

9. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

10. Lessee not to make improvements without the consent of the Land Board.

11. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £5 per acre.

12. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.

13. Lessee liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.

14. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.

15. Lessee to have no right to any milling-timber, minerals, or kauri-gum, all rights to which, together with rights of access for the purpose of working the same, are reserved by and on behalf of the Crown.

16. Lessee to keep buildings insured.

Form of lease may be perused, and full particulars obtained at this office.

H. M. SKEET,  
Commissioner of Crown Lands.

*Land in Auckland Land District for Disposal under the Land Act, 1908.*

District Lands and Survey Office,  
Auckland, 25th September, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Thursday, the 7th day of January, 1915.

SCHEDULE.

AUCKLAND LAND DISTRICT.

SECTION 2, Block XVI, Takahue Survey District: Area, 313 acres.

H. M. SKEET,  
Commissioner of Crown Lands

*Education Reserve in Southland Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Invercargill, 23rd August, 1914.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction, for a term of ten years, at the District Lands and Survey Office, Invercargill, at 11 o'clock a.m. on Wednesday, the 28th day of October, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

EDUCATION RESERVE.—WALLACE COUNTY.—TAKITIMO SURVEY DISTRICT.

LOTS 5, 6, and 7 of Run 166A: Area, 7,905 acres; upset annual rent, £300; term, 10 years.  
Weighted with £1,321, valuation for improvements.

*Description.*

The country lies at an elevation of between 600 ft. and 1,200 ft. above sea-level, and alternates from flat and undulating land to downs and hills.

Much of it can be improved by cultivation and surface sowing, while the flats along Grassy Stream are good agricultural land. With the exception of some 100 acres around the homestead, which have been cultivated, the whole of the area is in its natural state, being mostly silver tussock and flax country, interspersed with areas of fern and manuka; and along the bank of the Waiau River there are some 130 acres of tawhai and totara bush suitable for fencing-material.

The whole of the improvements are in good order, all the buildings having been erected within the last two years and a half.

The whole of the country is well watered, and is very suitable for both sheep and cattle farming. The homestead is distant from Tuatapere Railway-station twenty miles,

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and from Otautau Railway-station twenty-nine miles, both by good gravelled roads, with the exception of the last eight miles and a half, which are at present only formed. It is proposed to bridge the Wairaki River within the next twelve months.

*Abstract of Conditions.*

1. Rent from 1st April to 30th June, 1915, at rate offered, and lease and registration fees, to be paid on the fall of the hammer. Valuation for improvements to be paid before purchaser gets possession.

2. The term of the lease is ten years from 1st March, 1915, without right of renewal.

3. The tenant to pay all rates and taxes.

4. The Land Board reserves the right to lay off roads through the run where required.

5. The lessee to be allowed (with the consent of the Land Board) to cultivate for station purposes only, but not for sale, a reasonable area; provided that not more than one white crop and one green crop be taken off the land. Such land then to be laid down with good and sound grass and clover seeds of the descriptions and proportions usually sown in the district and most suitable for the land, and to remain in grass for a period of three years, after which period the same process of cultivation may be repeated. All such cultivation to be subject to inspection by the lessor or his agent.

6. Lessee to have the right to the bush for fencing and firewood, but not for sale.

7. Three months before the expiration of the lease a valuation to be made by arbitration of all improvements consisting of necessary buildings and fencing, the amount of such valuation to be payable by the incoming to the outgoing tenant. In the event of the lessee desiring to effect improvements (fencing and buildings) in addition to those already on the ground, it will be necessary to obtain the Land Board's permission, otherwise such improvements will not be made a subject of valuation.

8. Lease to be liable to forfeiture if conditions violated.

9. Possession will be given on 1st April, 1915.

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

*Land in Southland Land District for Disposal under the Land Act, 1908.*

District Lands and Survey Office,  
Invercargill, 5th August, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Thursday, 12th November, 1914.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.—CHATTON SURVEY DISTRICT.

SECTION 14B, Block XII: Area, 2 acres 1 rood 30 perches.

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

*Land in Southland Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Invercargill, 14th August, 1914.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at this office at 11 o'clock a.m. on Thursday, 12th November, 1914, under the provisions of the Land Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.—CHATTON SURVEY DISTRICT.

*Rural Land.*

SECTION 14B, Block 12: Area, 2 acres 1 rood 3 perches; upset price, £5.

Light and shingly land situated about five miles and a quarter from East Gore.

TERMS OF SALE.

One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with Crown grant fee £1, within thirty days thereafter, otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the contract for the sale of the land be null and void.

Title will be subject to Part XIII of the Land Act, 1908.

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