

Lots 1 of 19 and 2 of 19, Block XVI, Motueka Survey District.—All flat land of good quality, cleared and in grass, suitable for orchards, market gardening, poultry-raising, &c. Situated on main road between Nelson and Motueka, and distant about eleven miles from Motueka.

Lots 1 of 10, 2 of 10, and 3 of 10, Block VII, Motueka Survey District.—All undulating land of fair quality, covered with flax and manuka, intersected by swampy creek. Suitable for orchards, poultry-farming, &c. Situated within five chains of the main road between Nelson and Motueka, and distant about six miles from Motueka.

Section.	Block.	Area.			Capital Value.			Annual Instalment on Deferred Payment (without Interest).			Half-yearly Rent on Lease.		
		A.	R.	P.	£	s.	d.	£	s.	d.	£	s.	d.
7	XII	11	3	18	60	3	0	0	1	4	0		
9	"	8	3	28	55	2	15	0	1	2	0		
10	"	9	1	1	40	2	0	0	0	16	0		
11	"	12	2	0	75	3	15	0	1	10	0		

The block is all covered with manuka scrub, and consists of low undulating hills well adapted for fruit cultivation, poultry, or bee-keeping. Situated about nine miles from Motueka, and within three-quarters of a mile from main road to Nelson. The three-quarters of a mile is unformed road.

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

F. A. THOMPSON,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Wellington, 7th February, 1917.

NOTICE is hereby given that the undermentioned lands are open for sale or lease to discharged soldiers under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder; and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Wednesday, 14th March, 1917.

The lands may be purchased for cash or on deferred payments, or selected on lease for thirty-three years, with right of renewal for further successive terms of thirty-three years and a right to acquire the freehold.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, on Thursday, 15th March, 1917, at 10 o'clock a.m.

The ballot will be held at the conclusion of the examination of applicants.

SCHEDULE.

WELLINGTON LAND DISTRICT.—SECOND-CLASS LAND.
Eketahuna County.—Puketoi Survey District.—Tiraumea Settlement.

Section.	Area.			Capital Value.			Annual Instalment on Deferred Payment (without Interest).			Renewable Lease: Half-yearly Rent.		
	A.	R.	P.	£	s.	d.	£	s.	d.	£	s.	d.
1s	400	0	0	4,600	0	0	230	0	0	103	10	0
2s	322	0	0	4,830	0	0	241	10	0	108	13	6
3s	384	0	0	4,420	0	0	221	0	0	99	9	0
4s	387	0	0	5,110	0	0	255	10	0	114	19	6
5s	490	0	0	3,050	0	0	152	10	0	68	12	6
6s	381	0	0	4,190	0	0	209	10	0	94	5	6
7s	407	0	0	4,680	0	0	234	0	0	105	6	0
8s	475	0	0	2,730	0	0	136	10	0	61	8	6
9s	560	0	0	3,920	0	0	196	0	0	88	4	0
10s	446	0	0	5,560	0	0	278	0	0	125	2	0
11s	488	0	0	4,400	0	0	220	0	0	99	0	0
12s	517	0	0	3,880	0	0	194	0	0	87	6	0
13s	377	0	0	3,020	0	0	151	0	0	67	19	0
14s	336	0	0	3,030	0	0	151	10	0	68	3	6
15s	463	0	0	4,630	0	0	231	10	0	104	3	6
16s	470	0	0	4,000	0	0	200	0	0	90	0	0
17s	894	0	0	4,930	0	0	246	10	0	110	18	6
18s	600	0	0	5,100	0	0	255	0	0	114	15	0
19s	645	0	0	4,170	0	0	208	10	0	93	16	6
20s	604	0	0	2,460	0	0	123	0	0	55	7	0
21s	492	0	0	4,480	0	0	224	0	0	100	16	0

* Interest and sinking fund on buildings valued at £120, repayable in fourteen years by half-yearly instalments of £6 ls. 3d.

† Interest and sinking fund on buildings valued at £825, repayable in fourteen years by half-yearly instalments of £41 13s. 3d.

‡ Interest and sinking fund on buildings valued at £310, repayable in fourteen years by half-yearly instalments of £15 13s. 1d.

§ Interest and sinking fund on buildings valued at £180, repayable in fourteen years by half-yearly instalments of £9 ls. 10d.

|| Interest and sinking fund on buildings and machinery valued at £910, repayable in fourteen years by half-yearly instalments of £45 19s. 2d.

IMPROVEMENTS.

The improvements which are included in the capital values of the sections are valued as follows: Section 1—fencing, £158 10s.; Section 2—fencing, £199 15s.; Section 3—fencing, yards, £103 15s.; Section 4—fencing, £136 5s.; Section 5—fencing, yards, dam, £352 15s.; Section 6—fencing, £145 10s.; Section 7—fencing, £39; Section 8—fencing, £283; Section 9—fencing, yards, dam, concrete reservoir, £328; Section 10—fencing, £115; Section 11—fencing, yards, £113; Section 12—fencing, yards, £208; Section 13—fencing, £216; Section 14—fencing, £217; Section 15—fencing, £181 15s.; Section 16—fencing, £233; Section 17—fencing, cattle and sheep yards, dip, dam, £441; Section 18—fencing, £159 10s.; Section 19—fencing, £258; Section 20—fencing, £117 10s.; Section 21, fencing, yards, £129.

The improvements which are not included in the capital values of sections, and which must be paid for separately by instalments as shown on schedules, are as follows: Section 5—cottage, £120; Section 9—homestead buildings, comprising dwellinghouse (eleven rooms), two storerooms, carpenter's shop, stables, coach-house, cow-shed, fowl-house, wash-house, motor-garage, meat-house, wood-house, slaughterhouse, £825; Section 12—cottage, stable, shed, £310; Section 13—cottage, £180; Section 17—wool-shed, cottage, oil-engine, wool-press, and shearing-machines, £910.

LOCALITY AND DESCRIPTION.

The Tiraumea Settlement has recently been purchased by the Government, under the Discharged Soldiers Settlement Act, 1915, from C. C. Holmes, Esq.

The settlement is situated in the Eketahuna County, and is about twenty-five miles eastwards from Eketahuna Town, on the Wairarapa Railway, by the main Eketahuna-Alfredton-Pongaroa Road. This is a good metalled motor-road to beyond the settlement boundary.

The country generally is undulating to easy hills, with numerous flats along the main streams. It varies in altitude from about 600 ft. to about 1,385 ft. above sea-level.

The country is well grassed, native grasses predominating; the soil is from fair to good quality, on papa and sandstone formation.

A portion of the settlement is suitable for dairying, the balance being grazing-country for both sheep and cattle.

A large proportion of the land is ploughable, and capable of being improved by cultivation; good crops of oats and turnips have been grown on portions of the settlement.

The present fences, which are in excellent order, have been adopted for section boundaries wherever practicable. All other boundaries have been pegged off on good fencing-lines.

The settlement, generally, is well roaded by the Alfredton-Pongaroa, Hutewai, and Tiraumea-Waitawhitu Roads. Three sections, 7, 11, and 18, are the only sections which will require new roading.

Generally speaking, the settlement is well watered, but the country lends itself to the construction of dams which may become necessary during a dry season.

There are good homestead-sites on every section; the present station buildings, shearers' and shepherds' cottages, &c., have been utilized as homesteads for several of the sections.

A daily motor mail service runs from Eketahuna, through the settlement, to Pongaroa, leaving Eketahuna at 1.30 p.m. and returning at 9 a.m. every morning; a single fare being 10s.

Intending selectors can arrive at Eketahuna, from the south, by the Wellington-Wairarapa mail train, at 12.40 p.m., and catch the motor mail for Tiraumea at 1.30 p.m.

A train from the north also arrives at Eketahuna at 2 p.m., and if the coach proprietors are notified by telegram they will wait for any passengers.

Accommodation may be obtained at the survey camp at Tiraumea Wool-shed, for which a small charge will be made, but visitors must bring their own rugs.

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

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