

Village Land in Taranaki Land District for Sale by Public Auction.

District Lands and Survey Office,
New Plymouth, 3rd December, 1935.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at the District Lands and Survey Office, New Plymouth, on Wednesday, 15th January, 1936, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924.

SCHEDULE.

TARANAKI LAND DISTRICT.—VILLAGE LAND.

Clifton County.—Village of Tongaporutu.

SECTION 18: Area, 1 acre 1 rood 16 perches. Upset price, £40. This section, which is situated on the Main North Road, comprises level land, all in grass.

Full particulars may be obtained from the undersigned.

F. H. WATERS,
Commissioner of Crown Lands.

(L. and S. 6/9/19.)

Education Reserve in Taranaki Land District for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 23rd November, 1935.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, at 2.30 o'clock p.m. on Wednesday, 15th January, 1936, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

New Plymouth Borough.—New Plymouth Town Belt.

LOT 1, D.P. 4513, of Subdivision 2 of part Section W: Area, 3 acres 2 roods 36.87 perches. Upset annual rent, £2.

LOT 2, D.P. 4513, of Subdivision 2 of part Section W: Area, 25.5 perches. Upset annual rent, £4.

LOT 3, D.P. 4513, of Subdivision 2 of part Section W: Area, 25.52 perches. Upset annual rent, £4.

These sections are situated on Mill Road. Lot 1 is a somewhat broken section, more or less covered in gorse, blackberry, and fern. Lots 2 and 3 are fairly good building-sites.

Abstract of Terms and Conditions of Lease.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.

2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.

3. No compensation for improvements, but if lease is not renewed upon expiry the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the original lessee with the consent of the Land Board. Failing disposal, the land and improvements revert to the Crown without compensation.

4. No transfer, mortgage, sublease, or subdivision allowed without consent.

5. Lessee to maintain in good substantial repair all improvements, to trim all live hedges, and to yield up all improvements in good order and condition at the expiration of the lease.

6. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.

7. Lessee will not carry on any offensive trade.

8. Lessee to give notice to Land Board before making improvements.

9. Lessee to pay all rates, taxes, and assessments.

10. Lease is liable to termination if conditions are violated.

Special condition.—The lease of Lot 1 will be subject to the rights contained in Memorandum of Transfer No. 60023 to the New Plymouth Borough Council for the use and maintenance of the public drain and crossing constructed by the said Council on the said lot.

Form of lease may be perused and full particulars obtained from the undersigned.

F. H. WATERS,
Commissioner of Crown Lands.

(L. and S. 1912/1345.)

Land in Marlborough Land District for Selection on Optional Tenure.

District Lands and Survey Office,
Blenheim, 3rd December, 1935.

NOTICE is hereby given that the undermentioned section is open for selection on optional tenure under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Blenheim, up to 4 o'clock p.m. on Tuesday, 7th January, 1936.

Applicants should appear personally for examination at the District Office, Blenheim, on Thursday, 9th January, 1936, 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.

MARLBOROUGH LAND DISTRICT.—FIRST-CLASS LAND.

Marlborough County.—Whernside Survey District.

SECTION 4 and part Section 8, Block XV: Area, 55 acres 3 roods 2 perches. Capital value, £560. Deposit on deferred payments, £35: Half-yearly instalment on deferred payments, £17 1s. 3d. Renewable lease: Half-yearly rent, £11 4s.

The property is situated on Main South Road, about two miles from Kekerangu Post-office and School, seven miles from Wharanui Railway-station, and eighteen miles by good metalled road from Ward Saleyards. The land, which is of undulating nature, would be suitable as a small farm for a man with a little capital who wishes to make a home and take on outside work. The soil is good quality, rich dark loam resting on sand clay loam formation. The whole of the area is covered with good pasture and is watered by a small stream.

Further particulars may be obtained from the undersigned.

P. R. WILKINSON,
Commissioner of Crown Lands.

(L. and S. 9/3076.)

Lands in Nelson Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Nelson, 3rd December, 1935.

NOTICE is hereby given that the undermentioned sections are open for selection on renewable lease under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Nelson, up to 4 o'clock p.m. on Tuesday, 7th January, 1936.

Applicants should appear personally for examination at the District Lands and Survey Office, Nelson, on Thursday, 9th January, 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.

NOTE.—These lands are offered in terms of section 153 of the Land Act, 1924, which provides that no right to any mineral under the surface shall pertain to the lessee, whose rights shall be to the surface soil only.

SCHEDULE.

NELSON LAND DISTRICT.—KARAMEA MINING DISTRICT.

Takaka County.—Waitapu Survey District.

SECTION 2, Block IV: Area, 621 acres. Capital value, £155; half-yearly rent, £3 2s.

Weighted with £190 for improvements, comprising stable, 52 chains fencing, and 100 acres clearing. This amount may be paid in cash, or, after the payment of a cash deposit of £80, the balance of £110 may remain on mortgage to the Mortgage Corporation of New Zealand for a term of twenty years with interest at the rate ruling as at date of selection. Costs of preparation and registration of mortgage (£2 3s.) to be paid by successful applicant.

Section is situated on side road from main Takaka-Collingwood Road, two miles from Puramahoi Post-office, three miles from Puramahoi School, seven miles and a half from Golden Bay Dairy Factory, and nine miles from Takaka Saleyards. Access by good road from Takaka.

The land is hilly and is watered by permanent streams. Soil is mixed quality—poor semi-pakihi to clay hills and a little limestone outcrop land. Property is subdivided into three paddocks and is suitable for grazing. There is ragwort and foxglove on the section; about 100 acres are in worn-out pasture and fern and the balance is in natural state.