

CROWN LANDS NOTICES.

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

District Lands and Survey Office,
Napier, 6th June, 1922.

NOTICE is hereby given that the undermentioned lands are open for sale or lease to discharged soldiers under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder; and applications will be received at the District Lands and Survey Office, Napier, up to 4 o'clock p.m. on Wednesday, the 19th day of July, 1922. 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 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, Napier, on Thursday, the 20th day of July, 1922, at 10.30 o'clock a.m.

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

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—FIRST-CLASS LAND.

Hawke's Bay County.—Te Mata Survey District.—Part Te Mata Settlement (Arataki Horticultural Station).

SECTION 9s: Area, 8 acres 3 roods 14 perches; capital value, £480; annual instalment on deferred payment (excluding interest), £24; half-yearly rent on lease, £10 16s.

Section 10s: Area, 7 acres 1 rood 2 perches; capital value, £330; annual instalment on deferred payment (excluding interest), £16 10s.; half-yearly rent on lease, £7 8s. 6d.

Section 12s: Area, 9 acres 0 roods 15 perches; capital value, £480; annual instalment on deferred payment (excluding interest), £24; half-yearly rent on lease, £10 16s.

Section 13s: Area, 7 acres 2 roods 22 perches; capital value, £380; annual instalment on deferred payment (excluding interest), £19; half-yearly rent on lease, £8 11s.

DESCRIPTION.

The sections are situated some fifty chains from Havelock North and three miles from Hastings, and comprise four allotments until recently used by the New Zealand Government as an experimental station for fruitgrowing, for which purpose it is admirably adapted, situated as it is in a district noted for the commercial value of its fruit and other products.

A number of the trees standing on some of the sections are not considered to be of any commercial value, and do not affect the capital value of the land.

The whole of the block is surrounded by good shelter plantations. The soil generally is of medium quality. The block is ring fenced, and there are internal fences running principally along the plantations and hedges.

Water over the whole of the block will be obtainable from the Havelock North Town Board's supply, which is at present laid on to within a few chains of the south-western corner of Section 13, Block IV, Te Mata Survey District.

IMPROVEMENTS.

The improvements are included in the capital values, and comprise fencing in each of the lots.

W. F. MARSH,
Commissioner of Crown Lands.

Lands for Sale by Public Auction.

District Lands and Survey Office,
Napier, 6th June, 1922.

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, Napier, at 10.30 o'clock a.m. on Thursday, the 20th day of July, 1922, under the provisions of the Land Act, 1908, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—FIRST-CLASS LAND.

Dannevirke County.—Te Mata Survey District.—Arataki Horticultural Station.

SECTION 13, Block IV: Area, 8 acres 3 roods 35 perches; upset price, £1,480.

Section 14, Block IV: Area, 9 acres 2 roods 24 perches; upset price, £1,450.

IMPROVEMENTS.

The improvements which are included in the capital value are as follows: Section 13, Block IV, Te Mata Survey District—house and wash-house, £850; cow-shed, £10; total, £860. Section 14, Block IV, Te Mata Survey District—house and wash-house, £750; engine-shed and glasshouse, £150; concrete shed, £60; total, £960.

DESCRIPTION OF SECTIONS.

These sections contain first-class buildings, and are admirably suited for a country residence. They are laid out in ornamental and shelter hedges and plantations, and the soil is good.

BUILDINGS FOR SALE AND REMOVAL.

Certain buildings, &c., on Section 13 will be sold for removal as follows: Men's quarters, £150; reservoir, £20; and office, £90.

SPECIAL CONDITIONS.

The right to use water-supply on Section 14, Te Mata Survey District, is reserved to the purchaser of Section 13, Te Mata Survey District, for a period of twelve months commencing from the 13th July, 1922, the cost of upkeep of plant and working thereof during that period to be borne by the owners of Sections 13 and 14, Block IV, Te Mata Survey District, respectively.

The Crown reserves the right to remove those buildings shown on sale plans as "for removal" within a reasonable time following the date of sale.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are—

(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 hammer; balance by equal annual instalments extending over nineteen years; 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 already paid shall be forfeited, and the contract for the sale of the land be null and void.

Title will be subject to Part XIII of the Land Act, 1908. Full particulars may be obtained at this office.

W. F. MARSH,
Commissioner of Crown Lands.

Land in Poplar Grove Settlement, Otago Land District, open for Selection on Renewable Lease.

District Lands and Survey Office,
Dunedin, 6th June, 1922.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908, and amendments; and applications will be received at this office up to 4 o'clock p.m. on Monday, the 10th July, 1922.

Applicants should appear personally before the Land Board for Examination at this office at 10 o'clock a.m. on Wednesday, the 12th July, 1922.

The ballot will be held on Wednesday, the 12th July, 1922, at the conclusion of examination of applicants.

Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who within two years immediately preceding date of ballot have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; and to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand.

SCHEDULE.

OTAGO LAND DISTRICT.—FIRST-CLASS LAND.

Taiari County.—Strath Taiari and Sutton Survey Districts.—Poplar Grove Settlement.

SECTION 17s: Area, 61 acres 0 roods 32 perches; capital value, £2,200; half-yearly rent, £49 10s.

Improvements included in the capital value consist of fencing valued at £34 6s.