

## CROWN LANDS NOTICES.

*Lands for Sale by Public Auction.*

District Lands and Survey Office,  
Invercargill, 30th October, 1922.

NOTICE is hereby given that the undermentioned lands will be offered for sale for cash or on deferred payments at the District Lands and Survey Office, Invercargill, at 11 o'clock a.m. on Tuesday, the 19th day of December, 1922, under the provisions of the Land Act, 1908, and amendments.

## SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.

*Rural Land.*

SECTION 76, Block III, Oteramika Hundred: Area, 5 acres 3 roods 1 perch; upset price, £50.

Slightly undulating land, all in grass. Situated three miles from Kapuka Railway-station by gravelled road except for last quarter of a mile.

*Village Land.*

Section 785, Block LXIX, Hokonui Survey District: Area, 8 acres 0 roods 3 perches; upset price, £33.

Weighted with £40, valuation for improvements.

Situated four miles from Gore and twenty chains from school. Originally bush land, some stumps still remaining.

Section 8, Block I, Town of Waianiwa: Area, 1 rood; upset price, £10.

Section 9, Block I, Town of Waianiwa: Area, 1 rood 16 perches; upset price, £10.

## 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 and valuation for improvements (if any), thirty days thereafter.

(2.) *Deferred Payments.*—5 per cent. of the purchase-money, license fee (£1 1s.), and valuation for improvements on the fall of the hammer; balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per centum on the unpaid purchase-money, but with the right to pay off at any time the whole or any other 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 be null and void.

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

R. S. GALBRAITH,  
Commissioner of Crown Lands.

*Land in Southland Land District open for Selection on Renewable Lease.*

District Lands and Survey Office,  
Invercargill, 7th November, 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 Settle-

ments Act, 1908, and amendments; and applications will be received at the District Lands and Survey Office, Invercargill, up to 4 o'clock p.m. on Tuesday, the 12th December, 1922.

Applicants should appear personally before the Land Board for examination at the District Lands and Survey Office, Invercargill, at 10 o'clock a.m. on Thursday, the 14th December, 1922.

The ballot will be held on Thursday, the 14th December, 1922, at the conclusion of the 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.

SOUTHLAND LAND DISTRICT.

*Wallace County.—Wairaki Survey District.—Beaumont Settlement.*

SECTION 9, Block XXIX: Area, 304 acres 3 roods 20 perches; capital value, £420; half-yearly rent, £9 9s.

Weighted with £49, valuation for fencing, &c.

Open undulating land, the south-western portion being rather broken. About 40 acres have been cultivated, balance tussock and fern. Suitable for pastoral purposes. Situated nine miles by good gravelled road from Nightcaps Railway-station.

## ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years and a right to acquire the freehold.

2. Rent,  $4\frac{1}{2}$  per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.

3. Applicants to be twenty-one years of age and upwards.

4. Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 1s. (lease fee) and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.

5. Applications made on the same day are deemed to be simultaneous.

6. No person may hold more than one allotment.

7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.

8. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.

9. Improvements.—Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.

10. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

11. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.

12. Lease is liable to forfeiture if conditions are violated

R. S. GALBRAITH,  
Commissioner of Crown Lands.