

half-yearly rent, £77 17s. The improvements included in the capital value consist of fencing valued at £252 7s.

Situated twenty-two to twenty-three miles from Beaumont Railway-station, and about five to six miles from Ettrick Post and Telephone Office and school. All high country on Mount Bengier. Altitude from about 1,800 ft. to 3,700 ft. above sea-level. Good tussock and native grasses. Well watered.

#### GENERAL DESCRIPTION.

Situated about eighteen to twenty miles from Beaumont Railway-station, the present terminus of the Lawrence-Roxburgh Railway, and from one mile to one mile and a half from Ettrick Post and Telephone Office and school. Access by good roads.

The land is ridgy, and is of very fair quality. The general aspect is good. The altitude varies from 300 ft. to 2,000 ft. above sea-level.

Sale plans and full particulars may be obtained from this office.

ROBT. T. SADD,  
Commissioner of Crown Lands.

#### State Forest Reserve in North Auckland Land District for Lease for Grazing.

North Auckland District Lands and Survey Office,  
Auckland, 27th September, 1920.

NOTICE is hereby given that written tenders will be received at this office up to 4 o'clock p.m. on Tuesday, the 26th day of October, 1920, for a lease from year to year of the undermentioned reserve for grazing purposes only, under the provisions of section 315 of the Land Act, 1908.

#### SCHEDULE.

##### ATUANUI STATE FOREST.—RODNEY COUNTY.

BLOCK X, Tauhoa Survey District: Area, 1,525 acres; minimum annual rental, £75.

NOTE.—Although the lease is from year to year only, the lessee will not be disturbed in possession unless the land is required for any purpose by the Crown.

#### 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.
3. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Conservator of State Forests.
4. The lessee shall prevent the growth and spread of all noxious weeds on the land, and shall with all reasonable despatch remove, or cause to be removed, all noxious weeds of plants as may be directed by the Conservator of State Forests.
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 tendered, and lease fee of £1 1s.
8. The highest or any tender not necessarily accepted.
9. No bush is to be cut or timber removed from the land comprised in the lease.

Full particulars may be ascertained on application at this office.

R. P. GREVILLE,  
Conservator of State Forests.

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

District Lands and Survey Office,  
Dunedin, 28th September, 1920.

NOTICE is hereby given that the undermentioned land will be offered 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, Dunedin, up to 4 o'clock p.m. on Monday, the 8th day of November, 1920.

The lands may be purchased for cash or on deferred payments, or selected on lease for a term of thirty-three years, with right of renewal for further 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 Wednesday, the 10th day of November, 1920.

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

#### SCHEDULE.

##### OTAGO LAND DISTRICT.—PART WAIRUNA SETTLEMENT. Clutha County.—Waipahi Survey District.

Section.	Area.			Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.
	A.	R.	P.	£	£ s. d.	£ s. d.
3s	610	0	0	4,410	220 10 0	99 4 6
5s	421	0	0	2,370	118 10 0	53 6 6
6s	500	0	0	2,185	109 5 0	49 3 3
7s	438	0	0	2,345	133 5 0	52 15 3
				320*		16 3 2†

\* Buildings. † Half-yearly instalment of interest and principal on buildings.

NOTE.—The deferred-payment instalment on Section 7s includes repayment for buildings.

#### IMPROVEMENTS.

The improvements included in the capital value of the sections consist of boundary and subdivisional fencing valued as follows: Section 3s, £57 10s.; Section 5s, £80; Section 6s, £112 18s.; Section 7s, £84 2s.

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

Section 3s.—Two-roomed cottage now on the section, and valued at £40; and part of the sheep-yards now on Section 7s, and measuring 120 ft. by 105 ft., and valued at £7; making a total of £47, which must be paid in cash.

Section 5s.—Men's cook-house and baker's oven, valued at £30, which are now on Section 17s, and which amount must be paid in cash. These buildings must be removed from Section 17s.

Section 6s.—Motor-shed and harness-room as one building, valued at £30. This amount must be paid in cash, and the building removed from Section 17s.

Section 7s.—Shearing-shed and part of yards and smithy now on the section, and valued at £320. This amount must be paid in cash or in fourteen years by twenty-eight half-yearly instalments of £16 3s. 2d.; total half-yearly payment on lease, £68 18s. 5d.

#### 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. 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.

#### Lands in Otago Land District for Sale by Public Auction.

District Lands and Survey Office,  
Dunedin, 28th September, 1920.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash at the District Lands and Survey Office, Dunedin, at 2 o'clock p.m. on Friday, the 29th October, 1920, under the provisions of section 25 of the Housing Act, 1919.

#### SCHEDULE.

##### WINDLE SETTLEMENT.

SECTION 45: Area, 38·7 perches; upset price, £75.

SECTION 46: Area, 1 rood 13·3 perches; upset price, £85.

Situated about half a mile from the Mornington and Roslyn trams. The sections are level in front but steep at the back. They are suitable for building-sites.

#### TERMS OF SALE.

One-tenth of the purchase-money to be paid on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter; otherwise the part of the purchase-money paid by way of deposit 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.

ROBT. T. SADD,  
Commissioner of Crown Lands.