

* Interest and sinking fund on buildings, consisting of stone dwellinghouse, stone stable, coal-shed and wash-house, valued at £400; repayable in cash, or in twenty-one years by forty-two half-yearly instalments of £15 12s. Total half-yearly payment, £38 2s.

† Interest and sinking fund on building (barn) valued at £70; repayable in cash, or in ten years by twenty half-yearly instalments of £4 10s. 8d. Total half-yearly payment, £19 3s. 2d.

‡ Interest and sinking fund on building (barn to be removed from Section 10s) valued at £50; repayable in cash, or in seven years by fourteen half-yearly instalments of £4 6s. 5d. Total half-yearly payment, £16 13s. 11d.

§ Interest and sinking fund on buildings (dwellinghouse, stone stable, windmill with tank) valued at £370; repayable in cash, or in fourteen years by twenty-eight half-yearly instalments of £18 13s. 8d. Total half-yearly payment, £40 1s. 2d.

IMPROVEMENTS.

Improvements which must be paid in cash:—

On Section 18s: £21, comprising old hut to be removed from Section 5s; old shed near barn to be removed from Section 10s; old shed attached to stable to be removed from Section 10s.

On Section 19s: £51, comprising smithy and hut near smithy to be removed from Section 5s; iron leanto on barn to be removed from Section 7s.

On Section 20s: £20, comprising old wool-shed and hut to be removed from Section 10s.

The improvements included in the capital values of the sections consist of boundary and subdivisional fencing valued as follows:—

Section 1s, £41 17s.; Section 2s, £16 6s.; Section 3s, £23 18s. 6d.; Section 4s, £16 8s.; Section 5s, £47 4s. 6d.; Section 6s, £24 16s. 6d.; Section 7s, £50 16s. 9d.; Section 8s, £11 3s. 6d.; Section 9s, £26 17s. 6d.; Section 10s, £44 8s.; Section 11s, £45 9s. 6d.; Section 12s, £50 16s.; Section 13s, £46 3s.; Section 14s, £38 5s.; Section 15s, £31 1s. 6d.; Section 16s, £15 1s.; Section 17s, £161 4s.; Section 18s, £252 7s.; Section 19s, £226 1s.; Section 20s, £148 14s.

GENERAL DESCRIPTION.

Westcott Settlement, in Tuapeka County, is situated in the valley of the Clutha River, in the celebrated Teviot fruit-growing district. The settlement is twenty to twenty-one miles from Beaumont Railway-station, and five to six miles from the Town of Roxburgh, and is on the main road from Beaumont to Roxburgh. There is a post-office and a school at Ettrick, about two miles and a half from the southern end of the settlement; there is also a post-office at Dumbarton, about half a mile from the northern end. The main road is a good formed road, but the subdividing roads have not yet been formed; these roads could, however, be used now, as the grades are easy.

Sections 1s to 16s comprise level and slightly undulating land, with a rich black soil on generally a sandy-clay formation. These sections are admirably adapted for growing all the fruits that are raised in the Teviot district. They have an easterly aspect, and are from 250 ft. to 300 ft. above sea-level. On Sections 9s and 12s are orchards, the value of which are included in the capital values of the sections. On Section 13s is a water-bore lined with iron piping.

Sections 17s to 20s are suitable for mixed farming, each section having a fair proportion of cultivable land. Fruit could be grown on the lower portions, and the upper portions are well adapted for sheep-grazing. The soil is a good black loam, on a sandy-clay formation, and the elevation is from 300 ft. to 2,000 ft. above sea-level.

SPECIAL CONDITIONS.

The water right through Sections 5s, 7s, 14s, 15s, and 19s is reserved to the Crown. The Crown reserves the right to take, cut, construct, and maintain water-races or pipe-lines through the settlement without compensation to the holders of the sections.

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

ROBT. T. SADD,
Commissioner of Crown Lands.

Pastoral Run in Marlborough Land District for License by Public Auction.

District Lands and Survey Office,
Blenheim, 4th March, 1918.

NOTICE is hereby given that the undermentioned pastoral run will be offered for license by public auction at this office at 11 o'clock a.m. on Wednesday, 10th April, 1918, under the provisions of the Land Act, 1908, and amendments.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—AWATERE COUNTY.

Class A.

RUN No. 121 (Kekerangu): Area, 52,000 acres; term, fourteen years; upset annual rental, £200.

Situated about twenty-five miles from the Kekerangu Post-office, having access by a pack-track, four miles of which is a formed dray-road. The altitude ranges from 1,000 ft. to 9,400 ft. About a third of the run is limestone hills carrying tussock, a third is mixed land which might be termed second and third class with small patches of scrub, and the balance is high barren country; there is some good agricultural land at the Bluff which has been cultivated. The run is capable of considerable improvement. Rabbits are rather numerous in parts. The improvements which go with the run consist of three cob wharves with iron roofs, situated at the Bluff, plantations and orchard, sheep yards and dip, and about eleven miles and a half of fencing, valued at £1,050.

Plans and full particulars may be obtained from this office.

H. D. McKELLAR,
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 1s.) 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.