

Land in the Hawke's Bay Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Napier, 14th May, 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, Napier, up to 4 o'clock p.m. on Wednesday, the 25th June, 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, Napier, on Thursday, the 26th June, 1919, at 10 o'clock a.m.

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

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—FIRST-CLASS LAND.

Patangata County.—Te Kura Settlement.

Section.	Area.			Capital Value.			Instalment on Deferred Payment (excluding Interest).			Half-yearly Rent on Lease.		
	A.	R.	P.	£	s.	d.	£	s.	d.	£	s.	d.
1s	101	0	0	2,450	0	0	122	10	0	55	2	6
2s	50	0	20	1,520	0	0	76	0	0	34	4	0
3s	89	1	0	2,150	0	0	107	10	0	48	7	6
4s	56	1	0	2,100	0	0	105	0	0	47	5	0
5s	118	1	0	3,020	0	0	151	0	0	67	19	0
6s	69	1	0	2,670	0	0	133	10	0	60	1	3
7s	132	0	0	3,550	0	0	177	10	0	79	17	6
8s	65	2	0	2,440	0	0	122	0	0	54	18	0
9s	109	2	0	2,970	0	0	148	10	0	66	16	6
10s	56	1	0	2,070	0	0	103	10	0	46	11	6
11s	58	1	0	2,140	0	0	107	0	0	48	3	0
12s	134	1	0	4,300	0	0	245	0	0	96	15	0
				*600	0	0				†30	6	0
13s	97	1	0	2,350	0	0	117	10	0	52	17	6

NOTE.—The deferred-payment instalment on Section 12s includes payment for buildings thereon.

* Valuation for buildings.

† Instalment of interest and principal on buildings. Total half-yearly payment on renewable lease, £127 ls.

GENERAL DESCRIPTION.

This block, known as Small's Fernside Farm, which is situated on the middle road to Hastings, a good metalled road, distant from three miles and a half to six miles from Otane Railway-station, and about twenty-one miles from Hastings, has been farmed by the late W. H. Small, Esq., for the past fifty years. It comprises generally rich flats to the west of the road suitable for dairying, and flat and undulating land and low hills to the east nearly all ploughable, suitable for mixed farming, and has been very lightly cropped and is in good heart; well grassed with native and exotic grasses; good black soil, on clay or clay and gravel formation, with alluvial flats along the west boundary.

The fences are mostly old, though in fair repair, and have been used for section boundaries where possible.

All the sections to the west of the road have a good supply of permanent water from the Papanui Stream, and those to the east are supplied by dams. There are good sites for further storage dams, which should be constructed to give water to all the paddocks.

The farm has been noted for the excellence of its Corriedale sheep and black Polled Angus cattle.

There are schools at Patangata and Otane, and the cream-collecting lorry passes three times a week.

DESCRIPTION OF SECTIONS.

Section 1s.—101 acres. Altitude, from 270 ft. to 400 ft. Open agricultural flat, and slightly undulating; well grassed, mostly native; permanent water in Papanui Stream, and water can be taken in pipes from dam on south-west boundary; good black soil, on clay and gravel. Distant about five miles and a half from Otane Railway-station.

Section 2s.—50 acres 0 roods 20 perches. Altitude, from 250 ft. to 275 ft. Open agricultural flat, well grassed; permanent water in Papanui Stream along part of north-west boundary; good black soil, on clay and gravel. Distant about five miles from Otane Railway-station.

Section 3s.—89 acres 1 rood. Altitude, from 275 ft. to 400 ft. Open agricultural land; about 65 acres flat, remainder terrace; well grassed; good black soil, on clay and gravel; watered by dam on the north-east boundary. All boundaries fenced. Distant about five miles from Otane Railway-station.

Section 4s.—56 acres 1 rood. Altitude, from 255 ft. to 275 ft. Open agricultural flat; well grassed, and watered by permanent stream; good black soil on clay, about half alluvial deposit. Fenced on the road frontage, and about thirty-four chains of internal fences. Distant about four miles and a half from Otane Railway-station.

Section 5s.—118 acres 1 rood. Altitude, from 275 ft. to 420 ft. Open agricultural and pastoral land; about 45 acres of good flat, remainder low hills and slightly undulating country; all ploughable; well grassed; water from dam, and other good sites for storage dams will be found; good black soil on clay. All boundaries, with the exception of about thirty-two chains north-east are fenced, also twenty-two chains of internal fence. Distant about four miles and a half from Otane Railway-station.

Section 6s.—69 acres 1 rood. Altitude, from 255 ft. to 300 ft. Open agricultural flat, with small hillock near the west boundary; well grassed, and watered by permanent stream; good black soil, on clay; about two-thirds alluvial deposit. The east and south boundaries are fenced, also about eighteen chains of internal fence. Distant about four miles and a half from Otane Railway-station.

Section 7s.—130 acres 2 roods. Altitude, from 280 ft. to 460 ft. Open agricultural and pastoral land; about 50 acres good flat, remainder low hills and downs nearly all ploughable; well grassed; water from dam; good sites for other dams will be found; good black soil, on clay. Fenced on all sides except the south boundary, also forty-five chains of internal fences. Distant about four miles and a half from Otane Railway-station.

Section 8s.—65 acres 2 roods. Altitude, from 255 ft. to 280 ft. Open agricultural flat; well grassed, and watered by permanent stream; good black soil on clay, about half alluvial deposit. The north and east and about twelve chains of the south boundary are fenced, also about twenty chains of internal fences. Distant about four miles and a half from Otane Railway-station.

Section 9s.—109 acres 2 roods. Altitude, from 300 ft. to 400 ft. Agricultural and pastoral land; about 60 acres of flat and slightly undulating, remainder low ploughable hills; water from dam laid on to trough on south boundary, other good sites for dams will be found; good black soil, on clay. The east and west boundaries and about fifteen chains of the south boundary are fenced, also about sixty-three chains of internal fences. There is an apple orchard in the south-west corner, but the trees are old and unclean. Distant about four miles from Otane Railway-station.

Section 10s.—56 acres 1 rood. Altitude, from 255 ft. to 280 ft. Open agricultural flat; well grassed, and watered by permanent stream at the south-west corner; good black soil on clay, about half alluvial deposit. The east and west and about twelve chains of the north boundary are fenced, also about thirty chains of internal fences. Distant four miles from Otane Railway-station.

Section 11s.—58 acres 1 rood. Altitude, from 255 ft. to 300 ft. Open agricultural flat; well grassed, and watered by permanent stream at the north-west corner, and trough supplied from dam in south-east corner; good black soil on clay, with small gravel ridge, about half alluvial deposit. The east and west boundaries and eight chains of the south boundary are fenced, also about forty-five chains of internal fences. Distant about four miles from Otane Railway-station.

Section 12s.—134 acres 1 rood. Altitude, from 260 ft. to 360 ft. Open agricultural and pastoral land; about 90 acres flat and slightly undulating, remainder low hills nearly all ploughable; good black soil on clay, with rock outcrop near the dam; water from the dam laid on to the house, troughs, and garden; other good dam-sites will be found. The east, west, south, and road boundaries are fenced, and about seventy chains of internal fences. Distant about three miles and a half from Otane Railway-station.

Section 13s.—97 acres 1 rood. Altitude, from 330 ft. to 400 ft. Open agricultural flat and slightly undulating, with gravel terrace near the road; good black soil, on clay and gravel; intersected by small creek which, however, runs dry in summer, and water will have to be conserved in