

Milling-timber in Wellington Land District for Sale by Public Auction.

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

NOTICE is hereby given that the right to cut and remove the timber on the undermentioned Crown lands will be offered for sale by public auction in one lot at this office at 2.30 o'clock p.m. on Thursday, the 19th March, 1914, under the provisions of the Land Act, 1908, and the Timber Regulations thereunder.

SCHEDULE.

WELLINGTON LAND DISTRICT.
Sections 26, 31, and, 33, Block V, Karioi Survey District.—
Area of Milling-timber, about 460 Acres.

(This lot is situated to the south-east and south of Rangataua Township and Village Settlement, and has a frontage to the railway, near the Rangataua Station).

Timber.	Estimated Quantity, in Sup. Feet.	Upset Price.
Matai	880,000	£ s. d. 1,840 0 0
Rimu, miro ..	1,170,000	
Kahikatea ..	713,000	
Beech	524,000	
Total	3,287,000	

CONDITIONS OF SALE.

1. The right to cut and remove the timber will be sold generally in accordance with the provisions of the Land Act, 1908, the Timber Regulations made thereunder, and the following conditions, and may contain such additional conditions as the Commissioner in his discretion considers necessary in the interests of the Crown or of the public.

2. The quantities of the various timbers set forth in the above Schedule are approximate only, and are furnished for the information of intending purchasers, who are expected, previous to the sale, to make their own estimates of the quantities. No contract for purchase shall be voidable, nor shall the licensee be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, and kind than as stated herein, nor shall any extra sum be claimed by the Crown if for any reason the quantity of timber is found to be in excess of that stated herein.

3. The successful bidder shall purchase the whole of the timber, and shall, on the fall of the hammer, pay in cash a deposit of 10 per centum of the amount bid, together with £1 ls. license fee, and shall also deposit eight promissory notes, each for one-eighth of the balance of purchase-money, each payable on demand, and endorsed by two persons to be approved by the Commissioner. These promissory notes will be presented, the first at an interval of nine months from the date of sale, and the others at subsequent intervals of six months, but they may be presented for payment at earlier dates if more than a due proportion of timber is found to be cut, or should any breach of the conditions occur, or if in the opinion of the Commissioner the interest of the Crown is jeopardized.

4. The purchaser shall have the right to cut and remove all timber on the lands comprised in the license during a period of five years from the date of sale, subject, however, to the condition that all the milling-timber on Section 33 is cut and removed within a period of two years from the date of sale, at the end of which period the Crown will resume full possession of Section 33, and the licensee's right to mill thereon shall cease and be determined. The license shall be only for the cutting and removal of the timber, and shall give no right to the use of the land.

5. The timber shall be cut in a face, and the Crown reserves the right of following up the mill-workings by felling and grassing such areas as from time to time will have been cleared of milling-timber. Sufficient timber shall be left for fencing and general farming purposes.

6. The license shall be subject to any rights of tramway, or of water-races, &c., already granted or that may hereafter be granted over the lands comprised therein; and the Land Board may authorize the laying-down and working of tram-lines by other persons than the licensee.

7. The licensee shall not put, throw, or place, or allow to be put, thrown, or placed, into any river, stream, watercourse, or into any place where it may be washed into any river, stream, or watercourse, any sawdust or other saw-mill refuse.

8. If the timber is unsold at auction the right to cut it at the upset price will remain open for application until further notice.

9. The lot will be sold generally in accordance with the area and boundaries as shown on the sale map at the District Lands and Survey Office, Wellington.

10. No compensation will be given nor shall any be claimed for any error, discrepancy, or misdescription whatever in respect of this lot or in these conditions.

Full particulars may be ascertained and copies of the Timber Regulations obtained at this office.

T. N. BRODRICK,
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, with perpetual right of renewal for further successive terms of twenty-one years, at this office on Friday, the 17th April, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908:—

SOUTHLAND LAND DISTRICT.—EDUCATION RESERVES.

Section.	Block.	Area.	Upset Annual Rental.
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Wallace County.—Jacob's River Hundred.

Part	Block	A. B. P.	£ s. d.
19	V	70 3 9	17 15 0

Weighted with £29 2s. 8d., valuation for fencing.
Rich loamy soil. 50 acres cleared and cultivated; balance in bush. Situated four miles from school and five miles from dairy factory and railway.

Southland County.—Town of Dipton.

1 to 10	Block	Area	Rental
	XVI	42 1 7	19 0 0

Weighted with £78, valuation for cottage and fencing.
Good warm soil, all under cultivation. Situated a quarter of a mile from school and one mile from Dipton Railway-station.

Southland County.—Mabel Hundred.

35	Block	Area	Rental
	II	58 3 0	29 7 6

Weighted with £52 10s., valuation for fencing.
Flat land, all under cultivation. Situated two miles and a half from Woodlands Railway-station, dairy factory, and school by gravel-road.

Southland County.—Waikaka Survey District.

14	Block	Area	Rental
	VIII	13 3 30	2 2 0

Swampy land, in its natural state. Situated six miles from Mataura by metal-road.

Southland County.—Wyndham Survey District.

4 and 5	Block	Area	Rental
	X	439 0 25	11 18 0

Weighted with £33 12s., valuation for rabbit-proof fencing.
Hilly land covered with bush. Situated four miles from Glenham.

ABSTRACT OF CONDITIONS OF LEASE.

1. Possession will be given on the 1st May, 1914, and the term of the lease will commence from the 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. Term of lease is twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years.

4. Rent of renewal lease to be fixed by arbitration. If lessee does not desire new lease at end of any term, land to be leased by auction. The incoming lessee to pay the value of the improvements, which is to be handed over to outgoing lessee.

5. No assignment or sublease without consent.

6. Lessee to improve the land and keep it clear of all weeds.

7. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

8. Consent of the Land Board to be obtained before subdividing, erecting any building, or effecting other improvements.

9. Lease will be registered under the Land Transfer Act.

10. Lease is liable to forfeiture if conditions are violated.

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

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