

The improvements included in the price of the section consist of 10 chains of fencing, being half share between Sections 4 and 6, valued at £7; and south-west boundary of road, 24 chains, valued at £8 8s.: total value, £15 8s.

Section 7.—Agricultural and pastoral land; soil light loamy nature; level land, with the exception of gully not well watered; 55 acres in grass, 15 acres *Pinus insignis* plantation, 10 acres of tea-tree scrub, and about 19½ acres of gully.

The improvements included in the price of the section consist of half share of fencing between Sections 7 and 8, 13 chains, valued at £9 2s.; 20 chains of road fencing, valued at £10; and 42 chains of internal fencing, valued at £21; total, £40 2s.

The improvements not included in the capital value of the section, but which must be paid for separately, consist of a house, five rooms, 26 ft. by 30 ft., single story, iron roof, two single brick chimneys, washhouse and shed, valued at £300; milking-shed, concrete floor, and yards, £150; total, £450. Repayable in thirty half-yearly instalments of £21 13s. 6d. each.

Section 8.—Agricultural and pastoral land, soil light loamy nature, level land; wells will have to be sunk for water; 35 acres of turnips just eaten off; 11 acres of *Pinus insignis* plantation, 51 acres of tea-tree scrub, 26 acres with rough feed through it.

The improvements included in the price of the section consist of half share of fencing between Sections 7 and 8, 13 chains, valued at £9 2s. Eastern boundary, half share 23 chains, valued at £8 1s.; 16 chains of road fence, valued at £8; and 23 chains of internal fencing, valued at £11 10s. Total value for fencing, £36 13s.

The improvements not included in the capital value of the section, but which must be paid for separately, consist of a house 27 ft. by 30 ft., single story, iron roof, one double brick chimney, four rooms, valued at £242. Also a small house, single story, iron roof, valued at £8. Total, £250; repayable in twenty half-yearly instalments of £16 3s. 9d. each.

Section 9.—Agricultural and pastoral land, soil light loamy nature, watered by Waikato River; 90 acres of old grass, which is level land; and upon a terrace some 100 ft. below the former are about 30 acres of turnips that have been eaten off.

The improvements included in the price of the section consist of half share of fencing between Sections 5 and 9, 18 chains, valued at £12; also 58 chains internal fencing, valued at £29; total, £41.

Section 10.—Agricultural and pastoral land, light loamy nature, watered by Waikato River; level, with one terrace. Upon the high portion there is 76½ acres of old grass, and 44 acres part ploughed but not sown.

The improvements included in the price of the section consist of half share eastern boundary, 24 chains, valued at £8 8s.; and 97 chains of internal fencing, valued at £48 10s.; total for fencing, £56 18s.

GENERAL DESCRIPTION.

The Gorton Estate, formerly the property of W. F. Sinclair, Esq., is situated within four miles of Cambridge Borough, and has a frontage of about three miles to the main road. It is bounded by the Waikato River on the south. The altitude is about 250 ft. to 350 ft., and the climate bracing. The general quality of the soil is light loam, easily worked. Upon the lower terraces it is sandy, resting upon a bed of pumice gravel. The pasture on the estate is generally good. Root crops do well. The land is suitable for dairy farming or mixed farming. Most of the sections have water of a permanent nature, but in some instances wells will have to be sunk. All the fences are of a substantial nature. The buildings are all in good order, being practically new and convenient.

Adjoining the estate there is a creamery, post and telephone office, also a daily school. The roads inside the estate are not yet constructed, but in their present state drays can be taken on to each section.

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, 13th September, 1915.

NOTICE is hereby given, in terms of section 326 of the Land Act, 1908, that Section 17, Block VI. Maungamangero Survey District, Auckland Land District,

containing 1 acre 1 rood 32 perches, will be disposed of in accordance with the provisions of the said Act on or after Monday, the 20th day of December, 1915.

H. M. SKEET,
Commissioner of Crown Lands

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

District Lands and Survey Office,
Invercargill, 13th September, 1915.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned lands will be offered for sale by public auction at this office at 11 a.m. on Friday, 17th December, 1915, under the provisions of the said Act.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

Section.	Block.	Area.	Upset Price.	Valuation for Improvements.
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SUBURBAN LAND.

Wallace County.—Town of Flint's Bush.

		A.	R.	P.	£	s.	d.	
6	I	1	0	0	12	0	0	..
10	II	1	0	0	11	0	0	£1 10s. for fencing.
2	III	3	0	16	34	10	0	..
3	IV	1	0	7	11	0	0	£1 15s. for fencing.
7	VII	0	3	2	7	10	0	£1 10s. for fencing.

Level land, excepting Sections 7 and 10, which are undulating. Good soil, suitable for agricultural purposes. Access by gravelled road, excepting Sections 2, 3, and 10, access to which is by unformed road a few chains from gravelled road. Situated a mile and a half from Waimatuku and two miles and a half from Thornbury, at both of which places there are railway-stations, dairy factories, and schools.

Southland County.—Town of Athol.

3	IV	3	0	32	30	0	0	£1 for fencing.
2	X	3	1	38	70	0	0	£2 10s. for fencing.
3	XXII	1	0	0	30	0	0	£5 5s. for fencing.
5	XXIII	1	0	19	25	0	0	£3 5s. for fencing.
8	XXVII	2	0	10	40	0	0	£4 10s. for fencing.

Section 3, Block IV, medium quality land. Section 3, Block XXII, light land, but would make good building-site.

The other sections comprise level land of good quality. All are situated within a mile of Athol Railway-station, school, and post-office by good level road, and are being used for agricultural purposes.

Southland County.—Town of Macandrew.

7	I	0	2	0	8	0	0	10s. for fencing.
4/5	II	1	0	0	16	0	0	£1 for fencing.
5	III	0	2	0	8	0	0	£1 5s. for fencing.
5-15,	IV	6	1	18	75	0	0	£10 for stable, plantation, and fencing.
19								
8/9	V	1	0	0	16	0	0	£1 10s. for fencing.
7	VI	0	2	0	8	0	0	..

Land of good quality, except Block IV, which is light and shingly in patches. All being used for agricultural purposes. Situated three miles from Riversdale Railway-station, school, and post-office by good level gravelled road.

RURAL LAND.

Southland County.—Hokonui Survey District.

Section 754, Block LXX: Area, 19 acres 0 roods 4 perches; upset price, £10.

Section is practically a hilltop. Inferior land. Situated one mile from Croydon and five miles from Gore by metalled road, except last mile, which is unformed and fairly steep.

TERMS OF SALE.

One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, together with Crown-grant fee and valuation for improvements (if any), 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.

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

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