

by equal annual instalments extending over nineteen years, 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.

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

The lands are 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.

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

G. H. BULLARD,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Wellington, 11th 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, Wellington, up to 4 o'clock p.m. on Monday, the 20th 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 Drill Hall, Feilding, on Friday, the 24th June, 1921, at 10 o'clock a.m.

The ballot will be held at the Drill Hall, Feilding, at the conclusion of the examination of applicants.

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.
Almadale Settlement.—Oroua County.—Oroua Survey District.

Section.	Area.	Capital Value.	Annual Instalment on Deferred Payment (excluding Interest).		Half-yearly Rent on Lease.	
			£	s. d.	£	s. d.
1	A. R. P. 41 3 13	£ 3,028	£	s. d.	£	s. d.
		200*	161	8 0	68	2 7
2	35 2 13	2,765	185	15 0	10	2 0†
		950*			37	1 0†
3	42 3 0	3,198	159	18 0	71	19 1
4	41 0 37	3,098	207	8 0	69	14 1
		1,050*			40	19 0†
5	36 0 0	3,178	158	18 0	71	10 1
6	149 3 36	4,096	204	16 0	92	3 2
7	112 3 24	3,255	210	5 0	73	4 9
		950*			37	1 0†
8	105 0 19	3,054	160	14 0	68	14 4
		160*			8	1 7†
9	104 3 28	3,115	155	15 0	70	1 9

* Buildings. † Half-yearly instalment of principal and interest on buildings.

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

IMPROVEMENTS.

The improvements which are included in the capital value of the sections are as follows:—

Section 1.—70 chains of fencing, £140; quarter share of horse-yards to be removed from Section 4, £20; total, £160.
Section 2.—134 chains fencing, £268; windmill and tanks, £80; total, £348.

Section 3.—100 chains of fencing, £200; east wing of stable to be removed from Section 2, £60; quarter share horse-yards to be removed from Section 4, £20; total, £280.

Section 4.—114 chains of fencing, £228; quarter share horse-yards, £20; total, £248.

Section 5.—102 chains of fencing, £205; quarter share horse-yards to be removed from Section 4, £20; west wing of stable to be removed from Section 2, £70; total, £295.

Section 6.—135 chains of fencing, £270.
Section 7.—139 chains of fencing, £278.
Section 8.—70 chains of fencing, £140.
Section 9.—80 chains of fencing, £160.

The improvements not included in the capital value, and which must be paid for separately, are as follows:—

Section 1.—Buildings valued at £200. Payable in cash, or by twenty-eight half-yearly instalments of £10 2s.; total half-yearly payment on lease, £78 4s. 7d.

Section 2.—Buildings valued at £950. Payable in cash, or by forty-two half-yearly instalments of £37 1s.; total half-yearly payment on lease, £99 5s. 3d.

Section 4.—Buildings valued at £1,050. Payable in cash, or by forty-two half-yearly instalments of £40 19s.; total half-yearly payment on lease, £110 13s. 1d.

Section 7.—Buildings valued at £950. Payable in cash, or by forty-two half-yearly instalments of £37 1s.; total half-yearly payment on lease, £110 5s. 9d.

Section 8.—Buildings valued at £160. Payable in cash, or by twenty-eight half-yearly instalments of £8 1s.; total half-yearly payment on lease, £76 15s. 11d.

DESCRIPTION OF SECTIONS.

Section 1 is situated about seven miles from Feilding and three miles from Cheltenham by Forlongs Road. Rich lower river-flat, with some higher terrace land; all in grass. Section is watered by Oroua River and small creeks.

Section 2 is situated six miles from Feilding along the Forlongs Road. Good rich lower river-flat and terrace land, resting on alluvial formation; all in grass. Well watered by windmill and troughs, also by creeks.

Section 3 is situated six miles from Feilding by Forlongs Road. Low level very good river-flat land, on alluvial formation. All in light bush, comprising tawa, &c., of no value. Section is well watered by the Oroua River.

Section 4 is situated about six miles from Feilding. Comprises very good low river-flat and terrace land in grass, with part in orchard. Section is watered by small creek at foot of terrace.

Section 5 is situated six miles from Feilding by Forlongs Road. Section comprises level river-flat, and soil is of a good loam on alluvial formation. Section is well watered by the Oroua River.

Section 6 is situated ten miles from Feilding by well-formed and metalled road. Level to undulating land of good quality, practically all ploughable when stumped. Section is watered by streams and gullies.

Section 7 is situated ten miles from Feilding by good metalled road. Level to undulating land of good quality, in grass. Most of section is ploughable when stumped. Section is watered by streams.

Section 8 is situated nine miles from Feilding by good metalled road. Level to undulating land of good quality. Part of section has been cropped, and much of it is ploughable when stumped. Well watered by streams and gullies.

Section 9 is situated about nine miles from Feilding by good metalled road. Level to undulating land of good quality, resting on alluvial formation. Part of section is ready for ploughing, and can nearly all be ploughed when stumped. Well watered by Mangaone Stream.

GENERAL DESCRIPTION.

Almadale Settlement was purchased from Mr. Ernest Short, and is situated from seven to ten miles from Feilding Railway-station and three miles from the school and post-office. Access is by metalled road. The property consists of rich river-flat, with some terrace land, particularly adapted for dairy farming.

ALLOCATION OF GATES.

(a.) Two gates on boundary fence between Sections 1 and 2 are allotted to Section 1.

(b.) Gate on boundary between Sections 1 and 3 is allotted to Section 3.

(c.) One gate on Section 2 is allotted to Section 3.

(d.) One gate on Section 3 is allotted to Section 5.

A note to the above effect has been marked on each gate.

SPECIAL CONDITION.

The willows in the plantation on Sections 1, 3, and 5 must not be interfered with without the consent of the Commissioner of Crown Lands having previously been obtained in writing.

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

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