

CROWN LANDS NOTICES.

Settlement Land in Otago Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Dunedin, 21st March, 1934.

NOTICE is hereby given that the undermentioned sections are open for selection on renewable lease under the Land for Settlements Act, 1925, and applications will be received at the District Lands and Survey Office, Dunedin, up to 4 o'clock p.m. on Monday, 7th May, 1934.

Applicants should appear personally for examination at the District Lands and Survey Office, Dunedin, on Wednesday, 9th May, 1934, at 10.30 a.m., but if any applicant is unable to attend he may be examined by any other Land Board or by any Commissioner of Crown Lands.

The ballot will be held immediately upon conclusion of the examination of applicants.

SCHEDULE.

SETTLEMENT LAND.—SECOND-CLASS LAND.

Clutha County.—Waipahi Survey District.—Arthurton Settlement.

Section.	Area.	Capital Value.	Value of Buildings.	Cash loading for Improvements.	Half-yearly Rent.	Half-yearly Building Instalments.	Total Half-yearly Payment.
	A. R. P.	£	£	£	£ s. d.	£ s. d.	£ s. d.
1s ..	1,584 3 17	5,080	..	20	127 0 0	..	127 0 0
2s ..	1,307 2 33	5,700	850	..	142 10 0	25 10 0	168 0 0
3s ..	802 0 18	4,810	480	..	120 5 0	14 8 0	134 13 0
4s ..	838 3 8	4,200	300	..	105 0 0	9 0 0	114 0 0

General Description.

Arthurton Settlement, previously known as "Golden Valley" Estate, is situated approximately one mile and a half from Waipahi Railway-station, School, and Post-office, and Arthurton Railway Siding is about one mile distant from Section 1s. Access is by formed and partly metalled road. The settlement is in the centre of a sheep-farming district, and handy by rail to the South Otago or Mataura Freezing-works. A good permanent water-supply is on each section. The altitude is from 600 ft. to 1,400 ft. The Waipahi River forms a good boundary round the west side and part of the south side of the settlement. Practically the whole areas of Lots 2, 3, and 4 lie to the sun. The property for the past two seasons has carried 4,000 sheep, including 3,200 ewes, besides 100 mixed cattle. The cultivated portion grows splendid crops of grain, turnips, and rape, and the previous owner has yearly fattened all wether lambs.

Particular Descriptions.

Section 1s: Approximately 1,100 acres in virgin state, good tussock grazing; balance in pasture land. Good permanent water-supply.

Section 2s: Approximately 732 acres virgin state, good tussock grazing; approximately 425 acres pasture and approximately 60 acres turnips and grass and 90 acres turnips. Good permanent water-supply.

Section 3s: Approximately 400 acres tussock, good grazing; balance in pasture, less about 23 acres in stubble. Good permanent water-supply.

Section 4s: Approximately 360 acres virgin tussock state, good grazing; balance in pasture. Good permanent water-supply.

Improvements not included in Capital Values and which must be paid for separately.

Section 1s: Wooden hut on skids, 18 ft. by 12 ft., £20. To be paid for in cash.

Section 2s: Five-roomed wooden dwelling, weatherboarding of bull-nosed timber; good range in kitchen; hot and cold water laid on; fireplaces in three rooms; bathroom, wash-basin, and scullery; 33 ft. by 30 ft. outside dimensions. Washhouse; copper and built-in tubs; cold water laid on; coalhouse. Hut used as dairy. Hut 15 ft. by 9 ft., built of wood and iron, lined, and brick chimney and fireplace. Eight-stall stable and barn, under one roof; stable 54 ft. by 16 ft.; barn 26 ft. by 21 ft. Cowbyre and yard, concrete floor. Fowlhouse and pigstye. Corrugated-iron implement-shed, 48 ft. by 16 ft. Shearing-shed, part (about half) grating, balance wooden flooring, and inside fittings, size 56 ft. by 40 ft. Total value, £850.

To be paid for in cash or by twenty-eight half-yearly instalments of £25 10s., and the balance in a lump sum at the expiration of fourteen years and a half.

Section 3s: Five-roomed wooden dwelling; good range in kitchen; fireplaces in sitting-room and in two bedrooms; bathroom, washhouse, and copper inside dwelling. Wooden coalhouse and shed. Seven-stall stable (wooden), wool-shed, and barn, all under one roof (old). Total value, £480.

To be paid for in cash or by twenty-eight half-yearly instalments of £14 8s., and the balance in a lump sum at the expiration of fourteen years and a half.

Section 4s: Five-roomed wooden dwelling; bathroom, scullery; good range in kitchen; fireplace in every room; washhouse detached. Eight-stall wooden stable, barn, and implement-shed all under one roof (66 ft. by 40 ft.). (Note.—Part implement-shed grating and used as a shearing-shed.) Two-stall cowbyre and yards. Total value, £300.

To be paid for in cash or by twenty-eight half-yearly instalments of £9, and the balance in a lump sum at the expiration of fourteen years and a half.

Improvements included in Capital Values.

Section 1s: Half value 35 chains north boundary-fencing (wire); full value 51 chains north boundary-fencing (gorse); half value 191 chains south-east boundary-fencing with Section 2s (wire); full value 314 chains internal fencing (wire). Total value, £135 13s.

Section 2s: Half value 191 chains north-west boundary-fencing with Section 1s (wire); full value 40 chains north boundary-fencing (gorse); full value 34 chains north-east boundary-fencing (gorse); half value 73 chains south-east boundary-fencing with Section 3s (46 chains cycle netting, balance post and wire); half value 47 chains north-east boundary-fencing with Section 3s (wire); half value 45 chains south-east boundary-fencing with Section 3s (wire); half value 70 chains south boundary-fencing (wire—rabbit-proof netting); half value 75 chains south-east boundary-fencing (rabbit-proof netting); full value 524 chains internal fencing (wire). Sheep-yards, circular sheep-dip, and concrete drying-pens. Plantation. Total value, £438 7s. 6d.