

SCHEDULE.

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

*Geraldine County.—Tripp Settlement.*

SECTIONS 5 and 6B, Block VII: Area, 246 acres 3 roods 29 perches. Capital value, £1,777. Half-yearly rent, £44 8s. 6d. (Area subject to slight alteration.)

Weighted with £507 16s. for improvements consisting of six-roomed house, stable, chaffhouse, shearing-shed, trapshed, 141 chains subdivisional fencing, 70 chains road-fencing, half value 20 chains boundary-fencing, and a bridge.

This sum is payable either in cash or by cash deposit of £7 16s., the balance (£500) being secured on an instalment mortgage for a term of twenty-five and a half years with interest at 5 per cent. per annum if purchased by a discharged soldier and for a term of twenty-four and a half years with interest at 5½ per cent. per annum if purchased by a civilian.

The sections form part of the well-known Tripp Settlement, and are situated about one mile and a half from the Orari River, and are distant about eight miles from Geraldine, and about thirteen miles from Orari Railway-station. The land is undulating, and broken in places by gullies. All in old pasture, mostly brown top, with gorse in places. The greater part of the area is ploughable and suitable for growing green crops and turnips. Watered by creeks, and water can be obtained by boring. The property should carry 200 ewes and a few head of cattle. Improvements included in capital value of the land comprise half value 213 chains post-and-wire fencing, whole value 9 chains post-and-wire fencing, and 88 chains of gorse fencing, valued at £81 16s.

*Special Condition.*—The successful applicant, after paying the required deposit, will be granted a remission of one year's rent, provided improvements to a value of not less than the amount of rent remitted are effected on the land to the satisfaction of the Land Board during the period of remission.

N.B.—A contract has been let for the clearing of the gorse on the road frontages and on portion of the area offered.

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) 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. No persons 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.

(L. and S. 26/3309.)

*Land in the Southland Land District for Sale or Selection.*

District Lands and Survey Office,  
Invercargill, 8th October, 1930.

NOTICE is hereby given that the undermentioned lands will be opened for selection in terms of the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Invercargill, up to 4 o'clock p.m. on Monday, 17th November, 1930.

The land may, at the option of the applicant, be purchased for cash, or on deferred payments, or be selected on renewable lease.

The ballot will be held at the District Lands and Survey Office, Invercargill, at 10 o'clock a.m., on Thursday, 20th November, 1930.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SECOND-CLASS LAND.

*Wallace County.—Aparima Hundred.*

SECTION 15, Block V: Area, 276 acres 1 rood 3 perches. Capital value, £350. Deposit on deferred payments, £20; half-yearly instalment on deferred payments, including principal and interest, £10 14s. 6d. Renewable lease: Half-yearly rent, £7.

Situated about two miles and a half from Ringway Siding and three miles and a quarter from Otautau Railway-station, school, and post-office. Altitude, 360 ft. to 600 ft. above sea-level.

Fair soil on clay subsoil. Land undulating, but ranges are fairly easy. Well watered by permanent streams.

Suitable for dairying when felled and grassed.

Full particulars may be obtained at this office.

J. MACDONALD,  
Commissioner of Crown Lands.

(L. and S. 9/2506.)

*Reclassification of Land in the Canterbury Land District.*

Department of Lands and Survey,  
Wellington, 8th October, 1930.

NOTICE is hereby given that the undermentioned sections have been reclassified in terms of section 127 (3) of the Land Act, 1924.

SCHEDULE.

Section.	Settlement.	Area.	Late Classification.	New Classification.
		A. R. P.		
1s	Brinklands	92 1 2	First class	Second class
2s	"	471 0 17	"	"
3	"	556 3 31	"	"

JOHN G. COBBE, for Minister of Lands.

(L. and S. 21/149/541.)

*Land in Hawke's Bay Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Napier, 8th October, 1930.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at the District Lands and Survey Office, Napier, on Monday, the 10th November, 1930, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—FIRST-CLASS LAND.

*Patangata County.—Porangahau Survey District.*

(For Sale for Cash only.)

SECTION 3, Block XII: Area, 4 acres 1 rood 12 perches. Upset price, £100.

The fence on the boundary is included in the price of the land.

Situated about thirty miles from Waipukurau Railway-station, and adjoining the Township of Porangahau. Terrace land on the banks of the Porangahau River; liable to flooding. Suitable for cattle and sheep grazing.

*Terms of Sale.*

*Cash:* One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with certificate-of-title fee (£1) and valuation for improvements, within thirty days thereafter.

Upon receipt of the final instalment the certificate of title in respect of the land purchased shall issue upon payment of the prescribed certificate-of-title fee.

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 shall be null and void.