

Loaded with £570, valuation for improvements consisting of felling and grassing, sheep-yards, and about 400 chains fencing. Loading may be left on mortgage, if necessary, by arrangement with State Advances Office.

Section 1, Block X, Opotiki Survey District. Area : 245 acres. Minimum annual rental, £4 10s.

Situated about nine miles from Opotiki at south end of Paerata Ridge Road, last mile unformed and impracticable. Very broken hill country covered in heavy bush, principally tawa, with sprinkling of rata, rimu, tawhero, &c. Well watered by streams.

*Abstract of Terms and Conditions of Lease.*

1. Six months' rent at the rate offered, loading for improvements, and £2 2s. (lease fee) must be deposited on acceptance of bid.
  2. Term of lease, twenty-one years, with perpetual 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.
  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 not to use or remove any gravel without the consent of the Land Board.
  7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
  8. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.
  9. Lease liable to forfeiture if conditions are violated.
  10. Lessee to keep buildings insured.
  11. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
- Highest or any tender not necessarily accepted.  
Full particulars may be obtained from the Commissioner of Crown Lands, Gisborne.

E. H. FARNIE,  
Commissioner of Crown Lands.

*Pastoral Lands in the Otago Land District for License.*

District Lands and Survey Office,  
Dunedin, 8th January, 1929.

NOTICE is hereby given that the undermentioned pastoral lands will be open for license for a term of thirty-five years, under the provisions of Part VI of the Land Act, 1924, and applications will be received at the District Lands and Survey Office, Dunedin, up to 4 o'clock p.m. on Monday, 25th February, 1929.

Applicants must appear personally before the Land Board for examination at the Courthouse, Alexandra, at 7.30 o'clock p.m. on Wednesday, 27th February, 1929.

The ballot will be held at the conclusion of the examination of applicants.

Intending applicants may inspect the property at any time up to the date the applications close.

SCHEDULE.

OTAGO LAND DISTRICT.

*Last Chance Irrigation Block.—Vincent County.*

Term of License : Thirty-five years from 1st March, 1929.

Lot 1 : Comprising Sections 16, Block 11, Fraser Survey District, Section 2, Block IV, Fraser Survey District, and Section 10, Block XVII, Cairnhill Survey District. Total area : 2,396 acres 1 rood 19 perches. Annual rental, £76.

Weighted with £596 4s. 9d., valuation for improvements; payable in cash.

Lot 2 : Comprising Section 117, Block I, Fraser Survey District. Area : 743 acres 0 roods 15 perches. Annual rental, £23 10s.

Weighted with £67 2s. 6d., valuation for improvements; payable in cash.

Lot 3 : Comprising Section 119, Block I, Fraser Survey District. Area : 118 acres 0 roods 9 perches. Annual rental, £3 15s.

Weighted with £4 10s., valuation for improvements; payable in cash.

Lot 1 : Sections 16, Block II, Fraser Survey District, and 10, Block XVII, Cairnhill Survey District, are situated on the west bank of the Molyneux River and between the river and the main Roxburgh road. Access is from Alexandra on the Otago Central Railway, which is about five miles distant by good main road. These two sections comprise all hill country and rocky faces to the river, with patches of light schisty soil resting on rock formation. No irrigation available; poorly watered by streams. Elevation from 1,000 ft. to 2,000 ft. General quality, fair grazing and safe winter country.

Section 2, Block IV, Fraser Survey District, situated about five miles from Alexandra on the main Roxburgh-Clyde road, and forming part of the foothills of the Old Man Range. Access by good formed road. This section comprises easy undulating country, broken by rocky outcrops, with a light schisty soil in patches, resting on rocks. It is expected that at least 100 acres of this section will benefit by water from the Last Chance Irrigation Race. Elevation, approximately 1,000 ft.

Lot 2 : Section 117, Block I, Fraser Survey District. This section is situated about three miles and a half from Alexandra on the Roxburgh-Alexandra road, which is a good formed main road. All undulating tops and rocky faces into Chapman's Gully. Soil light schisty nature in patches, resting on rocks. Water-supply poor. Elevation, about 1,000 ft.

Lot 3 : Section 119, Block I, Fraser Survey District. Situated on the Roxburgh-Alexandra road. Land of somewhat similar description to Section 117.

*Improvements.*

The improvements, which have to be paid for in cash immediately the result of the ballot is declared, comprise the following buildings and fencing :—

		£	s.	d.
Lot 1.				
N.E. boundary-fencing along Butcher's Creek, being the mutual fencing-line between Sections 11 and 16, Block II, Fraser Survey District, 104 chains new P. and W. fence—half-share	..	55	17	3
Part old station fence on Section 11, on the mutual fencing-line between Sections 11 and 16 on the N.W., 42 chains P. and W. fence—half-share	..	31	10	0
Boundary-fence along the main road on the east of Section 16, Block II, Fraser Survey District, and Section 10, Block XVII, Cairnhill Survey District, 174 chains plain wire and standard fencing at 15s. per chain—full value	..	130	10	0
Stone fence on boundary with Section 1 : 30 chains—half value	..	15	0	0
Boundary-fence on southern boundary of Section 10, Block XVII, Cairnhill Survey District, on a mutual fencing-line—				
95 chains at 10s. per chain—half value	..	47	10	0
50 chains at 10s. per chain—half value	..	25	0	0
N.E. boundary-fence between Section 2, Block IV, Fraser Survey District, and Run 249A : 72 chains at 20s. per chain, netting and wire, half-share	..	36	0	0
Internal fencing on Section 2—				
97 chains at 17s. 6d. per chain—full value	..	84	17	6
2 huts, £10; cottage, £160	..	170	0	0
		£596	4	9

Lot 2.

Boundary-fence with Sections 113 and 114 and part of 78 : 57 chains, netting-wire, 2 barb, willow posts at 12s. 6d. per chain—half-share	..	35	12	6
Boundary-fence with Sections 10 and 76 : 42 chains, netting wire and willow posts, at 12s. 6d.—half-share	..	31	10	0
		£67	2	6

Lot 3.

Boundary-fence with Section 43 : 8 chains at 10s.—half-share	..	2	0	0
Boundary-fence with Section 125 : 10 chains at 10s.—half-share	..	2	10	0
		£4	10	0