

This property is situated on the Tarawai Road. The outlet is via the Mangare Road to Whangamomona Railway-station, a distance of about twelve miles. There is a formed dray road for about five miles, and the balance is by six-foot track. About 400 acres is in good pasture. Present estimated carrying capacity is 500 wethers.

ABSTRACT OF CONDITIONS OF LEASE.

Land in Second Schedule.

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.
4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 ls. (lease fee) and a half-year's rent. 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. Order of selection is decided by ballot.
7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.
8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land, and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.
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 affected 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. Lessee to pay all rates, taxes, and assessments.
11. Transfer not allowed until completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.
12. 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.
13. Lease is liable to forfeiture if conditions are violated.

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

W. D. ARMIT,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale for Cash by Public Auction.

District Lands and Survey Office,
Wellington, 14th January, 1929.

NOTICE is hereby given that the undermentioned lands will be offered for sale for cash by public auction at the District Lands and Survey Office, Wellington, on Tuesday, 5th March, 1929, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924.

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

Waimarino County.—Retaruke Survey District.

SECTION 5, Block XI: Area, 6 acres 3 roods 18 perches. Upset price, £70.

Situated on the left bank of the Retaruke River, with a frontage to the Retaruke Valley Road, about twenty-eight miles from Raurimu Railway-station. A natural clearing, with about 4 acres practically level, and balance undulating to steep creek-banks. Good soil and well watered land. Practically all reverted to bracken fern.

TERMS OF SALE.

One-fifth of the purchase-money on the fall of the hammer, and the balance, together with £1 (Crown-grant fee), within thirty days thereafter, otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the sale of the land declared null and void.

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

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

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

Reserve in Canterbury Land District for Lease by Public Tender.

District Lands and Survey Office,
Christchurch, 28th January, 1929.

NOTICE is hereby given that tenders for a lease of the undermentioned reserve will be received at this office up to 4 o'clock p.m. on Tuesday, the 12th March, 1929, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.

Amuir County.—Lyndon Survey District.

RESERVE 3418, Block XVI: Area, approximately 120 acres. Term, 21 years.

Weighted with £42, valuation for improvements; to be paid in cash. This does not include fencing on railway boundary.

Situated about one mile and a half from the Waiiau Township, by good road. All flat and open; about 10 acres swamp, and the remainder medium quality to light stony sandy soil, practically all ploughable. Parts will grow crops—turnips, oats, &c. Watered by Waiiau River and springs.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Tenders, accompanied by six months' rent at the rate offered, £1 ls. (lease fee), and valuation for improvements (£42), to be addressed to the Commissioner of Crown Lands, Christchurch, and marked on the outside "Tender for Lease."
2. Immediate possession will be given.
3. The Commissioner of Crown Lands may at any time resume possession of the land comprised in the lease, or any portion thereof, by giving to the lessee twelve months' notice in writing of his intention so to do.
4. No compensation payable to the lessee on account of improvements or for resumption, but upon the expiration or sooner determination of the lease, if the land is again offered for selection, the new lease will be loaded with an amount equal to the value of improvements belonging to the outgoing lessee, which amount will be payable in cash by the incoming lessee. In the event of the land not being reselected when offered as aforesaid, the lessee will be allowed a reasonable time in which to remove any improvements to which he may be entitled.
5. The lessee shall have no right to sublet, transfer, or otherwise dispose of the whole or any portion of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
6. The land (except the area between the railway and the first terrace which may be cultivated) shall be used for grazing purposes only, and shall not be broken up or cropped without the written consent of the Commissioner of Crown Lands first had and obtained.
7. The lessee shall destroy all rabbits on the land, and shall prevent their increase or spread, to the satisfaction of the Commissioner of Crown Lands.
8. The lessee shall prevent the growth and spread of gorse, broom, and sweetbriar on the land comprised in the lease; and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbriar, broom, Californian thistle, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.
9. The rent shall be payable half-yearly in advance, free from all deductions whatsoever.
10. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the said lease within sixty days after the date on which the same ought to be fulfilled.

Full particulars may be obtained on application to this office.

W. STEWART,
Commissioner of Crown Lands.

STATE FOREST SERVICE NOTICE.

Milling-timber for Sale by Public Tender.

State Forest Service,
Hokitika, 28th January, 1929.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will close at the office of the State Forest Service, Hokitika, at 4 o'clock p.m. on Monday, 25th February, 1929.