

Education Reserves in Wellington Land District for Lease by Public Auction.

District Lands and Survey Office,
Wellington, 26th February, 1920.

NOTICE is hereby given that the education reserves described in the Schedule hereto will be offered for lease by public auction at this office at 2 o'clock p.m. on Wednesday, 21st April, 1920, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Town of Levin.

SECTION 9, Block XII: Area, 1 rood; upset annual rental, £2.
Section 7, Block XIII: Area, 1 rood; upset annual rental, £2.

Section 13, Block XIV: Area, 1 rood; upset annual rental, £2 10s.

Section 11, Block XVII: Area, 1 rood; upset annual rental, £2 10s.

Good residential sites. Flat land in grass. Soil is good loam, on clay formation. Section 7 is fenced on front and back boundaries, and Sections 11 and 13 are ring-fenced.

Town of Mangaweka.

Section 74: Area, 1 rood; upset annual rental, £1 5s.
Weighted with £1 12s., valuation for fencing.

Flat land. Suitable for residential site. Has been used hitherto as a garden.

Section 8: Area, 1 rood; upset annual rental, £2.
Weighted with £120, valuation for small four-roomed cottage.

Flat land, suitable for residential site.

Town of Mataroa.

Section 10, Block IV: Area, 2 roods; upset annual rental, £1 5s.

Weighted with £51 7s., valuation for stable and fencing. Situated about ten chains from Mataroa Railway-station by metalled road. Mostly flat land. A natural clearing. Frontage to section is not level with the road; there is a considerable drop from the road to the land. Soil is a good loam, on papa formation. Well watered by a stream. The stable is 16 ft. by 50 ft., built of sawn timber, and roofed with felt and iron.

Karewarewa Village.

Section 29: Area, 1 rood; upset annual rental, 15s.
Flat land. A natural clearing.

Makuri Township.

Section 113: Area, 2 roods 30 perches; upset annual rental, £1 3s.

Weighted with £5, valuation for improvements. Hillside land; fenced, cleared, and partly stumped. Suitable for residential site or for a holding paddock for stock.

TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at the rate offered, and lease and registration fee (£2 2s.), to be paid on the fall of the hammer.
2. Term of lease is twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years.
3. Rent of renewal lease to be fixed by arbitration. If lessee does not desire new lease at end of any term, land to be leased by auction. The incoming lessee to pay the value (to be handed over to the outgoing lessee) of the improvements effected with the consent of the Land Board. Failing disposal, the land and improvements to revert to the Crown without compensation.
4. Land Board to approve of improvements proposed.
5. No transfer or sublease allowed without the consent of the Land Board.
6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
7. Buildings on land to be insured to their full insurable value.
8. Lease will be registered under the Land Transfer Act.
9. Lessee to pay all rates, taxes, and assessments.
10. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
11. Lessee not to use or remove any gravel without the consent of the Land Board.
12. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
13. Lease is liable to forfeiture if conditions violated.

Education reserves are included in the classes of land on which, with the approval of the Advances Board, money may be advanced by the State Advances Office.

The reserves are described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Form of lease may be perused and full particulars obtained at this office.

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

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

District Lands and Survey Office,
Napier, 12th February, 1920.

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 24th March, 1920.

The lands may be purchased for cash or on deferred payments, or selected on lease for sixty-six years, with right of renewal for further successive terms of sixty-six 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, 25th March, 1920, 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.—PATANGATA COUNTY.—MANGANGARARA BLOCK.

Second-class Land.

SECTION 4, Block IV, Mangatoro Survey District, and Section 4, Block V, Porangahau Survey District; total area, 3,636 acres 3 roods.

Capital value, £8,000*; instalment on deferred payment (excluding interest), £400; half-yearly rent on lease, £180.

* Includes fencing valued at £375.

Access by newly formed road from Oakbourne Station for about four miles and a half, remainder of distance two miles by pack-track. Country comprises some poor steep faces, undulating to hilly country with fair soil, and a small area of flat land and terrace, with mixed scrub, some light bush, and several patches of good native grass; well watered and sunny.

GENERAL DESCRIPTION.

The block is situated about thirty-one miles from Waipukurau Railway-station, and thirteen miles from the Porangahau Post-office.

Access is by the Waipukurau-Porangahau Road for twenty-five miles to Oakbourne Station, thence by a newly formed road crossing the Porangahau River for a distance of four miles and a half, and a further two miles by a good pack-track, which continues on through the block and is at present suitable for driving stock and packing. There is a daily motor mail-service between Waipukurau and Porangahau.

The country comprises a few steep places, a considerable extent of hilly and undulating country, and a small area of flat land and terrace; patches of good native grass, a little light bush, and manuka scrub and fern throughout the block, but will carry a fair number of stock in its present condition.

The soil varies from fair loam on clay formation to poor and stony in places, but is all healthy sheep-country, well watered, and lies nicely to the sun. Altitude from 300 ft. to 1,800 ft. above sea-level.

The whole block is practically ring-fenced.

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

W. F. MARSH,
Commissioner of Crown Lands.

Land in the Nelson Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Nelson, 12th February, 1920.

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