

General Description.

Flax is established practically over the whole area, and it is anticipated that a crop of between 500 and 600 tons will be ready for cutting by the side-leaf method in about eighteen months' time.

Abstract of Terms of Lease.

1. The cutting generally is to be subject to the approval of the Commissioner of Crown Lands, and no flax is to be cut lower than 7 in. to 8 in. above the "crown," the "crown" being defined as the junction of the bulb. During the first five years of the lease, the hook method of cutting may be employed, except during the months of April, May, June, and July in each year, when the side-leaf method shall be exclusively employed, and during the last three years of the lease the side-leaf method only shall be used.

2. Lessee to maintain in good order and condition, and to deepen, when necessary, all drains on the area other than the main drains, which are maintained by the Department.

3. Lessee shall prevent the growth and spread of noxious weeds upon the land, and shall forthwith eradicate all noxious weeds growing on the land at the date of possession. All blackberry shall be cut and grubbed during the month of December in each year, and all manuka shall be cut as directed by the Commissioner of Crown Lands.

4. No compensation to be allowed for loss by fire, of which all risk shall be taken by the lessee and against the occurrence and spread of which he will be required to take all reasonable precautions.

5. No compensation is to be allowed for improvements at the expiry or sooner determination of the lease, but the lessee may, provided all the conditions of the lease have been satisfactorily fulfilled, remove all buildings and plant erected by him on the ground.

6. All flax growing on the ground shall revert to the Crown at the expiry or sooner determination of the lease, without any compensation whatever, and no plants shall be removed or destroyed.

7. The Crown reserves the right to make drains and roads within the area at any time, and also reserves the right of access at all times.

8. The lessee shall not transfer nor sublet nor dispose of the cutting or milling rights, except with the approval of the Land Board.

9. The lease may be forfeited by the Land Board for non-compliance with any of these conditions.

Conditions of Sale.

1. Intending bidders are expected to visit the locality and satisfy themselves in every particular in all matters relating to the area.

2. The rent is payable half-yearly in advance, the first half-year's with £1 1s. lease fee, to be paid on the fall of the hammer.

Plans of the area may be obtained from the Commissioner of Crown Lands, Auckland.

K. M. GRAHAM,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Invercargill, 11th August, 1926.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction for term of twenty-one years at this office on Wednesday, 15th September, 1926, 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.

LOT 9 of Section 30, Block XVI, Town of Gore: Area, 2 roods 16 perches; upset annual rent, £2 10s.

Situated in Eccles Street.

Abstract of Conditions of Lease.

1. Possession will be given on day of sale.

2. Terms of lease, twenty-one years, with right of renewal for a further similar term at rental based on fresh valuation under the provisions of the Public Bodies' Leases Act, 1908.

3. A half-year's rent at the rate offered and rent for the broken period between the date of sale and 31st December, 1926, lease and registration fees (£2 2s.) to be paid on the fall of the hammer.

4. Rent payable half-yearly in advance on 1st day of January and 1st July in each year.

5. No assignment, sublease, mortgage, or other disposition without consent of the 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. Lease will be registered under Land Transfer Act.

9. Lease liable to forfeiture if conditions violated.

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

N. C. KENSINGTON,
Commissioner of Crown Lands.

Small Grazing-run in Marlborough Land District for Lease.

District Lands and Survey Office,
Blenheim, 10th August, 1926.

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, Blenheim, up to 4 o'clock p.m. on Tuesday, the 12th October, 1926.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Blenheim, on Thursday, the 14th October, 1926, 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, Blenheim, at the conclusion of the examination of applicants.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—SECOND-CLASS LAND

Sounds County.—Oriero Survey District.

SECTION 2, Block VIII: Area, 910 acres; capital value, £455; half-yearly rent, £9 2s.

Weighted with £190, valuation for improvements, consisting of a four-roomed dwelling out of repair (£150), 60 acres grass and fern (£30), and fencing (£10), payable in cash.

Situated at Fairy Bay, Pelorus Sound. Access from Have-lock by water sixteen miles. Very broken bush country; soil poor, on clay formation. Bush consists of mostly birch and light undergrowth usually found in birch bush. Well watered by permanent streams. General quality of land is poor. Elevation sea-level to 2,500 ft.

ABSTRACT OF CONDITIONS OF LEASE.

Small Grazing-run.

1. Applicants to be seventeen years of age and upwards.

2. Term of lease: twenty-one years, with right of renewal, or in the event of subdivision into allotments, right to a lease of one allotment, compensation for loss of right to new lease of other allotments, and valuation for improvements.

3. Rent commences from the date of lease, and is payable half-yearly, in advance, on 1st March and 1st September in each year.

4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 1s. (lease fee), and a half-year's rent. Rent for the broken period between date of lease and 1st March or 1st September following is also payable.

5. 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.

6. Improvements.—Lessee is required to improve the run within one year to the value of one year's rental; within two years to the value of two year's rental, and within six years to the value of four year's rental. In addition to the foregoing, on bush land, improvements are also to be effected within six years to the value of 10s. per acre for every acre of first-class land, and 5s. per acre for every acre of second-class land. Any money paid as valuation for improvements will be allowed as substantial improvements upon the land.

7. On expiry of term of lease, lessee's improvements will be valued and protected.

8. Residence must commence within three years in the case of bush land or swamp land, and within one year in the case