

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.

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 11; Area, 78 acres 2 roods 12 perches; upset annual rental, £7 17s. 6d.

All stony tussock flat, rather poor soil. About a mile from Hamner 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.

2. The rent shall be paid half-yearly in advance.

3. The land shall be used for grazing-purposes only, and shall not be broken up unless it is necessary to renew the grass, in which case it shall be laid down in grass and clover in a satisfactory manner with a small quantity of oats for shelter, the oats to be fed off, and not harvested. No crop of any kind shall at any time be taken off the land.

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4. Residence and improvements are not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee, nor on account of the aforesaid possible resumption, nor for any other cause.

5. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease without the written consent of the Commissioner of Crown Lands first had and obtained.

6. 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, broom, sweetbrier, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.

7. The lease shall be liable to forfeiture in case the lessee fails to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to have been fulfilled.

Possession will be given on the day of sale. The present lessee has the right to remove all fences erected by him within one month from the day of sale.

Full particulars may be obtained at this office.

W. H. SKINNER,
Commissioner of Crown Lands.

Land in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 25th March, 1918.

NOTICE is hereby given that the undermentioned section will be offered for sale by public auction at this office on Friday, the 26th April, 1918, at 11 a.m., under the provisions of the Land for Settlements Act, 1908.

SCHEDULE.

SECTION 10S, Pakaraka Settlement, near Kawakawa: Area, 9 acres 0 roods 34 perches, being the homestead of the property formerly owned by Mr. James Close; upset price, £1,085, including all buildings.

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.—Five 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.

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

Further particulars may be obtained from this office.

H. M. SKEET,
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, 2,200 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 whares 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.