

SCHEDULE.

CANTERBURY LAND DISTRICT.—THIRD-CLASS LAND.—
NATIONAL ENDOWMENT.

*Ashburton County.—Heron, Somers, and Alford
Survey Districts.*

RUN 115A (Clent Hills): Area, 30,100 acres; annual rent, £564.

About 8,000 acres flat and undulating, remainder very steep and broken hills. Altitude, 2,276 ft. to 7,248 ft. Well watered. Fair tussock feed on the lower slopes, but little or no vegetation on the high tops.

The improvements that go with the land comprise about thirty miles of boundary and subdivisional fences, and two huts, the total value of which is £1,273 9s. Access is by good road (which crosses the Ashburton River twice), twenty-three miles from Mount Somers Railway-station.

Plans and full particulars may be obtained at this office.

H. D. M. HASZARD,
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 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 23rd 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.

*Reserve in North Auckland Land District for Lease by Public
Tender.*

North Auckland District Lands and Survey Office,
Auckland, 12th February, 1920.

NOTICE is hereby given that written tenders will be received at this office up to 4 o'clock p.m. on Friday, 19th March, 1920, for a lease for seven years of the undermentioned land, under the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

TOWN OF RUSSELL.

SECTION 2A, Block V, containing ¼ acre, corner of Yorke and Wellington Streets; minimum annual rental, £3.

NOTE.—The cottage on the land, also the improvements, must be paid for in cash in the event of the present occupier being an unsuccessful tenderer. Total value, £125. Occupier, Miss P. Williams.

CONDITIONS OF LEASE.

1. Lease to be for grazing purposes only, and subject to resumption at six months' notice.

2. The lessee shall have no right to compensation, either for improvements put on the land or on account of the aforesaid resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings or fences erected by him, but not otherwise. In the event of the termination of the lease the Land Board shall have the right to collect from any future tenant the value of the improvements at the time of re-offering, if such course be deemed advisable and equitable, and to pay such value, less any charges, to the person entitled thereto.

3. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Commissioner of Crown Lands.

4. The lessee shall prevent the growth and spread of all noxious weeds on the land, and he shall with all reasonable despatch remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

5. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.

6. Rental payments in arrear for two calendar months shall render the lease liable to termination; or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.

7. Tenders to be endorsed on the outside "Tender for lease," and to be accompanied by the first half-year's rent at the rate offered, and lease fee, £1 1s.

8. The highest or any tender not necessarily accepted.

Full particulars may be ascertained on application at this office.

R. P. GREVILLE,
Commissioner of Crown Lands.