

lucerne, £500; Section 2s, fencing, pasture, and artesian well, £180; Section 3s, fencing, yards, garden, plantation, and water-supply, £200; Section 4s, fencing, £70.

Improvements which are not included in the price on Section 3s comprise a good dwelling of six rooms, also an old stable and shed, valued at £665, which may be paid for in cash or by forty-two half-yearly payments of £25 18s. 9d.; total half-yearly payment on lease, £109 9s. 7d.

#### GENERAL DESCRIPTION.

The settlement consists of some of the finest agricultural land in Marlborough, and is on Dillon's Point Road within three miles of the Blenheim Post-office. Access is by good metal road. Artesian water is plentiful, and the altitude is about 10 ft. above sea-level.

#### DESCRIPTIONS OF SECTIONS.

Section 1s is well subdivided, and has about 60 acres of lucerne, balance in pea stubble; small area of sandy ground.

Section 2s is well fenced, and all laid down in ryegrass and clover, and has an artesian well.

Section 3s (homestead block) is well watered with artesian well, has a good dwelling of six rooms, and old stable and shed, small area of plantation and garden; about 40 acres virgin land, balance in oat stubble; subdivided into three paddocks.

Section 4s is fenced and subdivided into two paddocks, which have recently been cropped for peas and oats.

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

H. J. LOWE,  
Commissioner of Crown Lands.

*Land in Westland Land District to be disposed of to Adjoining Owner.*

District Lands and Survey Office,  
Hokitika, 18th December, 1919.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of for cash to the owner of adjoining land, under section 14 of the Land Laws Amendment Act, 1912, on and after Thursday, the 18th day of March, 1920.

#### SCHEDULE.

##### WESTLAND LAND DISTRICT.

OTIRA Survey District, Block I: Area, 1 acre; formerly part of Reserve 1050.

R. S. GALBRAITH,  
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.—MANGANGABARA 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.

*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  $\frac{1}{4}$  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.