

The improvements that go with the land are as follows: Section 1, 35 chains of fencing, valued at £14 5s.; Section 2, 9 chains of fencing, valued at £4 10s.; Section 3, 27 chains of fencing, valued at £6 5s.; Section 4, 38 chains of fencing, valued at £11 14s.; Section 5, 34 chains of fencing, valued at £11 15s.; Section 6, 26 chains of fencing, valued at £6 10s.; Section 9, 17 chains of fencing, valued at £4 5s.; Section 10, 16 chains of fencing, valued at £4 4s.; Section 11, 5 chains of fencing, valued at £1 10s.; Section 12, 5 chains of fencing, valued at £1 10s.; Section 13, 16 chains of fencing, valued at £4 5s.; Section 14, 42 chains of fencing, valued at £15 10s.; Section 15, 36 chains of fencing, valued at £14 16s.; Section 16, 65 chains of fencing, valued at £25 10s.; Section 17, 68 chains of fencing, valued at £17 18s.; Section 18, 51 chains of fencing, valued at £19 4s.

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, 15th July, 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 Monday, the 1st September, 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, the 4th September, 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.

Geraldine County. — Block XII, Opihi Survey District. — Kakahu Settlement.

Section.	Area.	Capital Value.	Instalment on Deferred Payment (excluding Interest).		Half-yearly Rent on Lease.
			£	£ s. d.	
1	A. R. F. 306 0 27	£ 3,380	£	s. d. 169 0 0	£ s. d. 76 1 0
2	226 3 2	3,400	170	0 0	76 10 0
3	192 2 4	2,610 595*	160	5 0	58 14 6 30 1 0†
4	170 0 2	2,210	110	10 0	49 14 6
5	157 0 0	2,680 145*	141	5 0	60 6 0 7 6 6†

* Buildings. † Half-yearly instalment on buildings.

NOTE.—The instalment on deferred payment includes payment for buildings, &c.

DESCRIPTIONS.

Section 1.—About 80 acres somewhat broken, remainder good undulating agricultural land. Watered by streams that are often dry in summer, and a dam. Distant one mile from post-office and school by good road.

Section 2.—All fair undulating agricultural land, watered by a spring and by streams that are often dry in summer. Contains about 6 acres of plantation, chiefly *Pinus insignis*. Distant one mile and a half from post-office and school by good road.

Section 3.—All fair undulating agricultural and pastoral land, watered by two springs, and also by streams that are often dry in summer. Contains 11 acres of mixed plantation, comprising *Pinus insignis*, silver birch, oak, and willow. Distant about one mile and a half from post-office and school by good road.

Weighted with £595 for improvements, consisting of house, wash-house, dairy, wool-shed, implement-shed, cow-shed, trap-shed, water-supply, concrete dip and yards, and small shed, which are to be paid for in cash, or by twenty-eight half-yearly instalments of £30 1s.

Section 4.—All fairly good undulating agricultural and pastoral land, watered by a dam, and also by streams that

are often dry in summer. Water may be obtained by boring near the south corner. Distant about three-quarters of a mile from post-office and school by good road.

Section 5.—About 20 acres undulating pastoral country, remainder good flat agricultural land; well watered by Kakahu River and a large lagoon. Distant about a quarter of a mile from post-office and school by good road.

Weighted with £145 for improvements, consisting of an old house, showing considerable signs of borer, and a detached wash-house, which must be paid for either in cash or out of advances, or by twenty-eight half-yearly instalments of £7 6s. 6d.

IMPROVEMENTS.

The improvements that go with the land are: Section 1, 293 chains of boundary and subdivisional fencing, valued at £143; Section 2, 211 chains of boundary and subdivisional fencing, valued at £92; Section 3, 254 chains of boundary and subdivisional fencing, valued at £106; Section 4, 193 chains of boundary and subdivisional fencing, valued at £96; Section 5, 212 chains of boundary and subdivisional fencing, valued at £107.

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

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

Land in Otago Land District for Sale by Public Auction

District Lands and Survey Office,
Dunedin, 15th July, 1919.

NOTICE is hereby given that the undermentioned section will be offered for sale by public auction at this office on Wednesday, the 27th August, 1919, at 11 a.m., under the provisions of the Land for Settlements Act, 1908.

SCHEDULE.

OTAGO LAND DISTRICT.—GLADBROOK SETTLEMENT.

SECTION 218: Area, 137 acres 1 rood 18 perches; upset price, £4,700.

This is the homestead of Gladbrook Estate, and is situated on the Strath Taieri Plain about two miles and a quarter from Middlemarch. Middlemarch, an important station on the Otago Central Railway, is about fifty miles from Dunedin. The section is well watered, and comprises level land of very fine quality, the soil being a rich black loam on a clay formation. The climate is particularly healthy, and this land is about 730 ft. above sea-level. The section is securely fenced, is subdivided into four paddocks, and is bounded on two sides by plantations. The plantations are very valuable, and comprise mostly English deciduous trees about forty years old. About 3½ acres is taken up with orchard, garden, and shrubberies. The dwellinghouse is a large, commodious, substantially built residence of ten rooms, besides kitchen, scullery, pantry, and bath-room. The building is of mica-schist blocks faced with Oamaru stone, and is plastered inside. The roof is of corrugated iron, sarked and lined. The house is drained by an underground sewer of flanged tiles. Water is laid on, and there is a hot-water service in the kitchen, scullery, and bath-room. The other buildings consist of lodge-house of three rooms, stable, loose-box, harness-room, groom's room, coach-house and garage, and the outbuildings are coal-house, meat-house, dairy, and storeroom. All buildings are substantial stone structures in first-class order. The laid-on water comes from Doughboy Creek. The purchaser shall have the right to make use of the poles for carrying telephone wires from Middlemarch to the homestead.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are—

(1.) *Cash.*—One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

(2.) *Deferred Payments.*—Five per cent. of the purchase-money and license fee (£1 1s.) on the fall of the hammer, balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.

Title will be subject to section 60 of the Land Laws Amendment Act, 1912.

Further particulars may be obtained from this office.

ROBT. T. SADD,
Commissioner of Crown Lands.