

of shelter bush and plantations, which afford good shelter. A small area under cultivation. Good free loam soil resting on clay and papa formation. Well watered by small streams and by electrically-driven pump. Elevation, 160 ft. to 290 ft. above sea-level. Well subdivided with first-class fencing.

Buildings comprise dwelling, cottage, garage, cow-shed and dairy, implement-shed and storeroom, sheep and cattle yards, also dip. Electric light and telephone installed.

GENERAL INSTRUCTIONS AND CONDITIONS OF LEASE.

1. Term of lease: Thirty-three years with perpetual right of renewal at rentals based on valuations made in accordance with the lease.
2. Residence is compulsory and must be continuous.
3. A person may hold only one allotment of the Moumahaki State Farm Subdivision, and such allotment shall be held for his or her sole use and benefit, and not for the use or benefit of any other person whomsoever. For the purpose of this condition husband and wife shall be considered to be one person.
4. Improvements: Lessee shall effect permanent improvements to value of £100 within year from date of lease.
5. Successful bidder shall execute lease within thirty days after being notified that it is ready for signature.
6. Rental is payable half-yearly in advance on 1st January and 1st July. Lessee to pay all rates, taxes, and other assessments.
7. Lease is liable to forfeiture if conditions are violated.
8. On the fall of the hammer the successful bidder will be required to pay the first half-year's rent, half-year's building instalment (£32 3s. 6d.), loading for improvements (£1,176), and lease fee (£1 1s.).
9. Copies of the regulations prescribing the terms and conditions of the lease may be inspected at this office, the local Lands Office at Wanganui, and the Post-office at Waverley.
10. Possession will be given on 1st February, 1931.

Special Conditions.—Growing crops on the property are valued at approximately £200, and must be taken over by the successful purchaser, and paid for in cash or as otherwise arranged.

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.

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

(L. and S. 22/3402.)

Land in Canterbury Land District for Sale by Public Auction.

District Lands and Survey Office,
Christchurch, 8th December, 1930.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash at the Land Office, Timaru, on Thursday, 29th January, 1930, at 1 o'clock p.m. under the provisions of the Land Act, 1924.

SCHEDULE.

CANTERBURY LAND DISTRICT.—MACKENZIE COUNTY.—
TEKAPO SURVEY DISTRICT.—TEKAPO VILLAGE.

Section.	Block.	Area.	Upset Price.
		A. R. P.	£
1	IV	0 1 9.2	10
2	"	0 1 0	10
3	"	0 1 0	10
4	"	0 1 0	10
5	"	0 1 0	10
6	"	0 1 0	10
7	"	0 1 0	10
8	"	0 1 9.1	10
9	"	0 1 2.3	10
10	"	0 1 0	10
11	"	0 1 0	10
12	"	0 1 0	10
13	"	0 1 0	10
14	"	0 1 0	10
15	"	0 1 0	10
16	"	0 1 2.4	10

All sections in Block IV, Tekapo Village, Block XIII, Tekapo Survey District.

These sections are situated twenty-seven miles from Fairlie, by a good road; they are undulating and rocky in parts, but

a good building-site commanding a nice view of Lake Tekapo can be found on each lot. Water is available by pumping from the river. Sections 1 to 8 (inclusive) have frontage to Sealy Street, and the balance to new road connecting Alexandra Terrace and Mackenzie Street. A splendid opportunity to any one desirous of erecting a home or summer residence in this beautiful locality.

Terms of Sale.—One fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with £1 certificate-of-title fee, within thirty days thereafter.

NOTE.—The attention of all intending purchasers is drawn to a notice published on page 2717 of the *New Zealand Gazette* of the 4th September, 1930, declaring it unlawful for any person to erect or cause to be erected any building at a less distance than 33 ft. from the middle of any road shown upon the plan of Town of Tekapo Village Extension No. 1, part of Block IV, Tekapo Village, in Block XIII, Tekapo Survey District.

Full particulars may be obtained on application to this office.

W. STEWART,
Commissioner of Crown Lands.

(L. and S. 6/9/46.)

Settlement Land in Otago Land District for Sale by Public Auction.

District Lands and Survey Office,
Dunedin, 9th December, 1930.

NOTICE is hereby given that the undermentioned settlement land will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, Dunedin, on Wednesday, 14th January, 1931, at 2 o'clock p.m., under the provisions of the Land Act, 1924, and the Land for Settlement Act, 1925.

SCHEDULE.

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

Borough of Mosgiel.—East Taieri Survey District.—Melville Park Settlement.

SECTION 1s: Area, 36 acres 1 rood 28 perches. Upset price, £1,606. Deposit on deferred payments, £106.

Improvements included in price of land include dwelling and washhouse, windmill and trough, and boundary and subdivisional fencing.

Melville Park Settlement is situated in the Borough of Mosgiel within easy distance of railway-station, post-office, and district high school. The land is level and of very fine quality, the soil being a very rich black loam resting on a sandy clay formation. Access is by level, well-formed roads. The land is admirably suited for dairying or intense cultivation. Mosgiel has an excellent water-supply, electric lighting, and a large well-known woollen factory.

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), within thirty days thereafter.

Deferred Payments: The required deposit on account of the purchase-price, together with £1 1s. (license fee) and loading for improvements, 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 the period of 34½ years.

The licensee shall have the right at any time during the currency of his license to pay off either the whole of the purchase-money or any half-yearly instalment or instalments thereof then remaining unpaid.

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.

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.

Titles to the land will be subject to section 85 of the Land for Settlements Act, 1925.

Full particulars may be obtained at this office.

N. C. KENSINGTON,
Commissioner of Crown Lands.

(L. and S. 9/2484.)