

SCHEDULE.

WELLINGTON LAND DISTRICT.—SECOND-CLASS LAND.

Waimarino County.—Whirinaki Survey District.

(Exempt from payment of rent for five years.)

LOT 2 of Section 1, Block III: Area, 572 acres 0 roods 21 perches. Capital value, £285; half-yearly rent, £5 14s.

Weighted with £740 for improvements, consisting of shed, dwelling, 60 chains road fencing, 110 chains boundary-fencing, felling and grassing. Of this sum £25 must be paid in cash, approximately £440 may be secured on first mortgage to the Mortgage Corporation over a term of thirty years, and the balance on second mortgage over a period of fifteen years with interest at 4 per cent. per annum.

A grazing property subdivided into four paddocks, situated on the Waipapa Valley Road, thirty-six miles from Raetihi Post-office, Railway-station, Dairy Factory, and Saleyards by metalled road. The section comprises hilly grazing country with some good country along the main valley. Approximately 100 acres are in good, and 350 acres deteriorated, pasture; 122 acres are in natural state. The soil is of medium quality on sandstone and papa formation; watered by streams.

Any further particulars required may be obtained from the undersigned.

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.

(L. and S. 31/387.)

Land in Christchurch Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Christchurch, 24th March, 1936.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925; and applications will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m. on Friday, 8th May, 1936.

Applicants should appear personally for examination at the District Lands and Survey Office, Auckland, on Tuesday, 12th May, 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.

CANTERBURY LAND DISTRICT.—FIRST AND SECOND CLASS LAND.

Mackenzie County.—Opuha Survey District.—Sherwood Downs Settlement.

SECTIONS 5, part 5A, and 7C: Area, 650 acres 2 roods 28 perches. Capital value, £2,495*; half-yearly rent, £62 7s. 6d.

Loaded with the sum of £900 for improvements (see below), repayable by a cash deposit of £40, £200 to be secured on instalment mortgage to the Crown for a twenty-year term with interest at 5 per cent. in the case of a discharged soldier and 5½ per cent. in the case of a civilian, and £660 to be secured on mortgage to the outgoing mortgagee for a term of five years with interest at 5 per cent.

This area comprises part of Sherwood Downs Settlement and is situated on Butlers Road, fourteen miles from Fairlie Post-office, Railway-station, and Saleyards, and three miles from Sherwood Downs School. Access is by fair gravelled road. The property, which has an altitude of from 1,500 ft. to 3,000 ft., is watered by creeks and springs, and comprises easy to steep downs broken by gullies and rocky knobs with a portion of fairly flat land. The soil is of light to medium quality resting on clay and rocky formation. The property is subdivided into twelve paddocks and is mainly suitable for grazing with a little mixed farming.

Improvements on the property, valued at £900 (which are payable as above mentioned), comprise dwelling, washhouse and room, dairy, tank-stand, and 400 gallon tank, corrugated-iron garage, stable, and shearing-shed, concrete dip and yards, cow-shed, plantations and garden, fowhouse and run, water-supply, and 229 chains boundary and internal fencing (all on Section 7), also wool-shed and yards, plantation, and 404 chains boundary and internal fencing (all on Sections 5 and 5A).

* Improvements included in the rental value and remaining the property of the lessor comprise 191 chains boundary-fencing valued at £23 17s. 6d.

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Special Conditions.—After payment of the deposit and other amounts required a remission of one year's rent amounting to £124 15s. will be granted conditional upon improvements being effected on these sections equal to double the value of rent so remitted.

The remaining buildings on Sections 5 and 5c, comprising house, stable, cow-shed, and garage, are retained by the Crown for sale for removal.

The successful applicant will require to pay immediately the first half-year's rent of £62 7s. 6d., rent for the broken period, deposit on improvements (£40), lease and mortgage fees (£3 3s.), proportion insurance premiums, also the mortgage costs required in connection with mortgage to the outgoing mortgagee.

For any further information apply to the undersigned.

J. F. QUINN,
Commissioner of Crown Lands.

(L. and S. 26/2575.)

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

District Lands and Survey Office,
Invercargill, 24th March, 1936.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction at this office on Monday, 27th April, 1936, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—TOWN OF GORE.

LOT 5 of Section 61, Block XVI: Area, 1 rood. Upset annual rental, £3.

Level section about a mile from post-office.

LOT 6 of Section 61, Block XVI: Area, 1 rood. Upset annual rental, £3.

Comparatively level section within a mile of post-office.

LOT 7 of Section 61, Block XVI: Area, 1 rood. Upset annual rental, £2.

Situated within a mile of post-office.

Abstract of Terms and Conditions of Lease.

1. Possession will be given on the day of the sale.
2. Six month's rent at the rate offered, and rent for the broken period, lease and registration fees (£2 2s.), must be deposited on acceptance of bid.
3. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
4. Rent payable half-yearly in advance.
5. 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 repair and condition at the expiration of the lease.
6. Lessee not to transfer, mortgage, sublet, or subdivide without consent of the Land Board.
7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
8. Lessee not to use or remove any gravel without consent of the Land Board.
9. 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.
10. Lease liable to forfeiture if conditions are violated.
11. Lessee to keep buildings insured.
12. 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, Invercargill.

T. CAGNEY,
Commissioner of Crown Lands.

(L. and S. 20/588 and 700.)