

to the respective sections at the expense of the selectors of the said sections.

IMPROVEMENTS.

The improvements included in the capital values of the sections consist of boundary and subdivisional fencing valued as follows: Section 1s, £52 4s.; Section 2s, £31 17s.; Section 3s, £40 1s. 6d.; Section 4s, £53 19s.; Section 5s, £94 2s.; Section 6s, £90 12s.; Section 7s, £68 1s.; Section 8s, £55 10s.; Section 9s, £25 16s.; Section 10s, £69 13s.; Section 11s, £193 14s. 6d.; Section 12s, £274 12s.; Section 14s, £55 10s.; Section 15s, £48 14s.; Section 16s, £51 2s. 6d.; Section 17s, £52 12s.; Section 18s, £118 10s.; Section 19s, £40 5s.; Section 20s, £112 15s. 6d.; Section 21s, £24 10s.; Section 22s, £74 1s.; Section 23s, £80 14s.

The improvements not included in the capital values of the sections, which have to be paid for separately, consist of: Section 6s, cottage valued at £30; Section 12s, buildings valued at £265; Section 18s, small cottage valued at £10; Section 23s, buildings valued at £130.

GENERAL DESCRIPTION.

Clifton Settlement is situated in South Otago, and can be reached from Balclutha and Waiwera, both of which are railway-stations on the main southern trunk line. The distance from the Town of Balclutha is from eleven to fifteen miles, by a formed road which is metalled for most of the way. From Waiwera the distance to the settlement is from five to eight miles, by formed and metalled road. The settlement has a frontage to the Clutha River, on which a steamer plies. The steamer is capable of carrying grain, wool, &c. The settlement comprises nice easy rolling downs and ridges intersected by shallow gullies. Nearly the whole area is capable of being cultivated. The land has been very well treated in the past, and very little cropping has been done on it. Most of the area is now in old pasture. The general quality of the land is very good, and the sections are suitable for the production of root, oat, and grass crops. A considerable area at the northern end would grow wheat. The altitude is from 80 ft. to 300 ft. above sea-level. The aspect is northerly and easterly. All the improvements are substantial, have been well kept, and are in good order.

Possession will be given on 1st April, 1917.

Sale posters and full particulars may be obtained from this office.

ROBT. T. SADD,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Invercargill, 29th January, 1917.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction, for terms of twenty-one years, at this office on Tuesday, 20th March, 1917, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908

SCHEDULE.

SOUTHLAND LAND DISTRICT.—EDUCATION RESERVES.

Wallace County.—Town of Danieltown.

SECTION 2, Block IV: Area, 2 acres; upset annual rental, 16s.

Partly terrace land of medium quality, suitable for mixed farming. Situated three miles and a half north of Riverton by good metalled road.

Southland County.—Town of South Lumsden.

Sections 9, Block VI, and 1, 2, 3, 4, Block IX: Area, 70 acres 2 roods 28 perches; upset annual rental, £28.

Weighted with £37 12s., valuation for fencing.

Level land of fair quality, suitable for general farming. Situated one mile from Lumsden Railway-station, school, and post-office by level gravelled road.

Southland County.—Tuturau Survey District.

Section 11, Block V: Area, 100 acres; upset annual rental, £60.

Weighted with £94 17s., valuation for fencing and ditches.

Good quality level land, all under cultivation, suitable for general farming or dairying. Situated three miles from Wyndham Railway-station, school, post-office, and dairy-factory by good level gravelled road.

Southland County.—Invercargill Hundred.

Section 33A, Block IV: Area, 30 acres; upset annual rental, £9.

Weighted with £32 10s. 3d., valuation for fencing and ditch.

Two-thirds of section fair quality land, requiring plough draining, the remainder swampy. Suitable for general farming. Situated five miles from Invercargill and three miles from Wallacetown Railway-station by good road.

Wallace County.—Jacob's River Hundred.

Part Section 28, Block X: Area, 71 acres 0 roods 28 perches; upset annual rental, £32.

Weighted with £46 2s. 6d., valuation for stable and fencing.

Fair quality land, all under cultivation, suitable for general farming. Situated two miles from Fairfax Station, school, post-office, and dairy factory by good gravelled road.

Southland County.—Winton Hundred.

Section 14, Block VII: Area, 80 acres 1 rood 6 perches; upset annual rental, £60.

Weighted with £22, valuation for fencing.

Good level, dry land, all under cultivation, suitable for general farming or dairying. Situated four miles from Winton by good level gravelled road.

Southland County.—Waikaia Survey District.

Section 4, Block VII: Area, 291 acres 1 rood 27 perches; upset annual rental, £117.

Weighted with £248 10s., valuation for buildings and fencing.

Level land, all under cultivation, suitable for general farming or dairying. Situated eight miles from Waikaia by good level gravelled road.

Southland County.—Wendon Survey District.

Part Section 2, Block XIV: Area, 225 acres 1 rood 31 perches; upset annual rental, £93.

Weighted with £109 5s., valuation for fencing.

Good quality land, but broken by creeks and lagoons, and part subject to flood. Could be used for general farming or dairying. Situated four miles from Waipounamu, by good level, gravelled roads.

Southland County.—Wendonside Survey District.

Sections 8 and 9, Block V: Area, 333 acres 2 roods 30 perches; upset annual rental, £33.

Weighted with £47 2s. 3d., valuation for fencing.

Soil light and shingly; level land; water can be obtained by sinking. Situated two miles from Waipounamu Post-office, and school, and four miles from railway-siding, by level gravelled road.

ABSTRACT OF CONDITIONS OF LEASE.

1. Possession will be given on 1st May, 1917, and the term of the lease will commence from 1st July, 1917.
2. A half-year's rent at the rate offered, and rent for the broken period between 1st May, 1917, and 30th June, 1917, 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. Right 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 value will be paid to outgoing lessee.
5. No assignment or sublease without consent.
6. Interest at the rate of 10 per centum per annum on rent in arrears.
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.

H. D. M. HASZARD,
Commissioner of Crown Lands

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

District Lands and Survey Office,
Invercargill, 29th January, 1917.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction, for the terms stated in the Schedule, without right of renewal, at this office on Tuesday, 20th March, 1917, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.