

*Abstract of Conditions.*

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 30th June, 1927, 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. Land Board to approve of improvements proposed.
8. Lease will be registered under Land Transfer Act.
9. Lease liable to forfeiture if conditions violated.

Sale plans and full particulars may be obtained from the Commissioner of Crown Lands, Napier.

J. D. THOMSON,  
Commissioner of Crown Lands.

*Settlement Lands in Wellington Land District for Selection on Renewable Lease.*

District Lands and Survey Office,  
Wellington, 7th December, 1926.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Monday, 24th January, 1927.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, at 10.30 o'clock a.m. on Tuesday, 25th January, 1927; but 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.

## SCHEDULE.

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

*Akitio County.—Waimata Survey District.—Akitio Settlement.*

SECTION 5s: Area, 636 acres 1 rood 24 perches. Capital value, £4,750; \*£200. Half-yearly rent, £118 15s.; †£7 16s. \* Buildings.

† Half-yearly instalment of principal and interest on buildings, consisting of a two-roomed dwelling with lean-to, valued at £200, which amount is payable in cash or in twenty-one years by forty-two half-yearly instalments of £7 16s. Total half-yearly payment on lease: £126 11s.

This property is situated in the Akitio Settlement on the Dannevirke-Akitio coach road, being about twelve miles from Akitio and thirty-nine miles from Dannevirke. The road from Dannevirke to Ti-tree Point is formed and metalled, and from there to the settlement (about six miles) access is by formed and partly metalled dray-road. The section comprises easy undulating to steep grazing country, of fair quality. Well watered by small streams. The elevation of the settlement ranges from 80 ft. to 800 ft. above sea-level.

## SPECIAL CONDITION.

Applicants for this property will be required to possess a minimum of £1,000 in cash.

*Waitotara County.—Nukumarū Survey District.—Cherry Grove Settlement.*

Section 3s: Area, 232 acres 3 roods. Capital value, £830. Half-yearly rent, £20 15s.

Weighted with £70 valuation for fencing, payable in cash. Situated at the end of the Brunswick Road, about five miles from the Westmere Railway-station and ten miles from Wanganui. Comprises about thirty acres of flat land, balance easy hills covered with gorse and broom. Well watered. Altitude, 200 ft. to 500 ft.

*Hutt County.—Belmont Survey District.—Waddington Settlement.*

Section 7s: Area, 3 acres and 39 perches. Capital value, £710; \*£250. Half-yearly rent, £17 15s. †£9 15s.

\* Buildings.

† Half-yearly instalment of principal and interest on buildings, consisting of a five-roomed dwelling and outbuildings, valued at £250, which amount is payable in cash or in twenty-one years by forty-two half-yearly instalments of £9 15s. Total half-yearly payment on lease £27 10s.

Situated in the Waddington Settlement, about three miles and a half from the Lower Hutt town and railway-station. Comprises flat land, carrying fair pasture.

Sale plan and full particulars may be had on application to this office.

H. W. C. MACKINTOSH,  
Commissioner of Crown Lands.

*Land in the Canterbury Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Christchurch, 6th December, 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 District Lands and Survey Office, Christchurch, at 2.30 o'clock p.m., on Wednesday, 12th January, 1927, under the provisions of the Land Act, 1924.

## SCHEDULE.

## CANTERBURY LAND DISTRICT.—THIRD-CLASS LAND.

*Rangiora County.—Rangiora Survey District.*

RESERVE 4055, Block XII: Area, 86 acres 2 roods 12·2 perches; upset price, £220.

Weighted with £25, valuation for a small plantation on the property made up of approximately sixty large pine-trees, besides scattered young pines and poplars, demonstrating suitability for tree-growing.

Situated five miles and a half from Rangiora Railway-station, and one mile and a half from Woodend School; access by formed and partly metalled road. There is no water on property, but this can be obtained by sinking. The land is warm, dry, and well sheltered, and offers good feeding-ground for cattle in winter.

## CONDITIONS OF SALE.

The purchaser may pay for the land in cash or by deferred payments. The terms are:—

1. *Cash.*—One-fifth of the purchase-money and £25 valuation for plantation on the fall of the hammer, and the balance, with Crown grant fee (£1), within thirty days thereafter.

2. *Deferred Payments.*—A deposit of £20 of the purchase-money, together with £1 1s. license fee, and £25 valuation for plantation, to be paid on the fall of the hammer.

The balance of the purchase-money, with interest thereon at the rate of 5½ per cent. per annum, to be paid by instalments extending over a period of 34½ years.

The licensee shall have the right at any time during the currency of his license to pay off either the whole of the purchase-money or any half-yearly instalment or instalments thereof then remaining unpaid.

Upon receipt of the final instalment a certificate of title in respect of the land purchased shall issue upon payment of the prescribed Crown grant fee.

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

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

Full particulars may be obtained at this office.

W. STEWART,  
Commissioner of Crown Lands.

*Lands in Wellington Land District for Sale for Cash by Public Auction.*

District Lands and Survey Office,  
Wellington, 6th December, 1926.

NOTICE is hereby given that the undermentioned lands will be offered for sale for cash by public auction at the District Lands and Survey Office, Wellington, on Wednesday, 12th January, 1927, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924.