

RETURN of INSPECTION of the TOWNSHIP of Oneida

Lot Number Forty

First Concession North of the near boundary of Cayuga

1. By whom, and under what colour of Title?

By Leonard Farrell squatter occupant the South half

Robert Bell squatter took possession of the North half in the summer of 1842.

He sold to Robert Bell 20 Sept 1845 100 acres
Lys sold to Joseph Hall 5th Nov 1845 100 a

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

On the South half Leonard Farrell has an old frame house not finished & eight acres chopped. On the North half Robert Bell has 5 acres chopped.

3. The quality of the Soil and Timber?

Sandy loam - Timber Oak beech Maple & a few large pines.

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

Two miles from Indian Creek

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

For the South half \$1.30
One pound three shillings & seven pence.
For the North half 19/9
Nineteen shillings & nine pence

6. What is the full value of the Lot per Acre, without improvements, at the present time, without reference to former expectations 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?

For the South half One pound
For the North half eighteen shillings & nine pence.

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

The South half is crossed by a creek - No permanent water on the North half.

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

The best has been taken - No depredations going on.

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?

It is about 1 1/4 miles from the Grand River & 1 1/4 miles from the Talbot road.

10. Are there any Salt or Mineral Springs, Beds of Plaster, 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 yet discovered

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?

For Leonard Farrell's on the South half \$18.00.0
Robert Bell's 5.00.0

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