous applications for the same block, the personal resident has the preference over the other; and at the end of five years, the selector who has resided on the land and made all the required improvements and complied with all the conditions may, by paying his purchase money, obtain the fee simple of his selection. The selector who occupies by substitute cannot get the freehold until the end of six years.

“Purchasers upon credit will be required to reside, either personally or by deputy, upon the land at least nine months in the year; and absence for any longer time than three months in one year renders the agreement liable to forfeiture.

“The credit purchaser will be required to make substantial improvements upon the land before the end of the second year, to the extent of 5s. per acre; before the end of the third year, 7s. 6d. per acre; before the end of the fourth year,

10s. per acre. ‘Such improvements to consist of all or any of the following, that is to say:—Erecting a dwelling-house or farm building, sinking wells, constructing water tanks or reservoirs, putting up fencing, draining, or clearing or grubbing the said land.’ The fences must be of a substantial character.

“The credit purchaser is required, during each year until the purchase money is paid off, to plough and have under cultivation at least one-fifth of the land; but in the event of his not cultivating this quantity during the first year, he will be required to cultivate two-fifths during the second year.”

The diagram A (opposite) shows at a glance the progress made in settlement and agriculture during the last twenty-five years.
