

SOUTH AUSTRALIAN AGRICULTURAL STATISTICS, 1876 —
Extract from:

SOUTH AUSTRALIA :

ITS HISTORY, RESOURCES, AND PRODUCTIONS.

EDITED BY

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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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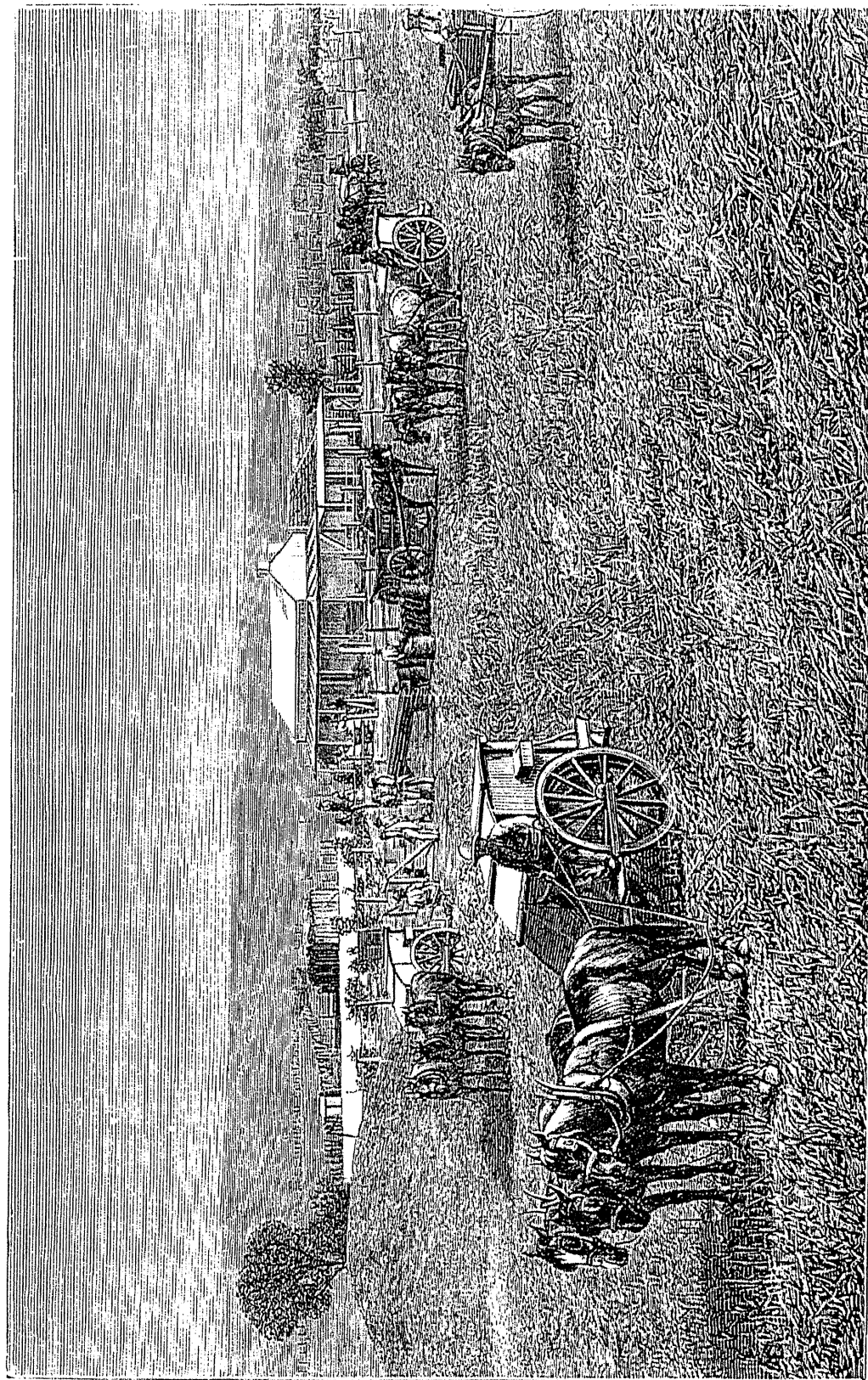
LAND AND ITS OCCUPATION.

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

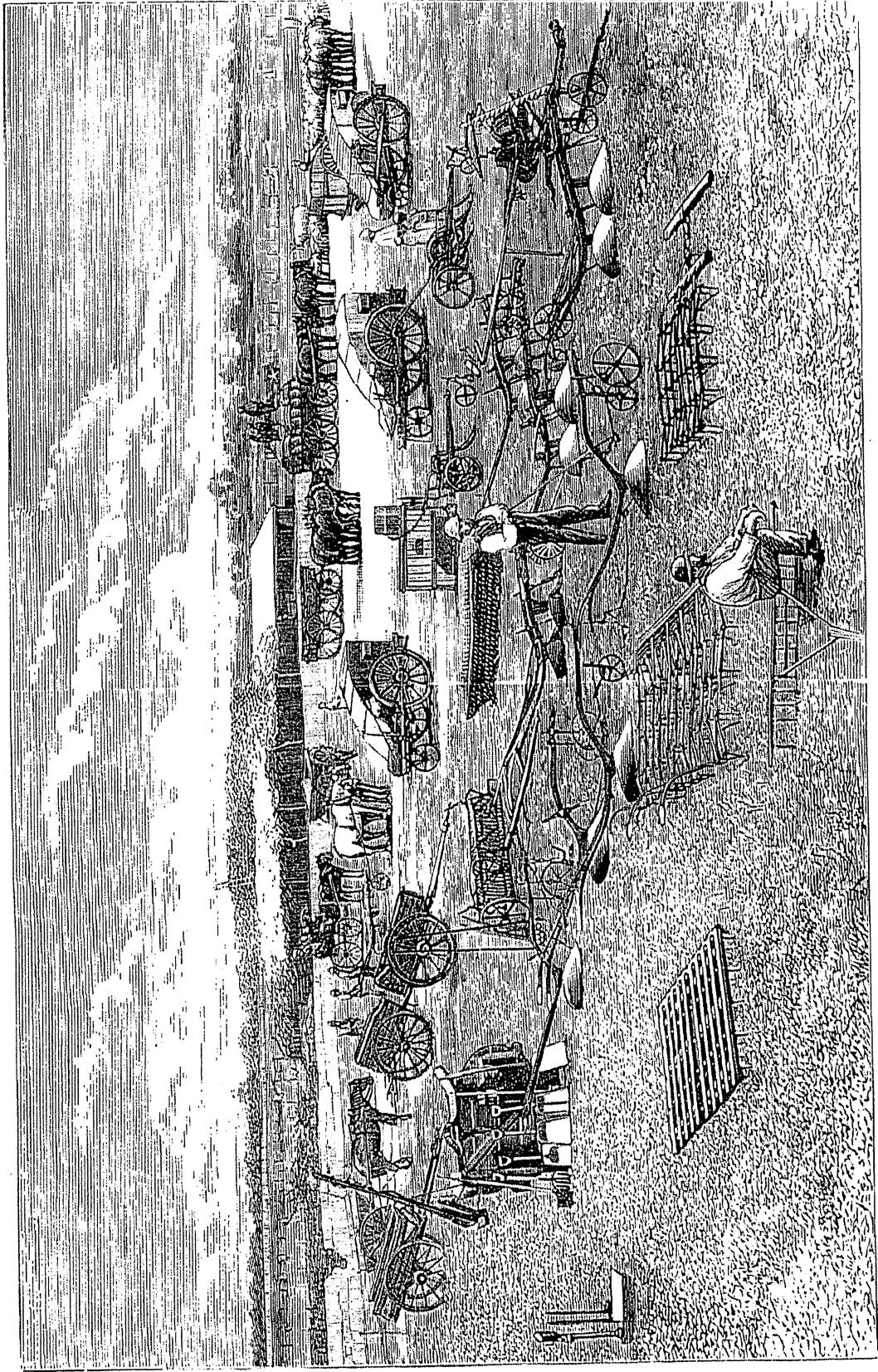
555,971 acres, 516,640 acres were selected by agriculturists who entered into an agreement to reside upon the land either personally or by a servant, and to carry out the necessary conditions of improvement and cultivation, agreeing to pay on the average £1 7s. 6d. per acre at the termination of their 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.

AGRICULTURE.

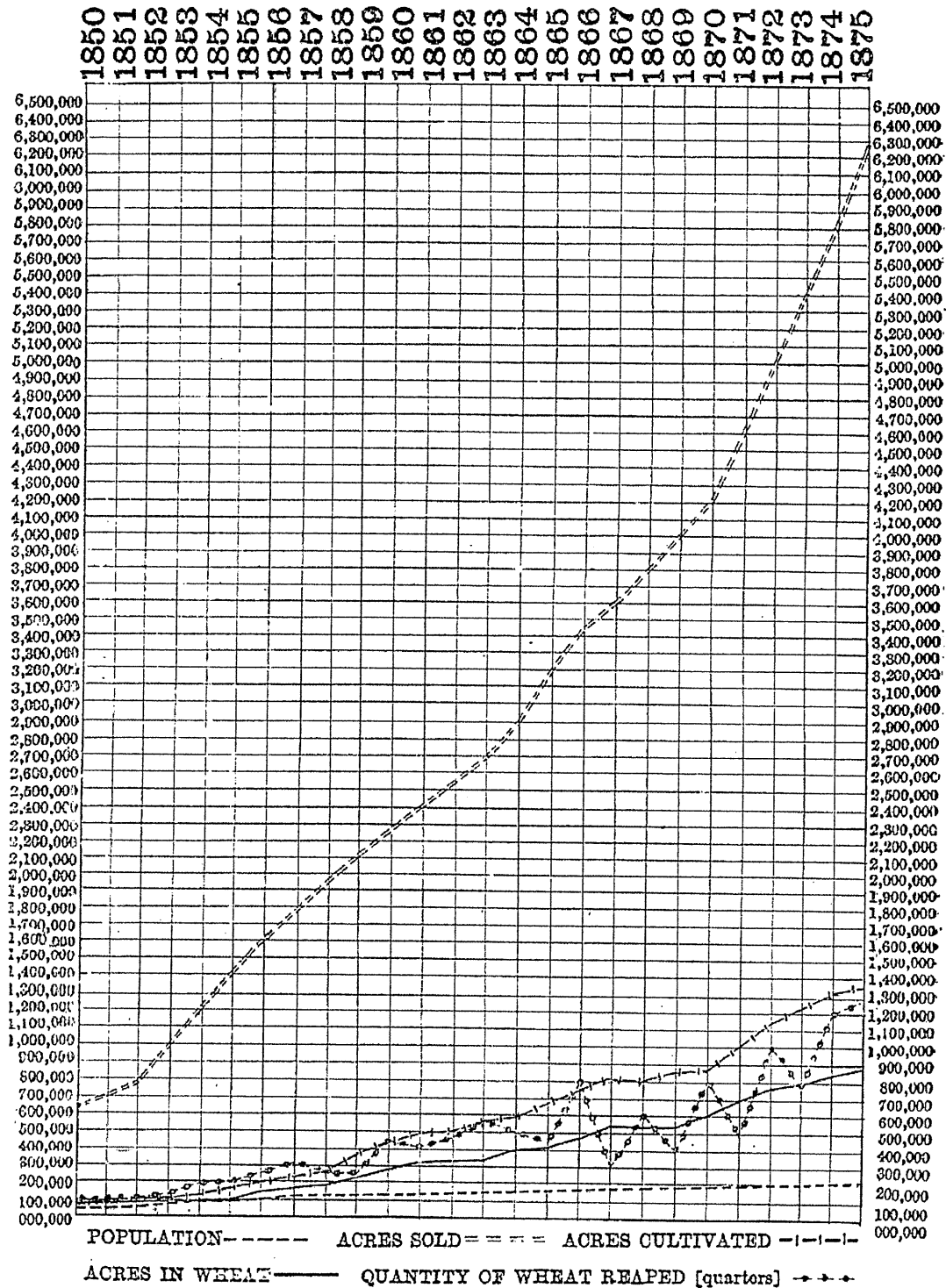
Where over four-tenths of the male population of a community are engaged in farming pursuits, the necessity for collecting authentic information regarding the progress of agriculture is sufficiently apparent. For many years past the annual statistics collected on this subject have afforded a mass of records the value of which every year becomes greater.

The Special Commissioner of the Crown Colonies at the Vienna Exhibition (Mr. William Robinson, now Governor of the Bahamas), in reporting to the Imperial Government, said:—"Of all the British Colonies, South Australia exhibits the most striking picture at present of farming industry, and on the whole seems to be the place where, good as the labourer's condition may be elsewhere, he has, by prudence and industry, the best chance of rising in the social scale, and becoming in his turn the employer of labour," and further, "the yeomanry who have found a home in South Australia, and who are at once tillers of the soil and employers of labour, are more than any one class the real bone and sinew of the Colony; and the industry which has so widely covered the land with farms, homesteads, tillage, and fencing of every description, has probably never been equalled in its result in any British Colony in the same number of years by the same amount of population. It is by the spread of agriculture that the greatest amount of industrial prosperity has been created,

A.

ADELAIDE, SOUTH AUSTRALIA.

DIAGRAM SHOWING THE POPULATION, ACRES SOLD, ACRES CULTIVATED, ACRES IN WHEAT,
AND WHEAT HARVESTED.

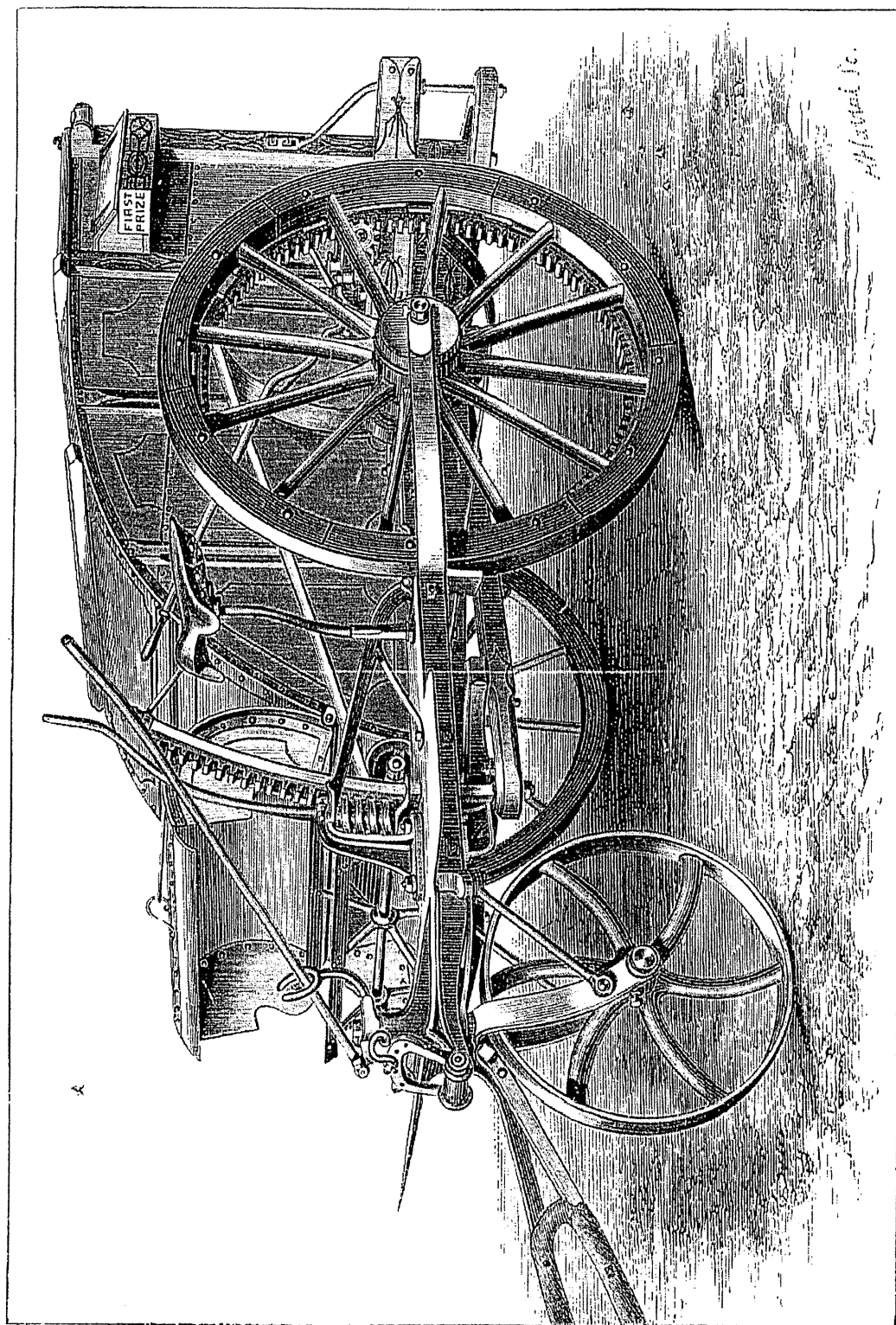


and the real settlement of the country most effectually accomplished." An analysis of the statistics of the last fifteen years abundantly proves the soundness of His Excellency's judgment.

The area of land alienated in South Australia is 6,283,881 acres, or 120 acres for each male adult. Of this area, 1,330,484 acres are under cultivation, showing a result of one in every 4·3 acres of purchased land to be under tillage. There are six acres and a half of cultivated land for each individual of the population, equal to twenty-eight acres for each adult male, or sixty acres for each person returned at the last census as engaged on farms. The following table exhibits very clearly the operation of the new land system, as regards settlement and cultivation, since its inauguration in 1871 :—

Counties.	Acres under Cultivation.				
	1870-71.	1871-2.	1872-3.	1873-4.	1874-5.
Adelaide ...	181,360	177,808	171,615	169,378	165,350
Gawler ...	159,755	179,192	197,193	193,002	199,158
Light ...	248,400	262,526	264,624	251,951	245,491
Stanley ...	125,421	155,580	167,502	162,160	167,715
Victoria ...	5,697	20,263	79,539	116,981	154,494
Kimberley ...	—	—	931	2,054	7,760
Dalhousie ...	—	—	1,894	8,569	29,497
Fergusson ...	1,412	6,796	10,731	25,789	38,744
Daly ...	15,335	24,869	43,231	43,156	68,246
Frome ...	764	542	507	6,247	16,268
Hindmarsh... ..	77,585	73,911	63,926	61,153	54,942
Sturt ...	40,107	34,221	37,782	43,679	35,767
Eyre ...	27,648	27,937	37,585	37,853	45,790
Burra ...	11,445	18,103	19,865	23,981	24,943
Hamley ...	2	6	5	16	14
Albert ...	—	1	—	—	—
Russell ...	7,946	9,234	11,503	12,686	13,591
Buckingham ...	99	94	463	1,632	2,763
Cardwell ...	262	229	150	131	290
MacDonnell ...	2,922	4,163	5,535	5,767	4,936
Robe ...	5,924	6,922	7,676	8,537	8,573
Grey ...	41,158	36,548	36,612	44,684	40,313
Flinders ...	4,240	4,427	4,612	4,637	4,903
Carnarvon ...	1,045	1,056	993	759	772
Pastoral Districts ...	479	228	372	221	164
Total ...	959,006	1,044,656	1,164,846	1,225,073	1,330,484

About two-thirds of the total area cultivated is cropped with wheat, of which cereal 839,638 acres were reaped last



SIDE VIEW OF REAPING MACHINE, SHOWING HOW SPEED IS OBTAINED.

year, yielding an aggregate of 9,862,693 bushels, the largest quantity yet produced in the Colony. The crop was a fair average one, of excellent quality, and, considering the scarcity of farm labour, was safely and early secured. It is important to note that, whilst the area of wheat grown has increased more than one hundred per cent. during the last ten years, the population has only increased thirty per cent.

The harvest now being gathered is expected to produce twelve million bushels, which will permit of an export of over 230,000 tons of bread-stuffs, after providing for home requirements.

Annexed is a statement showing the total area of land under cultivation, the acreage under wheat, the gross produce of the harvest, and the average yield per acre at intervals of five years :—

Seasons.	Acres Cultivated.	Acres under Wheat.	Produce, Wheat.	Average per Acre.	
			Bushels.	Bush.	lbs.
1860-61	428,816	273,672	3,576,593	13	4
1865-6	660,569	410,608	3,587,800	8	44
1870-71	959,006	604,761	6,961,164	11	30
1874-5	1,330,484	839,638	9,862,693	11	45

With regard to the comparatively low average yield above shown, it must be borne in mind, in judging of the relative productiveness of the soil of South Australia as compared with that of other countries, that a great portion of the land has been sown with wheat continuously for many successive years without manure or rest, and, being in the hands of small proprietors, has received only the minimum of cultivation. This, of course, tends to reduce the general average; but there are many districts where farming is carried on on a large scale, and with proper appliances, where the yield of this cereal is from ten to fifteen bushels per acre beyond the average shown above.

As evidence of the high quality of the South Australian grain, it may be mentioned that the prize wheat exhibited at the Agricultural Shows during the past ten years has averaged 68 lbs. weight to the Imperial bushel.

In 1865-6 there were 423,881 acres under grain, viz. wheat,

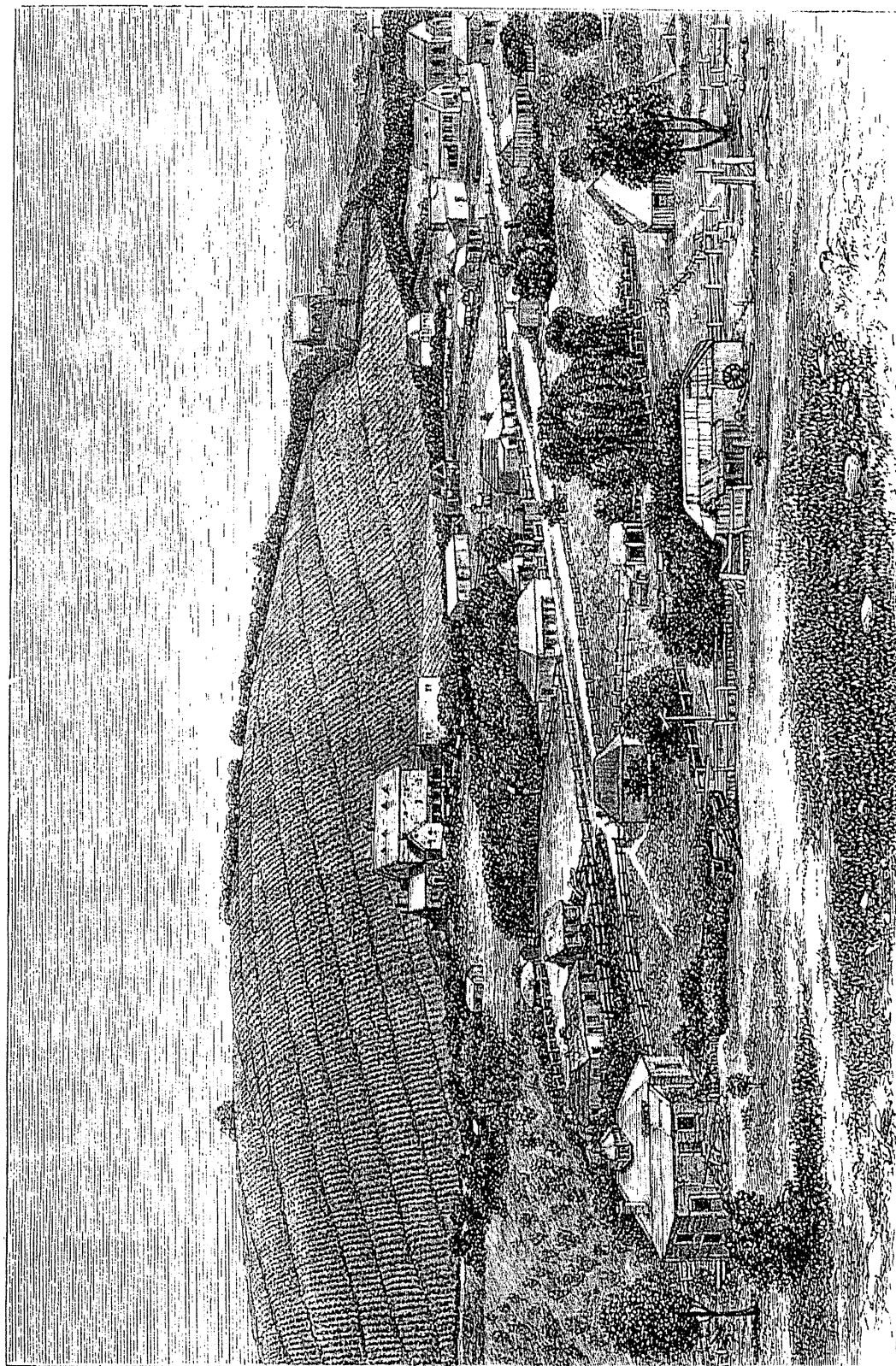
barley, oats, and peas, and in 1874-5 there were 860,475 acres ; so that within the period specified the acreage so occupied was more than doubled.

Under other crops, flax, hay, potatoes, orchard, garden, vineyard, and fallow land, there were 229,182 acres in 1865-6, and 442,933 in 1874-5, or nearly double. The total quantity under cultivation at the earlier date was 660,569, and at the later, 1,330,484, or more than double the acreage. The extent of land now under hay cultivation is 160,931, and of fallow-land, 264,327 acres. In 1858, only eighteen years after the Province was founded, there were 89,945 acres of land under wheat culture ; in 1865-6, there were 410,608 ; and in 1874-5, no less than 839,638 acres.

The following table shows the extent of land under cultivation, and each description of crop, at quinquennial intervals since 1860-61 :—

Crops.	Acres under Cultivation in Years			
	1860-61.	1865-6.	1870-71.	1874-5.
For Grain—				
Wheat	273,672	410,608	604,761	839,638
Barley	11,336	9,362	22,912	13,724
Oats	2,273	2,872	6,188	2,785
Peas	—	969	3,719	4,328
For Green Forage—				
Wheat, Barley, Oats, &c. ...	2,174	2,514	2,600	1,117
Sorghum	116	230	—	—
Lucerne	1,726	1,424	3,445	6,699
Permanent Artificial Grasses...	1,836	3,408	3,712	19,260
Flax	—	—	186	274
Other Crops	584	1,272	829	434
Hay	55,818	101,996	140,316	160,931
Potatoes	2,348	2,775	3,376	4,582
Orchard	2,147	2,554	2,753	3,077
Garden	3,910	3,919	4,345	4,257
Vineyard	3,180	6,629	6,131	5,051
Fallow Land	67,696	110,037	153,723	264,327
Totals	428,816	660,569	959,006	1,330,484

Vine culture is an important and progressive industry. There are 5050 acres of land devoted to this purpose, the total number of vines being 5,155,988, of which 4,874,507 are in



CLARENDON VINEYARD, NEAR ADELAIDE.

bearing. The produce of these vineyards for the year ended March 1875 was 648,186 gallons of wine, about one hundred and thirty gallons per acre.

The suitability of the soil and climate of South Australia to the growth of wine was soon discovered by the early settlers, some of whom had brought from Europe a variety of high class vine cuttings. The slopes of the hills produce wines of a full-bodied character similar to those of Spain and Portugal, whilst those made in the more elevated districts resemble the lighter wines of the Rhine. Whilst the local demand is fully supplied at very cheap rates, a considerable export trade in wines of a higher character is carried on, and which might be increased to a great extent but for obstructive fiscal laws. Whilst the lower class wines of the Continent are admitted to the ports of the Mother Country at a minimum rate of duty, the Customs dues charged upon superior wines from Australia are so high as to be almost prohibitory.

That the wines of South Australia are, as a rule, of a high character is proved by the fact that they have always been awarded prizes at the several Great International Exhibitions.

The introduction of flax-growing into the ordinary routine of farm operations, has been followed by considerable success. The prices realized for this commodity in the European markets have been very encouraging.

Considerable attention has also been paid to the manufacture of preserved fruits, and the drying of raisins and currants. This branch of industry is rapidly progressing, and, whilst it now goes far to supply local requirements, will probably soon develop into an export trade.

Almond trees are of rapid growth, and large quantities of a superior description of soft-shell almond are gathered yearly for home consumption and for shipment.

South Australia possesses all the conditions requisite for the successful and profitable culture of the olive. This tree, like the vine, was early introduced into the Colony, and its growth and productiveness have been so remarkable that large plantations have been established and stocked with the best Con-

tinental varieties. Olive oil of the most delicate character has been expressed, and gained awards at the various Exhibitions. Its purity and general superiority over the imported article of commerce has acquired for it a first position in the market. The produce of the plantations is eagerly purchased by persons who have entered upon the business of the manufacture of oil. It may be stated, as showing the importance which is attached to the cultivation of the olive, as of the mulberry (of which several plantations of the most suitable kinds exist for the development of sericulture), the almond, vine, orange, fig, and hop, that the land laws provide that the planting and cultivation of one acre of land with any of these trees shall be equivalent to the cultivation of six acres of cereals.

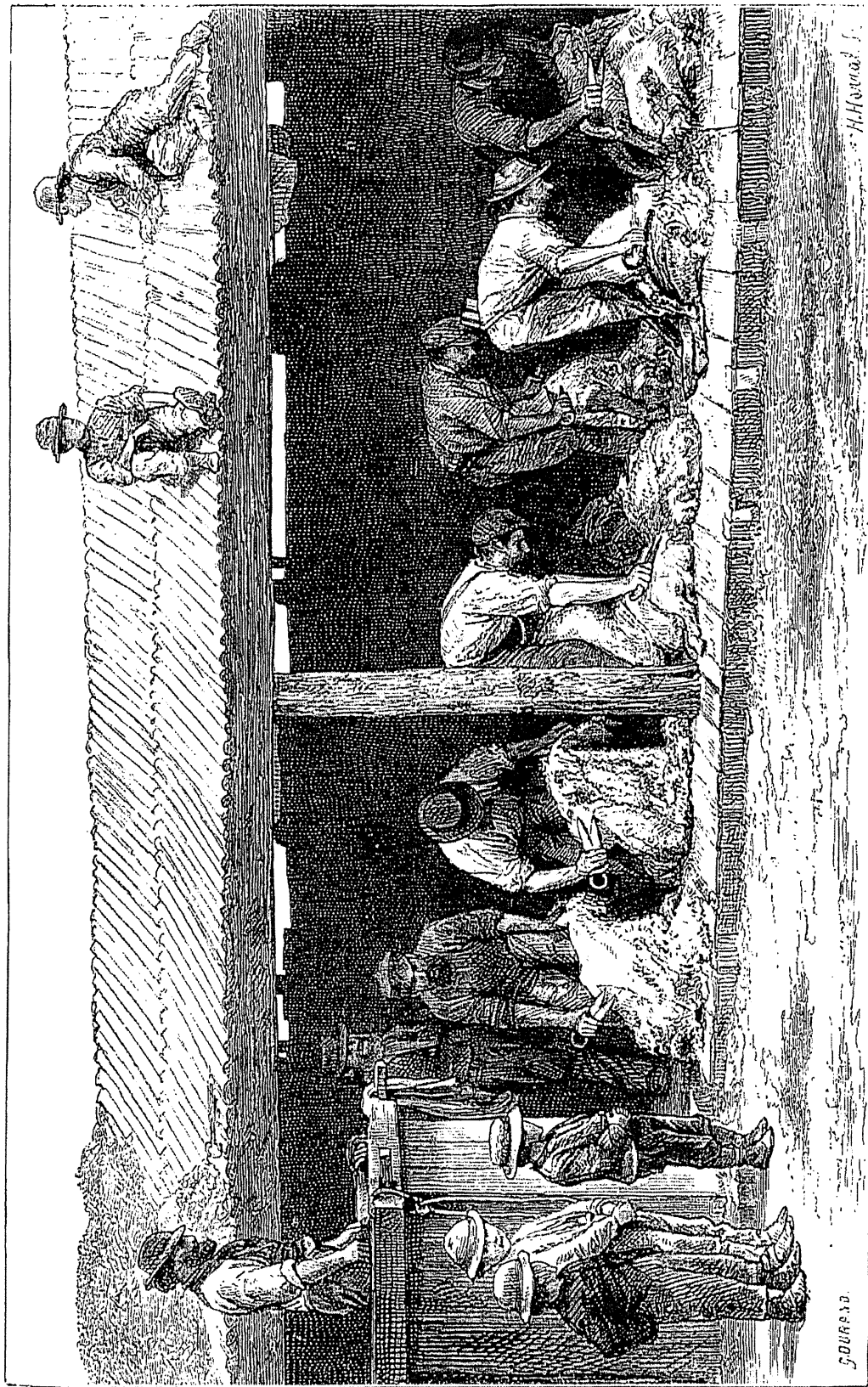
Orchards, gardens, and vineyards abound, and, in short, the variety and excellence of the fruits and vegetables produced in the Colony cannot be surpassed. The climate and soil enables the productions of temperate and tropical regions to be cultivated almost side by side, and throughout the year; and offers an unlimited field of profitable occupation in connection with ordinary farming pursuits.

PASTORAL OCCUPATION.

Notwithstanding the large area of land lately alienated from the Crown, and the extension of agricultural operations, the acreage of land taken up for squatting purposes and the increase in the number of flocks and herds have been very considerable. All descriptions of stock, whether horses, cattle, or sheep, have thriven and increased rapidly.

Of late years the enclosure and sub-division of runs (enabling the sheep to roam at will during the whole year) has been found to produce greatly improved results, both as regards the quality of the stock and of the wool. Large numbers of sheep are owned by settlers, who advantageously combine sheep-farming with agriculture.

Some conception of the growth of the pastoral interest may be formed from the fact that, whilst in 1851 the total area of land leased from the Crown for pastoral purposes was 15,000 square miles, at the present time there are no less than 200,000



SHEEP SHEARING.

square miles in occupation. During the same period the number of horses has increased from 6500 to 93,000; of horned cattle from 75,000 to 185,000; and of sheep from 1,000,000 to over 6,000,000, whilst the exports of wool have increased from 4000 to 118,000 bales.

The following table shows the progressive increase in horses, cattle, and sheep, at each quinquennial period between 1856 and 1875:—

Years.	Horses.	Cattle.	Sheep.
1856	22,260	272,746	1,962,460
1861	52,597	265,434	3,038,356
1866	70,829	123,820	3,911,610
1871	78,125	143,463	4,412,055
1875	93,122	185,342	6,120,211

With reference to the slight comparative increase in cattle it should be noted that more profitable results are found to accrue from the breeding of sheep than from great cattle. The latter pursuit is more extensively followed in the neighbouring colonies.

During the last ten years the average price of first-class fat bullocks has averaged £14 10s., and of first-class fat wethers, 15s. per head.

The enclosure of the sheep runs, the formation of dams and reservoirs in which large bodies of water can be stored, and the sinking of wells, are the most important improvements required, and are those to which the greatest attention is now being paid. By these means an immense area of land has been opened up, and stocked with both sheep and cattle.

Almost limitless tracts of country bordering on the trans-continental telegraph line, as well as land laid open by recent explorations, are awaiting pastoral occupation.

