

The stock on the property, which is well bred and of exceptional quality, has been acquired by the Government, and will be allotted to the settlers at cost price. It will therefore be necessary for applicants to have some capital of their own.

Fencing-material has been secured, and will be obtainable on the settlement by the incoming tenants.

Areas of sections are subject to slight alteration.

A five-seater motor-car leaves Martinborough Hotel daily for the settlement. Full particulars regarding fares, &c., may be obtained at the hotel.

DESCRIPTION OF SECTIONS.

Section 1s.—About eighteen miles from Martinborough. Easy hill country, in grass; 20 acres of bush. Contains a six-roomed house valued at £400, which has to be paid for separately.

Section 2s.—About eighteen miles from Martinborough. Easy hill country, in grass; 15 acres of bush and heavy manuka. The lessee of this section will be required to take a year-to-year lease of Section 16s.

Section 3s.—About nineteen miles from Martinborough. Easy hill country, in grass; about 19 acres of bush and heavy manuka. The lessee of this section will be required to take a year-to-year lease of Section 17s.

Section 4s.—About twenty-one miles from Martinborough. Easy hill country, in grass; 9 acres of bush and heavy manuka. Contains 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, which must be paid for separately.

Section 5s.—About twenty-two miles from Martinborough. Easy hill country, in grass.

Section 6s.—About twenty-one miles and a half from Martinborough. 70 acres good flat, 50 acres inferior manuka; balance good easy hill country, mostly limestone formation; 30 acres of good shelter bush in two patches. Contains house and cow-bail with concrete yard, valued at £900, which must be paid for separately.

Section 7s.—About twenty-two miles and a half from Martinborough. 60 acres good flat, balance easy grass spurs and ridges; 5 acres of good shelter bush.

Section 8s.—About twenty-two miles and a half from Martinborough. 30 acres good grass flat (homestead-site), 180 acres good flat up Tuturumuri Stream, 250 acres of manuka on inferior ridges and in gullies, balance fairly well-grassed easy undulating ridges.

Section 9s.—About twenty-three miles from Martinborough. 70 acres good flat, 20 acres good swamp, 100 acres of manuka in inferior gullies, 130 acres good grass terrace, balance fairly well-grassed undulating ridges.

Section 10s.—About twenty-three miles from Martinborough. 44 acres good flat, balance good grass ridges; 20 acres manuka scrub.

Section 11s.—About twenty-three miles and a half from Martinborough. 17 acres good grass flat, 300 acres manuka scrub, 40 acres bush, balance easy grassed hills.

SPECIAL CONDITIONS.

The bush on Sections 1s, 2s, 3s, 4s, 6s, and 7s is a valuable asset to the respective sections for shade and shelter, and is not to be cut or destroyed in any manner without the written consent of the Commissioner of Crown Lands.

The settlement will be carried on as a going concern until the end of July, 1920, so as to enable the incoming tenants to complete their boundary fences before they take possession of their sections. Each lessee will be required to take at cost part of the stock on the property. Erection of boundary fences must therefore be proceeded with immediately after the ballot.

There is a reservoir on Section 6s, and the right is reserved to the owners for the time being of Sections 4s, 12s, 13s, 14s, and 15s to obtain water therefrom. Right of ingress, egress, and regress for the purpose of repairing and maintaining in good order the water-pipes connected with the reservoir is also reserved to the owners of the sections mentioned.

Sections 16s and 17s are withheld from sale, as they may be required for road purposes in the future. The lessee of Section 2s will be required to take a year-to-year lease of Section 16s, containing 7 acres 3 roods 5 perches, at a rental of £5 8s. per annum. Similarly the lessee of Section 3s will be required to take a year-to-year lease of Section 17s, containing 3 acres 0 roods 34 perches, at a rental of £2 9s. 6d. per annum. Sections 16s and 17s cannot be built on. They will not require fencing until they are taken for road purposes.

It is recognized that the wool-shed on Section 4s is larger than is necessary. After two years from date of lease an application by the lessee to pull down and dispose of the back portion will therefore be favourably considered, provided that the proceeds from the sale of the material is paid in reduction of the total cost.

For two seasons the lessee of Section 4s must afford the other lessees in the settlement facilities for shearing and dipping at a charge of not more than £2 10s. a day for the use of the wool-shed, yards, and dip; labour, benzine, &c., to be an extra charge.

Possession will be given on the 31st July, 1920.

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

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

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

District Lands and Survey Office,
Blenheim, 16th 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, Blenheim, up to 4 o'clock p.m. on Tuesday, the 11th May, 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, Blenheim, on Thursday, the 13th May, 1920, at 10 o'clock a.m.

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

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—FIRST-CLASS LAND.

Alberton Settlement.—Marlborough County.—Cloudy Bay Survey District.

Section.	Block.	Area.	Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.
		A. R. P.	£	£ s. d.	£ s. d.
1s	XVII	78 2 27	3,715	185 15 0	83 11 9
2s	"	52 1 24	3,204	160 4 0	72 1 10
3s	"	65 1 16	3,713	217 8 0	83 10 10
			665*		25 18 9†
4s	"	65 1 19	3,507	175 7 0	78 18 2

* Buildings.
on buildings.

† Instalment of interest and principal

IMPROVEMENTS.

The values of improvements included in the prices of the respective sections are as follows: Section 1s, fencing and 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.

DESCRIPTION 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.