

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

District Lands and Survey Office,
Nelson, 8th April, 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, Nelson, at 11 o'clock a.m., on Wednesday, the 12th June, 1918, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NELSON LAND DISTRICT.—SECOND-CLASS LAND.

Murchison County.—Burnett Survey District.

SECTION 15, Block VIII: Area, 160 acres; upset half-yearly rent, £2 10s.

The section is entirely bush-covered, the timber consisting of brown and red birch, with underscrub of horopito, broadleaf, and blackscrub in better parts of the section; about half of the section varies from flat to undulating, balance fairly steep spurs. Soil good on flats, but swampy in places, inferior and mossy on spurs; well watered. Access by formed county road thirty miles from Murchison, thence by about seventeen chains of unformed road.

Buller County.—Oparara Survey District.

Section 9, Block V: Area, 578 acres; upset half-yearly rent, £7.

About 150 acres flat terrace of poor quality, remainder very rough broken country; all heavy bush, consisting of mixed bush; well watered by permanent streams. Altitude 30 ft. to 1,600 ft. above sea-level. Soil poor quality, resting on granite formation. About six miles and a half distant from Karamea Township, two miles being formed road, four miles by beach, balance by unformed road.

Murchison County.—Rahu Survey District.

Section 3, Block XVI: Area, 895 acres; upset half-yearly rent, £20 5s.

Two hundred acres flat, balance varying from gentle slopes to steep pastoral country, with some extent of ploughable land; limestone formation. Soil good in gullies, but ridges are rather bare. Altitude, 1,500 ft. to 2,800 ft. Fifty acres open country comprising river-flats, balance red and brown birch, with heavy underscrub of broadleaf and horopito. About thirty-four miles from Reefton (partly by formed road and partly by pack-track), or sixty-three miles from Murchison by formed road.

Part Section 10, Block XVI: Area, 871 acres; upset half-yearly rent, £17 10s.

Fifty acres flat, balance undulating to steep faces; pastoral country, with the exception of about 60 acres which can be ploughed; limestone formation. Soil good in gullies, and fair to good on ridges; well watered. Altitude, 1,350 ft. to 2,900 ft. Twenty-five acres open country, balance red and brown birch, with thick underscrub of birch, broadleaf, and horopito. About thirty-three miles from Reefton (partly by formed road and partly by pack-track), or sixty-two miles from Murchison by formed road.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees (£2 2s.), to be paid on fall of hammer.
2. Term of lease, twenty-one years from date of sale, with perpetual right of renewal for further successive terms of twenty-one years.
3. Rent of renewal lease to be fixed by arbitration. If lessee does not desire new lease at end of any term, land to be leased by auction. The incoming lessee to pay the value of improvements, which is to be handed over to outgoing lessee, less any sum due to the Crown.
4. No transfer or sublease allowed without the consent of the Land Board.
5. Lessee to cultivate and improve land, and keep it clear of weeds. Creeks, drains, and watercourses to be kept open.
6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrears.
7. Buildings on land to be kept in good order, repair, and condition.
8. No gravel to be removed from the land without consent of the Land Board.
9. Lessee will not carry on any offensive trade.
10. Consent of Land Board to be obtained before making improvements.
11. Lessee to pay all rates, taxes, and assessments.
12. Lease is liable to forfeiture if conditions are violated.

F. A. THOMPSON,
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.
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.
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.