

Situated on Cattle Valley Road, distant twelve miles by good gravelled roads from Pleasant Point Railway-station, Saleyards, and Post-office, and five miles from Skipton School. Cream lorry passes the property, which comprises about 280 acres of light stony flat with veins of swamp; balance fairly steep downs and terraces. Soil varies from light stony to good medium land, resting on clay and shingle formation. The property, which ranges in altitude from 600 ft. to 900 ft., is subdivided into four paddocks, and is watered by river and water-holes. The land is suitable mainly for sheep-farming, but approximately 220 acres is suitable for growing green crops and roots, while approximately 120 acres is also suitable for oat-cropping. All fencing is included in the rental value of the section and remains the property of the Crown.

Abstract of Terms of Sale and Conditions of Lease.

1. Six months' rent at the rate offered, loading for turnip crop, and £2 2s. (lease fee), must be deposited on acceptance of bid.
2. Term of lease, twenty-one years, from 1st April, 1935 (from which date possession will be given), 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. The lease will be registered under the Land Transfer Act, 1915.
3. Rent payable half-yearly in advance.
4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all drains, 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 carry on any noxious, noisome, or offensive trade upon the land.
7. 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.
8. Lease liable to forfeiture if conditions are violated.
9. Lessee to keep buildings insured.
10. Interest at the rate of 10 per cent. per annum to be paid on rent in arrears.
11. Lessee to pay all rates, taxes, and assessments.
12. Land Board to approve of improvements proposed.

Form of lease may be perused and full particulars obtained from the Commissioner of Crown Lands.

J. F. QUINN,
Commissioner of Crown Lands.

(L. and S. 20/34.)

Land in Canterbury Land District for Sale by Public Auction.

District Lands and Survey Office,
Christchurch, 16th January, 1935.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at the District Lands Office, Timaru, on Thursday, 7th March, 1935, at 12 noon, under the provisions of the Land Act, 1924.

SCHEDULE.

CANTERBURY LAND DISTRICT.—AROWHENUA SURVEY DISTRICT.

SECTION 779, Block II: Area, 1 rood. Upset price, £18. A level section situated on Shaw Street, one mile and a half from Temuka Post-office, School, and Railway-station by fair gravelled road. Soil of good medium quality on clay and gravel formation.

Improvements which go with the land comprises one chain road-boundary gorse fencing and six chains party boundary wire fencing valued at £2.

Terms of sale and full particulars may be obtained at this office.

J. F. QUINN,
Commissioner of Crown Lands.

(L. and S. 38604.)

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Land in Southland Land District for Lease by Public Auction.

District Lands and Survey Office,
Invercargill, 15th January, 1935.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction at the District Lands and Survey Office, Invercargill, at 11 o'clock a.m. on Tuesday, 19th February, 1935, under the provisions of the Land Act, 1924.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.—BLUFF HARBOUR BOARD ENDOWMENT.

SECTION 370, Block XXXIV: Taringatura Survey District. Area, 33 acres 2 roods 11 perches. Upset annual rental, £17. Valuation for improvements, £215.

Situated about two miles and a half from Benmore Railway-station by good level metalled road. All flat land of very fair quality of which 15 acres is in crop or under the plough, and balance in pasture. The improvements consist of cow-byre, shearing-shed, stable, fencing, and ditching.

Abstract of Conditions of Lease.

1. Term, fourteen years.
2. Right of cultivation, but not more than two white crops in succession to be taken off the land, which is to be left in best English grasses at the end of the term.
3. All noxious weeds to be cleared off and kept down to the satisfaction of the Inspector.
4. The Department will not be responsible for valuation for improvements, but if at the end of the term it be decided to re-lease the land, payment for buildings and fixtures will be payable by incoming tenant.
5. No permanent improvements to be effected without consent of Land Board.
6. The purchaser will be required to pay on the fall of the hammer a half-year's rent, valuation for improvements, and £1 1s. lease fee.

Form of lease may be perused and full particulars obtained on application to the Commissioner of Crown Lands, Invercargill.

B. C. McCABE,
Commissioner of Crown Lands.

(L. and S. 9/993.)

STATE FOREST SERVICE NOTICES.

Milling-timber withdrawn from Sale.

State Forest Service,
Palmerston North, 15th January, 1935.

NOTICE is hereby given that the milling-timber in Pohui Survey District, Hawke's Bay Land District, advertised for sale by public auction in *Gazette* No. 92 of the 13th December, 1934, on page 4191, is hereby withdrawn from sale by direction of the Commissioner of State Forests.

D. MACPHERSON, Conservator of Forests.

Milling-timber for Sale by Public Tender.

State Forest Service,
Hokitika, 8th January, 1935.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will be received at this office up to 4 p.m. on Tuesday, the 5th day of February, 1935.

SCHEDULE.

WESTLAND FOREST-CONSERVATION REGION.—WESTLAND LAND DISTRICT.

ALL the milling-timber on that piece of land, containing 150 acres, situated in Block IV, Kopara Survey District, Provisional State Forest Reserves 1674 and 1612.

The total estimated quantity of timber in cubic feet is 198,900, or in board feet 1,227,520, made up as follows:—

Species.	Cubic Feet.	Board Feet.
Kahikatea	151,860	931,270
Rimu	47,040	296,250
	198,900	1,227,520

Upset price: £1,313 10s.

Time for removal: Two years.