

Office, Dunedin, up to 4 o'clock p.m. on Monday, the 12th May, 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 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, Dunedin, on Wednesday, 14th May, 1919, at 10 o'clock a.m.

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

SCHEDULE.

OTAGO LAND DISTRICT.—FIRST-CLASS LAND.

Gladbrook Settlement.—Taieri County.—Strath Taieri and Sutton Survey Districts.

Section.	Area.			Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.
	A.	R.	P.	£	£ s. d.	£ s. d.
1s	144	2	3	1,950 125*	103 15 0	43 17 6
3s	153	0	20	1,800 100*	95 0 0	40 10 0
4s	107	2	6	1,720 275*	99 15 0	38 14 0
5s	101	0	32	1,960 345*	115 5 0	44 2 0
6s	104	2	1	2,260	113 0 0	50 17 0
7s	98	1	27	2,270	113 10 0	51 1 6
22s	77	3	17	1,620	81 0 0	36 9 0
23s	84	0	1	1,830	91 10 0	41 3 6
24s	78	2	14	1,690	84 10 0	38 0 6
25s	123	3	35	2,050	102 10 0	46 2 6
26s	92	1	39	1,850	92 10 0	41 12 6
27s	64	2	32	1,320	66 0 0	29 14 0
28s	71	0	24	1,380	69 0 0	31 1 0
29s	80	1	13	1,780	89 0 0	40 1 0
30s	83	1	3	1,710	85 10 0	38 9 6
31s	134	0	4	1,780	89 0 0	40 1 0
32s	113	3	20	1,890	94 10 0	42 10 6
36s	90	1	17	1,470	73 10 0	33 1 6
37s	142	3	34	1,920	96 0 0	43 4 0
38s	89	1	18	1,380	69 0 0	31 1 0
40s	92	3	10	1,350	67 10 0	30 7 6
41s	91	1	4	1,310	65 10 0	29 9 6

* Buildings. † Instalment of interest and principal on buildings.

NOTE.—The deferred-payment instalments on Sections 1s, 3s, 4s, and 5s include payment for the buildings thereon.

IMPROVEMENTS.

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

Section 1s, £77 15s. 6d.; Section 3s, £133 17s. 6d.; Section 4s, £110 6s.; Section 5s, £62 11s.; Section 6s, £58 8s.; Section 7s, £71 9s.; Section 22s, £58 12s.; Section 23s, £44 12s.; Section 24s, £71 11s.; Section 25s, £77 3s.; Section 26s, £40 10s.; Section 27s, £36 4s.; Section 28s, £16 16s.; Section 29s, £17 14s.; Section 30s, £26 8s.; Section 31s, £71 8s.; Section 32s, £40 11s.; Section 36s, £29 7s.; Section 37s, £72 1s.; Section 38s, £46 7s.; Section 40s, £51 8s.; Section 41s, £39 18s.

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

On Section 1s, interest and sinking fund on buildings (four-roomed cottage and outhouse) valued at £125, payable in cash or in fourteen years by twenty-eight half-yearly instalments of £6 6s. 3d.; total half-yearly payment on lease, £50 3s. 9d.

On Section 3s, interest and sinking fund on buildings (stone cottage and wooden shed) valued at £100, payable in cash or in fourteen years by twenty-eight half-yearly instalments of £5 1s.; total half-yearly payment on lease, £45 11s.

On Section 4s, interest and sinking fund on buildings (stone cottage and stone cookhouse) valued at £275, payable in cash or in fourteen years by twenty-eight half-yearly instalments of £13 17s. 9d.; total half-yearly payment on lease, £52 11s. 9d.

On Section 5s, interest and sinking fund on buildings (four-roomed stone cottage, smithy, chaff-house, butcher's meat-house and piggeries) valued at £345, payable in cash or in fourteen years by twenty-eight half-yearly instalments of £17 8s. 5d.; total half-yearly payment on lease, £61 10s. 5d.

GENERAL DESCRIPTION.

These sections, which are subdivisions of the well-known Gladbrook Estate at Strath Taieri, are situated on a flat close to the Township of Middlemarch, which is an important railway-station on the Otago Central line about forty-eight miles from Dunedin. The nearest section is about three-quarters of a mile and the farthest about four miles and a half from Middlemarch. There is a dairy factory close to the township. The sections comprises level land of excellent quality, capable of producing any kind of grain or root crop, and are very suitable for dairy-farming. The soil is a rich black loam on a clay formation, and the elevation is from 700 ft. to 750 ft. above sea-level. Sections 31s, 36s, 37s, 38s, 40s, and 41s are not well watered, but permanent water could probably be obtained on these by sinking. All the other sections are well watered. Access to each section is by a good road.

SPECIAL CONDITIONS.

The telephone poles on the sections do not become the property of the selectors, and must not be removed or interfered with. The right is reserved to any authorized person to enter upon the sections at any reasonable time for the purpose of effecting any necessary repairs or alterations to any telephone poles, posts, or wires.

Possession will be given on 1st July, 1919, but the selectors of Sections 3s, 4s, 5s, 6s, 7s, 22s, 23s, 24s, 26s, 32s, 40s, and 41s will be permitted to go upon their sections immediately for the purpose of ploughing, sowing, or fencing.

The pipe-line through Sections 3s is reserved, and the right is reserved to enter upon the section at any reasonable time for the purpose of altering or repairing the pipe-line.

The right is reserved to construct water-races and to take water through any section without payment of compensation.

The Land Board will dispose of the following buildings on Sections 4s, 5s, and 21s after the ballot: Large sun-dried brick building; implement-shed, with open front; wood and iron building, comprising carpenter's shop, oil and dip room, and small dining-room; old stable with loft and implement-shed; iron shed between smithy and carpenter's shop; hut on sledge behind ivy cottage; hut between ivy cottage and creek; four huts in row, each on sledge, and one hut in same row coloured red; iron stable.

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

ROBT. T. SADD,
Commissioner of Crown Lands.

Reserves in Southland Land District for Lease by Public Auction.

District Lands and Survey Office,
Invercargill, 24th March, 1919.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction at the District Lands and Survey Office, Invercargill, at 11 o'clock a.m. on Thursday, the 24th day of April, 1919, under the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

Southland County.—Otara Township.

SECTIONS 7 and 8, Block III: Area, 3 acres 3 roods 37 perches; upset annual rental, £2.

Level land of good quality, all in grass, and fenced on three sides. Outgoing lessee to have the right to remove or dispose of fencing.

Wallace County.—Town of Hodgkinson.

Sections 31, 32, 45, and 46: Area, 40 acres; upset annual rental, £20.

Weighted with £20 16s., valuation for improvements. Practically level land, suitable for cropping or dairying, fronts two gravelled roads; two miles from Otautau.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term, twenty-one years from 1st July, 1919.
2. Right of cultivation, but no valuation for improvements.
3. No right of renewal.
4. A deposit of a year's rent at the rate offered, and lease fee (£1 1s.), together with valuation for improvements, must be paid on the fall of the hammer.
5. Eradication of noxious weeds.
6. No assignment, sublease, or mortgage without consent.
7. Lease is liable to forfeiture if conditions are violated.

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