

in grass, 320 acres is swamp (through which a main drain will be constructed by the Government), 500 acres is partly bush and manuka (large and small), and the balance of about 130 acres is undulating fern land. There is a considerable amount of rough feed on the easy slopes. The soil along the river is alluvial of good quality, while on the road frontage it is a good clayey loam on clay. Of the swamp land, the western end is peat, mixed with wash off the surrounding country, and is very fair land, and the eastern end is peat of fair quality. The balance of the settlement consists of clayey loam of fair quality.

The property is generally well watered by creeks, with the exception of the northern end of the swamp, where water could probably be obtained by sinking. The land generally is suited for dairying and mixed farming.

The whole of the improvements at present existing on the land, including grassing, fencing, &c., have been included in the capital value of the sections to which they belong, an exception being made in the case of Section 8s, on which is the homestead consisting of seven rooms and scullery.

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

H. M. SKEET,
Commissioner of Crown Lands.

Land in Westland Land District for Disposal under the Land Act, 1908.

District Lands and Survey Office,
Hokitika, 15th February, 1917.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under section 140 of the Land Act, 1908, on or after Thursday, the 17th May, 1917.

SCHEDULE.

WESTLAND LAND DISTRICT.

SECTION 3369, Block XIV, Wataroa Survey District: Area, 1 rood.

THOS. BROOK,
Commissioner of Crown Lands

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

District Lands and Survey Office,
New Plymouth, 26th March, 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, New Plymouth, up to 4 o'clock p.m. on Tuesday, 22nd May, 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, New Plymouth, on Wednesday, 23rd May, 1917, at 10 o'clock a.m.

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

SCHEDULE.

TARANAKI LAND DISTRICT.—STRATFORD COUNTY.—NGATI-MARU SURVEY DISTRICT.—TUTUTAWA SETTLEMENT.

First-class Land.

Section.	Block.	Area.		Capital Value.		Annual Instalment on Deferred Payment (without Interest).		Renewable Lease: Half-yearly Rent.	
		£	s. d.	£	£ s. d.	£ s. d.	£ s. d.		
1s	XIII	183	0 0	2,970	148 10 0	66	16 6		
2s	"	198	0 0	2,615	130 15 0	58	16 9		
3s	"	345	0 0	3,750	187 10 0	84	7 6		
				250*	13 15 0†	13	15 0†		

* Buildings.

† Interest and sinking fund on buildings valued at £250; payable in cash, or in fourteen years by half-yearly instalments of £13 15s.

IMPROVEMENTS.

The improvements included in the capital values of the sections are as follows:—

Section 1s.—123 chains of fencing (half value boundary and all internal and road fences), £80.

Section 2s.—152 chains fencing (half boundary and all internal and road fences), £100.

Section 3s.—285 chains fencing (half boundary and all internal and road fences), £180.

The following improvements are not included in the capital value of the section, and have to be paid for separately: Section 3s, six-roomed dwellinghouse in fair order, together with two rough sheds; value, £250.

DESCRIPTION OF SECTIONS.

Section 1s contains 80 acres or more of land, ploughable, with a little stumping and clearing.

Section 2s contains about 50 acres or more of land fit for dairying, about 40 acres ploughable, with a little stumping and clearing.

Section 3s contains about 60 acres or more fit for dairying, and the rest is generally good sheep and dry cattle country.

GENERAL DESCRIPTION.

This property is situated on the Mangaotuku Road, about four miles and a half from the Douglas Railway-station, and a little less from the saleyards near there. The roads leading to the railway and dairy factory are metalled. There is a school opposite the southernmost corner of the property, and the cheese-factory is only about twenty chains from the same point. The land has been cleared and grassed for a period of over eighteen years, so that only a little dry timber is left. It carries a good sole of grass, except in a few patches where fern is prevalent. The soil is of good quality, consisting of a volcanic loam covering mixed with papa. The easier portions are adapted for dairying, and the steeper for either sheep or dry cattle. The land is well watered, and the climate is fairly moist. The altitude varies from 470 ft. to 970 ft. above sea-level. Two of the sections have good homestead-sites directly on to the road, but the dwelling on the third has to be reached by a bridge, which will have to be maintained or re-erected by the future tenant. Small bridges or stream crossings will be required for the working of the other sections. Boundaries have been chosen to get good fence-lines and to secure ease in working. The fencing is in fair order. The railway reserve shown on plan is not likely to be used.

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

G. H. BULLARD,
Commissioner of Crown Lands.

Kaitauai Domain, Taranaki Land District, for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 18th April, 1917.

NOTICE is hereby given that the undermentioned domain will be offered for lease by public auction, under the provisions of the Public Reserves and Domains Act, 1908, and amendments, at the District Lands Office, New Plymouth, on Wednesday, 23rd May, 1917, at 11.30 o'clock a.m.

SCHEDULE.

TARANAKI LAND DISTRICT.—EGMONT VILLAGE.—KAITAUAI DOMAIN.

SECTIONS 162 to 182: Area, 5 acres 1 rood; upset annual rent, £2 12s. 6d.; term, seven years.

The land is level, with a creek running through it, and has all been ploughed.

TERMS AND CONDITIONS OF LEASE.

1. Lease fee, £1 1s., and half-year's rent shall be paid upon the fall of the hammer.
2. Possession will be given on the day of sale.
3. The lease shall be for the term specified.
4. The rent shall be paid half-yearly in advance.
5. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with written consent.
6. The lessee will at all times during the said term keep in good repair and condition, to the satisfaction of the Commissioner of Crown Lands, all hedges, fences, and gates in, upon, and about the said land, and shall so yield them up at the expiration of the term.
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 shall be liable to forfeiture in case the lessee should 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.
9. No buildings shall be erected on any portion of the domain.
10. The lessee shall pay all rates and taxes.

Full particulars may be ascertained at this office.

G. H. BULLARD,
Commissioner of Crown Lands.