

tion of about 40 chains this section is ring-fenced by wire fences and stockproof gorges, and is divided into four paddocks. Situated twenty miles and a half from Napier by main road.

Section 3, Block VIII.—Altitude, 350 ft. to 850 ft. Open agricultural and pastoral country, mostly undulating, with good limestone hill in north-eastern corner; about three-fifths ploughable; well watered, and in fair grass. Ring-fenced, but fence along Mangatarata and Okawa Streams is a give-and-take fence off boundary. No internal fencing. Situated twenty miles from Napier by main road.

IMPROVEMENTS.

The improvements included in the prices of the sections consist of fencing valued as follows: Block II—Section 1, £197 12s. 6d.; Section 2, £154 15s.; Section 3, £94 7s. 6d. Block III—Section 1, £105 12s. 6d. Block IV—Section 1, £96 10s.; Section 2, £81 10s.; Section 3, £114. Block VI—Section 2, £79 7s. 6d.; Section 3, £114 17s. 6d.; Section 4, £135 17s. 6d.; Section 5, £60 10s.; Section 6, £57 10s.; Section 7, £75. Block VII—Section 1, £125; Section 2, £101 7s. 6d.; Section 3, £101 17s. 6d.; Section 4, £57; Section 5, £84 10s. Block VIII—Section 1, £139 7s. 6d.; Section 2, £134 7s. 6d.; Section 3, £99 12s. 6d.

The improvements which are not included in the prices of the sections, but which must be paid for separately, consist of: Section 2, Block II, hut valued at £25; Section 1, Block III, three-roomed cottage valued at £150.

GENERAL DESCRIPTION.

The Sherenden Settlement is situated for the most part on both sides of the main Hastings-Patea Road, an excellent metalled road suitable for motor-car traffic. The nearest point of the settlement from the Town of Napier is twenty miles, and the farthest thirty-one miles, and from the Town of Hastings fifteen and twenty-one miles respectively.

Three sections to the north-east of the settlement are served by a road from Napier via Puketapu, the nearest point of this part of the Settlement being seventeen miles, and the farthest twenty-one miles, from Napier.

The property consists generally of open rolling country, with a little manuka in gullies, intersected by streams running in more or less deep gorges, some of which are stockproof and used as boundaries. Elevation, 300 ft. to 1,100 ft. above sea-level. Water will probably need conserving by means of dams when sections are subdivided into small paddocks, but each holding has a water-supply. The soil is a good black loam, on clay and papa formation, with limestone outcrops on a few sections. Approximately three-fourths of the property is ploughable. The fencing is generally good post-and-wire and natural stockproof gorges. All the sections, with the exception of two or three, are sufficiently fenced to hold stock immediately possession is given.

There is a bi-weekly coach service between Hastings and Patea, leaving Hastings at 10 o'clock a.m. on Wednesday and Friday, and returning Thursday and Tuesday. The property is practically free from rabbits and noxious weeds.

The nearest public accommodation-houses are Fern Hill, nine miles and a half, and Puketapu ten miles and a half.

A school-site of five acres is reserved for the establishment of a school.

The corners of the sections are indicated by notice-boards, giving the section numbers corresponding with sale poster.

R. T. SADD,
Commissioner of Crown Lands.

Pastoral Run in Southland Land District for License for Public Auction.

District Lands and Survey Office,
Invercargill, 4th December, 1912.

NOTICE is hereby given that the under-mentioned pastoral run will be offered for license by public auction at the District Lands and Survey Office, Invercargill, at 11 a.m. on Thursday, the 27th day of February, 1913, under the provisions of the Land Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

Pastoral Run under Part VI of the Land Act, 1908.
(National endowment.)

Run No.	County.	Area.	Upset Annual Rental.
396	Wallace	A. R. P. 7,300 0 0	£ s. d. 80 0 0

Term, twenty-one years from 1st March, 1914.

The following provisional valuation of improvements is published for the information of intending purchasers, but

must be taken as approximate only, as the final valuation has to be made in accordance with section 244 of the Land Act, 1908, at least three months before the expiry of the present licenses:—

Run No. 396.—Three miles boundary-fences, half-cost, £72; one mile subdivisive fences, £48; total, £120.

Possession will be given on the 1st March, 1914.

Locality and Description of Run.

The run is situated in the Takitimo Survey District. About 4,000 acres are hilly and mountainous country, being fairly well grassed with silver and snow tussock; the balance (3,300 acres) is flat, undulating, and hilly, covered with stunted fern and tutu, and is of little value in its present state, but is capable of improvement by cultivation and the sowing of grasses. Height above sea-level varies from 900 ft. to 4,600 ft. Situated about thirty-nine miles from Tuatapere Railway-station and thirty-two miles from Mossburn Railway-station by fair roads.

Full particulars may be ascertained and plans obtained at this office.

G. H. M. McCLURE,
Commissioner of Crown Lands.

Village Land for Lease by Public Auction.

District Lands and Survey Office,
Napier, 10th December, 1912.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction at the District Lands and Survey Office, Napier, at 11 o'clock a.m. on Friday, 17th January, 1913, under the provisions of the Land Act, 1908.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—DANNEVIRKE COUNTY.—
VILLAGE OF MATAMAU.

Section.	Block.	Area.	Term of Lease.	Upset Annual Rental.
26	X	A. R. P. 3 3 8	10 years	£ s. d. 2 10 0

Situated within a short distance of the Mataman Railway-station. Flat and broken land, which has been cleared of bush, logged, and grassed. The soil is of alluvial character on shingle formation.

Terms and Conditions of Lease.

- One half-year's rent, together with £1 1s. lease fee, must be paid on fall of the hammer.
- No declaration is required. Residence and improvements are not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee, nor for any other cause.
- Possession will be given on the date of sale, from which date the rent will commence.
- The rent shall be payable half-yearly in advance.
- All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.
- The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
- All persons duly authorized in that behalf shall have free right of ingress, egress, and regress for such purposes as the Commissioner of Crown Lands may deem expedient.
- The lessee shall prevent the growth and spread of gorse, broom, and sweetbriar on the land; and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbriar, broom, ragwort, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
- The lessee shall destroy all rabbits on the land, and he shall prevent their increase or spread to the satisfaction of the Commissioner of Crown Lands.
- The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the lease within thirty days after the date upon which the same ought to be fulfilled.

The land is described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Full particulars may be ascertained at this office.

ROBT T. SADD,
Commissioner of Crown Lands.

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