

Section 11, Block XI: Dwelling, motor-shed, tennis-court, and hedges, valued at £800.

Section 16, Block XI: House and sheds, valued at £400, payable in cash or by a cash deposit of £100, balance to remain on instalment mortgage to the Superintendent, State Advances Department, for twenty years; interest at 6 per cent.

Section 18, Block XVI: Lean to dwelling and small shed, valued at £20.

Section 11, Block XIX: Dwelling and fencing, valued at £65.

#### TERMS OF SALE.

*Cash.*—One-fifth of the purchase-money to be paid on the fall of the hammer; balance payable, together with £1 (Crown-grant fee), within thirty days thereafter.

*Deferred Payments.*—Five per cent. of purchase-money, 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, 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.

If the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount (if any) already paid shall be forfeited, and the contract for the sale be null and void.

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

The land is 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.

Full particulars may be obtained at this office.

K. M. GRAHAM,  
Commissioner of Crown Lands.

#### Settlement Land in Canterbury Land District for Selection on Renewable Lease.

District Lands and Survey Office,  
Christchurch, 7th March, 1929.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and applications will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m., on Friday, 22nd March, 1929.

Applicants must appear personally before the Land Board for examination at the Courthouse, Timaru, at 1 o'clock p.m., on Tuesday, 26th March, 1929, and must produce documentary evidence of their financial position or backing, farming ability and experience, and, in the case of discharged soldiers, their military discharges. If any applicant so desires he may be examined by the Land Board of any other district.

The ballot will be held at the Courthouse, Timaru, on Tuesday, 26th March, 1929, immediately upon conclusion of the examination of applicants.

Preference at the ballot will be given to landless applicants who have one or more children dependent upon 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.

CANTERBURY LAND DISTRICT.—SETTLEMENT LAND.—  
FIRST-CLASS LAND.

Waimate County.—Waimate Survey District.—Lansdown Settlement.

SECTION 8 and Lots 2 and 3 of Section 7, Block X: Area, 325 acres 0 roods 30 perches. Capital value, £5,020. Half-yearly rent, £125 10s.

Weighted with £341 9s., value of improvements comprising dwellinghouse, other buildings, fencing, trees and shelter, water-supply, &c. Of this amount £141 9s. is payable in

cash; the balance (£200) is to be secured by an instalment mortgage for a period of twenty years.

Property situated four miles from Waimate Railway-station and three miles from Waituna School. Cream-van calls. Watered by race and water-holes, well and pump, &c. Suitable for mixed farming. Sould carry 450 to 500 ewes, with cultivation; 265 acres suitable for cereal cropping, and root crops can be grown on practically whole farm.

A two-years remission of rent will be allowed subject to equivalent value of improvements being effected to the satisfaction of the Land Board.

#### ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease: Thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.

2. Rent: Five per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.

3. Applicants to be twenty-one years of age and upwards.

4. Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 ls. (lease fee) a half-year's rent, mortgage fee (£2 2s.), and £141 9s. (value of improvements). Rent for the broken period between date of lease and 1st January or 1st July following is also payable.

5. Applications made on the same day are deemed to be simultaneous.

6. No person may hold more than one allotment.

7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.

8. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.

9. *Improvements*: Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.

10. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

11. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.

12. Lease is liable to forfeiture if conditions are violated.

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

W. STEWART,  
Commissioner of Crown Lands.

#### Gum-shed in the North Auckland Land District for Sale by Tender.

NOTICE is hereby given that written tenders for the purchase for removal of the building mentioned in the Schedule hereto will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Wednesday, 17th April, 1929.

#### SCHEDULE.

GUM-STORE—WAIHOPO.

CORRUGATED-IRON shed, in good condition. Framing practically all kauri. Good flooring. Standing on sawn timber blocks. Dimensions: 100 ft. by 20 ft. Upset price, £95.

#### Conditions of Sale.

1. One-fifth of the amount offered must accompany the tender, and the balance paid within twenty-one days from date of acceptance of tender.

2. The purchaser must remove building upon conclusion of purchase, the work to be completed within three calendar months from date of acceptance of tender.

3. The work of removal may not be commenced until the whole of the purchase-price is paid.

4. The ground must be left in a tidy state after removal of building.

5. Tenders to be marked "Tenders for Gum-shed."

6. Highest or any tender not necessarily accepted.

Full particulars on application to the Commissioner of Crown Lands, North Auckland, or the Field Inspector, Kaitaia.

O. N. CAMPBELL,  
Commissioner of Crown Lands.