

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

*Kairanga County.—Kairanga Survey District.—Cloverlea Settlement.*

SECTION 11s: Area, 22 acres 2 roods 16 perches; capital value, £2,210; annual instalment on deferred payment (excluding interest), £110 10s.; half-yearly rent on lease, £49 14s. 6d.

Weighted with £15, valuation for fifteen chains of fencing. This section forms part of the Cloverlea Settlement, situate about two miles and a half from Palmerston North Post-office by good metalled road, is about half a mile from the southern boundary of the borough, and consists of first-class land eminently suitable for fattening, dairying, and intense cultivation. The Kairanga Cheese-factory is about two miles and a half from the settlement. The boundary fences erected prior to disposal of the estate to the Crown are included in the capital value, but the late lessee erected fifteen chains of fencing for which the section is weighted with £15, to be paid by the successful applicant. A supply of water has been provided by artesian flow reticulated to the section.

Full particulars may be obtained at this office.

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

*Land in Marlborough Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Blenheim, 15th June, 1920.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at this office on Friday, 9th July, 1920, at 2 o'clock p.m., under the provisions of the Land Act, 1908.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—MARLBOROUGH COUNTY.  
SECTION 41, Block IV, Mount Olympus Survey District: Area, 8 acres 1 rood 19 perches; upset price, £85.

DESCRIPTION AND LOCALITY.

Flat land, shingly soil. Adjoins Wairau Valley Township, about twenty-three miles from Blenheim by good motor-road. There is a post-office, school, and store within easy distance.

TERMS OF SALE.

1. *Cash.*—One-fifth of the purchase-money 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 and 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 date, 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.

Title will be subject to Part XIII of the Land Act, 1908.

The land is described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Full particulars may be obtained at this office.

H. J. LOWE,  
Commissioner of Crown Lands.

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

District Lands and Survey Office,  
Wellington, 15th June, 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 Monday, the 26th July, 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 periods 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, Wellington, on Wednesday, the 28th July, 1920, at 10 o'clock a.m.

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

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

*Featherston County.—Wairarapa Survey District.—Pihautea Settlement.*

SECTION 23s: Area, 54 acres; capital value, £3,250 (buildings, £1,000); instalment on deferred payment (excluding interest), £212 10s.; half-yearly rent on lease, £73 2s. 6d. (interest and sinking fund, £39).\*

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Section 24s: Area, 49 acres 1 rood 30 perches; capital value, £3,000 (buildings, £200); instalment on deferred payment (excluding interest), £160; half-yearly rent on lease, £67 10s. (interest and sinking fund, £12 19s.).†

\* Interest and sinking fund on mansion and other buildings, water-tower and tanks, valued at £1,000; payable in cash or in twenty-one years by half-yearly instalments of £39. Total half-yearly payment on lease, £112 2s. 6d.

† Interest and sinking fund on buildings valued at £200; payable in cash or in ten years by half-yearly instalments of £12 19s. Total half-yearly payment on lease, £80 9s.

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

These sections are situated about ten miles from Featherston by metalled road, and are very suitable for dairying, fattening, grazing, and gardening, the soil being of first-class quality. A sawmill has been through the bush, but it is still valuable for firewood, fencing-material, and shelter.

Section 23s comprises the homestead block of the Pihautea Settlement, with mansion house of over twenty rooms (exclusive of old wing), built of heart totara timber and best materials, with concrete foundations, and all modern conveniences. The grounds surrounding the mansion are tastefully laid out. This section is also fenced, with the exception of about 36 chains.

A portion of the northern and western boundaries of Section 24s are fenced as shown on plan.

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

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

*Education Reserve in Auckland Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Auckland, 14th June, 1920.

NOTICE is hereby given that the education reserve described in the Schedule hereto will be offered for lease by public auction at the local Lands and Survey Office, Hamilton, at 12 o'clock noon on Tuesday, 3rd August, 1920, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—WAIPA COUNTY.

EASTERN part of Section 117, Parish of Horotiu: Area, 22 acres; upset annual rental, £11.

Weighted with £265, value of improvements consisting of cottage and outbuildings, also cultivation, ploughing, and fencing.

Altitude, 100 ft. to 120 ft. above sea-level. Level land, intersected by broken gully; about 7 acres have been cleared and 2 acres sown, balance manuka, gorse, &c. Soil of rather poor quality, on sandy formation; well watered by swampy stream. Distant about six miles from Hamilton by good road, and about one mile from Horotiu Railway-station.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, twenty-one years, with perpetual right of renewal for the same term at a rent to be determined by revaluation in accordance with the provisions of the First Schedule of the Public Bodies' Leases Act, 1908.

2. Rents payable half-yearly, in advance, to the Receiver of Land Revenue, Auckland; the first half-yearly payment, with lease fee (£2 2s.), to be made on the fall of the hammer.

3. No lease to be assigned, underlet, or the possession thereof parted with except with the consent of the Land Board.

4. All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.

5. The lease shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.

6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

7. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.

8. Lessee to keep buildings insured.

9. Lease is liable to forfeiture if conditions violated.

Education reserves are included in the classes of land on which, with the approval of the advances Board, money may be advanced by the State Advances Office.

The reserve is described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Form of lease may be perused and full particulars obtained at this office.

The successful applicant must pay the value of the improvements before being admitted to possession, which will be given immediately upon the necessary payments being made.

In the event of a returned soldier being the successful bidder, he will be eligible to apply for an advance for the purpose of purchasing the existing improvements and effecting further improvements.

H. M. SKEET,  
Commissioner of Crown Lands.