

RETURN of INSPECTION of

the TOWNSHIP of Brantford

Lot Number Three 2nd Range
South of the Hamilton Road

East of Grand River

1. If occupied—by whom, and under what colour of Title?

Malachi Filer - Barnard Filer
and John Filer got possession from
Augustus Jones who claims under the
title of the late Capt. Joseph Brant
The papers were sent to the
Indian Office in 1836

2. If improved—the nature and extent of the improvements?

one Log house - one Log Barn
95 acres cleared.

3. The quality of the Soil and Timber?

Clay Loam - Pine. Oak. Beech & Maple

4. What the nearest distance to any Town or Village, Flour and Saw Mills, Tavern Stand, &c.?

Eleven and one quarter miles to Brantford
and two miles from a Saw mill.

5. What is the value of the Lot per Acre, in its present improved condition?

Bear part sold to John Filer 26th November 1849 Sale 1131

Part of the middle part granted to Barnard Filer 27th Nov 1849 Sale 1143 - 85 acres

6. What is the full value of the Lot per Acre, without improvements, at the present time, without reference to former upset prices or alleged expectations on the part of Claimants; but the present actual value, in the improved circumstances of the whole Indian Tract and Country adjacent, only excepting the value of improvements on the individual Lot now under consideration?

one pound per acre.

Part of the middle part granted to George Filer 27th Nov 1849 - Sale 1144
96^{3/4} acres

7. How is it watered, are there any Mill-sites or water privileges on it, or streams, adapted for Distilleries, Breweries or Tanneries, &c.?

By Springs and Seivails

8. Has the Timber suffered from depredations, and are these depredations going on?

Timber valuable except for rough lumber
and farming purposes.

9. Has this Lot any peculiar advantages of situation, such as being in a populous settlement, near to a Town or Village, or principal road or water conveyance?

Near a populous Settlement.

10. Are there any Salt or Mineral Springs, Beds of Plasters, or Ore of any description, supposed to exist upon this Lot, or within a short distance of it; if so, what may be considered their value, and what increase of value do they add to this Lot, and to the adjacent Lots within a limited space?

None as yet found.

11. What is the value of the improvements, not estimated at any supposed rate of cost, but at the minimum rate which they may be supposed to add to the value of the Lot in the Market?

Malachi Filer
15 acres cleared @ 50/- £37.10.0
Barnard Filer
1 Log house — £7
1 Log Barn — 8
40 acres cleared @ 50/- 115.
John Filer
40 acres cleared @ 50/- 100
in all £ 252.10

12. In your inspection of that part of the Township of Brantford called the Johnson Settlement, you will return the names of all Squatters or other persons in possession of Lots, stating the Number and Concession; number which compose each family, and what in your opinion would be a fair rent to exact in case the parties should be disposed to remain upon the Land under a Government Lease.