

Lot 4 of Section 739: Area, 1 rood 9·8 perches; upset price, £114.

Situated in St. Vincent Street, close to railway-station. All flat land in grass.

NOTE.—Easements will be created on the titles to all sections to give connections with sewer and city water-supply.

*Terms of Sale.*

*Cash.*—One-fifth of the purchase-money on the fall of the hammer, and the balance with Crown grant fee of £1 will be payable within thirty days thereafter, otherwise the part of the purchase-money paid by way of deposit will be forfeited and the contract for the sale of the land be null and void.

*Deferred Payments.*—A deposit of 5 per cent. of the price bid and £1 ls. license fee is payable on the fall of the hammer, and the balance by equal annual instalments extending over a period of nineteen years and bearing interest at 5 per cent. per annum.

Titles will be subject to Part XIII of the Land Act, 1924. Full particulars on application to this office.

N. C. KENSINGTON,  
Commissioner of Crown Lands.

*Education Reserve in Southland Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Invercargill, 14th April, 1925.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction for a term of twenty-one years at this office on Wednesday, 20th May, 1925, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

SECTION 17, Block XV, Town of Gore: Area, 1 rood; upset annual rent, £3.

Unimproved section. Situated in Oldham Street.

*Abstract of Conditions of Lease.*

1. Possession will be given on day of sale.
2. A term of twenty-one years from 1st July, 1925.
3. At end of term, lease to be submitted at auction weighted with valuation for improvements payable by incoming tenant.
4. A half-year's rent at the rate offered and rent for the broken period between the date of sale and 30th June, 1925, lease and registration fees (£2 2s.) to be paid on the fall of the hammer.
5. No assignment, sublease, mortgage, or other disposition without consent of Land Board.
6. Interest at rate of 10 per cent. per annum to be paid on rent in arrears.
7. Consent of Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.
8. Leases will be registered under Land Transfer Act.
9. Leases liable to forfeiture if conditions violated.

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

K. M. GRAHAM,  
Commissioner of Crown Lands.

*Lands in Wellington Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Wellington, 14th April, 1925.

NOTICE is hereby given that the leases of the undermentioned lands will be offered for sale by public auction under the provisions of the Land Act, 1924, section 130 of the Reserves and other Lands Disposal and Public Bodies Empowering Act, 1924, and the regulations made thereunder, on Friday, the 22nd day of May, 1925, at the Courthouse, Waverley, at 11 o'clock a.m.

SCHEDULE.

WELLINGTON LAND DISTRICT.

*Patea County.—Wairoa Survey District (formerly Moumahaki State Farm).*

LOT 1 on plan No. 73/26w, deposited in the office of the Chief Surveyor at Wellington, containing 137 acres 1 rood; upset annual rental, £275.

Weighted with £100, valuation for buildings, which sum shall be payable in cash at the time of the sale.

Also weighted with the sum of £160, being the value of the kahikatea bush on the section, and which sum must be paid in cash before possession of the section is given.

Improvements which are included in the rental value comprise 207 chains of post-and-wire fencing and 98 chains of good deep drains, also small plantation of mixed trees.

Lot 2 on the same plan, containing 108 acres 1 rood 35 perches; upset annual rental, £175.

Weighted with £280, valuation for buildings, which sum shall be repayable in ten years by twenty half-yearly instalments of £18 2s. 7d.

Improvements, which are included in the rental value, comprise 65 chains boxthorn hedges, 217 chains post-and-wire fencing, and 22 chains piping for water service and troughs.

Lot 3 on the same plan, containing 176 acres 3 roods 31 perches; upset annual rental, £230.

Weighted with £645, valuation for buildings, which sum shall be repayable in twenty-one years by forty-two half-yearly instalments of £25 3s. 2d.

On this section there are certain buildings, numbered 5 and 6 on the marginal plan on the sale poster, which do not go with the property, and the right is reserved to enter upon the land and remove same at any time within six months from the date of the sale.

Improvements which are included in the rental value comprise 102 chains boxthorn fencing, 371 chains post-and-wire fencing, 42 chains piping for water-service and concrete troughs, and 5½ acres of shelter plantations.

Lot 4 on the same plan, containing 189 acres 2 roods 22 perches; upset annual rental, £300.

Weighted with £885, valuation for buildings, which sum shall be repayable in twenty-one years by forty-two half-yearly instalments of £34 10s. 4d.

On this section there are certain buildings, numbered 8 to 18 on the marginal plan on the sale poster, which do not go with the property, and the right is reserved to enter upon the land and remove same at any time within six months from the date of sale.

Improvements which are included in the rental value comprise 298 chains post-and-wire fencing, 13 chains boxthorn fencing, water-service, and shelter plantation.

GENERAL DESCRIPTION.

The lands to be offered comprise what was formerly known as the Moumahaki State Farm, which for many years has been used by the Department of Agriculture for experimental and demonstration purposes. The whole property is in good heart, subdivided into paddocks, well watered, and sheltered by plantations and boxthorn hedges in good order. The areas are adapted for sheep-farming, dairying, or for mixed farming, and very little expenditure is necessary to put each in first-class working-order.

The distance to Moumahaki Railway-station is one mile and a half, and to Waverley four miles and a half, by good metalled road. There is a school on the reserve adjoining Lots 2, 3, and 4, and one mile distant from Lot 1.

The altitude ranges from 40 ft. to 290 ft. above sea-level.

SPECIAL CONDITIONS.

The leases provide for a perpetual right of renewal on the terms and conditions as set out in the regulations.

Residence is compulsory, and must be continuous. No person shall be permitted to hold more than one allotment, and such allotment shall be held for his or her sole use and benefit, and not for the use or benefit of any other person whomsoever. For the purpose of this condition husband and wife shall be considered to be one person.

The lessees of Lots 2 and 3 shall have the right for a period of three months from the date of the sale to obtain sufficient water for reasonable requirements, without undue waste, from the pumping plant on Lot 4, provided each lessee pays one-third of the cost of the petrol and oil used in the pumping.

The lessee of Lot 4 shall for a period of three months from the date of the sale, supply the lessees of Lots 2 and 3 with a sufficient supply of water for reasonable requirements, without undue waste, provided these lessees pay one-third each of the cost of the petrol and oil used in the pumping.

Terms of lease and sale plans with full particulars may be obtained on application to the Commissioner of Crown Lands, Wellington.

THOS. BROOK,  
Commissioner of Crown Lands.