

All good flat agricultural land in grass and stubble, suitable for dairying or cropping. Altitude, 100 ft. above sea. About two miles from Lowcliffe Post-office, and eight miles from Hinds Railway-station.

IMPROVEMENTS.

Section 4 is weighted with £35 for implement-shed and workshop, at present on Section 5, which may be paid for in cash, or by twenty-eight half-yearly instalments of £1 15s. 5d. or out of advances.

On Section 5 there is a five-roomed house, wash-house, coal-shed, eight-bail cow-shed with concrete floor, wool-shed, and two stables, valued at £1,220, which may be paid for in cash, or by twenty-eight half-yearly instalments of £61 12s. 3d. There are also on this section a motor-shed, man's room, storeroom and whare on skids, implement-shed, and workshop for removal to other sections.

Section 6 is weighted with £60 for motor-shed, man's room, and store, at present on Section 5, and which may be paid for in cash, or by twenty-eight half-yearly instalments of £3 0s. 8d. or out of advances.

Section 7 is weighted with £25 for a whare on skids, at present on Section 5, and which may be paid for in cash, or by twenty-eight half-yearly instalments of £1 5s. 3d. or out of advances.

The improvements that go with the land are for fencing as follows: Section 1, 150 chains, £23 11s.; Section 2, 101 chains, £19 7s.; Section 3, 90 chains, £17 17s. 6d.; Section 4, 131 chains, £27 6s. 6d.; Section 5, 262 chains, £43 1s.; Section 6, 151 chains, £28 4s.; Section 7, 193 chains, £44 15s. 6d.

SPECIAL CONDITION.

Sections 1, 2, 5, 6, and 7 are subject to drainage rights, and to right of entry and other rights in connection with the said drainage rights reserved in and by Transfer 38683.

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

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

Land in Southland Land District for Lease by Public Auction.

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

NOTICE is hereby given that the lease of the under-mentioned land will be offered for sale by public auction at this office at 11 a.m. on Friday, the 29th day of August, 1919, under the provisions of the Land Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—STEWART ISLAND COUNTY.—
PEGASUS SURVEY DISTRICT.

SECTION 30, Block III: Area, 50 acres; upset annual rental, £1 5s.

Weighted with valuation for improvements consisting of two dwellinghouses valued at £700.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term, twenty-one years from 1st January, 1920.
2. No right of renewal, and no valuation for improvements.
3. Eradication of noxious weeds.
4. No assignment, sublease, or mortgage without consent.
5. A deposit of a year's rent at the rate offered, valuation for improvements, and £1 1s. lease fee to be paid on the fall of the hammer.
6. Lease liable to forfeiture if conditions violated.

Further particulars may be obtained on application to this office.

THOS. BROOK,
Commissioner of Crown Lands.

Land in North Auckland Land District open for Sale or Selection.

North Auckland District Lands and Survey Office,
Auckland, 27th June, 1919.

NOTICE is hereby given that the undermentioned land is open for selection, under Part III of the Land Act, 1908, and the Discharged Soldiers Settlement Act, 1915, and amendments, and that the land mentioned in the said Schedule may, at the option of the applicant, be purchased for cash, or be selected for occupation with right of purchase, or on renewable lease; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, 19th August, 1919.

Applicants will have to appear personally before the Land Board for examination at this office on Wednesday, 20th August, 1919, at 11 o'clock a.m.

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

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—HOKIANGA COUNTY.—
TUTAMOE SURVEY DISTRICT.

SECTION 2, Block X: Area, 677 acres 0 roods 6 perches. Capital value, £630. Occupation with right of purchase: Half-yearly rent, £15 15s. Renewable lease: Half-yearly rent, £12 12s.

Altitude, 1,750 ft. to 2,213 ft. above sea-level. About 50 acres undulating, balance broken; all covered with mixed forest comprising towai, tawa, rata, miro, taraire, and a few totara-trees, with dense undergrowth of kiekie, supplejack, ferns, &c. Soil inferior to medium, on sandstone formation; well watered by streams. Situated about ten miles from Kaihu by cart-road in poor repair.

Full particulars and plans may be obtained at this office.

R. P. GREVILLE,
Commissioner of Crown Lands.

Timber in North Auckland Land District for Sale by Public Tender.

North Auckland District Lands and Survey Office,
Auckland, 15th July, 1919.

NOTICE is hereby given, in the terms of the Land Act, 1908, and the regulations thereunder, that written tenders are invited and will be received at the North Auckland District Lands and Survey Office, Auckland, up to 12 o'clock noon on Wednesday, 6th August, 1919, for the purchase of the milling-timber on the undermentioned Crown land.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

SECTIONS 3, 8A, 9A, and Crown lands, part Blocks II and V, Opuawhanga Survey District, Whangarei County.

666 green and dry kauri-trees, containing about 795,791 sup. ft. standing measurement, also about 200,000 sup. ft. scattered rimu, &c.

Distinguishing brands on kauri—thus, I, V. Upset price, £1,900. Time for removal of timber, two years.

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 right is reserved to the Commissioner of Crown Lands to withdraw from sale the above lot of timber.
3. The aforementioned quantity, quality, and kind as to the said timber shall be taken as sufficiently accurate for the purpose of this sale, and no contract for purchase shall be voidable, nor shall the purchaser be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, and kind than as stated herein or in any advertisement having reference to the said timber, nor shall any extra sum be claimed by the Crown if the said quantity of timber is found to be in excess of that stated herein.
4. All timber, whether standing, felled, or in logs, shall remain the property of the Crown until the instalments are paid.
5. Should any dispute arise as to the boundaries, the decision of the Commissioner of Crown Lands shall be final.
6. In the event of the lot not being disposed of, applications may be received and dealt with at any time within six months from date of sale (unless previously formally withdrawn); provided, however, that the amount offered is not less than the upset price stated herein.
7. 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.
8. 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 eight months, and one-third in sixteen 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 endorsed by two approved sureties, and such bills are to be completed and lodged with the Commissioner of Crown Lands within fourteen days after notifying the purchaser to complete.

Tenders to be addressed "Commissioner of Crown Lands North Auckland Land District, P.O. Box 10, Auckland," and envelopes to be marked "Tender for timber."

Plan and conditions of sale may be seen at the Whangarei Post-office or at the North Auckland Lands and Survey Office, Auckland.

R. P. GREVILLE,
Commissioner of Crown Lands.