

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

District Lands and Survey Office,
Auckland, 28th January, 1918.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Auckland, at 11 a.m. on Wednesday, 13th March, 1918, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.

Waikato County.—Town of Hamilton East.

LOT 1 of Section 419: Area, 15 acres 1 rood 20 perches; upset annual rental, £19.

Weighted with £304, valuation for improvements consisting of four-roomed house, outhouse, fowl-house, and pig-sty; also fencing, grassing, cultivation, and draining.

LOT 2 of Section 419: Area, 16 acres 1 rood 18 perches; upset annual rental, £20 10s.

Weighted with £409, valuation for improvements consisting of five-roomed house, combined washhouse, workshop, trapshed, and cow-shed; grassing, draining, and fencing; also well and pump.

Level land of good quality, more or less swampy in winter-time. Situated about one mile from the Hamilton Post-office. Both areas contain a certain amount of blackberry.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, valuation for improvements, and £2 2s. lease fee and cost of registration must be deposited with tender.
2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. Rent payable half-yearly in advance.
4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.
5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
6. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
7. Lessee not to use or remove any gravel without the consent of the Land Board.
8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
9. Lessee not to make improvements without the consent of the Land Board.
10. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.
11. Lease liable to forfeiture if conditions are violated.
12. Lessee to keep buildings insured.
13. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

Education reserves are included in the classes of land on which, with the approval of the Advances Board, money may be advanced by the State-guaranteed Advances Office.

The reserves are described for the general information of intending tenderers, 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.

H. M. SKEET,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Invercargill, 29th January, 1918.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction, for a term of twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years, at this office on Thursday, 21st March, 1918, 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.

Southland County.—Wakaia Survey District.

SECTION 6, Block IX: Area, 319 acres 3 roods 20 perches; upset annual rental, £64.

Practically level land; when brought under cultivation and drained will be a fair holding, suitable for pastoral and agricultural purposes. Situated three and a half miles from Wakaia Railway-station, school, post-office, and dairy factory by good gravelled road.

Weighted with £293, valuation for improvements.

Wallace County.—Taringatua Survey District.

Part Section 102, Block I: Area, 214 acres 1 rood; upset annual rental, £60.

Agricultural and pastoral country. Soil of a shingly nature, varying from very poor to fair. The greater part of the section is subject to flood. Situated adjoining the Town of Mossburn.

Weighted with £408 5s., valuation for improvements, including house, stable, byre, &c.

Terepa Estate.

Section 380, Block XIII: Area, 518 acres; upset annual rental, £40.

This section comprises 89 acres good rich swamp land in rushes, &c., 238 acres undulating tussock land, and 191 acres peat bog. The section is loam and clay, on pan and gravel formation; is well watered by creeks; and is accessible by formed road four miles, and metalled road seven miles, from Mossburn.

Improvements that go with the land consist of fencing and ditching to the value of £36.

Improvements which do not go with the land, and must be paid for in cash, consist of fencing valued at £29 8s.

The section is suitable for agricultural and pastoral purposes.

Section 381, Block XIV: Area, 1,007 acres; upset annual rental, £50.

The section is suitable for agricultural and pastoral purposes, and consists of 472 acres of good undulating tussock land, partly drained, and growing good feed; 200 acres poor peat and tussock land, with small scrub and flax in places; and 335 acres peat bog. The section is loam and clay, on pan and gravel formation; is well watered, and partly drained; and is accessible from Mossburn thirteen miles—seven miles by good metalled road, three miles by good formed road, and three miles by unformed tussock road.

Improvements that go with the land are fencing and ditching, £73 16s.

Section 382, Block XIV: Area, 1,141 acres; upset annual rental, £114.

Suitable for agricultural and pastoral purposes, and comprises 675 acres good undulating tussock spurs growing good feed, 130 acres of which have been cultivated and grassed. There is better-quality land in the valleys, growing tussock, grass, and rushes; 141 acres tussock land, peaty, but capable of sweetening, and in places already growing good grass; and 325 acres peat bog. The section is loamy clay, on gravel formation, but parts of it contain dead timber and is of a peaty nature; well watered by creeks and partly drained by 3 ft. ditches to main 10 ft. channel. A good portion of the section is ploughable. Distant from Mossburn nine miles—seven miles by good metalled road and two miles by good natural road; and from Dipton thirteen miles—natural road four miles and metalled road nine miles.

Improvements that go with the land consist of fencing and ditching, £95 12s.

Improvements which have to be paid for in cash consist of stable, shearing-shed, chaff-house, and fencing, valued at £170. Previous lessee has the right to remove a sledge-hut.

Southland County.—Town of South Lumsden.

Section 8, Block II: Area, 8 acres 3 roods 35 perches; upset annual rental, £3 12s.

Within a mile of Lumsden Railway-station, post-office, and school. Good agricultural land.

Sections 4 and 7, Block VII: Area, 17 acres 2 roods 20 perches; upset annual rental, £7.

Within a mile of Lumsden Railway-station, post-office, and school. Good agricultural land.

Sections 1 and 2, Block X: Area, 64 acres 1 rood 1 perch; upset annual rental, £16.