

Timber in Nelson Land District for Sale by Public Auction.

District Land and Survey Office,
Nelson, 4th March, 1918.

NOTICE is hereby given that the undermentioned milling-timber will be offered for sale by public auction at the District Lands and Survey Office, Nelson, at 11 o'clock a.m. on Wednesday, 17th April, 1918, under the provisions of the State Forests Act, 1908, and the timber regulations thereunder.

SCHEDULE.

NELSON LAND DISTRICT.

PART Section 17, Sections 21, 22, and part 23, and lands adjoining in Blocks VI and X, Aorere Survey District.

Area of milling-timber: 702 acres.

Timber: Rimu, kahikatea, silver-pine, and birch; approximately, 5,487,350 sup. feet.

Upset price: £2,532 13s.

Conditions of Sale.

1. The right to cut and remove the timber will be sold generally in accordance with the provisions of the State Forests Act, 1908, the timber regulations made thereunder, and the following conditions, and may contain such additional conditions as the Commissioner in his discretion considers necessary in the interests of the Crown or of the public.

2. The quantities of the various timbers set forth in the above schedule are approximate only, and are furnished for the information of intending purchasers, who are expected, previous to the sale, to make their own estimates of the quantities. No contract for purchase shall be voidable, nor shall the licensee be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, and kind than as stated herein, nor shall any extra sum be claimed by the Crown if for any reason the quantity of timber is found to be in excess of that stated herein.

3. The successful bidder shall purchase the whole of the timber, and shall, on the fall of the hammer, pay in cash a deposit of one-third of the amount bid, together with £1 ls. license fee, and shall also deposit eight promissory notes, each for one-eighth of the balance, payable on demand, and endorsed by two persons to be approved by the Commissioner. These promissory notes will be presented, the first at an interval of twelve months from the date of sale, and the others at intervals of twelve months from said date; but they may be presented for payment at earlier dates if more than a due proportion of timber is found to be cut, or should any breach of the conditions occur, or if in the opinion of the Commissioner the interest of the Crown is jeopardized.

4. The purchaser shall have the right to cut and remove all timber on the land comprised in the license for a term of eight years from 1st May, 1918, which shall also include the period from date of sale to the said 1st May, 1918. A ground rental of £10 per annum shall be paid by the licensee for the sixth year, seventh year, and eighth year of the term. The license shall be for the cutting and removal of the timber, and shall give no right to the use of the land.

5. The timber shall be cut in a face, and the Crown reserves the right of following up the mill-workings by felling and grassing such areas as from time to time will have been cleared of milling-timber. Sufficient timber shall be left for fencing and general farming purposes.

6. The license shall be subject to any right of tramway already granted or that may hereafter be granted over the lands comprised therein, and the Land Board may authorize the laying-down and working of tram-lines through the lot by other persons than the licensee.

7. The licensee shall not put, throw, or place, or allow to be put, thrown, or placed, into any river, stream, water-course, or into any place where it may be washed into any river, stream, or watercourse, any sawdust or other sawmill refuse.

8. If the timber is unsold at auction the right to cut it at the upset price will remain open for application until further notice.

9. The license will be sold generally in accordance with the area and boundaries as shown on the sale map at the District Lands and Survey Office, Nelson.

10. No compensation will be given nor shall any be claimed for any error, discrepancy, or misdescription whatever in respect of these lots or in these conditions.

11. White-pine (kahikatea) must not be exported, but is to be disposed of for the benefit of the dairying and other industries within the Dominion.

Full particulars may be ascertained and copies of the timber regulations obtained at this office.

F. A. THOMPSON,
Commissioner of Crown Lands.

Settlement Land in Canterbury Land District for Sale by Public Auction.

District Lands and Survey Office,
Christchurch, 5th March, 1918.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at the Drill-shed, Culverden, on Thursday, the 18th day of April, 1918, at 2 o'clock p.m., under the provisions of the Land Act, 1908, and amendments, and the Land for Settlements Act, 1908.

SCHEDULE.

CANTERBURY LAND DISTRICT.—AMURI COUNTY.—CULVERDEN TOWNSHIP.

Section.	Area.	Upset Price.	Section.	Area.	Upset Price.
	A. R. P.	£ s. d.		A. R. P.	£ s. d.
22	1 0 0	50 0 0	*35	0 2 0	50 0 0
25	0 2 0	50 0 0	36	0 2 0	50 0 0
26	0 2 0	50 0 0	37	1 0 0	75 0 0
27	0 2 0	50 0 0	38	1 0 0	75 0 0
28	0 2 0	50 0 0	46	5 0 0	100 0 0
29	0 2 0	50 0 0	50	4 0 0	100 0 0
30	0 2 0	75 0 0			

* Weighted with £140 valuation for improvements.

Culverden is situated in the Amuri County, sixty-nine miles from Christchurch, and is part of the Culverden Estate. The whole of the township is flat, the soil being of a light and shingly nature. Water is obtained by means of wells and pumps. Lot 35 fronts Montrose Street, about twenty chains from the railway-station. There are on this section a dwellinghouse of five rooms, surgery, two-stalled stable, harness-room and trap-shed, well, pump, and gate; the whole valued at £140, payable in cash.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are—

(1.) Cash.—One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

(2.) Deferred payments.—5 per cent. of the purchase-money and license fee (£1 ls.) on the fall of the hammer, balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.

In either case if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount (if any) already paid shall be forfeited and the contract for the sale of the land be null and void.

The valuation for improvements must be paid immediately the applicant has been declared successful.

Titles will be subject to section 60 of the Land Laws Amendment Act, 1912.

Full particulars may be obtained at this office.

W. H. SKINNER,
Commissioner of Crown Lands.

Land in Canterbury Land District for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 25th February, 1918.

NOTICE is hereby given that a lease of the undermentioned land will be submitted for sale by public auction, under section 130 of the Land Act, 1908, at the Drill-shed, Culverden, on Thursday, 18th April, 1918, at 2 o'clock p.m.

SCHEDULE.

CANTERBURY LAND DISTRICT.—AMURI COUNTY.—LYNDON SURVEY DISTRICT.

SECTION 38, Block II; Area, 78 acres 2 roods 22 perches; upset annual rental, £7 17s. 6d.

All stony tussock flat, rather poor soil. About a mile from Hanmer by formed road.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, five years from day of sale; but subject to resumption at any time in the event of the land being required by the Government.