

12. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.

13. Lease is liable to forfeiture if conditions are violated.

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

J. STEVENSON,
Commissioner of Crown Lands.

Pastoral Run in Hawke's Bay Land District open for License.

District Lands and Survey Office,
Napier, 5th May, 1926.

NOTICE is hereby given that the license of the under-mentioned pastoral run will be sold by public auction at the District Lands and Survey Office, Napier, at 11 o'clock a.m. on Tuesday, 8th June, 1926, under the provisions of the Land Act, 1924.

SCHEDULE.

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

RUN 23, Kuripapanga and Ngaruroro Survey Districts: Area, 18,711 acres; upset annual rental, £50; term, thirty-five years.

Weighted with £500, valuation for wool-shed, which must be paid for either in cash or in twenty years by forty half-yearly instalments of £20 1s. 3d.

Other improvements consisting of old yards, two sheds, two whares, twelve miles of fencing, dip and yards, plantation, and orchard are effected on the run. Altitude, from 1,000 ft. to 3,600 ft. above sea-level. There is an area of fair country, about 5,000 acres approximately, extending north and south through the block, covered with tussock, native grasses, and manuka. The balance consists chiefly of high country of poor soil, covered principally with manuka. Access by Napier-Taihape-Patea Main Road, which passes through the northern portion of the block. Distance from Napier to Kuripapanga, about fifty-two miles.

Abstract of Conditions of Pastoral License.

1. Purchaser or applicant must be over twenty-one years of age.
2. One half-year's rent, £1 1s. (license fee), and statutory declaration to be deposited by purchaser on the fall of the hammer or on being declared the successful applicant. Rent commences from date of license.
3. No person may hold more than one run, except on the recommendation of the Land Board and with the approval of the Minister of Lands. If a husband holds a run his wife is deemed to be a runholder, and *vice versa*.
4. Improvements.—The lessee is required to effect improvements as follows:—
 - (a.) Within one year from the date of his lease, to a value equal to one year's rent payable under the lease;
 - (b.) Within two years from the date of his lease, to a value equal to two years' rent payable under the lease;
 - (c.) Within six years from the date of his lease, to a value equal to four years' rent payable under the lease.
5. Rent is payable half-yearly, in advance, on 1st March and 1st September in each year. If not paid within thirty days of due date a penalty of 10 per cent. is added.
6. Term of license to be as stated hereon, with contingent right or renewal over the whole or a subdivision of the run for a further term.
7. Licensee to prevent destruction or burning of timber; to prevent growth and spread of gorse, broom, sweetbrier, or other noxious weeds or plants; to keep down rabbits, and refrain from burning grass during such months as the Commissioner of Crown Lands shall from time to time determine.
8. No tussock or snow-grass is to be burned save with the prior consent in writing of the Board, and subject to such conditions, restrictions, and directions as the Board may impose and give.
9. Roads may be taken without payment of compensation.
10. Licensee to have no right to the timber or flax on the land comprised in the license.
11. With the permission of the Land Board, the licensee may,—
 - (a.) Cultivate a portion of the run and grow winter feed thereon;
 - (b.) Plough and sow in grass any area not exceeding 3,000 acres;
 - (c.) Clear of bush or scrub any portion of the run and sow same in grass;
 - (d.) Surface-sow in grass any portion of the run.

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On the expiry of license the value of licensee's improvements will be protected in accordance with the law.

12. Licensee is liable to forfeiture if conditions are violated.

Full particulars may be obtained at this office on application.

J. D. THOMSON,
Commissioner of Crown Lands.

Land in Wellington Land District open for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 5th May, 1926.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land for Settlements Act, 1925, and the Land Act, 1924; and applications will be received at this office up to 4 o'clock p.m. on Monday, 24th May, 1926.

Applicants must appear personally for examination at the Lands and Survey Office, Wellington, on Tuesday, 25th May, 1926, at 10.30 o'clock a.m.; or, if any applicant so desires, he may be examined by the Land Board of any other district.

The ballot will be held at the conclusion of the examination of applicants.

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 the 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.

SCHEDULE.

WELLINGTON LAND DISTRICT.—SETTLEMENT LAND.—FIRST-CLASS LAND.

Rangitikei County.—Ikitara Survey District.—Haumui Settlement.

SECTION 9 and Lot 3 on S.O. plan 149/11, being part Section 8: Area, 69 acres 1 rood 29 perches. Capital value, £3,455; £400*. Half-yearly rent, £86 7s. 6d.; £15 12s.†

* Valuation for buildings.

† Half-yearly instalment of principal and interest on buildings, comprising a four-roomed dwelling with bathroom, wash-house, and scullery attached, and a cow-shed and separator-room with concrete floor, valued at £400; to be paid in cash or in twenty-one years by forty-two half-yearly instalments of £15 12s. Total half-yearly payment on lease, £101 19s. 6d.

This property is situated on the Wangaehu Valley Road, about five miles from the Wangaehu Railway-station, Dairy Factory, and School, and fifteen miles from the City of Wanganui. Comprises flat land, all in fair pasture. Subdivided into five paddocks. Fences in fair order. The property is watered by an artesian well and by the Wangaehu River. Capable of considerable improvement by drainage and cultivation. Estimated carrying-capacity in present condition, thirty-five dairy cows.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years and a right to acquire the freehold.
2. Rent payable in advance on 1st January and 1st July in each year.
3. Applicants to be twenty-one years of age and upwards.
4. Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 is. lease fee and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.
5. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
6. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.
7. Improvements: Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 2s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.
8. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.