

Section 5s: 382 chains fencing valued at £282, together with a young shelter plantation and sheep-yards.

Section 10s: 445 chains fencing valued at £275, and a young plantation of 4,000 trees.

Section 13s: 778 chains fencing, and cattle-yards, valued at £540.

Section 14s: 398 chains fencing valued at £286, and a young plantation of 3,000 trees.

Section 16s: 257 chains fencing valued at £175.

Section 20s: 342 chains fencing valued at £239, and a young shelter plantation.

Improvements, not included in the capital value but which must be paid for separately, are as follows:—

Section 3s: 3-roomed lean-to cottage and outhouses, 11-stalled stable, 2 loose-boxes and feed-room, valued at £250, payable in cash or in twenty-one years by forty-two half-yearly instalments of £9 15s. Total half-yearly payment on lease, £107 5s.

Section 5s: 6-roomed dwelling, outhouses, and combined stable and shearing-shed, valued at £500, payable in cash or in twenty-one years by forty-two half-yearly instalments of £19 10s. Total half-yearly payment on lease, £101 10s.

Section 10s: Three huts and one shed, valued at £80, to be paid for in cash.

Section 13s: Buildings comprising 10-roomed dwelling, stable, garage, shed, and other outbuildings, valued at £1,000, payable in cash or in twenty-one years by forty-two half-yearly instalments of £39. Total half-yearly payment on lease, £183 15s.

Section 14s: Buildings comprising 3-roomed cottage and outhouse, 9-stalled stable, loose-box and chaff-house, and man's hut, valued at £300, payable in cash or in twenty-one years by forty-two half-yearly instalments of £11 14s. Total half-yearly payment on lease, £74 14s.

Section 20s: Buildings consisting of 3-roomed dwelling and two sheds valued at £250, payable in cash or in twenty-one years by forty-two half-yearly instalments of £9 15s. Total half-yearly payment on lease, £91 15s.

#### GENERAL DESCRIPTION.

Clifton Settlement is situated in South Otago, and can be reached from Balclutha and Waiwera, both of which are railway-stations on the main southern trunk line. The distance from the Town of Balclutha is from eleven to fifteen miles, by a formed road which is metalled for most of the way. From Waiwera the distance is from five to eight miles, by formed and metalled road. The settlement has a frontage to the Clutha River, on which a steamer plies. The settlement comprises nice easy rolling downs and ridges intersected by shallow gullies. Nearly the whole area is capable of being cultivated. The general quality of the land is very good, and the sections are suitable for the production of root, oat, and wheat crops. The altitude is from 80 ft. to 300 ft. above sea-level. In the last five years a considerable amount of improvement has been done by the Crown in the way of fencing, liming, and grassing, and the sections generally are in a good condition to carry on with. Arrangements are being made by the Education Board to convey the children to the Waiwera School until conditions shall warrant the erection of a school on the settlement.

#### SPECIAL CONDITIONS.

(1.) All areas and values will be subject to slight alteration on completion of the survey.

(2.) The incoming tenants will be required to pay for in cash the value at date of possession (1st April, 1927) of all grain, turnip, and rape crops. These payments must be made before any use is made of the crops and not later in any case than the first day of the month following possession: Provided that if white crops are not in stack by the date of possession the Crown reserves the right of entry for the purpose of harvesting and stacking such crops.

(NOTE.—White crops will be harvested and stacked by the Crown, and payment for such crops made on their value in the stack.)

3. The lessees of sections, portions of which have been sown in grass during the 1926-27 season, will be required to pay in cash the value of such grass, such value to be determined by the Commissioner of Crown Lands, whose decision shall be final and conclusive: Provided, however, that in no case shall such value exceed £2 per acre.

(4.) The right is reserved to the Crown to make such conditions and arrangements as are considered necessary by the Commissioner of Crown Lands, Dunedin, for settlers to obtain supplies of water from the various springs on the settlement, and in the event of there being any dispute the decision of the said Commissioner shall be final and conclusive.

(5.) The lessee of Section 14s will be granted the right to a quantity of water from the spring on Section 16s.

(6.) The lessee of Section 10s will be granted one quarter of the available water-supply from the spring in the south-west part of Section 13s, near the boundary.

(7.) Possession will be given as from 1st April, 1927.

*Plantations.*—In terms of the regulations under the Land for Settlements Act, no plantation may be interfered with without the consent in writing of the Commissioner of Crown Lands, Dunedin.

*Dip Reserve.*—It is proposed that the settlers should form a syndicate to take over the dip and yards at a small annual rental and to keep same in repair for the benefit of the settlement.

As witness the hand of His Excellency the Governor-General, this 18th day of December, 1926.

D. H. GUTHRIE, for Minister of Lands.

#### Opening Lands in the North Auckland Land District for Sale or Selection.

CHARLES FERGUSSON, Governor-General.

IN pursuance and exercise of the powers and authorities conferred upon me by the Land Act, 1924, and the amendments thereof, I, General Sir Charles Fergusson, Baronet, Governor-General of the Dominion of New Zealand, having received the report of the Under-Secretary in this behalf, as provided by section one hundred and seventy-six of the said Act, do hereby declare that the lands described in the Schedule hereto shall be open for sale or selection on Tuesday, the fifteenth day of February, one thousand nine hundred and twenty-seven; and also that the lands mentioned in the said Schedule may, at the option of the applicant, be purchased for cash or on deferred payments, or be selected on renewable lease; and I do hereby also fix the prices at which the said lands shall be sold, occupied, or leased as mentioned in the said Schedule hereto, and do declare that the said lands shall be sold, occupied, or leased under and subject to the provisions of the Land Act, 1924, and the amendments thereof.

#### SCHEDULE.

##### NORTH AUCKLAND LAND DISTRICT.

##### FIRST-CLASS LAND.

##### Waitemata County.—Waitemata Survey District.

SECTION 14, Block XIV: Area, 17 acres 3 roods 11 perches. Capital value, £700. Deferred payments: Deposit, £35; half-yearly instalment, £21 12s. 3d. Renewable lease: Half-yearly rent, £17 10s.

Section forms part of the well-known Birdwood Block, situated between Henderson and Swanson. Land is undulating, practically all ploughable, and is watered by a permanent spring. Whole area has been grassed, but large portion has now reverted to danthonia and brown-top. Section is ring-fenced and subdivided into three paddocks. Boundary fencing is in fair condition but subdivisional is poor. Buildings, included in capital value, consist of dwelling, two rooms with scullery and bathroom, and wash-house attached. Brick chimney, hot and cold water, porcelain bath, copper and tubs; fowlhouse, built of corrugated iron.

NOTE.—The successful applicant of this section will have preference over Section 15, adjoining, when the latter section is opened, probably next year.

##### SECOND-CLASS LAND.

##### Mongonui County.—Takahue Survey District.

Sections 15, 16, and 21, Block XI: Area, 277 acres 3 roods. Capital value, £210. Deferred payments: Deposit, £10; half-yearly instalment, £6 10s. Renewable lease: Half-yearly rent, £4 4s.

Weighted with £133 5s., valuation for improvements, consisting of 50 chains of road-fencing, 80 chains of boundary-fencing, 100 chains subdivisional fencing, and house, one room and lean-to, with one side blown in. Payment of this amount can be secured by mortgage to the State Advances Office in lieu of payment in cash.

Situated two miles from the Kaitaia-Takahue Road, and about four miles from Takahue Post-office. Cream is collected along Takahue Road. Soil is clay on sandstone formation, well watered by stream and springs. Approximately 50 acres flat country, balance undulating. Covered with fern and tea-tree scrub with patches of paspalum and danthonia. Elevation, 50 ft. to 200 ft. above sea-level.