

Lands in Southland Land District for Sale by Public Auction.

District Lands and Survey Office,
Invercargill, 14th June, 1928.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at this office on Wednesday, 25th July, 1928, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

Southland County.

FIRST-CLASS LAND.

BLOCKS I, II, XIV, and XXIV, Town of Dacre: Area, 29 acres 0 roods 13 perches. Upset price, £290.

Blocks III, IV, XXV, and XXVI, Town of Dacre: Area, 18 acres 0 roods 34 perches. Upset price, £180.

Sections 2, 3, 4, and 5, Block XXIII, Town of Dacre: Area, 64 acres 1 rood 14 perches. Upset price, £645.

Situated on the main Invercargill-Dunedin Road, about seventeen miles from Invercargill. All open level land of good quality. Suitable for mixed farming.

Wallace County.

THIRD-CLASS LAND.

Section 211, Block XII, Oreti Hundred: Area, 331 acres 2 roods 8 perches. Upset price, £125.

Situated four miles and a half from Otautau. No formed road within a mile and a half. Balance of road to Otautau, three miles good gravelled road. Altitude, 130 ft. above sea-level. Suitable for grazing when drained.

TERMS OF SALE.

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

(2) *Deferred Payments.*—Deposit required on the fall of the hammer on Blocks I, II, XIV, and XXIV, Town of Dacre, £30; Blocks III, IV, XXV, and XXVI, Town of Dacre, £20; Sections 2, 3, 4, and 5, Block XXIII, Town of Dacre, £45; and Section 211, Block XII, Oreti Hundred, £5. In addition, a license fee of £1 ls. will require to be paid. The balance is payable 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 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.

Lands in Taranaki Land District for Selection on Renewable Lease.

District Lands and Survey Office,
New Plymouth, 14th June, 1928.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Monday, 23rd July, 1928.

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 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.

SCHEDULE.

TARANAKI LAND DISTRICT.

SECOND-CLASS LAND.

Taumarunui County.—Ohura Survey District.

SECTIONS 5 and 10, Block XVI: Area, 439 acres 2 roods. Capital value, £385. Half-yearly rent, £7 14s.

Weighted with £500, valuation for improvements. Deposit required on improvements, £50; balance, £450 on mortgage for 34½ years, interest 5½ per cent. Exemption from rent to be granted for a period of ten years, subject to improvements to the value of £40 being effected annually during the exemption period. Exemption from interest to be granted for a period of three years subject to improvements to the value of £50 being effected annually during the exemption period.

A grazing property, situated at Aukopae on the Aorangi Road, about twelve miles from Taumarunui Railway-station and about a quarter of a mile from Aukopae School.

Comprises about 18 acres of undulating land, and balance hilly to steep, with fair quality soil on papa and sandstone formation. Well and safely watered by running streams. 140 acres standing bush; 300 acres originally grassed, but deteriorated. 360 chains fencing. Buildings comprise seven-roomed dwelling and shed.

Ohura County.—Ohura Survey District.

Section 5, Block X: Area, 591 acres 1 rood 26 perches. Capital value, £430. Half-yearly rent, £8 12s.

Exempt from payment of rent for a period of five years, provided improvements to value of £40 are effected annually during the exemption period.

Weighted with £880, valuation for improvements, repayable by a deposit of £90, and balance partly on first mortgage to State Advances, partly on second mortgage to Discharged Soldiers Settlement Fund.

A grazing farm on the Kopuha Road, about five miles and a half from Ohura Railway-station and school.

About 30 acres undulating land; balance hilly. Well watered. Good soil. About 160 acres standing bush; balance in grass. Portion grassed area deteriorated.

Improvements comprise four-roomed dwelling, shed, yards, dip, orchard, and 310 chains fencing.

Waitomo County.—Aria Survey District.

Section 14 and Subdivisions 1 and 2 of 16, Block VI: Area, 282 acres 3 roods 3 perches. Capital value, £280. Half-yearly rent, £5 12s.

Exempt from payment of rent for a period of four years provided improvements to value of £20 are effected annually during the exemption period.

Weighted with £500, valuation for improvements, repayable by a deposit of £50, and balance of £450 to be secured on Discharged Soldiers Settlement mortgage for 34½ years; interest, 5½ per cent.

A farm property on the Paro Road, seven miles from Aria Township, and comprising mostly undulating country (part steep), and 60 acres of swamp. The soil is of fair quality. Elevation from 440 ft. to 1,175 ft. above sea-level.

Improvements.—Whare (8 ft. by 12 ft.), 70 chains fencing, and 272 acres felling and grassing.

FIRST-CLASS LAND.

Waitomo County.—Totoro Survey District.

Section 1, Block XII: Area, 327 acres 0 roods 32 perches. Capital value, £400. Half-yearly rent, £8.

Exempt from payment of rent for a period of three years, provided improvements to value of £40 are effected annually during the exemption period.

Weighted with £715, valuation for improvements, including State Advances mortgage, £101 10s. 4d., repayable by 10 per cent. cash deposit and first mortgage to State Advances; balance on second mortgage to Discharged Soldiers Settlement Account.

A farm property situated on the Mokauiti Road, about sixteen miles from Waimiha Railway-station, two miles from Onaiao School, and about nine miles from the Aria Dairy Factory. This section comprises about 150 acres ploughable land, 50 acres swamp land, and balance easy hills; 115 acres of bush land have been felled and grassed, and are in good pasture. Well watered by permanent springs and streams. Slightly affected with ragwort.

Improvements consist of dwelling, cowshed, bridge, 160 chains fencing (in good condition), 40 chains drainage. State Advances Superintendent loan, £101 10s. 4d. First mortgage to State Advances Superintendent: Half-yearly instalment of principal and interest £4 0s. 10d., due 27th February and 27th August each year. Subject to rebate for prompt payment.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years.
2. Rent, 4 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.
3. Applicants to be seventeen years of age and upwards.