

the purpose of this sale, and no contract for purchase shall be voidable, nor shall the successful purchaser be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, and kind than as stated herein, or in any advertisement having reference to the said timber, nor shall any extra sum be claimed by the Crown if the said quantity of timber is found to be in excess of that stated herein.

4. All timber on each lot, whether standing, felled, or in logs, shall remain the property of the Crown until all the instalments are paid.

5. Offers from the successful bidder will be considered for the purchase of the 170 rimu-trees mentioned in Lot 4.

6. In all lots the quantities stated are standing measurements, and only those trees bearing the special distinguishing brands shown in each lot are included in this sale.

7. Should any dispute arise as to boundaries, the decision of the Commissioner of Crown Lands shall be final.

8. In the event of any of the above lots not being disposed of, applications may be received and dealt with at any time within six months from the above date of sale (unless previously formally withdrawn), providing, however, that the amount offered is not less than the upset prices stated hereon.

9. No extension of time for removal of timber will be allowed purchasers who bleed, or permit bleeding of, kauri-trees included in this sale, unless full payment of purchase-money is first made.

10. In lots where terms of payment may have been arranged, any breach of the foregoing conditions of sale will render the "On demand" promissory notes liable to be presented for immediate payment.

11. The right is retained to the Commissioner of Crown Lands to decrease during the time of sale the advance in bid on each lot.

12. The highest or any bid not necessarily accepted, and all lots herein described are submitted for sale subject to the final acceptance of the highest bid by the Minister of Lands or the Commissioner of State Forests, as the case may be.

13. In the event of a bidder purchasing two or more adjoining lots, the Commissioner of Crown Lands may, at his discretion, during the time of sale, increase the time for removal of timber.

H. M. SKEET,
Commissioner of Crown Lands.

Lands in Auckland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Auckland, 20th January, 1914.

NOTICE is hereby given, under section 21 of the Land Laws Amendment Act, 1913, that the undermentioned lands are open for selection on renewable lease under the provisions of the Land Act, 1908, and amendments, and the Land for Settlements Act, 1908; and applications will be received at this office up to 4 o'clock p.m., on Monday, the 23rd February, 1914.

The ballot for the sections for which there are more than one applicant will be held at the District Lands and Survey Office, Auckland, on Thursday, the 26th February, 1914, at 2.30 o'clock p.m.

Preference will be given to landless applicants who have children dependent on them, or who have within the preceding two years applied for land at least twice unsuccessfully.

SCHEDULE.

AUCKLAND LAND DISTRICT.—PIAKO COUNTY.—WAITOA SURVEY DISTRICT.—BALACHRAGGAN SETTLEMENT.

First-class Land.

Section.	Block.	Area.		Rent per Annum an Acre (approximate).		Total Half- yearly Rental.	
		A.	R. P.	£ s. d.	£ s. d.		
25	XI	47	0 0	0 11	10½	13	19 0
31	XI	50	0 4	0 10	3	12	16 6

DESCRIPTION OF SECTIONS.

Section 25.—Open land, on which manuka has been cut but not burnt; a little rough feed. 19 chains boundary-fencing and 9½ chains boundary-drain, valued at £12 (half-share), go with the section. Four miles and a half from Waitoa Railway-station by formed road.

Section 31.—24 acres high manuka, balance open land on which manuka has been cut but not burnt; a little rough feed. 20 chains boundary-fencing, and 10 chains boundary-drain, valued at £13 (half-share), go with the section. Four miles and a half from Waitoa Station by formed road.

Terms of lease may be seen and forms of application obtained at this office.

H. M. SKEET,
Commissioner of Crown Lands.

Education Reserves in Southland Land District for Lease by Public Auction.

District Lands and Survey Office,
Invercargill, 20th January, 1914.

NOTICE is hereby given that the undermentioned Education reserves will be offered for lease by public auction, for terms of twenty-one years without right of renewal, at this office on Friday, 17th April, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—EDUCATION RESERVES.
Southland County.—Invercargill Hundred.

Section.	Block.	Area.		Upset Annual Rental.	
		A. R. P.	£ s. d.		
Part 55	V	16	0 0	12	0 0
Weighted with £10 13s. 6d., valuation for fencing. Heavy swamp land, adjoining a school and situated two miles from Mill Road.					

Southland County.—Waikawa Survey District.

16	II	7	0 22	2	0 0
Weighted with £60 10s., valuation for cottage, garden, and fences. With exception of ¼-acre, section is in natural state (bush). Adjoins school, and is about half a mile from Waikawa.					

Southland County.—Town of Limehills.

11	XIX	0	2 0	1	0 0
Weighted with £1, valuation for fencing.					
16	VI	2	1 19	2	5 0
Weighted with £4, valuation for fencing.					
19	XVII	0	1 0	0	10 0
Weighted with 10s., valuation for fencing.					

Southland County.—Town of Winton.

12	XVIII	0	0 33	1	5 0
Weighted with £1 15s., valuation for fencing.					
15	XVII	0	1 0	1	0 0
Weighted with £3 12s., valuation for fowlhouse and fencing.					
15	XX	0	1 0	1	5 0
Weighted with 10s. 6d., valuation for fencing.					

Southland County.—Town of Gore.

12	XX	0	1 18	1	10 0
Weighted with £81, valuation for cottage, cow-byre, and fencing.					

Southland County.—Town of Lumsden.

4	VII	0	1 0	1	0 0
Weighted with £40, valuation for washhouse, stable, and fencing.					
15	XII	0	1 0	0	10 0
Weighted with £40, valuation for byre, chaffhouse, fencing, &c.					
4	XII	0	1 0	1	5 0
Weighted with £3, valuation for fencing.					
6	XII	0	1 0	0	15 0
Weighted with £3, valuation for fencing.					

Wallace County.—Town of Waimatuku.

5 and 6	III	0	2 0	0	10 0
Weighted with £7 2s. 6d., valuation for cow-byre and fencing.					

Abstract of Conditions of Lease.

1. Possession will be given on 1st May, 1914, and the term of the lease will commence from 1st July, 1914.
 2. A half-year's rent at the rate offered, and rent for the broken period between the 1st May, 1914, and the 30th June, 1914, lease and registration fees, and valuation for improvements, to be paid on the fall of the hammer.
 3. The term of the lease is twenty-one years without right of renewal.
 4. At the end of term lease to be offered by auction for further term of twenty-one years at rent to be fixed by arbitration, the incoming lessee to pay the value of the improvements, which is to be handed over to the outgoing lessee.
 5. No assignment or sublease without consent.
 6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
 7. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.
 8. Lease will be registered under the Land Transfer Act.
 9. Lease is liable to forfeiture if conditions violated.
- Full particulars may be ascertained and plans obtained at this office.

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