

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, Dunedin, on Thursday, the 27th May, 1920, at 10 o'clock a.m.

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

SCHEDULE.

OTAGO LAND DISTRICT.

Wairuna Settlement.—Clutha County.—Pomahaka and Waipahi Survey Districts.

Section.	Area.	Capital Value.	Instalment on Deferred Payment (excluding Interest).			Half-yearly Rent on Lease.		
			£	s.	d.	£	s.	d.
1s	A. R. P. 707 0 0	2,630	131	10	0	59	3	6
2s	556 0 0	2,960	148	0	0	66	12	0
4s	498 2 0	2,320	116	0	0	52	4	0
8s	498 0 0	3,040	152	0	0	68	8	0
9s	526 0 0	2,140	107	0	0	48	3	0
10s	804 0 0	2,720	136	0	0	61	4	0
11s	796 0 0	2,980	149	0	0	67	1	0
12s	498 0 0	2,320	116	0	0	52	4	0
13s	507 2 0	3,130	156	10	0	70	8	6
14s	512 3 0	3,310	165	10	0	74	9	6
15s	442 2 0	3,030	151	10	0	68	3	6
16s	397 2 0	2,800	140	0	0	63	0	0
17s	608 0 0	3,960	227	0	0	89	2	0
		580*				29	5	10†

* Buildings. † Instalment of interest and principal on buildings.

NOTE.—The deferred-payment instalment on Section 17s includes payment for the buildings thereon.

IMPROVEMENTS.

The improvements included in the capital value of the sections consist of boundary and subdivision fencing valued as follows: Section 1s, £70 2s.; Section 2s, £44 7s.; Section 4s, £75 4s.; Section 8s, £52 14s.; Section 9s, £36 12s.; Section 10s, £105 14s.; Section 11s, £93 10s.; Section 12s, £80 13s.; Section 13s, £87 10s.; Section 14s, £102 8s.; Section 15s, £48 11s.; Section 16s, £113 16s.; Section 17s, £161 7s.

The improvements not included in the capital values, but which have to be paid for separately, are—

Section 16s.—Open shed and stable, valued at £25, and now on Section 17s. This sum must be paid in cash and the building removed from Section 17s.

Section 17s.—Dwellinghouse with four 200-gallon tanks on stand and outbuildings, now on the section and valued at £580. This amount may be paid in cash or in fourteen years by twenty-eight half-yearly instalments of £29 5s. 10d.; total half-yearly payment on lease, £118 7s. 10d.

GENERAL DESCRIPTION.

Wairuna Settlement is situated about three miles from Waipahi Railway Junction on the southern Trunk Railway, access from which is by a well-formed road. The land is of very fair quality, and produces good grass and good oat and turnip crops. The country is of an easy rolling nature, and there is comparatively very little waste through broken gullies. Sections 1s, 9s, 10s, and 11s have a frontage to the Pomahaka River, and the Wairuna Stream and its branches supply water to the remaining sections. The general aspect is northerly and easterly.

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

ROBT. T. SADD,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Wellington, 19th March, 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, Wellington, up to 4 o'clock p.m. on Tuesday, the 27th April, 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 Town Hall, Featherston, on Monday, the 3rd May, 1920, at 2 o'clock p.m., or they may be examined at the District Lands and Survey Office, Wellington, on Wednesday and Thursday, the 28th and 29th April, 1920.

The ballot will be held at the conclusion of the examination of applicants at the Town Hall, Featherston.

SCHEDULE.

WELLINGTON LAND DISTRICT.—SECOND-CLASS LAND.

Tuturumuri Settlement.—Featherston County.—Blocks X, XIV, and XV, Waipaua Survey District.

Section.	Area.	Capital Value.	Instalment on Deferred Payment (excluding Interest).			Half-yearly Rent on Lease.		
			£	s.	d.	£	s.	d.
1s	A. R. P. 338 0 0	5,890	314	10	0	132	10	6
		400*				25	18	0†
2s	431 0 0	6,780	339	0	0	152	11	0
3s	377 0 0	6,540	327	0	0	147	3	0
4s	533 0 0	8,130	581	10	0	182	18	6
		3,500*				136	10	0†
5s	566 0 0	8,620	431	0	0	193	19	0
6s	452 1 0	6,790	384	10	0	152	15	6
		900*				35	2	0‡
7s	545 0 0	8,300	415	0	0	186	15	0
8s	944 0 0	6,800	340	0	0	153	0	0
9s	586 0 0	6,580	329	0	0	148	1	0
10s	522 0 0	6,370	318	10	0	143	6	6
11s	868 0 0	8,010	400	10	0	180	4	6

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

* Buildings. † Interest and sinking fund on buildings valued at £400, payable in cash or in ten years by twenty half-yearly instalments of £25 18s.; total half-yearly payment on lease, £158 8s. 6d.

‡ Interest and sinking fund on buildings valued at £3,500, payable in cash or in twenty-one years by forty-two half-yearly instalments of £136 10s.; total half-yearly payment on lease, £319 8s. 6d.

§ Interest and sinking fund on buildings valued at £900, payable in cash or in twenty-one years by forty-two half-yearly instalments of £35 2s.; total half-yearly payment on lease, £187 17s. 6d.

IMPROVEMENTS.

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

Section 1s, fencing valued at £144 7s. 6d.; Section 2s, fencing valued at £104; Section 3s, fencing valued at £131; Section 4s, fencing valued at £153; Section 5s, fencing valued at £128 10s.; Section 6s, fencing valued at £237; Section 7s, fencing valued at £124 10s.; Section 8s, fencing valued at £187 10s.; Section 9s, fencing valued at £134; Section 10s, fencing valued at £101; Section 11s, fencing and dam valued at £200.

The improvements which are not included in the capital values, and which have to be paid for separately, are as follows: Section 1s, six-roomed house, valued at £400; Section 4s, eleven-roomed house, five-stalled stable, trap and tool shed, wool-shed (with Lister engine, shearing-machines, and wool-press), and sheep-dip, all valued at £3,500; Section 6s, house and cow-bails, valued at £900.

GENERAL DESCRIPTION.

Tuturumuri Settlement was purchased from Mr. Vivian Riddiford. It is situated about eighteen miles from Martinborough on the East Coast Road, which is the main road to the coast. The property consists of good grazing-country, admirably adapted for sheep and cattle raising. The soil is of good quality, resting on papa and clay formation, and in the case of Section 6s on papa and limestone formation. Elevation ranges from 300 ft. to 1,600 ft. above sea-level. Each section has a good homestead-site, and most of them have some flat land suitable for agriculture. All have formed-road access, and are fairly well watered. Sections 1s, 2s, 3s, 4s, 6s, 7s, and 11s contain patches of shelter bush. The mail-coach leaves Martinborough every Monday and Thursday, and returns every Wednesday and Saturday. The settlement is connected with Martinborough by telephone.

The opening of this settlement provides exceptional opportunities for the right class of settler.