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WENTWORTH FIRST TOWN LAND SALE

16 March 1860

RUSHEEN CRAIG February 2008.

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THE SITE FOR THE TOWN OF WENTWORTH DECLARED.

On 18 July 1859 Notice was hereby given that a site had been fixed upon as **the site of the Town to be called Wentworth.**

Copies of the approved plan were deposited for public information at the Surveyor General's Office in Sydney, and at the Police Office, Balranald, viz.:-

Wentworth, situated at the crossing place over the Darling River, at the junction with the Murray River.

[p.1382 Government Gazette 1859.]

THE FIRST SALE OF TOWN LAND AT WENTWORTH.

The First Sale of Land for the Town of Wentworth was to take place on **16 March 1860 at the Junction Inn.**

People lived in, and had homes in, Wentworth **before** the First Land Sale. An apology here because I'll be speaking just in terms of white occupation when I am fully aware that there is a whole history of Aboriginal People living here prior to the white man ever even seeing the land.

The 1859 Design shows the buildings that existed prior to this first 1860 Town land Sale. The owners of these buildings are largely unnamed. We cannot automatically assume that they were the ones to buy the blocks when they came up for sale. Nor can we assume that because they did not buy land at the First Land Sales that they weren't there in March 1860.

Allotments could only be purchased when they were put on offer. Each Wentworth Town Land Sale offered only limited Sections for sale. Sometimes individual allotments of land within these sections were excluded from the sale.

This First Sale of Town Allotments was to be conducted by the Police Magistrate **Henry SHIELL** who was **far from happy** at having to come all the way - 280 miles - from Lang's Crossing (Hay).

[It was previously thought that he was stationed at Balranald because he represented the Balranald Police District.]

Richard Shiell and Dorothy Anderson give the reports from the Lower Murrumbidgee Correspondent in the Sydney Morning Herald.

alangullette.com/lit/shiel/family/Shiell_Henry.htm

*OUR POLICE DISTRICT. – Mr. H. Shiell, our police magistrate, starts next week for the Darling junction, having received orders from the Government to superintend the first sale of land in the new township of Wentworth, and to stay there for one month after the sale to receive the money for the land sold. The distance from Lang's Crossing to Wentworth is 300 miles, so that we may safely calculate on Mr. Shiell being taken away from his duties in this part of the district for two months. Whether the Government have the remotest idea of the distance they are sending the P.M., we are inclined to have considerable doubts, seeing their utter want of knowledge of the general formation of the outlying district. Why Mr. S. Cole, Crown Land Commissioner at Euston, or any one of the neighbouring J.P.s, could not sell land, seems to be a question that puzzles every one on the Lower Murrumbidgee. **The***

Balranald police district extends 800 miles from Lang's, namely, 300 miles to the Darling junction, and then 500 miles up that river to Fort Bourke. There seems no reason why the Police Magistrate might not be sent to any part of the district; so perhaps one of these days he will receive notice to proceed to Fort Bourke. He will then have to provide himself with a mob of horses and a barn full of oats, and a large waggon to carry hay for his horses, and, thus rigged out, he will, if he loses no time, be able to travel through his district including some trips up the Lachlan, perhaps five times every year. When Martin Chuzzlewit and Mark Tapley were setting out for the land of Eden, they could not make out why everyone was so anxious to say farewell to them, but when they arrived at their destination they soon discovered the reason. In the same way, when Mr. Shiell receives notice to start for Fort Bourke, we shall bid him a doleful farewell, for what hope can there ever be of his coming back from a part of the country where there is neither feed for man nor horse, and where savage blackfellows still roam. We shall fully expect to hear of the P.M. being found at Fort Bourke in a starving condition, and lamenting his own sad fate in being sacrificed to the incompetence of some ill-informed Minister in Sydney, who had not the remotest idea as to whether Fort Bourke was fifty or five hundred miles from the P.M.'s place of residence.

In a subsequent report dated 10 March 1860 the Lower Murrumbidgee correspondent again discussed Henry Shiell's journey to Wentworth.

WENTWORTH LAND SALE. – Mr. H. Shiell, P.M., started this week for Wentworth, Darling Junction, where he has to hold a land sale on the 15th instant [actually the 16th - Rusheen]. He made an attempt to set out some days ago, but the roads were in such a fearful state after the heavy rains that he was unable to proceed; even now it is difficult to travel fast, and there are many flooded creeks to be passed. It is believed that the Sydney officials were under the impression that from Lang's to Wentworth's was only seventy miles, whereas it is in reality at least 280 miles. Even when performing ordinary duties the police magistrate has to travel 100 miles to get from Lang's to Balranald. The Government apparently have no idea of distances in the bush, and the sums allowed for forage are consequently ridiculously small, particularly when oats, as at present, come to be fifteen shillings per bushel, and the grass feed all over the country is so bad that it is almost impossible to travel any distance without carrying a supply of oats with you.

Wentworth Town Land Offered at First Land Sale on 16th March 1860.

(Government Gazette, 1860.)

SECTION 1; Allots 1 to 10 (Lots 1-10)

SECTION 2; Allots 1, 2, 3, 9 & 10 (Lots 11-15)

Lots 1 to 15 **partly subject to inundation.**

SECTION 6; Allots 1, 17 to 21 (Lots 16-21)

SECTION 7; Allots 3 to 10 (Lots 22-29)

SECTION 8; Allots 5 to 10 (Lots 30-35)

SECTION 9; Allots 1 to 10 (Lots 36-45)

SECTION 22; Allots 1 to 26 (Lots 46-71)

Lots 46 to 56 are **subject to inundation**.

Part of Lot 57 is **subject to inundation**.

Lots 61 to 63 are **partly subject to inundation**.

Lots 64 to 71 are **subject to inundation**.

SECTION 24; Allots 1 to 8 (Lots 72 to 79)

Allotments Omitted from the Sale.

It is significant to find **why** these blocks were not included in the March 1860 Sale.

OMITTED from the sale Section 2 Allots 4 & 5 Allots 6, 7 & 8.

Section 2 refers to those allotments on Cadell Street that run from Alice Street (Allot 1), to Beverley Street (Allot 10). They back onto the Darling River.

On the 1859 Plan there is another **very small block of land cutting across** roughly the **middle of Allots 5 & (most of) Allot 4**. On this is a **building**. This existed before 1859.

On the same 1859 Plan there is a **larger block fronting Cadell Street** that **takes in over half of Allots 8 & 7 & a small amount of Allot 6**. Again there is a **building**. Again existing before the 1859 Plan was drawn up.

It seems likely (though it is still early days with our understanding of the two Plans) that working from Adam's Plan - this is the location of **Andrew McClymont's store and Post Office - Wentworth's first Post Office**.

OMITTED from the sale Section 6 Allots 3, 4, 5 & 6.

Section 6 refers to those allotments on Cadell Street that run from Louisa Street (Allot 1) to Berkeley Street (Allot 10); and then back along Murray Street with larger Allots 11 to 15.

Allots 3, 4, 5 & 6 were **Dedicated as the site for a Presbyterian Church on 2nd [] 1863** and Gazetted 16th July 1863.

Because there is something written on these allotments that can't easily be read, my suspicions are aroused that there is something more to the story of these blocks.

OMITTED from the sale Section 7 Allots 1 & 2.

Section 7 refers to those allotments on Cadell Street that run from Berkeley Street (Allot 1) to Alice Street (Allot 10); and then back along Murray Street with larger allotments (Allots 11 to 15).

From the top of **Allot 1** and coming halfway down that block and partly into Allot 2 there are **three large Graves**.

Out of respect for the dead, Allots 1 & 2 appear on the 1859 Plan as '**Temporary Common**'. On the later 1900 Plan there is the additional information - Notified 24 Dec 18[] as a Reserve.

OMITTED from the sale Section 8 Allots 1, 2, 3 & 4.

Section 8 refers to those allotments on Cadell Street that run from Alice Street (Allot 1) to Beverley Street (Allot 10); and then back along Murray Street with larger allotments (Allots 11 to 15).

The 1859 Plan shows Allots 1, 2, 3, & 4 and the land backing onto these Allotments, namely Allots 14 & 15, as a large area specially **designated for 'Ch R'**. The 1900 Plan has the area as '**Reserve Notified 24 Dec 1861**'.

Purchasers at the First Sale of Town Land in Wentworth, 16 March 1860.

'1860 Register of Town Purchasers B'

Book 312; Nos 992 - 1239.

Old Titles Section (shelves near back wall directly opposite entry door).

Previously the Lands Titles Office; Department of Lands, Sydney.

(Opposite Hyde Park, between The Hyde Park Barracks and St Marys Cathedral.)

Each Title Deed contains:

The Name of the Purchaser.

The date on which the purchase was made.

The County, Parish and Town.

The area of the block in roods and perches.

The Purchase Price.

The order in which the Allotment fits into the Lots sold on that day.

Sale made in pursuance of the proclamation of 9 Jan 1860.

The date on which the sale was recorded and enrolled by the Lands Dept.

The item number within Book 312.

The description of the Allotment consists of the length of each of the sides of its perimeter and the direction in which each of these boundaries of the Allotment flow. Very confusing to read.

Mention is made if the Allotment is on the Murray or Darling Rivers.

SECTION 1.

Sec 1 Allot 1 - Purchased by **George Butler FLETCHER of Tappeo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 3 roods 21 perches.

Purchase price - **£14-0-0.**

Allotment sold as Lot 3; Recorded and enrolled on 13 August 1860.

Item No 60 / 1136 in Book 312.

Sec 1 Allot 2 - Purchased by **George Butler FLETCHER of Tappeo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 3 roods 19 perches.

Purchase price - **£12-0-0.**

Allotment sold as Lot 2; Recorded and enrolled on 13 August 1860.

Item No 60 / 1137 in Book 312.

Sec 1 Allot 3 - Purchased by **George Butler FLETCHER of Tappeo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 3 roods 21 perches.

Purchase price - **£14-0-0.**

Allotment sold as Lot 3; Recorded and enrolled on 13 August 1860.

Item No 60 / 1136 in Book 312.

Sec 1 Allot 4 - Purchased by **George Murray PERRY of Neilpo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 3 rood 22 perches.

Purchase price - **£15-0-0.**

Allotment sold as Lot 4; Recorded and enrolled on 13 August 1860.

Item No 60 / 1145 in Book 312.

Notation in red: See Record of Primary Application Vol 437 Folio 190.

Sec 1 Allot 5 - Purchased by **John SCOTT of Neilpo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 3 roods 21 perches.

Purchase price - **£13-10-0.**

Allotment sold as Lot 5; Recorded and enrolled on 13 August 1860.

Item No 60 / 1134 in Book 312.

Sec 1 Allot 6 - Purchased by **John SCOTT of Neilpo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 3 roods 20 perches.
Purchase price - **£9-0-0**.
Allotment sold as Lot 6?; Recorded and enrolled on 13 August 1860.
Item No 60 / 1133 in Book 312.

Sec 1 Allot 7 - Purchased by **John RUTHERFORD of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 3 roods 18 perches.
Purchase price - **£10-0-0**.
Allotment sold as Lot 7; Recorded and enrolled on 13 August 1860.
Item No 60 / 1130 in Book 312.
Notation in red: See Record of Primary Application Vol 57 Folio 40.

Sec 1 Allot 8 - Purchased by **John RUTHERFORD of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 3 roods 15 perches.
Purchase price - **£10-0-0**.
Allotment sold as Lot 8; Recorded and enrolled on 13 August 1860.
Item No 60 / 1129 in Book 312.

[Sec 1 Allot 9 - Original purchaser **GEAKE** - does not appear amongst these 16 March 1860 Title Deeds. There is no gap in the item numbers as recorded in the Titles Book where **GEAKE** could have been missed. Another search should be done.]

Sec 1 Allot 10 - Purchased by **Barry COTTER of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 3 roods 6 perches.
Purchase price - **£6-10-0**.
Allotment sold as Lot 10; Recorded and enrolled on 13 August 1860.
Item No 60 / 1120 in Book 312.

SECTION 2.

Sec 2 Allot 1 - Purchased by **Anne Frances Lilburne COLE of Euston**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 3 roods 7 perches.
Purchase price - **£7-10-0**.
Allotment sold as Lot 11; Recorded and enrolled on 10 August 1860.

Item No 60 / 1116 in Book 312.

Notation in red: See (Cvce) by Public Tree regd 113 Book 2017.

Sec 2 Allot 2 - Purchased by **John CLAY of Wentworth.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 3 roods 6 perches.

Purchase price - **£10-0-0.**

Allotment sold as Lot 12; Recorded and enrolled on 13 August 1860.

Item No 60 / 1119 in Book 312.

Sec 2 Allot 3 - Purchased by **James Thomson SMITH of Wentworth.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 3 roods 5 perches.

Purchase price - **£8-10-0.**

Allotment sold as Lot 13; Recorded and enrolled on 11 August 1860.

Item No 60 / 1115 in Book 312.

[Sec 2 Allots 4 to 8 not offered for sale at First Wentworth Land Sale in March 1860.]

[Gazetted only on 15 August 1865:

Allot 7 - **T. McGEORGE**; 2 roods; Appraised value inclusive of Deed Fee £7.

Allot 8 - **T. McGEORGE**; 2 roods; Appraised value inclusive of Deed Fee £7.]

Sec 2 Allot 9 - Purchased by **Barry Cotter of Wentworth.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 3 roods.

Purchase price - **£20-0-0.**

Allotment sold as Lot 14; Recorded and enrolled on 13 August 1860.

Item No 60 / 1121 in Book 312.

Notation in red: See Record of Primary Application Vol 193 Folio 81.

Sec 2 Allot 10 - Purchased by **John CROZIER of Wentworth.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 3 roods 2 perches.

Purchase price - **£17-0-0.**

Allotment sold as Lot 15; Recorded and enrolled on 16 August 1860.

Item No 60 / 1158 in Book 312.

SECTION 6.

Sec 6 Allot 1 - Purchased by **Dugald FLETCHER of Tappeo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£5-0-0.**
Allotment sold as Lot 16; Recorded and enrolled on 13 August 1860.
Item No 60 / 1128 in Book 312.
Notation in red: See Record of Primary Application Vol 753 Folio 117.

Sec 6 Allot 2 - Purchased by **Dugald FLETCHER of Tappeo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-0-0.**
Allotment sold as Lot 17; Recorded and enrolled on 13 August 1860.
Item No 60 / 1127 in Book 312.
Notation in red: See Record of Primary Application Vol 702 Folio 138.

[Sec 6 Allots 3 to 6 were not offered for sale.]

Sec 6 Allot 7 - Purchased by **Dugald FLETCHER of Tappeo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-0-0.**
Allotment sold as Lot 18; Recorded and enrolled on 13 August 1860.
Item No 60 / 1126 in Book 312.
Notation in red: See Record of Primary Application Vol 702 Folio 141.

Sec 6 Allot 8 - Purchased by **Dugald FLETCHER of Tappeo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-0-0.**
Allotment sold as Lot 19; Recorded and enrolled on 13 August 1860.
Item No 60 / 1125 in Book 312.
Notation in red: See Record of Primary Application Vol 702 Fol 141.

Sec 6 Allot 9 - Purchased by **Dugald FLETCHER of Tappeo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.

Purchase price - **£4-0-0.**

Allotment sold as Lot 20; Recorded and enrolled on 13 August 1860.

Item No 60 / 1124 in Book 312.

Notation in red: See Record of Primary Application Vol 702 Folio 139.

Sec 6 Allot 10 - Purchased by **Dugald FLETCHER of Tappeo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£4-0-0.**

Allotment sold as Lot 21; Recorded and enrolled on 13 August 1860.

Item No 60 / 1123 in Book 312.

Notation in red: See Record of Primary Application Vol 702 Folio 140.

[Available for Collection

1st January 1863.

Government Gazette pp.119-138.

So NOT the First Land Sale.

Sec 6 Allot 11 - 2 roods; **John DAVIE** (Title Deed No.2019)

Sec 6 Allot 12 - 2 roods; **John DAVIE** (Title Deed No.2020)

Sec 6 Allot 15 - 2 roods; **James T. SMITH** (Title Deed No.3008)]

SECTION 7.

[Sec 7 Allots 1 & 2 were not offered for sale.]

Sec 7 Allot 3 - Purchased by **Francis KERRIDGE of Waulkminga.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£3-0-0.**

Allotment sold as Lot 22; Recorded and enrolled on 11 August 1860.

Item No 60 / 1114 in Book 312.

Sec 7 Allot 4 - Purchased by **Francis KERRIDGE of Waulkminga.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£2-5-0.**

Allotment sold as Lot 23; Recorded and enrolled on 11 August 1860.

Item No 60 / 1113 in Book 312.

Sec 7 Allot 5 - Purchased by **Thomas GILLETT of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-7-6.**
Allotment sold as Lot 24; Recorded and enrolled on 10 August 1860.
Item No 60 / 1112 in Book 312.

Sec 7 Allot 6 - Purchased by **John WILLIAMS of Golgol.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-5-0.**
Allotment sold as Lot 25; Recorded and enrolled on 10 August 1860.
Item No 60 / 1111 in Book 312.
Notation in red: Record of Primary Application Vol 60 Folio 225.

Sec 7 Allot 7 - Purchased by **Barry COTTER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-5-0.**
Allotment sold as Lot 26; Recorded and enrolled on 13 August 1860.
Item No 60 / 1122 in Book 312.

Sec 7 Allot 8 - Purchased by **James PRICE of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-5-0.**
Allotment sold as Lot 27; Recorded and enrolled on 10 August 1860.
Item No 60 / 1110 in Book 312.

Sec 7 Allot 9 - Purchased by **James PRICE of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£6-5-0.**
Allotment sold as Lot 28; Recorded and enrolled on 10 August 1860.
Item No 60 / 1109 in Book 312.

Sec 7 Allot 10 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£10-0-0**.
Allotment sold as Lot 29; Recorded and enrolled on 16 August 1860.
Item No 60 / 1152 in Book 312.
Notation in red: See Record of Primary Application Vol 1 Folio 86.

[Available for Collection only on 1st January 1863.
Government Gazette pp.119-138.
So not the First Land Sale.
Sec 7 Allot 11 - 2 roods; **James PRICE** (Title Deed No.1743)
Sec 7 Allot 15 - 2 roods; **John CROZIER** (Title Deed No.4042)]

[Original Holder of Allotment 13 on map.
Sec 7 Allot 13 - T. W. BOXER]

SECTION 8.

[Sec 8 Allots 1, 2, 3 & 4 were not offered for sale.]

Sec 8 Allot 5 - Purchased by **John CLAY of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£4-0-0**.
Allotment sold as Lot 30; Recorded and enrolled on 11 August 1860.
Item No 60 / 1117 in Book 312.
Notation in red: See (Cvce?) by Public Tree regd. 880 Book 2027.

Sec 8 Allot 6 - Purchased by **Peter McFARLAN of Malley Cliffs**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-10-0**.
Allotment sold as Lot 31; Recorded and enrolled on 10 August 1860.
Item No 60 / 1108 in Book 312.
Notation in red: See (Cvce) by Public Tree regd. 133 Book 2026.

Sec 8 Allot 7 - Purchased by **James BURN of Neilpo**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.

Purchase price - **£2-5-0.**

Allotment sold as Lot 32; Recorded and enrolled on 10 August 1860.

Item No 60 / 1107 in Book 312.

Sec 8 Allot 8 - Purchased by **James BURN of Neilpo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£2-15-0.**

Allotment sold as Lot 33; Recorded and enrolled on 10 August 1860.

Item No 60 / 1106 in Book 312.

Notation in red: See Record of Primary Application Vol 672 Folio 3.

Allot 9 - Purchased by **Charles STURT of London*.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£3-5-0.**

Allotment sold as Lot 34; Recorded and enrolled on 10 August 1860.

Item No 60 / 1105 in Book 312.

Allot 10 - Purchased by **Charles STURT of London*.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£3-15-0.**

Allotment sold as Lot 35; Recorded and enrolled on 10 August 1860.

Item No 60 / 1104 in Book 312.

* See below for the story of how this land was purchased by four Wentworth citizens to be given to the explorer Charles Sturt.

SECTION 9.

Sec 9 Allot 1 - Purchased by **John CLAY of Wentworth.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£10-10-0.**

Allotment sold as Lot 36; Recorded and enrolled on 11 August 1860.

Item No 60 / 1118 in Book 312.

Sec 9 Allot 2 - Purchased by **George Butler FLETCHER of Tappeo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£4-5-0**.
Allotment sold as Lot 37; Recorded and enrolled on 13 August 1860.
Item No 60 / 1139 in Book 312.

Sec 9 Allot 3 - Purchased by **Andrew McClymont of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£10-10-0**.
Allotment sold as Lot 38; Recorded and enrolled on 10 August 1860.
Item No 60 / 1103 in Book 312.

Sec 9 Allot 4 - Purchased by **John Black of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£8-10-0**.
Allotment sold as Lot 39; Recorded and enrolled on 10 August 1860.
Item No 60 / 1102 in Book 312.

Sec 9 Allot 5 - Purchased by **George Murray PERRY of Neilpo**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£5-0-0**.
Allotment sold as Lot 40; Recorded and enrolled on 13 August 1860.
Item No 60 / 1148 in Book 312.

Sec 9 Allot 6 - Purchased by **James Wright of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£11-0-0**.
Allotment sold as Lot 41; Recorded and enrolled on 9 August 1860.
Item No 60 / 1101 in Book 312.

Sec 9 Allot 7 - Purchased by **Duncan McIntyre of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£12-15-0**.

Allotment sold as Lot 42; Recorded and enrolled on 9 August 1860.
Item No 60 / 1100 in Book 312.

Sec 9 Allot 8 - Purchased by **William SMITH of Wentworth.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£15-0-0.**

Allotment sold as Lot 43; Recorded and enrolled on 9 August 1860.

Item No 60 / 1099 in Book 312.

Notation in red: Record of Primary Application Vol 27 Folio 183.

Sec 9 Allot 9 - Purchased by **John RUTHERFORD of Wentworth.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£11-0-0.**

Allotment sold as Lot 44; Recorded and enrolled on 13 August 1860.

Item No 60 / 1132 in Book 312.

Notation in red: See Record of Primary Application Vol 1006 Folio 100.

Sec 9 Allot 10 - Purchased by **John RUTHERFORD of Wentworth.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£20-0-0.**

Allotment sold as Lot 45; Recorded and enrolled on 13 August 1860.

Item No 60 / 1131 in Book 312.

Notation in red: See Record of Primary Application Vol 1006 Folio 100.

SECTION 22.

Sec 22 Allot 1 Section 22 - Purchased by **R. H. JACKSON.**

Title Deed No 835. 1 rood 15 perches. Title Deeds available for collection [Purchaser at First Land Sale Wentworth - 16 March 1860]. Government Gazette 1860.

Sec 22 Allot 1 Section 22 - Purchased by **Robert Henry JACKSON.**

On 16 March 1860 at First Land Sale of Town Land in Wentworth.

Area - 1 rood 15 perches.

Purchase price - **£9-5-0.**

Received on 10 Sep 1860.

Index Town Purchasers, Land Titles Office Records.

Item No 60 / 1276 .

Sec 22 Allot 2 - Purchased by **Edward STUART of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood 29 perches.
Purchase price - **£3-15-0.**
Allotment sold as Lot 48; Recorded and enrolled on 9 August 1860.
Item No 60 / 1098 in Book 312.

Sec 22 Allot 3 - Purchased by **Edward STUART of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-10-0.**
Allotment sold as Lot 48; Recorded and enrolled on 9 August 1860.
Item No 60 / 1097 in Book 312.
Notation in red: See (Cvce) by Public Tree regd 927 Book 2094.
Notation in black: O.S. 7939.

Sec 22 Allot 4 - Purchased by **Charles Thomas GILLETT of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-5-0.**
Allotment sold as Lot 49; Recorded and enrolled on 9 August 1860.
Item No 60 / 1096 in Book 312.

Sec 22 Allot 5 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£2-5-0.**
Allotment sold as Lot 50; Recorded and enrolled on 18 August 1860.
Item No 60 / 1164 in Book 312.

Sec 22 Allot 6 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£3-15-0.**
Allotment sold as Lot 51; Recorded and enrolled on 16 August 1860.
Item No 60 / 1163 in Book 312.
Notation in red: Record of Primary Application Vol XXXVII Folio 10.

Sec 22 Allot 7 - Purchased by **John SOLLEY of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£12-10-0.**
Allotment sold as Lot 52; Recorded and enrolled on 8 August 1860.
Item No 60 / 1091 in Book 312.

Sec 22 Allot 8 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£11-15-0.**
Allotment sold as Lot 53; Recorded and enrolled on 16 August 1860.
Item No 60 / 1162 in Book 312.
Notation in red: See Cvce regd 371 Book 2644.

Sec 22 Allot 9 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£4-15-0.**
Allotment sold as Lot 54; Recorded and enrolled on 16 August 1860.
Item No 60 / 1161 in Book 312.
Notation in red: See Record of Primary Application Vol 77 Folio 201.

Sec 22 Allot 10 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£14-4-0.**
Allotment sold as Lot 55; Recorded and enrolled on 16 August 1860.
Item No 60 / 1160 in Book 312.

Sec 22 Allot 11 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£18-0-0.**
Allotment sold as Lot 56; Recorded and enrolled on 16 August 1860.
Item No 60 / 1159 in Book 312.

Sec 22 Allot 12 - Purchased by **George Murray PERRY of Neilpo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£24-0-0.**
Allotment sold as Lot 57; Recorded and enrolled on 13 August 1860.
Item No 60 / 1149 in Book 312.
Notation in red: See Record of Primary Application Vol 407 Fol 109 (or 1019).

Sec 22 Allot 13 - Purchased by **George Murray PERRY of Neilpo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood 10 perches.
Purchase price - **£60-0-0.**
Allotment sold as Lot 58; Recorded and enrolled on 13 August 1860.
Item No 60 / 1147 in Book 312.
Notation in red: See Record of Primary Application Vol 437 Folio 100.

Sec 22 Allot 14 - Purchased by **George Butler FLETCHER of Tappeo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood 10 perches.
Purchase price - **£55-0-0.**
Allotment sold as Lot 59; Recorded and enrolled on 13 August 1860.
Item No 60 / 1141 in Book 312.

Sec 22 Allot 15 - Purchased by **George Butler FLETCHER of Tappeo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£30-0-0.**
Allotment sold as Lot 60; Recorded and enrolled on 13 August 1860.
Item No 60 / 1140 in Book 312.

Sec 22 Allot 16 - Purchased by **Robert Ross HAVERFIELD of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£12-15-0.**
Allotment sold as Lot 61; Recorded and enrolled on 8 August 1860.
Item No 60 / 1089 in Book 312.

Sec 22 Allot 17 - Purchased by **John CROZIER of Wentworth.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£14-5-0**.
Allotment sold as Lot 62; Recorded and enrolled on 16 August 1860.
Item No 60 / 1158 (repeated) in Book 312.
Notation in red: See Record of Primary Application Vol 389 Fol 147.

Sec 22 Allot 18 - Purchased by **James REID of Waulkminga**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£12-5-0**.
Allotment sold as Lot 63; Recorded and enrolled on 8 August 1860.
Item No 60 / 1088 in Book 312

Sec 22 Allot 19 - Purchased by **John CROZIER of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£6-15-0**.
Allotment sold as Lot 64; Recorded and enrolled on 16 August 1860.
Item No 60 / 1156 in Book 312.
Notation in red: See Record of Primary Application Vol 389 Folio 148.

[Sec 22 Allot 20 - **Jane CONWAY** was not sighted. However John CROZIER was listed twice on Title Deeds for Allot 22. There are 16 allotments listed against his name so perhaps a mistake has been made. It needs to be checked again now that we are aware that there is a fault AND an omission.]

Sec 22 Allot 21 - Purchased by **John CROZIER of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£4-10-0**.
Allotment sold as Lot 66; Recorded and enrolled on 16 August 1860.
Item No 60 / 1156 in Book 312.

Sec 22 Allot 22 - Purchased by **John CROZIER of Wentworth**.
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£5-10-0**.
Allotment sold as Lot 67; Recorded and enrolled on 16 August 1860.

Item No 60 / 1154 in Book 312.
Notation in red: See 81 Book 2118.

Sec 22 Allot 23 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£4-10-0.**
Allotment sold as Lot 68; Recorded and enrolled on 17 August 1860.
Item No 60 / 1153 in Book 312.
Notation in red: See 81 Book 2118.

Sec 22 Allot 24 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£6-5-0.**
Allotment sold as Lot 69; Recorded and enrolled on 16 August 1860.
Item No 60 / 1150 in Book 312.
Notation in red: See 81 Book 2118.

Sec 22 Allot 25 - Purchased by **John STEWART of Neilpo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood 29 perches.
Purchase price - **£6-0-0.**
Allotment sold as Lot 70; Recorded and enrolled on 9 August 1860.
Item No 60 / 1095 in Book 312.
Notation in red: See Conv by Public Tree reg 927 Book 2094.

Sec 22 Allot 26 - Purchased by **John STEWART of Neilpo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 2 roods 24 perches.
Purchase price - **£15-10-0.**
Allotment sold as Lot 71; Recorded and enrolled on 9 August 1860.
Item No 60 / 1094 in Book 312.
Notation in red: See (Cvce) by Public Tree regd 927 Book 2094.
Notation in black: O.S. 7946.

SECTION 24.

Sec 24 Allot 1 - Purchased by **George Murray PERRY of Neilpo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 2 roods.
Purchase price - **£250-0-0.**
Allotment sold as Lot 72; Recorded and enrolled on 13 August 1860.
Item No 60 / 1143 in Book 312.

Sec 24 Allot 2 - Purchased by **George Murray PERRY of Neilpo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 2 roods.
Purchase price - **£160-0-0.**
Allotment sold as Lot 73; Recorded and enrolled on 13 August 1860.
Item No 60 / 1146 in Book 312.

Sec 24 Allot 3 - Purchased by **Stephen COLE of Euston.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood 39 perches.
Purchase price - **£105-0-0.**
Allotment sold as Lot 74; Recorded and enrolled on 8 August 1860.
Item No 60 / 1093 in Book 312.

Sec 24 Allot 4 - Purchased by **George Butler FLETCHER of Tappeo.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood 37 perches.
Purchase price - **£110-0-0.**
Allotment sold as Lot 75; Recorded and enrolled on 13 August 1860.
Item No 60 / 1138 in Book 312.

Sec 24 Allot 5 - Purchased by **Stephen COLE of Euston.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood 34 perches.
Purchase price - **£120-0-0.**
Allotment sold as Lot 76; Recorded and enrolled on 8 August 1860.
Item No 60 / 1092 in Book 312.

Sec 24 Allot 6 - Purchased by **John CROZIER of Wentworth.**
On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood 32 perches.

Purchase price - **£145-0-0.**

Allotment sold as Lot 77; Recorded and enrolled on 16 August 1860.

Item No 60 / 1151 in Book 312.

Notation in red: See Record of Primary Application Vol 726 Folio 249.

Sec 24 Allot 7 - Purchased by **Edward Bate SCOTT of Moorna.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood 30 perches.

Purchase price - **£150-0-0.**

Allotment sold as Lot 78; Recorded and enrolled on 13 August 1860.

Item No 60 / 1135 in Book 312.

Allot 8 - Purchased by **George Murray PERRY of Neilpo.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood 26 perches.

Purchase price - **£160-0-0.**

Allotment sold as Lot 79; Recorded and enrolled on 13 August 1860.

Item No 60 / 1142 in Book 312.

Summary of the Sales.

79 Lots were offered for sale.

Because there are some question marks about some of the sales I would not like to say exactly how many allotments were sold nor give the total price of the sales.

The highest prices were paid for allotments in Section 24.

Bounded by Helena, Darling and Murray Streets and fronting on the Darling River. Close to, but not right on what was to become the Wharf precinct.

Were they saving the best Section until last?

Top price was paid for **the very last lot of the day:**

Allot 8 of Section 24 purchased by George Murray PERRY of Neilpo for the sum of £160-0-0.

The fact that it was the top of the top prices could have been because it was the last for offer of a good Section.

Close behind were the **other allotments in the Section 24.**

£150

Allots 1 & 2 - also PERRY.

Allot 7 - Edward Bate SCOTT.

£145

Allot 6 - John CROZIER.

£120

Allot 5 - Stephen COLE.

£110

Allot 4 - George Butler FLETCHER.

£105

Allot 3 - Stephen COLE .

Then there was a large gap down to prices like £60 (Sec 22 Allot 13 PERRY) and £55 (Sec 22 Allot 14 FLETCHER).

Lowest prices

Most of the Lots sold for much less than even this.

£2-0-0

Section 6 Allots 2, 7 & 8 - All FLETCHER.

£2-5-0.

Section 8 Allot 7 - James BURN.

Section 22 Allots 4 (GILLETT) & 5 (CROZIER).

£2-10-0

Section 8 Allot 6 - McFARLAN (sic).

Sec 22 Allot 3 - STUART.

Four Wentworth Citizens Purchase Land at Wentworth for Explorer Sturt

At the first sale of Town Land at Wentworth on 16 March 1860 **four Wentworth men** banded together **to purchase two blocks of the land for the explorer Sturt** as a tribute to the great man. These blocks were **on Cadell Street on the the north-west corner with Beverley Streets.**

No mention of this is made in the official records where Sturt is shown as the purchaser.

Allot 9 Section 8 - Purchased by **Charles STURT of London.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.

County Unnamed; Parish and Town of Wentworth.

Area - 1 rood.

Purchase price - **£3-5-0.**

Allotment sold as Lot 34; Recorded and enrolled on 10 August 1860.

Item No 60 / 1105 in Book 312.

Allot 10 - Purchased by **Charles STURT of London.**

On 16 March 1860 at the First Sale of Town Land in Wentworth.
County Unnamed; Parish and Town of Wentworth.
Area - 1 rood.
Purchase price - **£3-15-0**.
Allotment sold as Lot 35; Recorded and enrolled on 10 August 1860.
Item No 60 / 1104 in Book 312.
[Lands Titles Office records]

It had previously been thought that this purchase had been made by just one man, but in J. H. L. Cumston's *Charles Sturt - His Life and Journeys of Exploration*; 1951, it is shown that **E. B. SCOTT, FLETCHER, PARRY and CROZIER** were the purchasers.

In 1859 came the first signs of failing health: he (Sturt) wrote to Hector, in Adelaide, that he was suffering from rheumatism and could not stir.

In 1860, four private citizens paid a practical tribute to Sturt. Mr. E. B. Scott, in a letter to Sturt (20th October, 1860) advised him that four of them, Messrs. Fletcher, Parry, Crosier (sic) and himself, had, at the first sale of Crown lands at Wentworth, purchased two allotments in Sturt's name, and he could collect the title deeds at the Lands Office in Sydney.

From 1860 onwards, he was then sixty-five years old, was a period of diminishing activity.

This excerpt is part of a very large article of about 120 pages that is available online at:

<http://gutenberg.net.au/ebooks07/0700391h.html>

Since the purchase was made in March I wonder why the four men waited until October to tell Sturt what they had done.

Charles Sturt was still the holder of the allotments in the 1879 Wentworth Rate Books (from when Wentworth became a Council and we have the first Rates Books).

In 1880 it was Gazetted that fees owed on Allotments 9 and 10 Grant No.2647 had been paid by [or for] Charles STURT of London.
[Government Gazette 1880 p.2529.]