

The selector of Section 4s must pay the sum of £30 for the right to remove from Section 3s two-roomed cottage, coal-house, and wood-shed within six months of date of selection.

The selector of Section 1s will have the option to acquire the crop of turnips thereon upon payment of £100 before 30th May, 1919, failing which the Crown reserves the right to the area under crop and the right to dispose of such crop to any person until 30th September, 1919.

Lessees will, whenever necessary, but not less than once a year, properly clean and clear from weeds, and will at all times keep open and unpolluted, all creeks, drains, ditches, and watercourses.

IMPROVEMENTS.

The improvements which go with the land are as follows:—

Section 1s.—310 chains of boundary and subdivisional fencing, valued at £174 16s.; dip, valued at £30; plantation and sheep-yards, valued at £30.

Section 2s.—211 chains of boundary and subdivisional fencing, valued at £111; and plantation, valued at £10.

Section 3s.—302½ chains of boundary and subdivisional fencing, valued at £163 10s.; plantation and drive, valued at £80; concrete trough, iron tanks, stone walls, plantation, hydraulic ram and piping, valued at £45.

Section 4s.—204½ chains of boundary and subdivisional fencing, valued at £101 8s.

The improvements which do not go with the land, but which have to be paid for separately by the lessees, are as follows:—

Section 1s.—The lessee to pay in cash, or in twenty-one years by half-yearly instalments of £7 0s. 5d. (interest and principal), £180 for right to remove manager's house and outhouse from Section 3s.

Section 2s.—The lessee to pay in cash £40 for the right to remove four-stalled stable and hut on wheels from Section 3s.

Section 3s.—Buildings valued at £650, consisting of dwellinghouse, five rooms, bathroom, and pantry; carbide lighting plant and telephone, fowl-house and run, six-stalled stable, wool and wagon shed. These improvements may be paid in cash or in twenty-one years by half-yearly instalments of £25 7s. (interest and principal). The manager's house and outhouse, four-stalled stable, and hut on wheels, also two-roomed cottage, coal-house and wood-shed, are excluded, and will be removed from the section.)

Section 4s.—The lessee to pay £30 for the right to remove two-roomed cottage, coal-house, and wood-shed from Section 3s.

The various buildings, &c., referred to above for removal will be pointed out to selectors by the Commissioner of Crown Lands (or his deputy), whose decision shall be final.

There is about 17 chains of internal fencing on Section 4s to be removed, and re-erected on the boundary between Sections 3s and 4s, the necessary arrangements for this work to be made by the selectors concerned.

GENERAL DESCRIPTION.

Teihoka Settlement is situated within three miles and a half from Castle Rock Railway-station, post-office, and school, accessible by metalled road within one mile of sections, balance unmetalled but formed. The land is of an easy undulating character, clay subsoil of a sweet friable nature, well watered, all cultivated excepting a piece of rough tussock about 113 acres at the south-west end.

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

H. D. M. HASZARD,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Christchurch, 25th March, 1919.

NOTICE is hereby given that the undermentioned land is 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 27th May, 1919.

The land may be purchased for cash or on deferred payments, or selected on lease for thirty-three years, with right of renewal for further successive periods 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, 29th May, 1919, at 10 o'clock a.m.

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

SCHEDULE.

CANTERBURY LAND DISTRICT.—FIRST-CLASS LAND.

Homebrook Settlement.—Ellesmere County.—Block V, South-bridge Survey District.

SECTION 7: Area, 88 acres 2 roods 10 perches; capital value, £2,290; instalment on deferred payment (excluding interest), £114 10s.; half-yearly rent on lease, £51 10s. 6d.

All good flat agricultural land, in grass and stubble. About two miles and a half from Southbridge Railway-station by good road. The improvements that go with the land consist of about two miles of boundary and subdivisional fences, valued at £60 14s.

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

W. H. SKINNER,
Commissioner of Crown Lands.

Sale of Flax in Auckland Land District by Public Tender.

Department of Lands and Survey,
Wellington, 26th March, 1919.

NOTICE is hereby given, in terms of the Land Act, 1908, and the flax regulations thereunder, that written tenders are invited and will be received at the District Lands and Survey Office, Auckland, up to 12 o'clock noon on Wednesday, 16th April, 1919, for the purchase of the present crop of flax growing on the undermentioned Crown lands.

SCHEDULE.

AUCKLAND LAND DISTRICT.—TAURANGA COUNTY.

PART Blocks I and II, Waihi South Survey District, between the Kaikokopu and Pongakawa Rivers; upset price, £750; time for removal of flax, eighteen months from date of acceptance of tender.

CONDITIONS OF SALE.

1. Intending tenderers are expected to visit the locality and satisfy themselves in every particular on all matters relating to their tenders.

2. The position of the flax is only approximately shown on the lithograph lodged at the Lands and Survey Office, Auckland, and should any dispute arise as to the boundaries, the decision of the Commissioner of Crown Lands shall be final.

3. No tender will be considered wherein a less price is offered than the upset price stated herein.

4. The successful tenderer shall use every precaution to prevent the flax from being destroyed by fire during the currency of his license, and no compensation for the destruction of any flax from any cause whatsoever on the land occupied by the licensee shall be payable by the Crown.

5. The cutting and removal of the flax will be under the supervision of the Commissioner of Crown Lands, or other officer duly appointed by him, and the manner and method of such cutting and removal of flax shall be as directed by him.

6. Tenders must be accompanied by a deposit of 5 per cent. on the amount of tender in cash, marked cheque, or post-office order; the balance to be paid, if tender accepted, in terms as stated hereunder.

7. The highest or any tender not necessarily accepted.

TERMS.

One-third of amount of tender to be paid in cash within seven days after acceptance of tender, together with £1 1s. license fee, one-third in six months, and one-third in twelve months thereafter. All instalment payments shall bear interest at the rate of 5 per cent. per annum as from the date of acceptance of tender, and with the interest added shall be secured by "On demand" promissory notes made and endorsed to the satisfaction of the Commissioner of Crown Lands.

Tenders to be addressed "Commissioner of Crown Lands, Auckland," and envelopes to be marked "Tenders for flax."

H. M. SKEET,
Commissioner of Crown Lands.

Lands in Otago Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Dunedin, 24th March, 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