

Section 5s.—Wool-shed, dip yards, and old cottage, the latter in bad repair, the whole valued at £130. Payable in cash, or in seven years by half-yearly instalments of £11 4s. 9d. Total half-yearly payment on lease, £99 4s. 3d.

Section 7s.—Homestead of six rooms, and bathroom, &c.; motor-shed and other buildings; valued at £450. Payable in cash, or in fourteen years by half-yearly instalments of £22 14s. 6d. Total half-yearly payment on lease, £104 8s.

GENERAL DESCRIPTION.

This estate is situated about five miles distant from the Toko Railway-station by Ohura, Waiwiri, and Makuri Roads all metalled, and about three miles and a half from the Huiroa Railway-station. It is about twelve miles from Stratford. There is a school at Huiroa, about two miles and a half away. A creamery is in operation on the property. The country varies from flat and undulating to hilly. Three of the sections contain a large proportion of land fit for dairying, and on the others a certain number of milking-cows could be grazed if any tenants wished to do so. The land is well watered, and all laid down in English grasses, excepting in the case of a few acres not regrassed after ploughing. Fern requires checking in a few patches, but is not bad anywhere, and on the rougher ground there are very few places unsafe for stock. The soil is a free loam of mixed volcanic and papa origin, on a papa and sandstone subsoil. Shell limestone crops out in a few places. Climate moist and favourable for grass. Right of access to and through Sections 2s, 3s, 4s, and 5s is reserved along the track in the vicinity until the Kota Road is formed. Two quarries for road-metalling purposes are reserved out of Section 2s. The hills rise to about 400 ft. above the flats, and there is more or less ploughable ground on all the sections. Altitude varies from 400 ft. to 900 ft.

Portions of Sections 6s and 7s are subject to a water-right held by the Stratford Farmers' Co-operative Dairy Company, allowing them to take and convey water from the Kaikoura Stream and its tributaries to the factory, under the condition of restoring the surface disturbed.

SPECIAL CONDITION.

The right of access through Section 2s to the quarries at any time, without compensation for surface damage, is reserved to any persons authorized by the Commissioner of Crown Lands, but the Crown disclaims any liability for loss incurred through any accidents to stock straying or falling in such quarries, or for fencing the same.

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

G. H. BULLARD,
Commissioner of Crown Lands.

Land in Wellington Land District open for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 3rd July, 1919.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land Act, 1908; and applications will be received at this office up to 4 o'clock p.m. on Wednesday, the 23rd day of July, 1919.

The ballot will be held on Thursday, the 24th day of July, 1919, at 2.30 p.m.

SCHEDULE.

WELLINGTON LAND DISTRICT.
Town Land.—Town of Kakahi.

SECTION 7, Block III: Area, 1 rood; capital value, £50; half-yearly rent, £1 5s.

Weighted with £35, valuation for improvements.

Situated in Kakahi Township, about ten miles south of Taumarunui, the access being by formed dray-road from Kakahi Railway-station, about a quarter of a mile distant. Cleared land, with light soil of a volcanic nature, on pumice formation. Improvements comprise a four-roomed house.

Full particulars may be obtained at this office.

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

Timber Rights in Southland Land District for Sale by Public Auction.

Department of Lands and Survey,
Invercargill, 4th June, 1919.

NOTICE is hereby given that the right to cut the milling-timber, consisting of red, white, and black pine, miro, totara, and beech, on the undermentioned section for a term

of ten years at the royalty rates mentioned hereunder will be offered for sale by public auction at the District Lands and Survey Office, Invercargill, at 11 o'clock a.m. on Tuesday, the 22nd day of July, 1919, under the provisions of the Land Act, 1908, and its amendments, and the Timber Regulations thereunder.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

SECTION 9, Block XIX, Longwood Survey District: Area, 806 acres 0 roods 9 perches. Situated about four miles and a half from Te Tua Railway-station, access being partly by cart-road formed and partly metalled, balance unformed. There is a good grade for a tramway along the road, and reservation on the banks of the Camp Creek which intersects the section.

The estimated amount of timber on the section is about 2,530,000 sup. ft., comprising 1,080,000 sup. ft. red-pine and miro, 690,000 sup. ft. white-pine, 370,000 sup. ft. totara, 210,000 sup. ft. black-pine, and 180,000 sup. ft. beech. The quantities of the various timbers are roughly approximate, and are furnished for the information of intending purchasers, who are expected to make their own estimate, no contract being voidable by reason of the said timber being of less quantity, quality, or kind than as stated herein. Upset price for right to cut, £50.

The following are the royalty rates for the timbers specified: Rimu, miro, 1s. per 100 sup. ft.; white-pine, 1s. per 100 sup. ft.; totara, 2s. 6d. per 100 sup. ft.; black-pine, 2s. per 100 sup. ft.; beech, 1s. per 100 sup. ft.

CONDITIONS OF SALE.

1. The successful purchaser must pay the amount of his bid in cash on the fall of the hammer, together with one guinea license fee.

2. The timber shall be cut in a face, and the Crown reserves the right of following up the mill workings by felling and grassing such areas as from time to time will have been cleared of milling-timber, or of disposing of the land. Sufficient timber shall be left for fencing and general farming purposes.

3. The licensee shall not put, throw, or place, or allow to be put, thrown, or placed, into any river, stream, or water-course, or into any place where it may be washed into any river, stream, or watercourse, any sawdust or other sawmill refuse.

4. In the event of the above not being disposed of, applications may be received and dealt with at any time within six months from the above date of sale (unless previously formally withdrawn); provided, however, that the amount offered is not less than the upset price stated herein.

5. No compensation will be given nor shall any be claimed for any error, discrepancy, or misdescription whatever in respect of the timber in these conditions.

6. The purchasers shall be required to clear all noxious weeds growing on the above areas specified, in accordance with the Noxious Weeds Act, 1908, and its amendments.

Full particulars may be ascertained and copies of the Timber Regulations obtained at this office.

THOS. BROOK,
Commissioner of Crown Lands.

Land in Canterbury Land District for Sale by Public Auction.

District Lands and Survey Office,
Christchurch, 11th June, 1919.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash, at the Courthouse, Waimate, at 10 o'clock a.m. on Friday, 11th July, 1919.

SCHEDULE.

CANTERBURY LAND DISTRICT.—BOROUGH OF WAIMATE.
SECTIONS 17 to 21, Gorge Road Settlement: Area, 2 acres 3 roods 36.8 perches; upset price, £50.
Flat land in the Town of Waimate, covered with broom.

TERMS OF SALE.

One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with the Crown-grant fee (£1), within thirty days thereafter; otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the contract for the sale of the land be null and void.

Title will be subject to Part XIII of the Land Act, 1908.

Full particulars may be obtained at this office.

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