

CROWN LANDS NOTICES.

Land in Hawke's Bay Land District forfeited.

Department of Lands and Survey,
Wellington, 15th April, 1926.

NOTICE is hereby given that the license of the under-mentioned land having been declared forfeited by resolution of the Hawke's Bay Land Board, the said land has thereby reverted to the Crown, under the provisions of the Land Act, 1924.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.

TENURE: Occupation with right of purchase. Section 181, Block V, Takapau Survey District. Formerly held by Frank Leslie Bishop. Reason for forfeiture: Non-compliance with conditions of license.

J. A. YOUNG, for Minister of Lands.

Land in Canterbury Land District for Sale by Public Auction.

District Lands and Survey Office,
Christchurch, 13th April, 1926.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at the Courthouse, Timaru, at 2 o'clock p.m. on Friday, 11th June, 1926, under the provisions of the Land Act, 1924.

SCHEDULE.

CANTERBURY LAND DISTRICT.

Geraldine Town District.

SECTIONS 234 and 235: Area, 2 roods; upset price, £105.
Sections 240 and 241: Area, 2 roods; upset price, £105.
Situated in the Borough of Geraldine. Sections 234 and 235 on the corner of Cox Street and Lewis Street, and Sections 240 and 241 on the corner of Wilson Street and Lewis Street. Suitable for building-sites.

CONDITIONS OF SALE.

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

Deferred Payments.—A deposit of 5 per cent. on the purchase-money, together with £1 ls. license fee, on the fall of the hammer, the 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.

If the purchaser fails to make any of the prescribed payments by due date, the amount already paid shall be forfeited and the contract for the sale of the land be null and void.

Titles will be subject to Part XIII of Land Act, 1924, and purchaser must subscribe to the declaration required thereunder.

Full particulars may be obtained from the Commissioner of Crown Lands, Christchurch.

W. STEWART,
Commissioner of Crown Lands.

Education Reserve in Canterbury Land District for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 13th April, 1926.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at this office at 2.30 o'clock p.m. on Wednesday, 2nd June, 1926, under the provisions of the Education Reserves Act, 1908, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.

Paparaia County.—Rolleston Survey District.

SECTION E.R. 1164, Block XII: Area: 34 acres; upset annual rental, £17 10s.

Weighted with £20, valuation for improvements, consisting of 90 chains of gorse fencing to be paid for in cash on the fall of the hammer.

Situated three miles and a half from Templeton Railway-station. Sheep-grazing land of medium quality. When cleaned will grow oats, turnips, and rape.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, together with rent for the broken period, and £2 2s. lease fee and cost of registration, must be paid on the fall of the hammer.
2. Term of lease, twenty-two years, with right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. Rent payable half-yearly, in advance, on 1st days of January and July in each year.
4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.
5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
6. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
7. Lessee not to use or remove any gravel without the consent of the Land Board.
8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
9. Lessee not to make improvements without the consent of the Land Board.
10. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £2 per acre.
11. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.
12. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.
13. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.
14. Lessee to keep buildings insured.
15. Lessee to have no right to any minerals.

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W. STEWART,
Commissioner of Crown Lands.

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District Lands and Survey Office,
Christchurch, 13th April, 1926.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the Courthouse, Timaru, at 2 o'clock p.m. on Friday, 11th June, 1926, under the provisions of the Education Reserves Act, 1908, and Public Bodies' Loans Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.

Levels County.—Arowhenua Survey District.

SECTION E.R. 1254, Block II: Area, 25 acres; upset annual rental, £46 15s.

Weighted with £40, valuation for improvements, consisting of 94 chains of gorse fencing (boundary) £30, and grassing £10, to be paid for in cash on the fall of the hammer.

Situated one mile and a quarter from Temuka. Suitable for cropping and dairying. Will grow green crops and roots. Level land, well watered. No buildings. Former lessee, J. Leonard.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, together with rent for the broken period, and £2 2s. lease fee, and cost of registration, must be paid on the fall of the hammer.
2. Term of lease, twenty-one years, with right of renewal for further similar terms at rentals based on fresh valuation, under the provisions of the Public Bodies' Leases Act, 1908.
3. Rent payable half-yearly, in advance, on 1st days of January and July in each year.
4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains,