

Settlement Land in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 21st June, 1915.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at this office on Wednesday, the 18th day of August, 1915, under the provisions of the Land Act, 1908, and amendments, and the Land for Settlements Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—HOROWHENUA COUNTY.—MOUNT ROBINSON SURVEY DISTRICT.—HEATHERLEA SETTLEMENT.

SECTION 28, Block XIV. Area: 1 acre 0 roods 1.6 perches; upset price, £20.

Situated in the Heatherlea Settlement, on the north side of Heatherlea Road East, the access being from Levin, which is about three miles distant by good metalled dray-road.

Flat land. About a quarter of the area along road frontage is fairly dry, the remainder is a peaty raupo swamp. Well watered by running stream.

The upset price includes about 9 chains of fencing, valued at £4 10s.

T. N. BRODRICK,
Commissioner of Crown Lands.

Reserve in Nelson Land District for Lease by Public Auction.

District Lands and Survey Office,
Nelson, 1st June, 1915.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Nelson, on Thursday, the 15th day of July, 1915, at 11 o'clock a.m., under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.—TOWN OF MURCHISON.

SECTION 46: Area, 1 acre 3 roods 8 perches; upset annual rent, £8.

Level land, felled and in grass, about one-eighth of a mile from the Murchison Post-office.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The highest bidder shall be the purchaser, and shall deposit one half-year's rent, together with rent for the broken period between the date of sale and the 1st day of January, 1916, and £1 1s. lease fee.

2. The leases shall be for the terms specified, without right of renewal, but shall be subject to termination at any time by twelve months' notice in the event of the land being required by the Government.

3. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee unless they have been sanctioned by the Governor, or on account of the aforesaid resumption, or for any other cause.

4. Possession will be given on the day of sale.

5. The rent shall be payable half-yearly in advance on the 1st day of January and July in each year.

6. The lessee will have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.

7. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease; and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbrier, broom, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

8. The lease will be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to be fulfilled.

F. A. THOMPSON,
Commissioner of Crown Lands.

Accommodation-house Reserves in Nelson Land District for Lease by Public Auction.

District Lands and Survey Office,
Nelson, 16th June, 1915.

NOTICE is hereby given that the undermentioned reserves will be offered for lease by public auction at the District Lands and Survey Office, Nelson, on Wednesday,

30th June, 1915, at 12 o'clock noon, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.

Inangahua Junction Accommodation-house Reserve.

PART Section 28, Square 134, Block V, Inangahua Survey District: Area, 8 acres 2 roods 26 perches; upset rental, £5 per annum; term of lease, fourteen years.

Weighted with £1,675, valuation for improvements.

Situated at Inangahua Junction, about twenty-one miles from Reefton, on the main road from Nelson to the West Coast.

The land is all in grass, and part has been cultivated. It is ring fenced, and subdivided into several paddocks.

The improvements consist of fencing, clearing, cultivating, draining, orchard, and the following buildings: A thirteen-roomed hotel (now licensed), two cottages, dairy and store-room, cow-shed and stable, barn and other sheds. Messrs. Newman Bros., coach proprietors, stables are not included in the sale.

Warwick Junction Accommodation-house Reserve.

Section 1, Block XII, Burnett Survey District: Area, 136 acres 1 rood; upset rental, £10 per annum; term of lease, twenty-one years.

Weighted with £1,611 17s. 6d., valuation for improvements, consisting of large two-story house, with stable, barn, cow-shed, and other outbuildings, fencing, orchard, and cultivation.

Situated near the junction of Warwick Creek with Maruia River, about thirty miles from Murchison, and fifty miles from Reefton.

Open country, with exception of about 20 acres of manuka scrub.

Soil varies from very good to very poor, the larger portion being poor shallow soil or gravel terraces.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The highest bidder shall be the purchaser, and shall deposit one half-year's rent, £1 1s. lease fee, and valuation for improvements.

2. The lease shall be for the term specified, without right of renewal, but shall be subject to termination at any time by twelve months' notice in the event of the land being required by the Government.

3. Improvements existing on the land or to be made under the authority of the Commissioner of Crown Lands, Nelson, will be protected.

4. Possession will be given on the 1st July, 1915.

5. The rent shall be payable half-yearly in advance, on the 1st day of January and July in each year.

6. The lessee will have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.

7. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease; and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbrier, broom, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

8. The accommodation-houses on the reserves shall be kept open as places of public entertainment for the use of travellers, for whose exclusive use suitable accommodation and provisions shall be provided at the following rates, and for whose horses and cattle a sufficient supply of sound oats and hay shall be provided at rates mentioned below. The lessees will not suffer any sheep to feed or pasture on paddocks, which shall be kept exclusively for the use of travellers' horses and cattle.

Charges for Accommodation of Travellers.

Inangahua Junction Accommodation-house: Meals (each), not exceeding 2s.; beds (each), not exceeding 2s.; horse-feed, with oats, 2s.

Warwick Junction Accommodation-house: Meals (each), not exceeding, 2s.; beds (each), not exceeding, 2s.; horse-feed, with oats, 2s.

9. The lease will be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the said lease within twenty-one days after the date on which the same ought to have been fulfilled.

Full particulars, plans, &c., may be obtained at the District Lands and Survey Office, Nelson, and at the local Land Offices, Reefton and Westport.

F. A. THOMPSON,
Commissioner of Crown Lands.