

Takaka County.—Takaka Survey District.

Part 2 of Section 130, Block II, Takaka Survey District: Area, 53 acres; upset price, £760, payable in cash or by deferred payments; deposit required on deferred payment, £50.

Improvements consist of two-story dwelling of five rooms with detached kitchen, dairy, &c. Subdivided into seven paddocks.

Situated at Hamama adjoining school, and seven miles from Takaka by good road. The Waingaro River forms one boundary of the property. Whole area is in grass, but is rapidly running back to fern. All flat, and ploughable with the exception of the front portion, which is stony.

Files—H.O., 26/4260; D.O., 6748.

Town of Reefton.

Sections 984, 985, and 986: Area, 3 roods; upset price, £650, payable in cash or by deferred payments; deposit required on deferred payment, £50.

This is a dwelling situated on the corner of Cavell, Mace, and Church Streets in the Town of Reefton. House consists of five rooms, pantry, and bathroom with porcelain bath and basin. Outbuildings consist of washhouse and coal-house; stable, 24 ft. by 14 ft., with two loose boxes; stable and hut, 20 ft. by 12 ft., with iron sides and roof. Electric light fittings in dwelling.

Files—H.O., 26/20862; D.O., 21/785.

Section 575 and part Section 576: Area, 16 perches; upset price, £410, payable in cash or by deferred payments; deposit required on deferred payment, £50.

This is a dwelling property situated on the Buller Road and a quarter of a mile from Reefton Post-office. It consists of a six-roomed wooden dwelling, with all usual conveniences, including electric light.

Files—H.O., 26/18586; D.O., 21/697.

TERMS 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 respective properties in Schedule above; balance by equal half-yearly instalments, consisting partly of purchase-money and partly of interest, extending over a period not exceeding thirty-four years and a half, 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. Purchasers responsible for payment of mortgage fees, &c.

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.

Files will be subject to Part XIII of the Land Act, 1908.

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

N. C. KENSINGTON,
Commissioner of Crown Lands.

Improved Farms in Nelson Land District for Sale and Lease by Public Auction.

District Lands and Survey Office,
Nelson, 19th August, 1924.

NOTICE is hereby given that the unde mentioned properties will be offered for sale and lease by public auction at this office on Wednesday, 1st October, 1924, at 11 o'clock a.m., under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

The lands in the First Schedule are offered for sale for cash or on deferred payments.

The lands in the Second Schedule are offered for selection on renewable lease only.

FIRST SCHEDULE.

NELSON LAND DISTRICT.

Waimea County.—Motueka Survey District.

Lots 30 and 31, being Part Section 47, and Lot 1, being part Sections 5, 51, and 61, Block XVI: Area, 17 acres 21-6 perches. Title: Freehold, Land Transfer. Subject to Part XIII of the Land Act, 1908, also the fencing covenant. Upset price, £700.

This area may be purchased for cash or on deferred payments; deposit required on deferred payment, £50.

Buildings consist of practically new four-roomed dwelling with bathroom, built-in cupboards, &c.; also shed.

Adjoining the Township of Mahana and Mahana School. This is an orchard property in first-class order, well worked and pruned. Easy undulating land, subdivided into two paddocks. Poor soil. Watered by springs. Files—H.O., 26/15044; D.O., 21/328.

Town of Reefton.

Section 773: Area, 12 perches; upset price, £180, cash or deferred payments; deposit required for deferred payment, £25. Title: Freehold, Land Transfer.

This is a dwelling property, situated on Main Street, one-quarter mile from Reefton Post-office and three-quarters of a mile from Reefton Railway-station. Dwelling contains five rooms and washhouse, passage, and verandas back and front. There is access to the back of this property by right-of-way.

Files—H.O., 26/15469; D.O., 21/745.

Murchison County.—Matiri Survey District.

Section 8, Block XI: Area, 500 acres; upset price, £1,650, payable in cash or by deferred payments; deposit required on deferred payment, £100. Title: Freehold, Land Transfer. Subject to Part XIII of the Land Act, 1908, and to restrictions regarding minerals.

The land is situated four miles from Longford School and eight miles from Murchison Dairy Factory. About 300 acres in grass, balance bush. Subdivided into five paddocks. There is an extensive area of flat land, which could be made to carry ten or twelve cows.

Buildings comprise a four-roomed dwelling, four-bail cowshed, separator, and engine-room, blacksmith's shop, &c.

Files—H.O., 26/5080; D.O., 6771.

Murchison County.—Tutaki Survey District.

Section 2, Block XII: Area, 1,301 acres; upset price, £1,750, payable in cash or by deferred payments; deposit required on deferred payments, £100. Title will be subject to section 60 of the Land Laws Amendment Act, 1912.

This property is part of the Braeburn Settlement, is situated sixteen miles from Murchison, and four miles and a half from Braeburn School. Cream-cart passes the property. Well subdivided into fourteen paddocks. About 250 acres in grass, balance bush. Crops may be grown on about 30 acres of the farm.

Buildings consist of a four-roomed cottage, barn, calf-shed, cow-shed and yards, and hay-shed.

Files—H.O., 26/5093; D.O., L.S.R.L. 49.

Waimea County.—Motupiko and Howard Survey Districts.

Sections 1 and 4, Blocks V and VIII: Area, 1,139 acres; upset price, £2,000, payable in cash or by deferred payments; deposit required on deferred payments, £125.

The improvements consist of three-roomed dwelling, two small sheds, dip, and yards, all in fair condition. About 150 chains of fencing in fair condition. About 450 acres in grass, three acres stumped, balance bush.

Situated up the Rainy River about twenty miles from Kohatu Railway-station and twelve miles from Korere, by good road. Several acres of flat on Rainy River, balance is steep and undulating, but good grazing country.

Files—H.O., 26/5636; D.O., O.R.P. 270.

SECOND SCHEDULE.

NELSON LAND DISTRICT.—NATIONAL ENDOWMENT.

Murchison County.—Matakītaki Survey District.

Sections 1 and 2, Block XIII: Area, 756 acres; upset capital value, £1,080. Offered for selection on renewable lease only. Half-yearly rental on renewable lease, £27.

Situated thirty miles from Murchison, thirteen miles from Station Creek School, and thirteen miles from Maruia Dairy Factory. About 20 acres of flat, balance hilly. About 200 acres have been felled and sown, balance is in standing bush. There are no buildings and no fencing on this property.

Files—H.O., 26/1481; district office, R.L. 661.

Waimea County.—Hope Survey District.

Section 5, Block XIII: Area, 1,170 acres; upset capital value, £1,300. Open for selection on renewable lease only. Annual rental on renewable lease, £65.

The improvements on this section consist of felling and grassing about 150 acres. A little fencing has also been done. There are an uncompleted hut, cow-shed, and yards on the property.

Situated in the Gowan Valley about eleven miles from Glenhope Railway-station, eight miles by main road, then three miles metalled dray-road. With the exception of the area felled and sown, the section is entirely bushland,