

9. Lessee not to make improvements without the consent of the Land Board.

10. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £2 per acre.

11. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.

12. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.

13. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.

14. Lessee to keep buildings insured.

15. Lessee to have no right to any minerals.

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.

Possession will be given on the day of sale.

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

H. D. M. HASZARD,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Dunedin, 15th March, 1921.

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, Dunedin, up to 4 o'clock p.m. on Tuesday, the 26th April, 1921.

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 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 Thursday, 28th April, 1921, at 10 o'clock a.m.

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

SCHEDULE.

OTAGO LAND DISTRICT.—KELSO SETTLEMENT.
Tuapeka County.—Greenvale Survey District.

| Section. | Area. | Capital Value. | Instalment on Deferred Payment (excluding Interest). | | | Half-yearly Rent on Lease. |
|----------|------------------|----------------|--|----|----|----------------------------|
| | | | £ | s. | d. | |
| 1s | A. R. P. 136 0 0 | 3,540 | 177 | 0 | 0 | 79 13 0 |
| | | 50* | | | | |
| 2s | 135 0 0 | 3,570 | 178 | 10 | 0 | 80 6 6 |
| | | 15* | | | | |
| 3s | 143 0 0 | 2,760 | 138 | 0 | 0 | 62 2 0 |
| | | 35* | | | | |
| 4s | 148 0 0 | 3,850 | 192 | 10 | 0 | 86 12 6 |
| | | 30* | | | | |
| 5s | 161 0 0 | 4,380 | 270 | 0 | 0 | 98 11 0 |
| | | 1,020† | | | | 39 15 7§ |
| | | 275‡ | | | | |

* Buildings payable in cash.

† Buildings payable in cash or by half-yearly instalments.

‡ Milking plant to be paid for in cash.

§ Half-yearly payment on buildings.

IMPROVEMENTS.

The improvements included in the capital values of the sections consist of boundary and subdivisional fences valued as follows: Section 1s, £138; Section 2s, £128 5s.; Section 3s, £111 17s.; Section 4s, £147 10s.; Section 5s, £269 10s.

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

Section 1s.—Hut on sledge (middle hut), with bathroom attached, £30; and motor-garage, £20. Total valuation for buildings, £50, payable in cash. These buildings are now on

Section 5s, and must be removed by the lessee of Section 1s and re-erected on his allotment at his own expense.

Section 2s.—Hut on sledge now on Allotment 3s, valued at £15, payable in cash.

Section 3s.—Yards and dip, £10; also hut on sledge (nearest stable), now on Allotment 5s, £25. Total valuation for buildings, £35, payable in cash. The hut must be removed by the lessee of Section 3s and re-erected on his allotment at his own expense.

Section 4s.—Open iron shed, £20; hut on sledge (nearest dwellinghouse), £10. Total valuation for buildings, £30, payable in cash. These buildings are now on Section 5s, and must be removed by the lessee of Section 4s and re-erected on his allotment at his own expense.

Section 5s.—Killing-house, £15; stable, £200; cow-byre, £150; house, £560; outbuildings, £80; pig-sty, £5; and sheep-yards, £10. Total valuation for improvements, £1,020, payable in cash or in twenty-one years by forty-two half-yearly instalments of £39 15s. 7d.; total half-yearly payment on lease, £138 6s. 7d. In addition, the milking plant on 5s, and valued at £275, must be paid for in cash.

SPECIAL CONDITION.

The pumping plant comprising oil-engine and pump, and the iron shed covering them, also all water-pipes from the plant, shall remain the property of the Crown, to whom the right of access is reserved to any allotment for the purpose of inspection or repair or work of any kind in connection with the said plant and pipes.

The selector of Allotment 5s shall have charge of the pumping plant, and it shall be a condition of his lease that he shall pump a reasonable supply of water to Allotments 2s and 4s along the pipes now leading to Allotments 2s and 4s. The selectors of Allotments 2s and 4s shall keep in repair the pipes leading to their allotments.

GENERAL DESCRIPTION.

This property lies about three miles from Heriot Township, and about the same distance from Kelso. It is practically level. Access by good roads. The soil is a black loam on a good subsoil. It is capable of growing good oats, roots, and grass.

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

ROBT. T. SADD,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Wellington, 14th March, 1921.

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 Tuesday, the 26th April, 1921.

The lands will be selected for cash or on deferred payments, or selected on lease for sixty-six years, with a right of further successive terms of sixty-one 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 27th April, 1921, at 10 o'clock a.m.

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

SCHEDULE.

WELLINGTON LAND DISTRICT.—SECOND-CLASS LAND.

Kaitieke County.—Hunua Survey District.

SECTION 11, Block II: Area, 209 acres 2 roods 13 perches; capital value, £840; annual instalment on deferred payment (excluding interest), £42; half-yearly rent on lease, £18 18s.

Situated at southern termination of Mission Road, about one mile south of the traffic-bridge across the Wanganui. Access from Taumarunui, three miles distant, by metalled dray-road, via Matapurua Bridge.

The section comprises undulating to broken country, with altitude 600 ft. to 1,400. The timber has been milled, but the land has the usual undergrowth. There is sufficient easy country for homestead, and about 15 acres suitable for cultivation. The land is well watered by permanent accessible streams.

Kaitieke County.—Retaruke Survey District.

(Exempt from Rent for Four Years.)

Section 1, Block XIV: Area 1,626 acres; capital value, £2,645; annual instalment on deferred payment (excluding interest), £132 5s.; half-yearly rent on lease, £59 10s. 3d.

Access from Raurimu, thirty-seven miles distant—twenty miles formed dray-road, ten miles pack-track, and seven miles