

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

District Lands and Survey Office,
Napier, 10th May, 1921.

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, and the local Lands and Survey Office, Gisborne, up to 4 o'clock p.m. on Wednesday, the 22nd day of June, 1921.

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 local Lands and Survey Office, Gisborne, on Monday, the 27th day of June, 1921, at 10 o'clock a.m.

The ballot will be held at the local Lands and Survey Office, Gisborne, at the conclusion of the examination of applicants.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—FIRST-CLASS LAND.
Wharekaka Settlement.—Uawa County.—Uawa Survey District.

Section.	Area.	Capital Value.	Annual Instalment on Deferred Payment (excluding Interest).		Half-yearly Rent on Lease.
			£	£ s. d.	
1s	A. R. P. 37 1 23	£ 1,850	£ s. d. 92 10 0	£ s. d. 41 12 6	
2s	35 2 38	1,760	88 0 0	39 12 0	
3s	40 0 1	1,780	89 0 0	40 1 0	
4s	43 1 2	1,920	96 0 0	43 4 0	
5s	60 0 0	2,510	125 10 0	56 9 6	
6s	64 0 15	3,160	158 0 0	71 2 0	
7s	56 1 25	2,360	118 0 0	53 2 0	
8s	64 2 12	2,380	119 0 0	53 11 0	
9s	92 2 35	2,940	147 0 0	66 3 0	
10s	68 3 5	2,540	127 0 0	57 3 0	
11s	60 0 0	2,510	125 10 0	56 9 6	
12s	65 0 0	2,720	136 0 0	61 4 0	
13s	45 0 0	1,880	94 0 0	42 6 0	
14s	45 0 4	2,220	111 0 0	49 19 0	

IMPROVEMENTS.

The improvements which go with the land, the value of which is included in the capital value of the land, are valued as follows:—

Section 1s, road fence and share boundary fence, £28 15s.; Section 2s, road fence, £10 10s.; Section 3s, share boundary fence, £4 10s.; Section 4s, internal fence and share boundary fence, £23 10s.; Section 5s, nil; Section 6s, whare and share boundary fence, £71; Section 7s, nil; Section 8s, share boundary fence, £5 12s. 6d.; Section 9s, share boundary fence, £24; Section 10s, share boundary fence, £8 5s.; Section 11s, share boundary fence, £7 10s.; Section 12s, internal fence and share boundary fence, £18 2s. 6d.; Section 13s, share boundary fence, £5 8s. 9d.; Section 14s, road fence and share boundary fence, £18.

DESCRIPTION OF SECTIONS.

Sections 1s and 2s.—Comprise good flat land, of which about 13 acres is well grassed; balance is lightly grassed, and carrying tussock and rushes.

Sections 3s and 4s.—Mostly flat land, lightly grassed; containing small hillocks well grassed.

Section 5s.—Comprises about 17 acres of low easy hill land well grassed; the balance, about 43 acres, is good flat land lightly grassed.

Section 6s.—Mostly good flat land well grassed, about 8 acres of low easy hill country.

Section 7s.—All good flat land; well grassed in parts, lightly grassed in others.

Section 8s.—Flat, rather low-lying land and growing rushes, well grassed in places.

Section 9s.—All good flat land, rather low-lying and wet, but will be considerably improved by drainage.

Section 10s.—Good flat land, rather low-lying and growing rushes, well grassed in places.

Section 11s.—About 27 acres of good well-grassed land, low hills; balance, about 43 acres, good flat land lightly grassed and growing rushes.

Section 12s.—About 34 acres of good well-grassed hill land, balance about 31 acres of good flat land well grassed.

Section 13s.—About 15 acres of low hills well grassed, balance about 30 acres of good flat rush land well grassed.

Section 14s.—Good flat land, well grassed.

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GENERAL DESCRIPTION.

The block is distant about three miles and a half from Tolaga Bay Post-office and Township, forty miles from Gisborne, and twenty miles from Tokomaru. Portion of the block has a frontage to the main Tolaga Bay—Tokomaru Road, which is well metalled and in good order for most of the way. Butter-factory is within five miles of the block. All in grass. About 100 acres low easy hills and hillocks, balance about 680 acres, good flat land suitable for dairying. There are no permanent streams through the block, but water can be obtained by sinking.

SPECIAL CONDITION.

The lessee will, whenever necessary, but not less than once a year, properly clean and clear from weeds and will at all times keep open all creeks, drains, ditches, and water-courses upon the demised land, and in the event of the lessee failing to carry out such work satisfactorily the Commissioner of Crown Lands may have such work done and recover cost of same from the lessee in the same manner as rent.

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

W. F. MARSH,
Commissioner of Crown Lands.

Lands in the Canterbury Land District for Sale by Public Auction.

District Lands and Survey Office,
Christchurch, 10th May, 1921.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, Christchurch, at 2.30 o'clock p.m. on Tuesday, 28th June, 1921, under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.—FIRST-CLASS LAND.
Morten Settlement.—Heathcote County.—Christchurch and Sumner Survey Districts.

Section.	Area.	Upset Price.	Section.	Area.	Upset Price.
1	4 3 15	290	8	4 2 5	300
2	4 3 33	290	9	4 1 22	290
3	5 0 38	290	10	4 2 16	300
4	5 1 18	290	11	4 1 34	290
5	4 1 19	240	12	5 2 21	380
6	4 3 17	240	13	5 2 9	380
7	4 3 3	240			

IMPROVEMENTS.

The improvements that go with the land are for boundary fences valued as follows:—

Section 1, 15 chains, £9; Section 2, 17 chains, £9; Section 3, 20 chains, £10; Section 4, 22 chains, £11; Section 5, 12½ chains, £6; Section 8, 11½ chains, £7; Section 9, 4 chains, £2 10s.; Section 10, 4½ chains, £3; Section 11, 6 chains, £3 15s.; Section 12, 6½ chains, £4 10s.; Section 13, 5 chains, £3.

The fences on Sections 1, 3, and 4 and part of that on Section 2 are off the boundary.

DESCRIPTION.

Access to this settlement is by good metalled road, seven miles from Christchurch. It is all open hilly country, in grass and tussock.

Sections 1 and 2.—Gentle slopes facing north; suitable for poultry farming and market gardening.

Sections 3, 4, 5, and 6 face north-west; gentle slopes suitable for agriculture on road, steep stony slopes at northern end.

Section 7 faces north; has broken stony ground in gullies; top of spurs suitable for agriculture.

Sections 8, 9, 10, 11, 12, and 13 are very warm easy slopes, suitable for market gardening.

There is no water on any of the sections. The right is reserved to lay and repair water-pipes through any section, and also to remove or repair the telephone line at present traversing the settlement.

TERMS OF SALE.

(1) *Cash.*—One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

(2) *Deferred Payments.*—5 per cent. of the purchase-money and license fee (£1 1s.) on the fall of the hammer; balance