

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.

The value of the improvements on Sections 83 and 84 must be paid on the fall of the hammer.

Titles will be subject to section 60 of the Land Laws Amendment Act, 1912.

Full particulars may be obtained at this office.

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

*Land in the Southland Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Invercargill, 4th October, 1920.

NOTICE is hereby given that leases of the undermentioned lands will be submitted for sale by public auction under section 132 of the Land Act, 1908, at this office on Tuesday, the 23rd day of November, 1920, at 11 o'clock a.m.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—CROWN LAND.

SECTIONS 69, 70, 75, and 76, Block III, Town of Seaward Bush: Area, 17 acres 1 rood 37 perches; upset annual rental, £10.

The area is covered with coarse grass and stumps. About 7 acres fair grazing, the balance being low-lying. The whole area is capable of improvement.

Sections 11, 51 to 55 (inclusive), and 57, Block V, Lindhurst Hundred, Southland County: Area, 751 acres 1 rood 35 perches; upset annual rental, £60.

Weighted with £215, valuation for fencing.

About 170 acres of flat land adjoining Titipua Stream will be first-class land when drained. The balance of the area is tussock country. Suitable for grazing.

Sections 7, 7A, and 7B, Block XIV, Jacob's River Hundred, Wallace County: Area, 88 acres 0 roods 21 perches; upset annual rental, £20.

Situated about a mile and a half from Fairfax Railway, school, post-office, and dairy factory by good gravelled road. Undulating land and fairly broken, but all may be cultivated.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term, fourteen years from 1st January, 1921.
2. Right of cultivation, but not more than two white crops in succession to be taken off the land, which is to be left in best English grasses at the end of the term.
3. All noxious weeds to be cleared off and kept down to the satisfaction of the Inspector.
4. The Department will not be responsible for valuation for improvements, but if at the end of the term it be decided to re-lease the land, payment for buildings and fixtures will be payable by incoming tenant.
5. No permanent improvements to be effected without consent of Land Board.
6. The lease will be subject to all existing mining rights and to all future mining rights that may be granted by the Warden or Commissioner of Crown Lands, and the lease will in no way restrict any mining rights that may be granted, and no compensation whatever will be payable to the lessee on account of any mining operations.
7. The right is reserved to resume the whole or any part of the area without compensation, on giving six months notice to the lessee.
8. The purchaser must deposit on the fall of the hammer a half-year's rent, valuation for improvements, and £1 ls. lease fee.

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

THOS. BROOK,  
Commissioner of Crown Lands.

*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 22nd day of November, 1920.

The land 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 24th day of November, 1920.

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

SCHEDULE.

OTAGO LAND DISTRICT.—FIRST-CLASS LAND.

*Dalmain Settlement.—Tuapeka County.—Benger Survey District.*

SECTIONS 4s and 5s: Area, 223 acres; capital value, £3,160. Valuation for buildings, £1,235; instalment on deferred payment (excluding interest), £219 15s.; half-yearly rent, £71 2s.; half-yearly instalment on buildings, £48 3s. 4d.

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

IMPROVEMENTS.

The improvements included in the capital value of the sections consist of boundary and subdivisional fencing valued at £348 15s.

The improvements not included in the capital value, but which have to be paid for separately, are: Concrete dwelling-house of nine rooms, bathroom, &c., concrete dairy, fowl-house and run, valued at £1,235. Payable in cash or in twenty-one years by forty-two half-yearly payments of £48 3s. 4d.: total half-yearly payment on lease, £119 5s. 4d.

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 Telegraph Office and school. Access by good roads.

The land is practically level, and of very fair quality. Altitude 270 ft. to 300 ft. above sea-level. Capable of producing every kind of grain or root crop, and suitable for fruitgrowing.

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

ROBT. T. SADD,  
Commissioner of Crown Lands.

*Land in Southland Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Invercargill, 28th August, 1920.

NOTICE is hereby given that a lease of the undermentioned land will be submitted at public auction at this office on Tuesday, the 12th day of October, 1920, at 11 o'clock a.m., under the provisions of the Public Bodies' Leases Act, 1908, and section 89 of the Reserves and other Lands Disposal and Public Bodies Empowering Act, 1919.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.

LOT 2 of Section 26, Block XIII, Town of Mataura, Gore High School Endowment: Area, 1 acre 0 roods 39 perches; upset annual rental, £25. Situated between Selbourne Street, Mataura, and the freezing-works.

ABSTRACT OF CONDITIONS.

1. Term, twenty years and six months from 1st January, 1921.
2. Perpetual right of renewal for further terms of twenty-years each, with a revaluation at end of each term.
3. No assignment, sublease, mortgage, or other disposition without consent of Land Board.
4. Interest at rate of 10 per centum per annum to be paid on rent in arrears.
5. Consent of Land Board to be obtained before subdividing, erecting any buildings, or effecting any improvements.
6. Lease will be registered under Land Transfer Act.
7. Lease liable to forfeiture if conditions violated.
8. A half-year's rent at the rate offered, and rent for the broken period between the date of sale and 31st December, 1920, lease and registration fee (£1 ls.), to be paid on the fall of the hammer.

THOS. BROOK,  
Commissioner of Crown Lands.