

10. Lessee to give notice to Land Board before making improvements.

11. Lessee to pay all rates, taxes, and assessments.

12. Lessee is liable to forfeiture if conditions are violated.

Improvements on Rural Lands.—Lessee is required to improve the land within one year to the value of 10 per cent. of the capital value; within two years to the value of another 10 per cent. of the capital value; and thereafter, but within six years, to the value of another 10 per cent. of the capital value. 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 and 10s. for every acre of second-class land.

Education reserves are included in the classes of land on which, with the approval of the Advances Board, money may be advanced by the State Advances Office.

The reserve is 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.

The valuation for improvements must be paid immediately on the fall of the hammer.

Form of lease may be perused and full particulars obtained at this office.

JOHN COOK,
Commissioner of Crown Lands.

Freehold and Leasehold Interests in Marlborough Land District for Sale by Public Auction.

District Lands and Survey Office,
Blenheim, 14th July, 1924.

NOTICE is hereby given that the freehold and leasehold interests in the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, Blenheim, at 2.30 o'clock p.m., on Wednesday, 3rd September, 1924, under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—RURAL LANDS.

Sounds County.

SECTIONS 1, 2, 15, and 27, Block XIII, Arapawa Survey District: Area, 130 acres. Freehold; title, deeds.

Sections 7, 1 of 4, 1 of 5, Block XIII, Arapawa Survey District: Area, 979 acres 1 rood. Lease in perpetuity.

Total area, 1,109 acres 1 rood. Rental, £14 17s. 8d. per annum; upset price, £1,860; required deposit, £100.

Situated in Port Underwood, about twenty-five miles from Blenheim. 50 acres flat in fair pasture, balance hilly. Buildings consist of five-roomed house, wool-shed, and cow-byre.

Files—D.O., 18/283; H.O., 26/15229.

Marlborough County.

Sections 1 and 4, Block XIV, Linkwater Survey District: Area, 386 acres 2 roods. Freehold. Upset price, £1,200; deposit, £100.

Situated about three miles from Koromiko Railway-station, school, and dairy factory. All hilly; 300 acres in native grass and fern, balance in natural state. Buildings consist of old iron hut. Title, Land Transfer. Section 4 is subject to Part XIII of the Land Act, 1908.

Files—D.O., 18/217; H.O., 26/16373.

Sections 6 and 7, Block IV, Tennyson Survey District: Area, 744 acres. Renewable lease; rental, £33 12s. per annum; upset price of leasehold interest, £2,000.

Situated four and a half miles from Flat Creek Dairy Factory, Post-office, and store. 145 acres flat and undulating, balance is hilly, of which 450 acres is in bush. Buildings consist of five-roomed house and conveniences in good order, and cow-byre with concrete floor. Suitable for dairying and grazing.

Files—D.O., 18/188; H.O., 26/10348.

Section 8, Block IV, Tennyson Survey District: Area, 243 acres. Occupation license with right of purchase. Rental, £14 per annum. Upset price of leasehold interest, £920.

Situated four miles from Flat Creek Dairy Factory, Post-office, and store. 60 acres flat, balance hilly. About one-half in bush. Buildings consist of four-roomed dwelling and hay-shed and byre combined. Suitable for grazing and dairying.

Files—D.O., 18/260. H.O., 26/9349.

Sections 1A, 8, 9, 75, 80, and 92, Block VII, Wakamarina Survey District: Area, 367 acres 1 rood 3 perches. Freehold; title, Land Transfer and deeds.

Sections 2A and 3, Block VII, Wakamarina Survey District: Area, 530 acres. Leasehold (renewable lease and lease in perpetuity).

Rental, £8 7s. 10d. per annum. Total area: 897 acres 1 rood 3 perches. Upset price, £1,600 (includes State Advances mortgage for about £320); required deposit, £150.

Situated about three miles from Havelock. 80 acres flat to undulating, balance hilly; 400 acres in cleared and worn-out pasture, remainder in bush. Buildings consist of three-roomed whare and a number of old sheds. Suitable for grazing.

Files—D.O., 18/590; H.O., 26/18478.

ABSTRACT OF TERMS AND CONDITIONS OF SALE.

1. *Cash.*—One-fifth of the purchase-money on the fall of the hammer, and the balance within thirty days.

2. *Deferred Payments.*—A deposit as shown against the properties, balance by equal half-yearly instalments, consisting partly of purchase-money and partly of interest, extending over a period not exceeding thirty-six and a half years in the case of a discharged soldier, and thirty-four and a half in all other cases, with the right to pay off at any time the whole or any part of the outstanding amount.

3. The unpaid purchase-money shall be secured by way of instalment mortgage, interest being calculated at 5 per cent. in the case of discharged soldiers and 5½ per cent. in all other cases. A rebate of one-tenth of the interest payable will be allowed for prompt payment of instalments.

4. Purchaser is responsible for payment of transfer and mortgage fees.

5. Where the property is a leasehold, payment of rent to the 31st December, 1924, will be required in addition.

The lands are described for the 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.

J. STEVENSON,
Commissioner of Crown Lands.

Lands in Taranaki Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
New Plymouth, 14th July, 1924.

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, New Plymouth, up to 4 o'clock p.m. on Tuesday, 26th August, 1924.

The lands may be purchased for cash or on deferred payment, or selected on lease for 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, New Plymouth, on Wednesday, the 27th August, 1924, at 10.30 o'clock a.m.

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

SCHEDULE.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Stratford County.—Croyden Settlement.

SECTION 2s: Area, 80 acres 3 roods 28 perches. Capital value, £1,553. Annual instalment on deferred payment (excluding interest), £77 13s. Renewable lease: Half-yearly rent, £34 18s. 10d.

Section 3s: Area, 80 acres 2 roods 25 perches. Capital value, £1,620. Annual instalment on deferred payment (excluding interest), £81. Renewable lease: Half-yearly rent, £36 9s.

Section 5s: Area, 82 acres. Capital value, £1,400. Annual instalment on deferred payment (excluding interest), £70. Renewable lease: Half-yearly rent, £31 10s.

The sections are situated about two miles from the Waipuku Railway-station and about one mile and a half from school and dairy factory. Well watered by creeks and springs. Very well adapted for dairying when weeds are cleaned up. Soil is of a volcanic loam of fair quality, a little light in places. Altitude, about 800 ft.

Improvements.—The improvements not included in the capital value are: Section 2s—Three-roomed dwelling, cow-shed, 147 chains fencing, and 28 acres of regrassing, of a total value of £472, which amount is to be paid in cash or, with approval, may be treated as an advance on current-account