

Land in the Hawke's Bay Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Napier, 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, Napier, up to 4 o'clock p.m. on Monday, the 15th 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, Napier, on Wednesday, the 17th day of November, 1920, at 9 o'clock a.m.

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

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—FIRST-CLASS LAND.

Glengarry Settlement.—Dannevirke County.—Norsewood Survey District.

Section.	Area.	Capital Value.	Annual Instalment on Deferred Payment (excluding Interest).			Half-yearly Rent on Lease.
			£	£ s. d.	£ s. d.	
1s	53 2 20	2,530	126	10	0	56 18 6
2s	55 2 0	2,510	125	10	0	56 9 6
3s	56 1 0	2,450	122	10	0	55 2 6
4s	65 1 0	2,690	134	10	0	60 10 6
5s	72 2 12	2,840	142	0	0	63 18 0
6s	83 0 26	3,340	197	0	0	75 3 0
		600*				28 18 0†
7s	96 0 12	4,140	207	0	0	93 3 0
8s	101 3 17	3,990	199	10	0	89 15 6
9s	99 3 0	3,400	170	0	0	76 10 0
10s	99 0 0	3,380	169	0	0	76 1 0
11s	99 0 20	3,390	169	10	0	76 5 6
12s	101 1 0	3,760	188	0	0	84 12 0
13s	119 0 0	4,410	220	10	0	99 4 6
14s	97 3 0	3,720	186	0	0	83 14 0
15s	100 3 0	3,830	204	0	0	86 3 6
		250*				12 0 10†
16s	83 2 0	3,190	159	10	0	71 15 6
17s	68 1 20	2,670	133	10	0	60 1 6
18s	69 2 0	2,930	146	10	0	65 18 6
19s	92 0 0	3,790	189	10	0	85 5 6
20s	59 3 0	2,700	135	0	0	60 15 0
21s	66 0 36	2,920	146	0	0	65 14 0
22s	108 1 20	3,700	185	0	0	83 5 0
23s	100 0 0	3,710	185	10	0	83 9 6

* Buildings. † Half-yearly instalment of interest and sinking fund on buildings.

NOTE.—The annual instalments on deferred payment include proportion of interest and sinking fund on buildings.

GENERAL DESCRIPTION.

Distant about two miles from Dannevirke by good metalled road. The Ruaora, Umutaora, and Dannevirke cheese-factories are all within about three miles of the centre of the block, and are all accessible by good metalled roads.

The country was originally in heavy mixed bush, all of which has been felled and burnt, but there is still a large amount of firewood and sufficient timber for posts and battens left in the ground.

The soil generally is good, medium to heavy, resting on a clay formation, and where cropped has given good results.

The block as a whole is well adapted for dairying and fattening, carries a good sole of grass, has a good water-supply in the Tamaki and Tapuata Streams, and enjoys a copious rainfall.

IMPROVEMENTS.

Permanent improvements not included in the capital value, but which have to be paid for separately, comprise three-roomed cottage, wool-shed, and yards on Section 6s, valued at £600; payable in cash or in fifteen years by thirty half-yearly instalments of £28 18s., including interest and principal; total half-yearly payment on lease, £104 1s. On Section 15s a four-roomed cottage, with scullery and wash-house, woodshed, windmill and tank, cow-shed, barn, sties, and yards,

valued at £250; payable in cash or in fifteen years by thirty half-yearly instalments of £12 0s. 10d.; total half-yearly payment on lease, £98 4s. 4d.

The improvements included in the capital value of sections are—

Section 1s.—Half share of fencing Lot 1, valued at £16 10s.; road frontage and internal fence, £36.

Sections 2s and 3s.—Internal fences, valued at £10 10s. and £26 5s. respectively.

Section 5s.—Road fence, internal and boundary fences, valued at £59 5s.

Section 6s.—Road-frontage, boundary, and subdivisional fences, valued at £44 5s.

Section 7s.—Subdivisional and road-frontage fences, valued at £58 10s.

Section 8s.—Road-frontage fence, valued at £28 10s.

Section 9s.—Subdivisional fence and yards, valued at £31 10s.

Section 12s.—Subdivisional fences, valued at £40 10s.

Section 13s.—Half share boundary fence and subdivisional fences, valued at £24 15s.

Section 14s.—Subdivisional fence, valued at £22 10s.

Section 15s.—Road-frontage, internal, and half share boundary fences, valued at £53 5s.

Section 16s.—Road-frontage, internal, and half share boundary fences, valued at £34 10s.

Section 17s.—Subdivisional fence, valued at £22 10s.; plantation, valued at £40.

Section 18s.—Road, internal, and half share boundary fences, valued at £45 15s.; plantation, £25.

Sections 19s and 20s.—Road, internal, and half share boundary fences, valued at £54 15s. and £42 respectively.

Section 21s.—Road and half share boundary fences, valued at £48 15s.

Section 22s.—Half share boundary fence and internal fence, valued at £33.

Section 23s.—Internal fence, valued at £15.

DESCRIPTION OF SECTIONS.

Section 1s.—Good soil, on clay subsoil. About 40 acres flat land, balance easy undulating country; all ploughable when stumped, swampy in places, but easily drained; well grassed and watered.

Sections 2s and 3s.—Practically all flat, swampy in places, but easily drained. Good soil, well grassed and watered; and all ploughable when stumped.

Section 4s.—About 45 acres flat, balance low easy hills; all ploughable when stumped. Good soil, well grassed and watered; swampy in places, but easily drained.

Section 5s.—About 20 acres flat land, balance easy hills; all ploughable. Soil fair to good, well grassed, swampy in places but easily drained.

Section 6s.—About 35 acres good flat land, of which 15 acres is swampy but easily drained; balance easy hills; all ploughable when stumped. Good soil, well grassed.

Section 7s.—Contains about 20 acres good land, which has been stumped and ploughed and sown in English grasses; balance good undulating country, ploughable when stumped; well grassed and watered.

Section 8s.—Good soil, well grassed and watered, and when stumped is practically all ploughable.

Section 9s.—About 40 acres flat land, stony in places, of which about 10 acres is rich swamp that can be drained; balance easy and undulating country that can be ploughed when stumped. Clay soil, fair to good, on clay and shingle formation; well grassed and watered by springs and Tamaki River.

Section 10s.—About 40 acres flat land, stony in places, and partly swampy but easily drained; balance easy undulating country, and when stumped can all be ploughed. Soil fair to good, on clay and shingle formation; well grassed and watered by springs and Tamaki River.

Section 11s.—Practically all flat, stony in places, but containing about 20 acres of good swamp that can be drained; all ploughable when stumped. Soil fair to good, well grassed; watered by springs and Tamaki River.

Section 12s.—About 60 acres flat land, swampy in places, but easily drained; balance easy undulating country. Soil fair to good, well grassed, and watered by springs and Tamaki River; all ploughable when stumped.

Section 13s.—About 30 acres flat, balance undulating to hilly, and mostly ploughable when stumped. Soil fair to good, well grassed and watered.

Section 14s.—Easy undulating to hilly country with good flats, all ploughable when stumped. Good soil, well grassed, well watered.

Section 15s.—About 18 acres of flat fronting the Umutaora Road have been ploughed and grassed, and there are good flats well grassed along the Tapuatu; balance of section is easy undulating to hilly country, mostly ploughable when stumped, generally well grassed; well watered.