

on deferred payments, and the education reserve in the Third Schedule for lease only, at the District Lands and Survey Office, State Fire Building, Wellington, at 2.30 o'clock p.m. on Tuesday, 7th July, 1931, under the provisions of the Land Act, 1924, and amendments, and the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

FIRST SCHEDULE.

Waimarino County.

Horopito West Township.

SECTIONS 1 and 2, Block IX: Area, 2 acres. Upset price, £3.

Weighted with the sum of £3 for felling and grassing. This sum is payable in cash.

Situated on either side of the Horopito Stream, one mile distant by unformed road from Horopito Railway-station. All level to easy rolling land felled and grassed, but pasture is poor. Soil of light volcanic mixture on clay formation. Permanently watered.

Sections 7 and 8, Block IX: Area, 4 acres 3 roods 29 perches. Upset price, £7.

Weighted with the sum of £6 10s., for improvements consisting of felling and boundary-fencing. This sum is payable in cash.

These sections are situated on the right bank of the Horopito Stream, one mile from Horopito Railway-station by unformed road. Level to easy rolling land, all felled and in poor-quality pasture. Soil of a light volcanic mixture on clay formation. No permanent water. Altitude, 2,450 ft. above sea-level.

SECOND SCHEDULE.

Kiwitea County.—Ongo Survey District.

Pakihikura Village.

SECTIONS 4, 8, 10 to 14, Block VIII: Area, 5 acres 0 roods 21 perches. Upset price, £56. Deposit on deferred payments, £6; half-yearly instalment on deferred payments, £1 12s. 6d.

Weighted with the sum of £6 15s. for nine chains boundary fencing. This sum is payable in cash.

These sections are situated eleven miles from Hunterville by good metalled road, with frontages to the upper and lower Pakihikura roads. The sections are level, and are all covered in native bush which has been damaged by fire. The bush comprises chiefly matai, with an odd rimu here and there. Soil is of a heavy clay loam, but there is no permanent water. Altitude is 1,300 ft.

THIRD SCHEDULE.

Featherston County.

Township of Featherston.

SECTIONS 61 and 62: Area, 2 acres. Upset annual rental, £3 7s. 6d.

Situated at the corner of Watt and Harrison Streets, half a mile from Featherston Railway-station. These are good level sections with a fine sole of English grasses. Soil of good heavy loam. Town water-supply is available. The improvements consist of stumping, grassing, and 18 chains of fencing.

TERMS OF SALE OF LANDS IN FIRST SCHEDULE.

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

TERMS OF SALE OF LANDS IN SECOND SCHEDULE.

Cash: As above.

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 lands are 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.

TERMS OF SALE OF LEASE OF LANDS IN THIRD SCHEDULE.

1. Six months' rent at the rate offered, loading for improvements, and £2 2s. (lease fee) must be deposited on acceptance of bid.

2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908. Possession will be given on the day of sale.

3. Rent payable half-yearly in advance.

4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.

5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

6. Lessee not to use or remove any gravel without the consent of the Land Board.

7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

8. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.

9. Lease liable to forfeiture if conditions are violated.

10. Lessee to keep buildings insured.

11. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

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

H. W. C. MACKINTOSH,

Commissioner of Crown Lands.

(L. and S. 9/2641.)

Land in the Wellington Land District for Lease by Public Auction.

District Lands and Survey Office,

Wellington, 1st June, 1931.

NOTICE is hereby given that the undermentioned land will be offered for lease for a term of thirty-three years, with perpetual right of renewal, by public auction, at the District Lands and Survey Office, State Fire Buildings, Wellington, at 2.30 o'clock p.m. on Tuesday, 7th July, 1931, under the provisions of the Land Act, 1924, section 130 of the Reserves and other Lands Disposal and Public Bodies' Empowering Act, 1924, and the regulations made thereunder.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Patea County.—Block VIII, Wairoa Survey District.— Subdivision of Moumahaki State Farm.

LOT 2 on plan 73/26w, deposited in the office of the Chief Surveyor, at Wellington (being part Sections 395 and 397, Okutuku District): Area, 108 acres 1 rood 35 perches. Upset annual rental, £190.

Weighted with £395 for improvements. This sum is payable in cash on the fall of the hammer.

Also weighted with £155, being part value of buildings. This sum is payable by twenty-eight equal half-yearly instalments of £7 16s. 7d., covering principal and interest.

This farm comprises part of what was formerly known as the Moumahaki State Farm, which was utilized for many years by the Department of Agriculture for experimental and demonstration purposes. The property is situated about two miles from Moumahaki Railway-station and Post-office, and five miles from Waverley, by good metalled roads. School adjoining. Cream cart calls daily. The section comprises first-class dairying land, two-thirds being flat, balance undulating to steep. All in grass with the exception of a clump of shelter bush and plantations, which affords good shelter. A small area under cultivation. Good free loam soil resting on clay and papa formation. Well watered by small streams and by ram and troughs. Elevation, 160 ft. to 290 ft. above sea-level. Well subdivided with first-class fencing.

Buildings comprise dwelling, garage, cow-shed, and dairy, implement-shed and storeroom, and cattle yards.

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.