

Section 2s: Area, 273 acres 1 rood 30 perches. Capital value, £4,780. Half-yearly rental, £119 10s.
 Section 3s: Area, 230 acres 0 roods 3 perches. Capital value, £4,140. Half-yearly rental, £103 10s.
 Section 4s: Area, 236 acres 3 roods 15 perches. Capital value, £3,310. Half-yearly rental, £82 15s.
 Section 5s (homestead): Area, 451 acres 3 roods 6 perches. Capital value, £7,900. Half-yearly rental, £197 10s. Loading for buildings, £1,600, payable by cash deposit of £250, and balance by forty-two half-yearly instalments of £52 13s.
 Section 6s: Area, 236 acres 0 roods 20 perches. Capital value, £3,780. Half-yearly rental, £94 10s.
 Section 7s: Area, 89 acres 3 roods 30 perches. Capital value, £1,400. Half-yearly rental, £35.
 Section 8s: Area, 72 acres 2 roods. Capital value, £1,050. Half-yearly rental, £26 5s.
 Section 9s: Area, 74 acres 3 roods 35 perches. Capital value, £790. Half-yearly rental, £19 15s.

IMPROVEMENTS INCLUDED IN THE CAPITAL VALUES.

Section 1s—
 Half value 101 chains north boundary fencing £ s. d. 20 4 0
 Half value 55 chains south boundary fencing.. 9 12 6
 Half value 43 chains east boundary fencing .. 10 15 0
 Full value 14 chains west road boundary fencing 4 18 0
 Internal fencing, 27 chains .. 9 9 0

Total £54 18 6

Section 2s—
 Half value 55 chains part north boundary fencing £ s. d. 9 12 6
 Half value 52 chains part south boundary fencing 10 8 0
 Half value 22 chains east boundary fencing .. 5 10 0
 Full value 24 chains north-west road boundary fencing .. 8 8 0
 Half value 25 chains west boundary fencing .. 3 2 6
 Internal fencing, 21 chains .. 8 8 0

Total £45 9 0

Section 3s—
 Half value 20 chains west boundary fencing .. £ s. d. 4 0 0
 Half value 45 chains south boundary fencing.. 9 0 0
 Half value 35 chains south-east boundary fencing .. 7 17 6
 Half value 25 chains east boundary fencing .. 3 2 6
 Full value 24 chains north-west road boundary fencing .. 8 8 0
 Full value 35 chains internal fencing .. 10 10 0

Total £42 18 0

Section 4s—
 Half value 20 chains part east boundary fencing £ s. d. 4 0 0
 Half value 17 chains north boundary fencing.. 3 8 0
 Full value 67 chains north-west road boundary 23 9 0
 Internal fencing, 93 chains .. 23 5 0

Total £54 2 0

Section 5s—
 Half value 100 chains boundary fencing .. £ s. d. 22 10 0
 Full value 193 chains internal fencing .. 77 4 0
 Plantation 75 0 0
 Sheep-yards 60 0 0
 Yards and dip 45 0 0

Total £279 14 0

Section 6s—
 Half value 28 chains east boundary fencing .. £ s. d. 3 10 0
 Full value 85 chains south road boundary fencing 29 15 0
 Full value 62 chains west road boundary fencing 21 14 0
 Internal fencing, 62 chains .. 37 4 0

Total £92 3 0

Section 7s—
 Full value 16 chains north road boundary fencing £ s. d. 5 12 0
 Full value 35 chains north-west road boundary fencing .. 12 5 0
 Half value 31 chains south boundary fencing.. 3 17 6

Total £21 14 6

Section 8s—
 Full value 30 chains north road boundary fencing £ s. d. 10 10 0
 Full value 25 chains east road boundary fencing 6 5 0

Total £16 15 0

Section 9s—
 Half value 17 chains part south boundary fencing £ s. d. 2 11 0
 Full value south road boundary, 24 chains .. 6 0 0

Total £8 11 0

Improvements not included in the capital values but which must be paid for separately:—

SECTION 5s—

Fourteen-roomed stone dwelling, with every convenience .. £ s. d. 1,171 0 0
 Two-storey cottage (four rooms) .. 95 0 0
 Hut, 18 by 12, T. and G. lining, fireplace, and brick chimney .. 28 0 0
 Hut, 10 by 12 .. 16 0 0
 Barn, 22 by 13 .. 18 0 0
 Barn, 50 by 18 .. 105 0 0
 Dairy, 9 by 6 .. 5 0 0
 Wash-house, copper, hot and cold water .. 7 0 0
 Three-stall stable, four loose boxes, chaff-house, two back-rooms, and implement-shed .. 45 0 0
 Three-roomed house .. 15 0 0
 Twelve-stall stable and chaff-house.. 20 0 0
 Shearing-shed and leanto .. 75 0 0

Total £1,600 0 0

DESCRIPTION OF SECTIONS.

Section 1s: Fair water-supply; good aspect; soil sharp loam, grows good root and cereal crops. No fear of flooding. Seventy acres fallow; balance old pasture.

Section 2s: Fair water-supply; good aspect; soil sharp loam, grows good root and cereal crops. No fear of flooding. Ninety acres fallow; balance old pasture.

Section 3s: Fair water-supply, good aspect, soil sharp loam, grows good root and cereal crops. No fear of flooding. All old pasture.

Section 4s: Fair water-supply; aspect fair; soil sharp loam, grows good root and cereal crops; about 5 acres swamp. All old pasture.

Section 5s: Approximately 160 acres, part in growing wheat and part in fallow. Approximately 10 acres bush; balance in good to fair pasture.

Section 6s: Water-supply fair; aspect good; grows good root and cereal crops; lower portion may flood over in rainy season, but water does not lie any time. All old pasture.

Section 7s: Water-supply good; aspect good; grows good root and cereal crops; soil sharp loam. Lower portion subject to flood in rainy season, but water does not lie any time. All old pasture.

Section 8s: Fair water-supply; aspect good; soil sharp loam, grows good root and cereal crops. All old pasture.

Section 9s: Aspect good; water-supply fair; soil sharp loam, grows good root and cereal crops. All old pasture. Included in the total area is 28 acres bush.

GENERAL DESCRIPTION.

Tapanui Settlement, which was formerly known as "Brookdale," the property of Mr. George Stuart, is situated in a very good agricultural district, where dairying, cropping, sheep-farming, and fattening are successfully carried on. Tapanui Township (with post and telegraph office, school, and railway-station) is about two miles and a quarter distant, while the Tapanui and Kelso dairy factories are two miles and two miles and a half away. Splendid access; nearly all metalled roads. Practically all level land or on a gentle slope lying well to the sun. Mostly good sharp soil, and the whole area is capable of much improvement. Responds well to top-dressing and manuring, is clear of rabbits, has good running water in most of the paddocks, thus making for very good sheep and cattle country, while splendid root and cereal crops can be grown.

SPECIAL CONDITIONS.

The attention of all applicants is specially drawn to the following:—

1. Capital values, areas, and rentals are subject to slight alteration on completion of survey.

2. Possession will be given on 29th March, 1930, up to which date all rates, taxes, and insurances will be apportioned.

3. Successful applicants, with the permission of the Commissioner of Crown Lands, Dunedin, may enter at any reasonable time upon their sections, and carry and place thereon any building or fencing materials.

4. The former owner of the property (Mr. Stuart) has reserved the right: (1) To cut and remove not more than 500 netting stakes from the timber growing on the land; (2) to remove all power machinery and shearing plant from the wool-shed. In addition, he may remove any crops belonging to him before the 30th April, 1930.