

IMPROVEMENTS.

The improvements which go with the sections are as follows: Section 1—183 chains boundary fencing and old flax-mill (galvanized iron), valued at £53 17s. 6d. Section 2—131 chains boundary fencing, valued at £23 11s. 6d. Section 3—125 chains boundary and subdivisive fencing, old flax-mill partly burned down, galley with brick chimney, and old hut, valued at £45 19s. 6d. Section 4—169 chains boundary and subdivisive fencing, valued at £32 16s. Section 5—146 chains boundary fencing, valued at £29 17s. 6d. Section 6—50 chains boundary fencing, valued at £8 15s.

DESCRIPTION OF SECTIONS.

Section 1.—Altitude, from 300 ft. to 1,061 ft. above sea-level. Mixed agricultural and pastoral land; 200 acres ploughable ridges; 100 acres bush; balance consists of gullies and high rough country; all good grazing-land; well watered by good permanent creeks. The track shown in dotted lines is to be retained for use until the surveyed road is formed and ready for traffic.

Section 2.—Altitude, 250 ft. to 750 ft. above sea-level. Mixed agricultural and pastoral land; 400 acres, of which 210 acres are in old pasture, are capable of cultivation; 200 acres are in bush, which when cleared will grow good grass. Good land along the southern and eastern faces, steep in places, covered with flax and scrub; good grazing-land; well watered by permanent creeks. The track shown in dotted lines is to be retained for use until the surveyed road is formed and ready for traffic.

Section 3.—Altitude, 200 ft. to 850 ft. above sea-level. Mixed agricultural and pastoral land; 450 acres, of which 310 acres are in old pasture, are capable of cultivation; 100 acres in bush; and the balance of the section can be improved by burning and surface sowing; well watered by permanent creeks.

Section 4.—Altitude, 250 ft. to 700 ft. above sea-level. Mixed agricultural and pastoral land; 350 acres ploughable; 40 acres of bush; very good grazing-land; well watered by permanent creeks. The track shown in dotted lines is to be retained for use until the surveyed road is formed and ready for traffic.

Section 5.—Altitude, from 250 ft. to 650 ft. above sea-level. Mixed agricultural and pastoral land; all good grazing-land; well watered by permanent creeks; 400 acres can be cultivated.

Section 6.—Altitude, from 150 ft. to 600 ft. above sea-level. Mixed agricultural and pastoral land; 270 acres can be cultivated. Mostly good light tussock land; well adapted for grazing, and well watered by permanent creeks.

GENERAL DESCRIPTION.

The land comprised in the Fortification Hill Settlement alternates from flat and undulating land to spurs and downs, while a small area on the eastern boundary is fairly steep and hilly. The settlement is suitable for either sheep or cattle farming, and parts are adapted for dairying. With the exception of 520 acres of old pasture, the whole of the property is in its natural state, being mostly fern, silver tussock, tutu, and flax country, interspersed with clumps of bush, aggregating some 450 acres. The whole of the sections are capable of vast improvement; practically three-quarters of each section is ploughable, and much of the soil is of a good depth and of a nice free nature. All the sections are watered by running streams, and the country lies between 150 ft. and 850 ft. above sea-level, except the east boundary of Section 1, which rises to 1,061 ft. The settlement is situated from two miles and one-eighth to five miles and a quarter from Te Peka Railway-station, which is two miles from Waimahaka Railway-station and village. Access is by metalled, formed, and partly formed roads.

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

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

Lands in Knowsley Park Settlement, Southland Land District, for Selection on Renewable Lease.

District Lands and Survey Office,
Invercargill, 22nd December, 1913.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease, under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908; and applications will be received at this office on Thursday, 26th February, 1914.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.—
TUTURAU SURVEY DISTRICT.
Mixed Agricultural and Pastoral Land.

Section.	Block.	Area.	Rent per Annum an Acre (approximately).			Total Half-yearly Rental.
			£	s.	d.	
1	VI	205 0 36	0	5	2½	26 15 6
2	"	351 1 10	0	5	8½	49 19 0
4	"	570 3 14	0	5	8	81 0 0
5	IX	721 2 20	0	3	1	11 14 0
6	VI	377 3 22	0	5	2½	55 11 6
7	"	664 2 34	0	3	6½	49 1 0
8	IX	616 0 30	0	3	6½	58 19 0
10	VII	511 1 37	0	2	10	54 13 6
11	"	912 0 5	0	2	11½	36 4 6
						67 5 6

* Interest and sinking fund on buildings valued at £300, payable in cash or in twenty-one years by half-yearly instalments of £11 14s. Total half-yearly payment, £92 14s.

IMPROVEMENTS.

The improvements which go with the sections are as follows: Section 1—215 chains of boundary fencing, valued at £17 5s. 6d. Section 2—357 chains boundary and subdivisive fencing, valued at £32 19s. Section 4—536 chains boundary and subdivisive fencing; nine-stalled stable, with shearing-shed attached; barn for wool and grain; cow-byre, and feed-house attached; sheep-yards, dip, pigsties, and fowlhouse; valued at £150. Section 5—209 chains boundary and subdivisive fencing, valued at £41 9s. Section 6—185 chains boundary fencing, valued at £25 4s. Section 7—375 chains boundary and subdivisive fencing, valued at £66 4s. Section 8—329 chains boundary and subdivisive fencing, valued at £35 9s. Section 10—360 chains boundary fencing, valued at £38 16s. Section 11—288 chains of boundary fencing, valued at £59 13s.

The improvements which do not go with land, but which must be paid for separately, comprise: Section 4—Eight-roomed house and men's hut, the whole valued at £300.

DESCRIPTION OF SECTIONS.

Section 1.—Altitude, from 660 ft. to 850 ft. above sea-level. All open and undulating, with one or two terraces. Good agricultural land, on sandstone formation, and well watered by permanent streams; about 40 acres are in tussock and native grass; the balance, 165 acres, is all fescue grass, 80 acres of which have been renewed by ploughing. Suitable for dairying and mixed farming. The section is fenced on all sides, but the fences are not first class.

Section 2.—Altitude, from about 640 ft. to 775 ft. above sea-level. All open, flat, and undulating; good agricultural land, on sandstone formation. Fenced all round, and subdivided into four paddocks, and well watered by small streams. The whole area has been cultivated, and there is a plantation along a portion of the western boundary. There are 95 acres of young grass, 43 acres in stubble, 53 acres in fescue; 55 acres have been ploughed, and the balance, 105 acres, is two-year-old lea. Suitable for dairying and mixed farming.

Section 4.—Altitude, from about 620 ft. to 925 ft. above sea-level. All open, flat, and undulating; good agricultural land, on sandstone formation; well watered by the Waiarikiki and small streams. Subdivided into six paddocks, and 2 acres of orchard and plantation; 30 acres limed and in young grass; the balance has all been cultivated, and is in old lea. Suitable for mixed farming and dairying.

Section 5.—Altitude, from 510 ft. to 930 ft. above sea-level. All open, flat, and undulating, and a little steep towards the east. Quality of soil good, on sandstone formation. Mixed agricultural and pastoral land; subdivided into two paddocks; 240 acres have been cultivated, and in old lea; the balance, 477 acres, is mostly in tussock and native grass, with flax along the eastern face. The whole section is well watered by the Waiarikiki and other small streams. Fenced on west and portion of south boundary; natural boundary on north and east of section.

Section 6.—Altitude, from 700 ft. to 1,080 ft. above sea-level. Mixed agricultural and pastoral land; all open, undulating, and hilly. Fenced on three sides—north, west, and south boundaries. Well watered by small streams. 125 acres have been cultivated, and are in young grass, and 43 acres in stubble and young grass; the balance, 210 acres, in tussock, native grass, and fern. Quality of soil good, on sandstone formation.