

carries a fair amount of rough feed. River-flats are subject to flood, balance of country is above high-flood mark.

Lot 9.—The flats along Piako River and Awaiti Stream are covered with purua grass, balance being shallow peat country with rough feed. Practically all of this area is subject to big floods.

Lots 10, 11, 12, and 13.—River-flats along these lots are covered with purua grass, balance of country being deep peat land, covered with patches of manuka and flax. Practically all these lots are covered when big floods occur.

Lot 14.—This lot is covered with purua and other native grasses, and is covered completely when big floods occur.

All the above lots are situated within the Hauraki Plains, and lie generally along the east and west banks of the Piako River, and extend from Kerepeehi to the junction of Piako and Waitoa Rivers generally. All flats adjoining the banks of river are covered with purua and other native grasses, whilst further back the land becomes peaty and is covered with scattered manuka, wivi, flax, and rough feed. In times of heavy rain the river-flats are subject to inundation by a big fresh, but lots now offered have for the greater part higher country at the back on to which stock can be driven in case of necessity. This does not apply, however, to the lots on east bank of Piako and Waitoa, as much as to those lots situate on west bank of same.

The areas can be reached from the Orchard, Kerepeehi, Ngarua, Patetonga, and Tahuna. There are no formed roads at present to the areas, but reserves are provided along banks of each river, and, in addition, along the Ngarua and Awaiti Canals and Mangawhero Creek.

It is considered that the areas are quite safe for at least nine months of the year from flooding.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Lease to be for grazing purposes only, and subject to resumption at six months' notice.

2. The lessee shall have no right to compensation, either for improvements put on the land or on account of the aforesaid resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings or fences erected by him, but not otherwise.

3. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Commissioner of Crown Lands.

4. The lessee shall prevent the growth and spread of all noxious weeds on the land, and he shall with all reasonable despatch remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

5. The lessee shall not be entitled to cut or make use of any timber or flax on the land, and shall take all reasonable steps to preserve such timber or flax from destruction by fire or otherwise.

6. The Commissioner of Crown Lands reserves the right to sell or otherwise dispose of any flax growing on the land, and the lessee shall at all times allow of the entry of authorized persons or cutters engaged in connection with such flax, whether for cutting, stacking, loading, or hauling of same.

7. The Commissioner of Crown Lands shall make such conditions in connection with the disposal and working of flax growing on the land as shall safeguard the lessee's interests.

8. The land is leased to the lessee as being subject to flooding, and no compensation or rebates of rent will be allowed should the lessee from such cause sustain any loss.

9. The right is reserved to the Government to enter on the land at all times, together with their officers, servants, and workmen, for the purpose of making surveys, constructing roads, drains, or for any other purpose whatsoever. The lessee shall also allow of the free ingress and egress of all persons driving stock or travelling to adjacent grazing-lots, and the lessee shall allow such stock to be driven through the land to neighbouring lots.

10. The lessee shall provide suitable bridges to enable stock to be driven across drains, and shall make good any damage done to drains by stock or otherwise.

11. The lessee shall at all times prevent fires occurring on the land, and shall take all possible means to extinguish any fires threatening the land, whether from within or without.

No compensation shall be payable to lessee for damage sustained by reason of fires accidentally caused by the Government's servants or workmen. No compensation shall be paid to the lessee for loss of stock or accidents thereto arising out of general drainage and other construction-works.

12. The lessee shall pay the hospital and charitable-aid rate struck by the local authority.

13. Rental payments in arrears for two months shall render the lease liable to termination; or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.

14. Tenders to be endorsed on the outside "Tender for Lease," and to be accompanied by the first half-year's rent at the rate tendered, and lease fee, £1 1s.

15. The highest or any tender not necessarily accepted.

16. Areas of lots are only approximate.

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.
SUBURBAN LAND.				
<i>Wallace County.—Town of Flint's Bush.</i>				
		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			..
4	VI	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, 19	IV	6 1 18	75 0 0	£10 for stable, plantation, and fencing.
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.