

the Land Act, 1908, and the Discharged Soldiers Settlement Act, 1915.

SCHEDULE.

OTAGO LAND DISTRICT.

SECTION 18s, Clifton Settlement. Tenure: Renewable Lease (Settlement), 270. Formerly held by Robert Heads. Reason for forfeiture: Section abandoned.

D. H. GUTHRIE, Minister of Lands.

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

District Lands and Survey Office,
New Plymouth, 26th October, 1920.

NOTICE is hereby given that the undermentioned lands 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, New Plymouth, up to 4 o'clock p.m. on Monday, the 13th day of December, 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, New Plymouth, on Wednesday, the 15th day of December, 1920.

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

FIRST SCHEDULE.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Kohura Settlement.—Whangamomona County.—Pouatu Survey District.

Section.	Area.	Capital Value.	Annual Instalment on Deferred Payment (excluding interest).		Half-yearly Rent on Lease.	
			£	s. d.	£	s. d.
1s	688 0 0	7,400	370	0 0	166	10 0
2s	235 0 0	3,160	158	10 0	71	2 0
		10*				
3s	664 2 0	7,940	397	0 0	178	13 0
4s	270 0 0	4,070	203	10 0	91	11 6
5s	227 0 0	2,800	140	10 0	63	0 0
		10*				
6s	306 0 0	3,200	160	0 0	72	0 0
7s	541 0 0	5,560	278	0 0	125	2 0
8s	364 3 20	4,770	238	10 0	107	6 6
† 12s	1 0 4	40	30	0 0	0	18 0
		560*			26	19 6†
9s	427 0 0	5,720	296	0 0	128	14 0
		200*			12	19 0‡
10s	436 3 0	4,790	247	0 0	107	15 6
		150*			9	14 3‡
11s	298 0 0	2,880	144	0 0	64	16 0

* Buildings. † Grouped. ‡ Half-yearly instalment for repayment of buildings.

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

IMPROVEMENTS.

The improvements included in the capital value of the land are fencing according to the following schedule, and in the case of boundary fences half the cost is allotted to each adjoining section:—

Section	1s, about 318 chains, valued at £400.
"	2s, " 149 " " £190.
"	3s, " 214 " " £270.
"	4s, " 168 " " £210.
"	5s, " 176 " " £220.
"	6s, " 190 " " £240.
"	7s, " 261 " " £330.
"	8s, " 181 " " £230.
* {	" 12s, " 8 " " £10.
"	" 9s, " 421 " " £500.
"	" 10s, " 301 " " £440.
"	" 11s, " 296 " " £370.

* Grouped.

The improvements which are not included in the capital value of the land, but which have to be paid for separately, are as follows:—

Section 2s.—Whare, value £10. Payable in cash.

Section 5s.—Old cottage, value £10. Payable in cash.

Section 9s.—House of six rooms, in fair habitable condition valued at £200. Payable in cash or in twenty half-yearly instalments of £12 19s.

Section 10s.—Small cottage and two sheds, valued at £150. Payable in cash or in twenty half-yearly instalments of £9 14s. 3d.

Section 12s.—Wool-shed, with shearing-machine, dip, and yards, valued at £560. Payable in cash or in thirty half-yearly instalments of £26 11s. 6d.

DESCRIPTION OF SECTIONS.

Section 1s.—Situating on the Mauku Road. Subdivided into three paddocks. A portion of the north-eastern boundary is not fenced. The country varies from undulating to steep, and on the Tangarakau side is strong blue-papa land. On the Mauku Road side a quantity of second-growth needs clearing. A single soldier taking this up should have capital or financial backing of £1,300 to supplement Government advances.

Section 2s.—Situating on the Whitianga Road. There are about 25 acres of flat and undulating land ploughable. The soil is of good quality. This section is not ring fenced.

Section 3s.—This section lies fronting the Tangarakau River, but has a strip at one end sufficient for a homestead-site and yards, fronting the Whitianga Road. There is some ploughable land on the terrace adjacent to the southern boundary; mostly strong blue-papa country, well grassed. A single soldier taking this up should have capital or financial backing of £1,300 to supplement Government advances.

Section 4s.—This is one of the best sections in the settlement, and from one-third to one-half could be dairied on. The access to the best part requires improvement. The fence on the south-eastern boundary is not on the legal boundary in places, but arrangements under the Fencing Act could be made with the adjoining owners. It is subdivided into three paddocks. Any soldier taking this up should have about £200 capital.

Section 5s.—This section contains about 30 acres of tillable flat; the rest is hillside of fair quality. It is nearly all ring fenced, but in parts the fences are not on the boundary, and arrangements should be made with the adjoining owner.

Section 6s.—This section fronts the Mauku Road. The slopes close to the road are easy, but the ground gets steeper towards the ridge. It carries some second growth. It is not all ring fenced.

Section 7s.—This section is mostly rather steep country, but carries good grass. The boundaries have been laid out for easy working. There is some terrace country towards the back. Not quite ring fenced; when this is finished, will be divided into three paddocks. A single soldier taking this up should have capital or financial backing of about £800 to supplement Government advances.

Section 8s.—Similar to above. Section 12s, containing the wool-shed, will go with this. About 6 acres across the road is flat, cut out for homestead-site. A soldier taking this up should have capital or financial backing of about £400 to supplement Government advances.

Section 9s.—Contains about 50 acres of flat and easy country. (There is a dwelling of six rooms in fair order.) It is subdivided into about nine paddocks. Any one taking this up should have capital or backing of about £400.

Section 10s.—Contains about 40 acres of flat and easy country. This is valued at a cheaper rate than most of the sections, and in parts carries some fern. There is an old cottage and two fair sheds. Subdivided into eight paddocks. Applicant should have about £400 available.

Section 11s.—This is mostly moderately steep country. There is fern in parts. About 40 acres across the road has been included, to give a good homestead-site. This is a lower-priced section than the rest. Some of the boundaries are not fenced, and arrangements under the Fencing Act should be made with the adjoining owner.

Section 12s.—Contains the wool-shed, with shearing plant and dip, and is grouped with Section 8s.

GENERAL DESCRIPTION.

The centre of this settlement is about six miles from the Kohuratahi Railway-station. The access is by unmetalled road. The land is excellent grass country, the formation being generally blue papa, and ryegrass sown twenty years ago is still holding. In parts the top soil is volcanic, but on the slopes and in some of the valleys papa is mixed with it. For the most part the country is fairly clean, having been well farmed, but in a few places some second growth and fern will need attention. Dairying to a small extent could be carried on, if desired, on the flats and easier slopes, but the land mostly is more suited for mixed grazing, to which it is well adapted, and is country where feed comes early in the spring. The land is well watered, and the climate generally moist. The altitude varies from about 450 ft. on the flats to about 1,200 ft. on the highest ridges. The fences generally are sheep-proof, mostly in fair order.