

Sections 152 to 156 comprise sloping land in grass; all good building-sites.

Sections 803, &c., comprise easy sloping land in grass, with a creek down the middle.

Parts 817 and 821 are partly fenced, remainder unfenced; suitable for two building-sites.

Section 1291 comprises flat and undulating land in grass.

Sections 1594 and 1595 comprise the junction of two gullies.

Town of Huiroa.

Section 5, Block V: Area, 2 roods 9 perches; upset annual rent, £1.

Possession will be given on the 1st May, 1917.

Comprises practically level land, cleared of stumps and logs, partly in grass, and free from noxious weeds.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.

2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.

3. No compensation for improvements; but if lease is not renewed upon expiry, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the original lessee with the consent of the Land Board; failing disposal, the land and improvements revert to the Crown without compensation.

4. No transfer, mortgage, sublease, or subdivision allowed without consent.

5. Lessee to cultivate and improve the land and keep it clear of weeds.

6. Lessee to maintain in good substantial repair all buildings, fences, gates, and drains, and to keep clear all creeks, drains, ditches, and watercourses, to trim all live hedges, and to yield up all improvements in good order and condition at the expiration of the lease.

7. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.

8. No gravel to be removed from land without consent of the Land Board.

9. Lessee will not carry on any offensive trade.

10. Lessee to give notice to Land Board before making improvements.

11. Lessee to pay all rates, taxes, and assessments.

12. Lease is liable to forfeiture if conditions are violated.

These leases are included in the classes of land on which, with the approval of the Advances Board, money may be advanced by the State Advances Office.

The reserves are described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Form of lease may be perused and full particulars obtained at this office.

G. H. BULLARD,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Invercargill, 12th December, 1916.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction, for a term of fourteen years, without right of renewal, at this office on Tuesday, 20th February, 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.—SOUTHLAND COUNTY.—
EDUCATION RESERVE.**

RUN No. 327c and Sections 5 and 6, Block XI, Wakaia Survey District: Area, 4,932 acres; upset annual rental, £151.

Weighted with £172, valuation for fencing.

One hundred and fifty acres of good level land have been cultivated, the balance (with the exception of 80 acres of manuka scrub) is hilly country in its native state, lying well to the sun. It is open tussock land, free from snow, and well pastured. Situated by good level, gravelled road, ten miles from Wakaia Railway-station.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at the rate offered, lease and registration fee, and valuation for improvements to be paid on the fall of the hammer.

2. The term of the lease will be fourteen years from 1st March, 1917, without right of renewal.

3. The lessee to pay all rates and taxes.

4. The Land Board reserves the right to lay off roads through the run where required.

5. The lessee to be allowed (with the consent of the Land Board) to cultivate for station purposes only, but not for sale, a reasonable area, provided that not more than one white crop and one green crop be taken off the land; such land to be then laid down with good and sound grass and clover seeds of the descriptions and proportions usually sown in the district and most suitable for the land, and to remain in grass for a period of three years, after which period the same process of cultivation may be repeated. All such cultivation to be subject to inspection by the lessor or his agent.

6. Lessee to have the right to any bush on the run for fencing and firewood, but not for sale.

7. Three months before the expiration of the lease a valuation to be made by arbitrator of all improvements, consisting of necessary buildings and fencing, the amount of such valuation to be payable by the incoming to the outgoing lessee. In the event of the lessee desiring to effect improvements (fencing and buildings) in addition to those already on the land, it will be necessary to obtain the Land Board's permission, otherwise such improvements will not be made a subject of valuation.

8. Interest at the rate of 10 per centum per annum to be paid on rent in arrear.

9. Lease is liable to forfeiture if conditions violated.

Possession will be given on 1st March, 1917.

Plans and full particulars may be obtained at this office.

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

Lands in Wellington Land District open for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 15th December, 1916.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease under the provisions of the Land Act, 1908, and applications will be received at this office up to 4 o'clock p.m. on Wednesday, the 21st day of February, 1917.

The ballot will be held on Thursday, the 22nd day of February, 1917, at 2.30 p.m.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Town Land.—Town of Rangataua.

SECTION 6, Block II: Area, 1 rood; capital value, £40; half-yearly rent, £1.

Weighted with £120, valuation for improvements.

Situated about a quarter of a mile by metalled road from Rangataua Station, on Main Trunk Railway. Flat land, with soil of light volcanic loam, on grit formation.

The improvements comprise a four-roomed house, sheds, fencing, and well.

Town Land.—Town of Kakahi.

Section 7, Block III: Area, 1 rood; capital value, £50; half-yearly rent, £1 5s.

Weighted with £50, valuation for improvements.

Situated in Kakahi Township, about ten miles south of Taumarunui, the access being by formed dray-road from Kakahi Railway-station, about a quarter of a mile distant. Cleared land, with light soil of a volcanic nature, on pumice formation. Improvements comprise a four-roomed house.

Village-homestead Allotment.—Manunui Village Settlement.

Section 66: Area, 1 acre 0 roods 12 perches; capital value, £35; half-yearly rent, 14s.

Situated in Manunui, on Main Trunk Railway line, the access being from Manunui Railway-station, which is about a quarter of a mile distant by metalled road. Flat land at back, with steep frontage, covered with fern and manuka. Soil of light loamy nature, on pumice formation. Elevation, about 700 ft. above sea-level.

Full particulars may be obtained at this office.

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