

Section 30 : Area, 1 rood 39.6 perches. Upset price, £2.

Section 34 : Area, 1 acre. Upset price, £3.

Section 36 : Area, 1 acre. Upset price, £3.

Section 46 : Area, 2 roods. Upset price, £2.

Section 53 : Area, 5 acres 2 roods. Upset price, £17.

Section 54 : Area, 11 acres 3 roods 26.5 perches. Upset price, £36.

Weighting for Improvements.—Section 1, £7 12s.; part Section 3, £3; Sections 23, 24, 25, £53 3s. 9d.; Section 28, £9 10s.; Section 30, £6; Section 34, £10; Section 36, £16 5s.; Section 53, £39 7s. 6d.; Section 54, £38 10s.

The sections are situated in the Village of Mangapai, on the Oakleigh-Mangapai Road. Access is from Oakleigh, one mile and a half distant by metalled road. Soil is poor clay resting on clay formation. Poorly watered. Level to undulating land.

Improvements consist of fencing, ploughing, and grassing. Also stable and cowshed, and another shed, 20 ft. by 12 ft., very old, on Section 54.

Terms of Sale.

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), to be paid within thirty days thereafter.

2. *Deferred Payments.*—Five per cent. of the purchase-money and license fee (£1 1s.) to be paid on the fall of the hammer, the balance by equal half-yearly instalments extending over 34½ years, bearing interest at the rate 5½ per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.

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.

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 sale of the land shall be null and void.

Titles will be subject to Part XIII of the Land Act, 1924. The lands are described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

The valuation for improvements must be paid for immediately on the fall of the hammer.

Full particulars may be obtained at this office.

O. N. CAMPBELL,
Commissioner of Crown Lands.

Lands in Southland Land District for Sale or Selection.

District Lands and Survey Office,
Invercargill, 11th January, 1928.

NOTICE is hereby given that the undermentioned lands will be opened for selection in terms 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 Wednesday, the 15th February, 1928.

The lands may, at the option of the applicant, be purchased for cash, or be selected for occupation with right of purchase, or on renewable lease.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—FIRST-CLASS LAND.

Southland County.—Mabel Hundred.

PART SECTION 1, Block II : Area, 62 acres 1 rood 18 perches. Capital value, £170. Deposit on deferred payments, £20; half-yearly instalment, £4 17s. 6d. Renewable lease : Half-yearly rent, £3 8s.

Weighted with £580, valuation for improvements, comprising practically new four-roomed cottage with outbuildings, usual farm buildings, and fencing. Payable in cash, or 10 per cent. may be paid as a deposit, and the balance secured by mortgage for a period of 36½ years to a soldier, with interest at 5 per cent., less 10 per cent. of interest rebate for prompt payment; and 34½ years to a civilian, with interest at 5½ per cent., less 10 per cent. of interest rebate for prompt payment.

Access by gravelled road. Five miles from Woodlands Railway-station, half a mile from Grove Bush School, and a

quarter mile from Grove Bush Dairy Factory. Light soil—shingly in parts. Suitable for mixed farming.

Sections 4 and 4A, Block V : Area, 84 acres 2 roods. Capital value, £230. Deposit on deferred payments, £30; half-yearly instalment, £6 10s. Renewable lease : Half-yearly rent, £4 12s.

Weighted with £90, valuation for improvements, payable in cash, or 10 per cent. may be paid as a deposit and the balance secured by mortgage for a period of ten years, with interest to a soldier at 5 per cent., less 10 per cent. of interest rebate for prompt payment; and interest to a civilian at 5½ per cent., less 10 per cent. of interest rebate for prompt payment.

Access by gravelled road, six miles from Woodlands Railway-station. One and a half miles from Grove Bush School, and one and a quarter miles from Grove Bush Dairy Factory. Level and undulating land, varying from good to light. Suitable for mixed farming.

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

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

N. C. KENSINGTON,
Commissioner of Crown Lands.

Reserves in Wellington Land District for Lease by Public Tender.

District Lands and Survey Office,
Wellington, 21st December, 1927.

NOTICE is hereby given that written tenders will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Thursday, the 16th February, 1928, for the grazing of the undermentioned lands, under the provisions of the Public Reserves and Domains Act, 1908, and its amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—HUTT COUNTY.

PART Section 39, Maungaraki Settlement, Block VIII, Belmont S.D. Area : 56 acres 2 roods. Minimum annual rental : £26. Term of lease : Seven years.

Situated about two miles from Petone. It comprises land of a rocky nature, very steep in places. The native bush has been destroyed by fires and the area throughout is suitable for grazing purposes.

Section 12, Town of Mawaihakona, Borough of Upper Hutt. Area : 2 roods 11 perches. Minimum annual rental : £2. Term of lease : Seven years.

Situated near Trentham Racecourse, on the corner of the Main Hutt Road and Tawai Road.

Abstract of Terms and Conditions of Lease.

1. Residence and improvements are not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee nor for any other cause.

2. The leases shall be for the term specified.

3. The rent shall be paid half-yearly in advance.

4. The lessees shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the leases, without the written consent of the Commissioner of Crown Lands.

5. The leases shall be liable to forfeiture in case the lessees fail to fulfil any of the conditions of the said leases within thirty days after the date on which the same ought to have been fulfilled.

6. The right is reserved to the Crown to grant such right-of-way or rights-of-way as may be necessary during the currency of the leases.

Tenders must be accompanied by marked cheque or post-office order for six months' rent at the rate offered, and must be marked on the envelope "Tender for Lease."

Possession will be given on the day of acceptance of tender.

The lands are described for the general information of intending tenderers, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Full particulars may be ascertained at this office.

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