

Small Grazing-run in Wellington Land District for Lease.

District Lands and Survey Office,
Wellington, 23rd June, 1925.

NOTICE is hereby given that the undermentioned small grazing-run is open for selection in terms of the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m., on Monday, the 27th July, 1925.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, on Tuesday, the 28th July, 1925, at 10 o'clock a.m., but if any applicant so desires he may be examined by the Land Board of any other district.

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.

The ballot will be held at the District Lands and Survey Office, Wellington, at the conclusion of the examination of applicants.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Patea County.—Nukumarū Survey District.
(Victoria College Endowment.)

SECTION 1, Block I: Area, 2,185 acres; capital value, £2,185; half-yearly rent, £54 12s. 6d.

Weighted with £500, valuation for improvements, consisting of felling and grassing.

NOTE.—Arrangements may be made with the State Advances Office for a loan over part of the valuation for improvements.

This section is situated on the right bank of the Waitotara River, in the Waitotara Valley. Access is from Waitotara, which is sixteen miles distant, by metalled road and formed clay road. The section comprises broken country, steep in places, with easy country on river frontage. Good home-stead-site. An area of 800 acres has been felled and grassed, but 400 acres of this has reverted to second growth and fern forest is medium to heavy, comprising tawa, birch, and rata. Soil is medium to light, resting on clay and sandstone formation. The land is well watered by the Waitotara River and small streams. Altitude, 90 ft. to 800 ft.

Full particulars may be obtained at this office.

THOS. BROOK,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale by Public Auction for Cash or on Deferred Payments.

District Lands and Survey Office,
Wellington, 23rd June, 1925.

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, Wellington, at 2.30 o'clock p.m., on Wednesday, 12th August, 1925, under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

1. 1,107 acres 2 roods 34 perches: Native leasehold, part Te Tuhi 4c No. 1p, part Blocks II, III, and VI, Waipakura Survey District.

Situated twenty miles up the Wanganui River. Former owners: W. M. and R. Arundel. Suitable for sheep-farming mostly; would carry about one and a half dry sheep per acre, and also some dry cattle. Buildings: Three-roomed dwelling in good condition, wool-shed, cow-shed, &c.

Lessees' interest for sale at upset price of £2,800. Deposit, £300; balance to remain on flat mortgage for ten years with £50 per annum off the principal.

NOTE.—Term of lease is forty-two years from 28th September, 1907. Rental as follows: First twenty-one years, £89 per annum; remainder of term 5 per cent. on the value of the fee-simple without improvements.

Files—H.O., 26/14796; D.O., 22/4745.

2. 506 acres 1 rood 20 perches: Section 2 and part Section 11, Block XIV, Kaitieke Survey District.

Situated sixteen miles from Raurimu and thirty-five miles from Kaitieke. Previous owner: E. B. Lattey. Comprises 360 acres of fair pasture, remainder in bush. Suitable for sheep and cattle grazing. Buildings consist of a four-roomed dwelling and outbuildings, wool-shed and cow-shed. Upset price, £2,600. Deposit, £250; balance as arranged.

Files—H.O. 26/15772; D.O., 22/5331.

3. 381 acres 2 roods: Sections 3 and 15, Block VII, Waipakura Survey District.

Situated on Pitangi Road, about twenty miles from Wanganui. Former owners: M. and R. Tapa. Subdivided into two paddocks. Suitable for sheep-farming. Estimated carrying capacity: One and a half dry sheep per acre. The only building is a corrugated-iron cottage of three rooms.

Crown leasehold: Capital value, £300.

Lessees' interest for sale at upset price of £1,200. Deposit £100.

Files—H.O., 26/11433; D.O., 22/4167.

4. 230 acres 3 roods 8 perches: Lots 3 and 4, deposited plan 3504, part Sections 305 and 307, Town of Carnarvon.

Situated five miles from the Himatangi Railway-station, and three miles from the Oroua Downs Dairy Factory and School. Former owners: C. S. Moulden and P. S. Furlong. Subdivided into eight paddocks. Watered by artesian wells. Suitable for dairying. Buildings consist of an eight-roomed well-built residence, with usual outbuildings; also cow-shed, fowl-houses, &c.

Upset price, £6,930; deposit, £250.

Files—H.O., 26/10359; D.O., 22/3356.

5. 26 acres 1 rood 29 perches: Lot 1, D.P. 4676, being part Te Wi Native Reserve, Block VIII, Kairanga Survey District.

Situated on Te Wi Road at Whakaronga near Palmerston North. Former owner: J. C. Dench. Subdivided into four paddocks. No buildings. Suitable for dairying.

Upset price, £2,200; deposit, £200.

Files—H.O., 26/19096; D.O., 22/7077.

6. 12 acres 1 rood 10.4 perches: Sections 3, 6, 7, and 8, Block VII; Sections 9, 12, 13 and 16, Block VIII; Sections 3, 4, 10, 12, 14, 15, 16, 17, 18, and 19, Block IX; Section 8, Block XIII, and Sections 2, 3, 4, and 6, Block XIV, Township of Brownston.

Situated half a mile from the Hukanui School. Former owner: C. A. Ward. Buildings consist of a six-roomed dwelling, with shop attached. Usual outbuildings.

Upset price, £750; deposit, £50.

Files—H.O., 26/9553; D.O., 22/3784.

7. 2 roods 25.7 perches: Part Lot 522, deposited plan 19, Subdivision A, Manchester Block.

Situated in the Town of Feilding. Former owner: C. Sullivan. Building: Four-roomed dwelling, bathroom, wash-house, &c., electric light.

Upset price, £700; deposit, £50.

Files—H.O., 26/20686; D.O., 22/7487.

8. 1 rood 32.5 perches: Section 5, Block V, Hawtrey Settlement.

Situated in the Town of Johnsonville. Former owner: W. H. Douglas. Dwelling: Four rooms, wash-house.

Upset price, £675; deposit, £50.

Files—H.O., 26/8926; D.O., 22/3649.

9. 1 rood 5.1 perches: Section 60, Settlement of Mauriceville.

Situated in the Township of Mauriceville. Former owner: S. E. Pragnell. Dwelling (six rooms), shop attached; poor state of repair.

Upset price, £500; deposit, £50.

Files—H.O., 26/20798; D.O., 22/7079.

10. 24 perches: Lot 33, deposited plan 1858, Part Sections 741, 744, and 745, Town of Feilding.

Situated in Glasgow Street, Feilding. Former owner: G. H. McDermid. Dwelling (five rooms); bath-room and wash-house attached.

Upset price, £850; deposit, £50.

Files—H.O., 26/7309; D.O., 22/1990.

11. 20 perches: Lot 4 on deposited plan 4565, Part Section 227, right bank of the Wanganui River.

Situated in Cornfoot Street, Castlecliff. Former owner: J. Baxter. Dwelling (four rooms), wash-house, &c.; fair order.

Upset price, £865; deposit, £50.

Files—H.O., 26/15624; D.O., 22/5919.

TERMS OF SALE.

1. *Cash.*—The required deposit on the fall of the hammer, and the balance within thirty days.

2. *Deferred Payments.*—Deposit as shown, 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 in the case of civilians and thirty-six years and a half in the case of discharged soldiers, 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.

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.

Full particulars may be obtained at this office.

THOS. BROOK,
Commissioner of Crown Lands.