

Land in the Taranaki Land District forfeited.

Department of Lands and Survey,
Wellington, 26th August, 1925.

NOTICE is hereby given that the lease and license of the undermentioned lands having been declared forfeited by resolution of the Taranaki Land Board, the said lands have thereby reverted to the Crown, under the provisions of the Land Act, 1924.

SCHEDULE.

TARANAKI LAND DISTRICT.

TENURE: O.R.P. License No. 977. Section 4, Block I, Pouatu Survey District. Lessee: C. E. Morton. Reason for forfeiture: Non-compliance with conditions of license.

Tenure: S.T.L.S. Lease No. 33. Section 3s, Taitama Settlement. Lessee: F. Middleton. Reason for forfeiture: Non-compliance with conditions of lease.

A. D. McLEOD, Minister of Lands.

Education Reserves in Nelson Land District for Lease by Public Auction.

District Lands and Survey Office,
Nelson, 31st August, 1925.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Nelson, at 11 o'clock a.m., on Wednesday, 7th October, 1925, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NELSON LAND DISTRICT—EDUCATION RESERVES.

Takaka Survey District.

SECTION 68, Block VII: Area, 11 acres 3 roods 8 perches; upset annual rental, £2.

Weighted with £7 10s., valuation for fencing.

Situated with a frontage to the main East Takaka Road and adjoining the river on the back boundary. Seven miles from Takaka. Good quality soil resting on limestone outcrop. Well watered.

Rahu Survey District.

Section 10, Block XVI; Area, 856 acres 2 roods; upset annual rental, £26 5s.

Situated in Upper Maruia Valley, thirty-two miles from Reefton, ten miles from telephone and post office and one mile from school. Regular cream-carting service to dairy factory. About 50 acres flat land, remainder undulating to hilly. All bushclad, with exception of ten acres felled but not burnt. Soil of good quality resting mostly on limestone formation. Well watered. Altitude, 1,350 ft. to 2,900 ft. above sea-level.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The highest bidder shall be the purchaser.
2. A half year's rent at rate offered, rent for broken period and lease and registration fees (£2 2s.), together with valuation for improvements, to be paid on fall of hammer.
3. Term of lease, twenty-one years from date of sale, with perpetual right of renewal for further successive terms of twenty-one years.
4. Rent of renewal lease to be fixed by arbitration. If lessee does not desire to renew lease at end of any term, land to be leased by auction. The incoming lessee to pay the value of improvements, which is to be handed over to outgoing lessee, less any sum due to the Crown.
5. No transfer or sublease allowed without the consent of the Land Board.
6. Lessee to clear land of weeds, and keep open creeks, drains, and watercourses.
7. Interest at the rate of 10 per cent. per annum to be paid on rent more than thirty days in arrear.
8. Buildings on land to be kept in good order, repair, and condition.
9. Lessee will not carry on any offensive trade which may be a nuisance.
10. Consent of Land Board to be obtained before making improvements.
11. Lessee to pay all rates, taxes, and assessments.
12. Lease is liable to forfeiture if conditions are violated.

The reserves 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.

N. C. KENSINGTON,
Commissioner of Crown Lands.

Land in the Nelson Land District for Sale by Public Auction.

District Lands and Survey Office,
Nelson, 31st August, 1925.

NOTICE is hereby given that the undermentioned land will be offered for sale for cash by public auction at the District Lands and Survey Office, Nelson, on Wednesday, 7th October, 1925, at 11 o'clock a.m., under the provisions of the Land Act, 1924.

SCHEDULE.

NELSON LAND DISTRICT.

SECTION 14, Block X, Howard Survey District: Area, 20 acres 2 roods 32 perches; upset price, £41.

Situated on the old pack-track from Howard River to Lake Rotoroa, and known as the Porika Reserve. Practically flat, all open and scrub land.

TERMS OF SALE.

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

Title will be subject to Part XIII of the Land Act, 1924.

Full particulars may be had on application to this office.

N. C. KENSINGTON,

Commissioner of Crown Lands.

Land in Hawke's Bay Land District for Sale by Public Auction.

District Lands and Survey Office,
Napier, 2nd September, 1925.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments on the premises, Jervois Street, Hastings, at 12 o'clock, noon, on Thursday, 1st October, 1925, under the provisions of the Land Act, 1924.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.

Hastings Borough.—Heretaunga Survey District.

LOT 594 of Block 8, part Heretaunga Block 28N (deposited plan 362): Area, 38 perches; upset price, £800.

The property is a town section, situated in Jervois Street, Hastings, and includes a house of five rooms, scullery, pantry, and bathroom (enamel bath); hot and cold water, town drainage, electric light; recently renovated throughout. Out-buildings consist of wash-house, tool-shed, motor-garage, &c. Concrete paths. The boundary-fence requires repairing. This property was previously occupied by the Stock Inspector.

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, is payable within thirty days thereafter, otherwise the part of the purchase-money paid by way of deposit will be forfeited and the sale of the land declared null and void.

Deferred Payments.—A deposit of 5 per cent. of the price bid, together with £1 1s. license fee, on the fall of the hammer, balance by equal annual instalments extending over a period of nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money, but with the right to pay off at any time the whole or any part of the outstanding amount.

Titles will be subject to Part XIII of the Land Act, 1924.

Full particulars may be had on application to the Commissioner of Crown Lands, Napier.

J. D. THOMSON,

Commissioner of Crown Lands.

Pastoral Runs in Hawke's Bay Land District for License.

District Lands and Survey Office,
Napier, 2nd September, 1925.

NOTICE is hereby given that the undermentioned pastoral runs are open for license for a term of thirty-five years; and applications will be received at this office up to 4 o'clock p.m. on Monday, the 9th day of November, 1925, under the provisions of the Land Act, 1924.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—HAWKE'S BAY COUNTY.

Tarawera Survey District.

RUN 16: Area, 1,724 acres; annual rental, £100.