

2,300 ft. The homestead-site for this block is Section 3A, which is all flat, in mixed grasses, with plantation of *Pinus insignis*.

Weighted with £600, valuation for a cook-house and woolshed, which may be paid for either in cash or by twenty-eight half-yearly instalments of £30 6s.; total half-yearly payment on lease, £194 11s.

Access is the same as for Section 1.

Section 4.—About 50 acres somewhat stony flats along Hurunui River, remainder all steep broken pastoral country well grassed. Altitude, 1,300 ft. to 2,437 ft. The homestead-site for this block is a small flat on the south-east corner. Access is from Hawarden Railway-station by thirteen miles of good dray-road and by one mile and a quarter of unformed road, which will shortly be formed.

Section 5.—A few small flats along Jack's Creek, remainder low, broken, pastoral hills, well grassed with mixed grasses; well watered. Altitude, 1,250 ft. to 1,700 ft. Access by good road, thirteen miles and a half from Hawarden Railway-station.

Section 6.—About 350 acres somewhat stony flats, remainder easy slopes, well grassed with mixed grasses; there is also some manuka scrub; well watered. Altitude, 1,300 ft. to 2,100 ft. The homestead block for this section is Section 6A, containing about 8 acres of flat, remainder easy slopes. Access is from Hawarden Railway-station by thirteen miles of good road and by one mile of unformed road, which is shortly to be made.

Section 7.—About 200 acres somewhat stony and swampy flats, remainder easy slopes, well grassed with mixed grasses; well watered. Altitude, 1,300 ft. to 2,400 ft. The homestead block for this section is Section 7A, which contains about 12 acres of flat and remainder easy slopes. The access is the same as for Section 6A.

Section 8.—All steep broken pastoral country; well watered. Altitude, 1,400 ft. to 2,100 ft. The homestead block for this section is Section 8A, containing about 8 acres of flat, remainder easy slopes. Access is somewhat similar to that for Section 6A.

Section 9.—All steep broken pastoral country; well watered. Altitude, 1,400 ft. to 2,100 ft. The homestead block for this section is Section 9A, containing about 12 acres of flat, remainder easy slopes. Access is somewhat similar to that for Section 6A.

Section 10.—Small flats along the Waitohi River, the remainder easy slopes, well grassed with mixed grasses; well watered. Altitude from 1,350 ft. to 1,900 ft. The homestead block for this section is Section 10A, containing about 12 acres of flat, remainder easy slopes. Access is somewhat similar to that for Section 6A.

#### IMPROVEMENTS.

The improvements that go with the land are for fencing valued as follows: Sections 1 and 1A, 284 chains, £177; Section 2, 365 chains, £275; Sections 3 and 3A, 277 chains, £243; Section 4, 281 chains, £228 15s.; Section 5, 168 chains, £180 10s.; Sections 6 and 6A, 267 chains, £247; Sections 7 and 7A, 333 chains, £323; Sections 8 and 8A, 334 chains, £250; Sections 9 and 9A, 307 chains, £223; Sections 10 and 10A, 301 chains, £224.

There is also a concrete dip and some yards on Section 3A. The fence along the south of the block is a give-and-take one, and is often not on the actual boundary.

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

H. D. M. HASZARD,  
Commissioner of Crown Lands.

#### Land in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,  
Wellington, 7th April, 1920.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the Town Hall, Kakahi, on Saturday, 12th June, 1920, at 2.30 o'clock p.m., under the provisions of the Land Act, 1908, and amendments.

#### SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

Kaitieke County.—Hunua Survey District.

SECTION 56, Block VI: Area, 2 acres 1 rood 5 perches; upset price, £35.

Weighted with £65, valuation for improvements comprising house, orchard, and fencing.

Section 57, Block VI: Area, 7 acres 3 roods 21 perches; upset price, £60.

Weighted with £220, valuation for improvements comprising five-roomed house, outhouses, and fencing.

Section 58, Block VI: Area, 2 acres 3 roods; upset price, £20.

Section 60, Block VI: Area, 2 acres 3 roods 7 perches; upset price, £30.

Weighted with £200, valuation for improvements comprising four-roomed house, outhouses, and fencing.

Section 61, Block VI: Area, 2 acres 0 roods 13 perches; upset price, £25.

Weighted with £100, valuation for four-roomed house.

Section 62, Block VI: Area, 2 acres 0 roods 10 perches; upset price, £25.

Weighted with £140, valuation for improvements comprising four-roomed house, outhouses, and orchard.

Section 63, Block VI: Area, 3 acres 1 rood 13 perches; upset price, £35.

Weighted with £160, valuation for improvements comprising four-roomed house, outhouses, garden, and orchard.

Section 65, Block VI: Area, 3 acres 2 roods 27 perches; upset price, £25.

Weighted with £70, valuation for house and outhouses.

Sections 66 and 82, Block VI: Area, 7 acres 1 rood 13 perches; upset price, £80.

Weighted with £330, valuation for improvements comprising four-roomed house, washhouse, garden, and fencing.

Section 67, Block VI: Area, 4 acres 1 rood 4 perches; upset price, £45.

Weighted with £115, valuation for four-roomed house and fencing.

Section 68, Block VI: Area, 2 roods 35 perches; upset price, £7.

Section 69, Block VI: Area, 4 acres 0 roods 1 perch; upset price, £30.

Section 72, Block VI: Area, 7 acres 2 roods 18 perches; upset price, 55.

Section 73, Block VI: Area, 2 acres 2 roods 18 perches; upset price, £30.

Weighted with £110, valuation for improvements comprising house, outhouses, and fencing.

Section 75, Block VI: Area, 6 acres 0 roods 16 perches; upset price, £65.

Weighted with £345, valuation for improvements comprising two four-roomed houses, washhouse, storeroom, and outhouses.

Section 81, Block VI: Area, 1 acre 3 roods 5 perches; upset price, £20.

Weighted with £145, valuation for improvements comprising six-roomed house, outhouses, fencing, garden, and orchard.

#### GENERAL DESCRIPTION.

The land mentioned in the Schedule above comprises part of the old State sawmill-site. It is situated close to Kakahi Railway-station, and consists of flat and undulating land of good quality, the soil being a black loam on pumice formation. Most of the sections are in grass. Kakahi is the centre of a sawmilling district.

The owner of the improvements (if any) on Section 58 will be allowed one month from date of sale in which to remove them.

#### TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are—

(1.) *Cash*.—One-fifth of the purchase-money and the whole value of the improvements on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

(2.) *Deferred Payments*.—5 per cent. of the purchase-money, the whole value of the improvements, and the license fee (£1 1s.) on the fall of the hammer; balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.

In either case, if the purchaser fails to make any of the prescribed payments by due dates, whether of purchase-money or interest, the amount (if any) already paid shall be forfeited, and the contract for the sale of the land be null and void.

Titles will be subject to Part XIII of the Land Act, 1908. Full particulars may be obtained at this office.

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