

Applicants should appear personally before the Land Board for examination at the District Lands and Survey Office, Christchurch, on Tuesday, 14th May, 1935, at 10.30 o'clock 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.

CANTERBURY LAND DISTRICT.

FIRST-CLASS LAND.

Waimairi County.—Christchurch Survey District.—Avonhead Settlement.

SECTION 14, Block X: Area, 13 acres 1 rood 26 perches. Capital value, £960; half-yearly rent, £24.

Loaded with the sum of £165 for improvements (see below), repayable in cash or by a cash deposit of £15 and balance of £150 secured on instalment mortgage (fifteen-years term), with interest 5 per cent. to discharged soldier and 5½ per cent. to other than a discharged soldier.

This section is situated in Avonhead Road, one mile and a half from Riccarton Post-office and School, and two miles from Sockburn Railway-station. Whole area is arable, and watered by artesian well. Property is suitable for market gardening or worker's home.

The improvements comprise old three-roomed lean-to dwelling partly lined, shed and dairy, pigsty and run, artesian well and tank, 54 chains boundary and 21 chains subdivisional fencing.

The successful applicant will require to pay the first half-year's rent of £24, deposit on improvements £15, £1 ls. lease fee, £1 ls. mortgage fee, and rent and interest for the broken period.

Section 1A, Block X: Area, 2 acres. Capital value, £140; half-yearly rent, £3 10s.

Weighted with the sum of £250 for improvements (see below), payable in cash or by cash deposit of £25 and balance of £225 secured by instalment mortgage (ten-years term), with interest at rate of 5 per cent. to a discharged soldier and 5½ per cent. to other than a discharged soldier.

This property, which is suitable for a worker's home, is situated in the Avonhead Settlement on Withell's Road, and about three-quarters of a mile from the Riccarton Road tram. The land is in good condition, free from noxious weeds, and is well sheltered from the south-west by a small plantation.

The improvements consist of a dwelling of four rooms (one of which is unlined and with no ceiling) and pantry; Orion stove; electric light; water-supply (well and hand pump); large shed; fencing and plantation.

Waimate County.—Otaio Survey District.—Bankfield Settlement.

Section 8, Block XVI: Area, 167 acres 1 rood 9 perches. Capital value, £3,130; half-yearly rent, £78 5s.

Loaded with the sum of £480 for improvements, consisting of a three-roomed dwelling, papered and lined, 400-gallon tank, stable, and granary with lean-to, wooden hut, and approximately 338 chains of boundary and subdivisional fencing. This loading is payable in cash or by a cash deposit of £20 and the balance secured by an instalment mortgage for a maximum term of twenty years with interest, in addition to sinking fund, at the rate of 5 per cent. per annum in the case of a discharged soldier and 5½ per cent. per annum in the case of other than a discharged soldier.

This section forms part of the well-known Bankfield Settlement, and is situated on Esk Valley Road, three miles and a half from St. Andrews Post-office and two miles from Esk Valley School. A cream lorry passes the property which, however, is not recommended for dairying. The section comprises undulating easy downs with a small swampy flat and the whole area is suitable for cropping, fattening and grazing sheep. In its present condition should carry 200 to 250 ewes and can be increased by at least 100 ewes (in addition to a team and a few cows) by judicious farming and improvement to pasture. The present condition of the property is 30 acres in good pasture, 104 acres in more or less worn-out pasture, 33 acres out of oats and linseed. This property should yield on the average 40 bushels of wheat, 60 bushels of oats, or 50 bushels of barley to the acre.

SECOND-CLASS LAND.

Waimate County.—Otaio Survey District.—Teschemaker and Finlay Downs Settlements.

(Exempt from payment of rent for two years and a half.)*

Sections 3 and 7, Block XIII: Area, 1,200 acres. Capital value £5,027; half-yearly rent, £125 13s. 6d.

Loaded with £883 for improvements (see below), repayable in cash or by a cash deposit of £168, £115 loading on lease repayable over twenty-one-years period, and £600 secured on instalment mortgage to State Advances Department on thirty-six years and a half term at 5½ per cent., half-yearly instalment £19 3s.

This property is on Teschemaker's Valley Road, six miles from Hunter Post-office, one mile from Teschemaker School, and about twelve miles from Otaio Railway-station. Cream van passes. Access is by gravelled road from Otaio and Makikihi. The area is watered by creeks, waterholes, and dams, the soil being of light and shingly to medium quality; altitude 700 ft. to 2,000 ft. The property, which comprises mixed flats, downs, and steep hill, broken by creek-beds; bush and scrub, is subdivided into twenty-three paddocks and is mainly suitable for grazing sheep and cattle. Approximately 400 acres are suitable for growing oats and green crops.

The improvements on the property, valued at £883 (which must be paid as above mentioned), are as follows: Five-roomed dwelling on concrete foundations, scrim-and-paper lined, bathroom, pantry, hall, two double brick chimneys, wash-house, copper and tubs, Champion range, porcelain basin (no bath); three 400-gallon round tanks, granary, stable and implement-shed, wool-shed, stable and chaff-house, cow-byre and engine-shed, wooden hut, fowlhouse, sheep-dip, draining pens and yards, shelter-trees and dams, 482 chains boundary and subdivisional fencing.

Improvements included in the rental value and remaining the property of the lessor comprise approximately 837 chains of road and subdivisional and boundary fencing, valued at £196.

* *Special condition.*—After payment of the deposit and other amounts required a remission of rent for a period of two years and a half will be granted subject to improvements equivalent to double the amount of rent so remitted being effected on the property to the satisfaction of the lessor.

The successful applicant will be required to pay immediately the first half-year's rent of £125 13s. 6d., rent for the broken period, deposit on improvements £168, £1 ls. lease fee, proportion of insurance premium, also mortgage costs to State Advances Department.

For any further information required apply to—

J. F. QUINN,
Commissioner of Crown Lands.

(L. and S. 26/8567, 26/8551, 26/17424, and 19468.)

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

District Lands and Survey Office,
Invercargill, 10th April, 1935.

NOTICE is hereby given that the undermentioned section is 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, Invercargill, up to 4 p.m. on Tuesday, 14th May, 1935.

Applicants should appear personally for examination at the Lands and Survey Office, Invercargill, on Thursday, 16th May, 1935, 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 the conclusion of the examination of applicants.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SECOND-CLASS LAND.

Wallace County.—Wairaki Survey District.—Beaumont Settlement.

SECTION 2, Block XXIII: Area, 351 acres 2 roods 8 perches. Capital value, £400; half-yearly rent, £10.

Weighted with £40 (to be paid in cash) for improvements, comprising fencing and shed.

This section, which is close to school and post-office, is situated nine miles from Nightcaps Railway-station by good road. Land, which is well watered, is level to undulating, and runs from light river-flat to medium quality, red tussock on the higher parts. Altitude, 590 ft. to 870 ft.

For any further details required apply to—

B. C. McCABE,
Commissioner of Crown Lands.

(L. and S. 19196.)