

Lot 4, E.R. 939: Area, 213 acres 2 roods; upset annual rent, £203.

Mostly good swamp land, with a quantity of timber on it. Weighted with £200, valuation for improvements consisting of cottage, granary, and stable, which must be paid for on the fall of the hammer. Access by good road, about nine miles from Temuka Railway-station.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, together with rent for the broken period up to 1st July, 1919, and £2 2s. lease fee, and cost of registration, must be paid on the fall of the hammer.
2. Term of lease, fourteen years, with 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, on 1st days of January and July in each year.
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 to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £2 per acre.
11. 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.
12. Lessee liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.
13. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.
14. Lessee to keep buildings insured.
15. Lessee to have no right to any minerals.

W. H. SKINNER,
Commissioner of Crown Lands.

Land in Wellington Land District for Disposal under Section 14 of the Land Laws Amendment Act, 1912.

District Lands Office,
Wellington, 12th December, 1918.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that Section 15, Block X, Makotuku Survey District, Wellington Land District, will be disposed of under section 14 of the Land Laws Amendment Act, 1912, to the adjoining owner on or after Thursday, the 13th March, 1919.

G. H. M. McCLURE,
Commissioner of Crown Lands.

Land in the Canterbury Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Christchurch, 27th January, 1919.

NOTICE is hereby given that the undermentioned lands are open for sale or lease under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder; and applications will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m. on Tuesday, the 25th March, 1919.

The lands may be purchased for cash or on deferred payments, or selected on lease for thirty-three years, with right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office,

Christchurch, on Thursday, 27th March, 1919, at 10 o'clock a.m.

The ballot will be held at the conclusion of the examination of applicants.

SCHEDULE.

CANTEBURY LAND DISTRICT.—SECOND-CLASS LAND.
Ashburton County.—Wakanui Survey District.—Ashton Settlement.

Section.	Block.	Area.	Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.
		A. R. P.	£	£ s. d.	£ s. d.
2	III	399 1 8	3,210 354*	178 4 0	72 4 6 †17 17 6
3	„	396 3 8	3,200 420*	181 0 0	72 0 0 †21 4 3
4	III & IV	475 1 16	3,960	198 0 0	89 2 0
5	Ditto	476 1 10	3,970 376*	217 6 0	89 6 6 †18 19 9

* Buildings, &c. † Instalment of interest and principal on buildings, &c.

NOTE.—The deferred payment instalments on Sections 2, 3, and 5 include payment for the buildings thereon.

The settlement is situated about ten miles from Ashburton Railway-station by good formed road. It is all flat, somewhat light agricultural land, watered by water-races. There are some small plantations on the settlement.

The improvements which are not included in the capital values of the sections, but which have to be paid for separately, are—

On Section 2, whare, wool-shed and yards, stable and granary, valued at £354, which are to be paid for in cash or by twenty-eight half-yearly instalments of £17 17s. 6d. (The whare is at present on Section 3, and may be removed on to Section 2.)

On Section 3, house and outbuildings valued at £420, which are to be paid for in cash or by twenty-eight half-yearly instalments of £21 4s. 3d. (The whare at present on this section belongs to Section 2.)

On Section 5, house, stable, wool-shed, concrete dip and yards; valued at £376, which are to be paid for in cash or by twenty-eight half-yearly instalments of £18 19s. 9d.

The improvements that go with the land are for boundary and internal fencing valued as follows: Section 2, £155; Section 3, £160; Section 4, £138; Section 5, £168.

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

W. H. SKINNER,
Commissioner of Crown Lands.

Lands in Nelson Land District for Disposal on Renewable Lease.

District Lands and Survey Office,
Nelson, 6th January, 1919.

NOTICE is hereby given, pursuant to section 21 of the Land Laws Amendment Act, 1913, that the undermentioned land is open for selection on renewable lease; and applications will be received at this office up to 4 o'clock p.m. on Thursday, 13th February, 1919.

SCHEDULE.

NELSON LAND DISTRICT.—MURCHISON COUNTY.—TUTAKI SURVEY DISTRICT.—MURCHISON VILLAGE SETTLEMENT.

First-class Land.

SECTION 27, Block I: Area, 2 acres. Capital value, £25; renewable lease, half-yearly rent, 10s.

Weighted with £50 valuation for improvements consisting of house and fencing.

Section fronts main Matakitaki-Murchison Main Road, and is about one mile from village of Murchison. Level land partly covered with birch bush and blackberries.

A. D. BURNS,
For Commissioner of Crown Lands.