

Survey Office, Nelson, 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 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, Nelson, on Friday, the 26th March, 1920, at 10 o'clock a.m.

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

SCHEDULE.

NELSON LAND DISTRICT.—WAIMEA COUNTY.—GORDON SURVEY DISTRICT.—GOLDEN DOWNS SETTLEMENT.

Section 1s: Area, 1,711 acres 3 roods 8 perches; capital value, £5,930; instalment on deferred payment (excluding interest), £322 15s.; half-yearly rent on lease, £133 8s. 6d.

Interest and sinking fund on buildings valued at £525, payable in cash or in fourteen years by twenty-eight half-yearly instalments of £26 7s. 3d.

NOTE.—The instalment on deferred payment includes payment for buildings.

About 240 acres flat, being generally good round homestead and the Motueka River, but stony near river-bank and poor and stony in Reay's Valley. Balance hills; the slopes leading up Reay's Valley and the north-eastern portion leading to Belgrove are fairly steep. The eastern side from Reay's Saddle to Gordon's Creek lies well to the sun, and is better grassed. The formation is yellow clay mixed with fine alluvial wash. The flats round the homestead and across the Motueka River have been cultivated.

Section 2s: Area, 1,434 acres 1 rood 32 perches; capital value, £4,270; instalment on deferred payment (excluding interest), £213 10s.; half-yearly rent, £107 6s. 6d.

About 290 acres flat, the quality ranging from good to fairly good; a large proportion has been cultivated on both sides of the road. Balance hills, which are principally easy rolling country well grassed on the Reay's Valley slopes, but not so good in Gordon's Valley. There is a good deal of manuka and fern on the shady side of Gordon's Creek. The formation is yellow clay mixed with fine alluvial wash.

Section 3s: Area, 932 acres 2 roods; capital value, £5,270; instalment on deferred payment (excluding interest) £263 10s.; half-yearly rent, £118 11s. 6d.

About 50 acres flat, which are of fair quality, and is subject to floods over a large portion. None of the flat has been cultivated, and is badly infested with blackberry, gorse, manuka, and tumakakuru. The hills are generally low and easy slopes of fairly good quality, and well grassed except towards the south boundary. The hills lie well to the sun; a good proportion is covered with detritus from the main range, and the soil is of better quality than on the other sections. Access by roughly formed road up Gordon's Creek which crosses the creek twice, but a new road has been surveyed on the north bank of the creek which will, when formed, do away with the crossings.

IMPROVEMENTS.

The improvements which are included in the capital values of the sections are as follows:—

Section 1s.—229 chains of internal fences and 375 chains of boundary fencing, valued at £453; sheep-dip, £20; sheep-yards, £40.

Section 2s.—866 chains boundary fence and 486 chains internal fences, valued at £429 15s.

Section 3s.—230 chains of boundary fencing, valued at £230.

The improvements which are not included in the capital value, but which have to be paid for separately, are as follows:—

Section 1s.—Dwellinghouse, 6 rooms (£245), implement-shed (£120), washhouse (£15), shearing-shed (£95), stable (£15), men's hut (£25), smithy and shed (£10); total, £525. Total half-yearly payment on lease, £159 15s. 9d.

GENERAL DESCRIPTION.

Golden Downs Settlement, purchased from Mrs. A. H. Bisley, in the Motueka Valley, and is accessible by good road from Kohatu 6½ miles, total distance from Nelson being 37½ miles. Access can also be obtained by road from Belgrove Railway-station, six miles.

A telephone bureau and post-office at Golden Downs is less than a mile from the south end of the settlement, and the homestead has private telephone connection with that office.

There is a bi-weekly postal service. The nearest stores are at Kohatu and Belgrove.

The land consists of river-flats, which have nearly all been cultivated at different times with the exception of the one in Gordon's Creek, but in places are now overgrown with gorse, &c. The hill country varies from easy slopes to steep hills, and are covered with tussock, danthonia, and

scrub, with sufficient manuka on each section for firewood for many years, but there is no timber for building and fencing purposes.

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

H. D. McKELLAR,
Commissioner of Crown Lands.

Milling-timber in Hawke's Bay Land District for Sale by Public Auction.

District Lands and Survey Office,
Napier, 19th February, 1920.

NOTICE is hereby given that the undermentioned milling-timber will be offered for sale by public auction at the Land Office, Gisborne, at 2.30 o'clock p.m. on Monday, 19th April, 1920, under the provisions of the Land Act, 1908, and the Timber Regulations thereunder.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.

SECTIONS 41, 18, 19, 20, and 21, Block II, Motu Survey District.

Area of milling-timber: About 240 acres.

Timber: Rimu, kahikatea, matai, miro, and kaiwaka; approximately 4,500,000 sup. feet.

Upset price, £2,250.

CONDITIONS OF SALE.

1. The right to cut and remove the timber will be sold generally in accordance with the provisions of the Land Act, 1908, the Timber Regulations made thereunder, and the following conditions, and may contain such additional conditions as the Commissioner in his discretion considers necessary in the interests of the Crown or of the public.

2. The quantities of the various timbers set forth in the above Schedule are approximate only, and are furnished for the information of intending purchasers, who are expected, previous to the sale, to make their own estimates of the quantities. No contract for purchase shall be voidable, nor shall the licensee be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, and kind than as stated herein, nor shall any extra sum be claimed by the Crown if for any reason the quantity of timber is found to be in excess of that stated herein.

3. The successful bidder shall purchase the whole of the timber in the lot, and shall on the fall of the hammer pay in cash a deposit of 5 per cent. of the amount bid, together with £1 1s. license fee. The balance of the purchase-money to be paid by six equal half-yearly instalments, payable on 1st January and 1st July in each year, the first of such payments to be made on the 1st July, 1920. Promissory notes must be given for the half-yearly instalments endorsed by approved persons.

4. The purchaser shall have the right to cut and remove all timber on the land comprised in the license for a term of three years from 1st July, 1920, which shall also include the period from date of sale to the said 1st July, 1920. The license shall be for the cutting and removal of the timber, and shall give no right to the use of the land.

5. 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, and of resuming any area from time to time for settlement purposes on which the timber has been cut out. Sufficient timber shall be left for fencing and general farming purposes.

6. The license shall be subject to any right of tramway already granted or that may hereafter be granted over the lands comprised therein, and the Land Board may authorize the laying-down and working of tram-lines through the lot by other persons than the licensee.

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

8. If the timber is unsold at auction the right to cut it at the upset price will remain open for application until further notice.

9. The lots will be sold generally in accordance with the area and boundaries as shown on the sale map at the District Lands and Survey Office, Napier.

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

11. The attention of intending purchasers is directed particularly to clauses 9, 18, 22, and 27 of the Forest Regulations under the Land Act, 1908, dated 31st March, 1909.

Full particulars may be ascertained and plans obtained at this office and the Land Office, Gisborne.

W. F. MARSH,
Commissioner of Crown Lands.