

Office, Dunedin, up to 4 o'clock p.m. on Monday, the 23rd day of May, 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 the right to acquire the freehold.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Dunedin, at 10 o'clock a.m. on Wednesday, the 25th day of May, 1921.

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

SCHEDULE.

OTAGO LAND DISTRICT.

Pukeawa Settlement.—Bruce County.—Hillend Survey District.

Section.	Area.			Capital Value.	Annual Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.	
	A.	R.	P.	£	£ s. d.	£	s. d.
1s	202	0	0	2,960 40*	148 0 0	66	12 0
2s	239	0	0	3,580 20*	179 0 0	80	11 0
3s	231	0	0	3,440 50*	172 0 0	77	8 0
4s	245	0	0	3,740 50*	187 0 0	84	3 0
5s	214	0	0	3,280 60†	167 0 0	73	16 0
6s	194	0	0	3,050 120†	158 10 0	68	12 6
7s	190	0	0	2,870 50*	143 10 0	64	11 6
8s	192	0	0	2,920 62†	149 2 0	65	14 0
9s	178	0	0	2,870 240†	155 10 0	64	11 6
10s	189	0	0	3,030 250†	164 0 0	68	3 6
11s	153	0	0	2,600 190†	139 10 0	58	10 0
12s	160	0	0	2,330 82†	120 12 0	52	8 6
13s	155	0	0	2,100 220†	116 0 0	47	5 0
14s	195	0	0	2,270 100†	118 10 0	51	1 6

* Buildings to be paid for in cash.

† Buildings to be paid for in cash or by half-yearly instalments.

‡ Half-yearly instalment on buildings.

NOTE.—The deferred-payment instalment includes payment for the buildings in the case of Sections 5s, 6s, 8s, 9s, 10s, 11s, 12s, 13s, 14s.

IMPROVEMENTS.

The improvements included in the capital value consist of boundary and subdivisional fencing valued as follows: Section 1s, £251 8s.; Section 2s, £184 6s.; Section 3s, £162 7s. 6d.; Section 4s, £255 6s.; Section 5s, £181 10s.; Section 6s, £203 19s.; Section 7s, £128 14s.; Section 8s, £152 10s.; Section 9s, £136 18s.; Section 10s, £137 2s.; Section 11s, £177 16s. 6d.; Section 12s, £114 17s.; Section 13s, £155 3s.; Section 14s, £304 10s.

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

Section 1s.—Middle part of old stable (approximately 60 ft. in length, being about one-third of building) now on Section 6s, £20; open-front shed now on Begg's freehold, £20. Total valuation for buildings, £40; payable in cash. These buildings must be removed by the lessee of Section 1s and re-erected on his allotment at his own expense.

Section 2s.—South end of old stable (approximately 60 ft. in length, being about one-third of building) now on Section 6s, and valued at £20; payable in cash. This building must be removed by the lessee of Section 2s and re-erected on his allotment at his own expense.

Section 3s.—East end of old original part of wool-shed for holding sheep (37 ft. approximately, about half length), valued at £50; payable in cash. This is one of the five portions of the large wool-shed on Begg's freehold. This building must be removed by the lessee of Section 3s and re-erected on his allotment at his own expense.

Section 4s.—West end of old original part of wool-shed for holding sheep (37 ft. approximately, being about one-half length), valued at £50; payable in cash. This is one of the five portions of the large wool-shed on Begg's freehold. This building must be removed by the lessee of Section 4s and re-erected on his allotment at his own expense.

Section 5s.—Hut on sledge now on Section 13s, £10; buggy-shed on Begg's freehold, £50. Total valuation for buildings, £60; payable in cash, or in five years by ten half-yearly instalments of £6 18s. 7d. Total half-yearly payment on lease, £80 14s. 7d. These buildings must be removed by the lessee of Section 5s and re-erected on his allotment at his own expense.

Section 6s.—North end of old stable (60 ft. approximately, being one-third of length—this part to remain), £30; old cottage now on allotment, £90. Total valuation for buildings, £120; payable in cash, or in five years by ten half-yearly instalments of £13 17s. 2d. Total half-yearly payment on lease, £82 9s. 8d.

Section 7s.—Middle part of wooden stable (33 ft. approximately, being about one-third of length), £40; men's hut (painted red), £10. Total valuation for buildings, £50; payable in cash. These buildings are now on Section 13s, and must be removed by the lessee of Section 7s and re-erected on his allotment at his own expense.

Section 8s.—South end of wooden stable (33 ft. approximately, being about one-third of length), £50; hut on sledge, £12. Total valuation for buildings, £62; payable in cash, or in five years by ten half-yearly instalments of £7 3s. 3d. Total half-yearly payment on lease, £72 17s. 3d. These buildings are now on Section 13s, and must be removed by the lessee of Section 8s and re-erected on his allotment at his own expense.

Section 9s.—Part wool-shed, south wing (about 30 ft. by 33 ft.), and leanto (about 7 ft. by 17 ft.), valued at £120. This is one of the five portions of the large wool-shed on Begg's freehold. Men's dining-room now on Begg's freehold, £120. Total valuation for buildings, £240; payable in cash, or in seven years by fourteen half-yearly instalments of £20 14s. 9d. Total half-yearly payment on lease, £85 6s. 3d. These buildings must be removed by the lessee of Section 9s and re-erected on his allotment at his own expense.

Section 10s.—Part wool-shed, middle portion of main shed (about 60 ft. in length), valued at £200. This is one of the five portions of the large wool-shed on Begg's freehold. Old cottage now on Begg's freehold, £50. Total valuation for buildings, £250; payable in cash or in seven years by fourteen half-yearly instalments of £21 12s. 1d. Total half-yearly payment on lease, £89 15s. 7d. These buildings must be removed by the lessee of Section 10s, and re-erected on his allotment at his own expense.

Section 11s.—Part wool-shed, west end used as barn (about 30 ft. in length), valued at £120. This is one of the five portions of the large wool-shed on Begg's freehold. Cottage and leanto, used as church, now on Begg's freehold, £70. Total valuation for buildings, £190; payable in cash, or in seven years by fourteen half-yearly instalments of £16 8s. 4d. Total half-yearly payment on lease, £74 18s. 4d. These buildings must be removed by the lessee of Section 11s and re-erected on his allotment at his own expense.

Section 12s.—North-west end of wooden stable (33 ft. approximately, being about one-third length of building), now on Section 13s, £50; men's hut on sledge, nearest stable on Section 13s, £12; old shed now on Begg's freehold, £20. Total valuation for buildings, £82; payable in cash, or in five years by ten half-yearly instalments of £9 9s. 5d. Total half-yearly payment on lease, £61 17s. 11d. These buildings must be removed by the lessee of Section 12s and re-erected on his allotment at his own expense.

Section 13s.—Iron stable at end of long wooden stable, to remain on allotment, £80; cottage, two rooms, to remain, £140. Total valuation for buildings, £220; payable in cash, or in seven years by fourteen half-yearly instalments of £19 0s. 3d. Total half-yearly payment on lease, £66 5s. 3d.

Section 14s.—Old cottage and smithy (attached), £40; implement-shed, £60. Total valuation for buildings, £100; payable in cash, or in five years by ten half-yearly instalments of £11 11s. Total half-yearly payment on lease, £62 12s. 6d. These buildings are on Begg's freehold, and must be removed by the lessee of Section 14s and re-erected on his allotment at his own expense.

GENERAL DESCRIPTION.

Pukeawa Settlement is situated about nine miles from Balclutha. The altitude is about 150 ft. to 400 ft. The land is undulating, and is for the most part ploughable. It is well watered by springs and creeks. The soil is a good loam, on a clay and rock formation. Access is provided by good roads.