

CROWN LANDS NOTICES.

Land in Canterbury Land District forfeited.

Department of Lands and Survey,
Wellington, 1st October, 1927.

NOTICE is hereby given that the leases of the under-mentioned lands having been declared forfeited by resolution of the Canterbury Land Board, the said lands have thereby reverted to the Crown under the provisions of the Land Act, 1924, and the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.

TENURE and Lease No. : R.L. 673. Section No. 8, Cricklewood Settlement. Formerly held by S. H. Nunn. Reason for forfeiture : Non-compliance with conditions of lease.

Tenure and Lease No. : S.T.L.S. 333. Lots 2 and 4, Lambrook Settlement. Formerly held by S. H. Nunn. Reason for forfeiture : Non-compliance with conditions of lease.

O. HAWKEN, for Minister of Lands.

Education Reserve in Canterbury Land District for Lease by Public Tender.

District Lands and Survey Office,
Christchurch, 1st October, 1927.

NOTICE is hereby given that separate tenders for a lease of each of the undermentioned properties will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m. on Wednesday, 9th November, 1927, under the provisions of the Education Reserves Act, 1908, and the Public Bodies Leases Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.

LOT 1 of Reserve 1234, Block XI, Pigeon Bay Survey District : Area, 31 acres 0 roods 30 perches. Minimum annual rent, £38 15s. Weighted with £42, valuation for fencing.

LOT 2 of Reserve 1234, Block XI, Pigeon Bay Survey District : Area, 28 acres 3 roods 23 perches. Minimum annual rent, £36 5s. Weighted with £28, valuation for fencing.

Situated one mile and a half from Pigeon Bay Post-office and School. All clear open hill country, well grassed, and good sheep and cattle grazing country. Lot 1 is watered by springs and Lot 2 by a gully. Immediate possession will be given.

Tenders to be addressed to the undersigned, and to be marked on the outside "Tender for Lease : Pigeon Bay"

TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, and £2 2s. (lease fee) to accompany tenders. Value of improvements to be paid within thirty days of acceptance of tender.
2. Term of lease, twenty-one years, with right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. Rent payable half-yearly, in advance, on 1st days of January and July in each year.
4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.
5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
6. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
7. Lessee not to use or remove any gravel without the consent of the Land Board.
8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
9. Lessee not to make improvements without the consent of the Land Board.
10. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £2 per acre.
11. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for

buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.

12. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.

13. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.

14. Lessee to keep buildings insured.

15. Lessee to have no right to any minerals.

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

W. STEWART,
Commissioner of Crown Lands.

Settlement Lands in the Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 30th September, 1927.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction, for cash or on deferred payments, at the District Lands and Survey Office, State Fire Buildings, Wellington, at 2.30 o'clock p.m. on Wednesday, 16th November, 1927, under the provisions of the Land Act, 1924, and the Land for Settlements Act, 1925.

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

Manawatu County.—Te Kaurau Survey District.—Osborne Settlement.

SECTION 2s : Area, 20 acres 3 roods 25 perches. Upset price, £2,200. Deposit, 10 per cent.

This property is situated on the main road between Glen Oroua and Rongotea, about a mile and a half from the latter township. Comprises all level land, in fair pasture. Soil consists of heavy loam, resting on clay formation. Buildings consist of a two-storey dwelling of twelve rooms, store-room, washhouse (with copper and tubs), cowshed, and fowlhouse. There is no permanent water on the section.

Horowhenua County.—Waiopahu Survey District.—Bartholomew Settlement.

Section 4 : Area, 29 acres 3 roods 37 perches. Upset price, £750. Deposit, 5 per cent.

Situated in the Bartholomew Settlement, about a mile west of the Levin Railway-station, by good metalled road. Comprises level, stony, land of poor quality. Soil is of a light loam. Property may be improved by top-dressing, and after such treatment should carry about eight cows. There are no buildings on the property, the house having recently been destroyed by fire. Property is well watered by a water-race.

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 to be paid on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

2. *Deferred Payments.*—Deposit as stated in Schedule, together with £1 ls. license fee, 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 instalments 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 sale be null and void.

Title will be subject to Part XIII of the Land Act, 1924, and section 85 of the Land for Settlements Act, 1925.

Full particulars may be obtained at this office.

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