

Lands in the Southland Land District for Sale by Public Auction.

District Lands and Survey Office,
Invercargill, 17th May, 1927.

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, Invercargill, at 11 o'clock a.m. on Wednesday, 22nd June, 1927, under the provisions of the Land Act, 1924.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—LAKE COUNTY.

SECTION 1, Block I, Kingston Survey District. Area, 47 acres 0 roods 38 perches; upset price, £72.

Weighted with £18, valuation for improvements, to be paid in cash.

Section 2, Block I, Kingston Survey District: Area, 49 acres 3 roods 32 perches; upset price, £75.

Weighted with £27, valuation for improvements, to be paid in cash.

Situated about a mile from Kingston Railway-station. Access by formed road. Undulating land in natural state, carrying tussock and fern. Suitable for grazing.

Terms of Sale.

The purchaser may pay for the land in cash or on deferred payments extending over a period of 34½ years. The terms are—

- (1) Cash: One-fifth of the purchase-money on the fall of the hammer and the balance, with Crown Grant fee and valuation for improvements, thirty days thereafter.
- (2) Deferred payments: £12 of the purchase-money on Section 1 and £15 on Section 2 and license fee (£1 ls.) on the fall of the hammer; balance by equal annual instalments extending over 34½ years, with interest payable half-yearly at the rate of 5½ per cent. on the unpaid purchase-money, but with the right to pay off at any time the whole or any other part of the outstanding amount.

In either case, 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 be null and void.

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

Full particulars may be obtained at this office.

N. C. KENSINGTON,
Commissioner of Crown Lands.

Pastoral Runs in Southland Land District open for License.

District Lands and Survey Office,
Invercargill, 17th May, 1927.

NOTICE is hereby given that the undermentioned pastoral runs are open for license for a term of thirty-five years under the provisions of the Land Act, 1924, and applications will be received at the District Lands and Survey Office, Invercargill, up to 4 o'clock p.m. on Tuesday, 19th July, 1927.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Invercargill, on Thursday, 21st July, 1927, at 10 o'clock a.m., 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 District Lands and Survey Office, Invercargill, 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; 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; and to applicants who while domiciled in New Zealand have served beyond New Zealand as members of any of His Majesty's Forces in connection with any war other than the war with Germany.

An application may include any number of runs shown on the sale plan, but no person will be allotted more than one run. Possession will be given on the 1st March, 1928, from which date rent will commence.

Applications will be considered by the Land Board only from applicants who are in a position to finance the purchase of their own stock. No advance will be made to discharged soldiers for purchasing stock.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SUBDIVISIONS OF LORNE PEAK RUN.

Southland and Lake Counties.—Otago Mining District.

RUN No. 323B: Area, 13,681 acres; half-yearly rent, £150; valuation for improvements, £5,025.

Run No. 323C: Area, 3,863 acres; half-yearly rent, £62 10s.; valuation for improvements, £415.

Term: Thirty-five years from 1st March, 1928, on which day possession may be taken.

The valuation of improvements on each run is payable in cash immediately the result of the ballot is declared.

The present lessee has the right to remove a hut with chimney (about 12 ft. by 10 ft.) which is at present situated at the shearing-shed near Fairlight.

DESCRIPTION OF RUNS.

Run 323B: This run adjoins the Invercargill-Kingston Railway line from Fairlight to within about two miles of Kingston and extends eastwards over the main range to the Nevis River. About 2,000 acres along the railway-line is light shingly flat carrying stunted silver tussock. An area of about 200 acres around the homestead is good enough for cultivation, part of same having already been under cultivation. The balance of the run is purely pastoral country rising to a general height of about 4,000 ft. on top of the main range and then falling towards the Nevis River, which is here about 2,000 ft. above sea-level.

The country is fairly well grassed and the aspect is moderately good. The run is well served by the main road along the railway as well as by a formed road which commands the Nevis side. The northern boundary, about seven miles, is unfenced.

Run 323C: Situated about two miles from Garston Railway-station, and served by formed road. Altitude runs from about 1,500 ft. to 3,000 ft.

The country is well grassed and the general aspect is good. All purely pastoral land, with no suitable homestead-site. The boundary on the north, about four miles long, is unfenced.

IMPROVEMENTS.

The improvements which have to be paid for in cash comprise—

Run 323B: Homestead (six rooms), including gas-lighting plant, and all necessary outbuildings, shearing-shed, men's quarters, sheep-dip, yards, tanks, windmill, pump, plantation, and garden; also internal fences and half value of boundary-fences, approximately 20 miles in all: total value, £5,025.

Run 323C: Half interest in existing boundary-fences, valued at £415.

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 ls. license fee, valuation for improvements, and statutory declaration to be deposited by purchaser on the fall of the hammer or on being declared the successful applicant.

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 the 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.

NOTE.—The existing improvements to be paid for in cash will count as improvements effected under these conditions.

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 of 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 snowgrass 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.