

FOR LEASE FOR FOURTEEN YEARS.

Southland County.—Toetoes Survey District.

Part Section 1, Block V, and Part Section 6, Block IV: Area, 171 acres; upset annual rental, £59 17s.

Weighted with £270 valuation for buildings and fencing. Land of medium quality, undulating and broken. Situated within half a mile of Waimahaka railway, school, and dairy factory.

ABSTRACT OF CONDITIONS OF LEASE.

1. Possession will be given on the 1st May, 1915, and the term of the lease will commence from the 1st July, 1915.
2. A half-year's rent at the rate offered, and rent for the broken period between the 1st May, 1915, and the 30th June, 1915, lease and registration fees, and valuation for improvements to be paid on the fall of the hammer.
3. The lease is for the term stated above, without right of renewal.
4. At the end of the term lease to be offered by auction for a further similar term, 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 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.

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

District Lands and Survey Office,
Invercargill, 22nd December, 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 Wednesday, 10th March, 1915, 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.—Hokonui Survey District.

SECTION 14 of 404A, Block XI: Area, 518 acres; upset annual rental, £103 12s.

Weighted with £304 17s. 6d. valuation for improvements. Hilly country, well watered. All cultivated, except gullies and rocky points. Situated four miles from Balfour Railway-station.

Southland County.—Oteramika Hundred.

Section 47, Block II: Area, 40 acres; upset annual rental, £4.

Mostly bush, partly burnt; about 6 acres open land. Situated about one mile and three-quarters from Kapuka Railway-station.

Southland County.—Wendonside Survey District.

Section 13, Block VIII: Area, 14 acres 2 roods 23 perches; upset annual rental, £2 10s.

Weighted with £7 10s. valuation for fencing. The land has been cropped but not sown in grass, is light and shingly; situated three miles and a half from Riversdale on main road.

Section 16, Block I: Area, 320 acres; upset annual rental, £29 6s. 8d.

Weighted with £153 9s. valuation for fencing. About 80 acres medium quality, balance light and shingly; situated three miles from Freshford Railway-station, and within half a mile from school.

Southland County.—Wendon Survey District.

Sections 73 and 74A, Block I: Area, 260 acres 2 roods 4 perches; upset annual rental, £4 0s. 6d.

Weighted with £11 10s. valuation for fencing. A sluicing company has plant erected on land, and about fifty acres have been destroyed by tailings, &c. Situated three miles from Freshford Railway-station.

Southland County.—Toetoes Survey District.

Section 1, Block XI: Area, 80 acres 1 rood 20 perches; upset annual rental, £24 2s.

Weighted with £40 4s. 6d. valuation for fencing. Undulating land of fair quality, about four miles from Tokanui.

Section 1, Block IX, and Section 1, Block X: Area, 352 acres 3 roods 8 perches; upset annual rental, £88 5s.

Weighted with £120 valuation for fencing. Land of medium quality, undulating, and all ploughable. Situated three miles from Tokanui.

Southland County.—Campbelltown Hundred.

Part Section 11, Block II: Area, 34 acres 1 rood 23 perches; upset annual rental, £2.

Weighted with £13 valuation for fencing. Land in natural state, partially covered with manuka. Situated two miles and a quarter from Woodend.

Wallace County.—Jacob's River Hundred.

Part Section 19, Block V: Area, 70 acres 3 roods 9 perches; upset annual rental, £19 9s. 6d.

Weighted with £24 10s. valuation for fencing. Rich loamy soil, 50 acres cultivated, balance in bush. Situated four miles from school.

Wallace County.—Taringatura Survey District.

Section 103, Block VIII: Area, 748 acres and 11 perches; upset annual rental, £130 18s.

Weighted with £240 19s. valuation for fencing. Soil fair in parts, but majority light and shingly; has all been cultivated; is subject to flood. Situated about two miles from Lumsden.

Southland County.—Limehills Town.

Section 9, Block XXXII: Area, 9 acres 2 roods 30 perches; upset annual rental, £5.

Weighted with £12 10s. valuation for fencing. Mostly a limestone face; within a mile from Centre Bush and Ords railways. The right to the limestone is reserved.

Southland County.—Waikaia Survey District.

Section 59, Block I, Sections 31/32, Block VIII, and Sections 24/27, Block IX: Area, 1,027 acres 3 roods 30 perches; upset annual rental, £8 10s. 8d.

Weighted with £58 12s. valuation for fencing. Undulating country in natural state; soil poor. Situated close to Waikaia Town.

Sections 57, 58, 60, 62, 63, and 64, Block I: Area, 267 acres 3 roods 37 perches; upset annual rental, £6 14s.

Weighted with £21 7s. valuation for fencing. Undulating manuka country in natural state. Soil poor. Situated close to Waikaia Town.

Part Section 61, Block I: Area, 18 acres 2 roods 32 perches; upset annual rental, £1 18s.

Weighted with £5 valuation for fencing. Undulating country, light soil. Has all been cultivated. Within half a mile of Waikaia Town.

ABSTRACT OF CONDITIONS OF LEASE.

1. Possession will be given on 1st May, 1915, and the term of the lease will commence from 1st July, 1915.
2. A half-year's rent at the rate offered and rent for the broken period between 1st May, 1915, and 30th June, 1915, 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 leases to be fixed by arbitration. If lessee does not desire new lease at end of 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. Interest at the rate of 10 per centum per annum on rent in arrear.
7. Lessee to improve the land and keep it clear of all weeds.
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 violated.

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

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