

A mixed-farming property situated on the Huia Road, six miles from Ohura Post-office, School, Railway-station, and Saleyards. Cream is collected at a distance of two miles and a half from the section. Access from Ohura is by unmetalled road for six miles. Soil is fair to light loam on clay and sandstone formation; watered by springs and streams. A fair proportion of the country is ploughable, the remainder being easy to steep hills with a little broken country. About 480 acres are in good pasture, 1 acre in orchard and garden, the remainder being in bush. Property is subdivided into five paddocks.

NOTE.—Possession will be given one month after date of Taranaki Land Board's approval of an application. A clearing-sale of the stock depasturing on the area will be arranged within that period.

In addition to costs of preparation and registration of lease and second mortgage, fees totalling £3 1s. for completing the first mortgage together with a proportionate part of insurance premiums on buildings must be paid on selection.

Full particulars may be obtained from the undersigned.

F. H. WATERS,
Commissioner of Crown Lands.

(Files : H.O. 26/6955 ; D.O. S.T.L. 75.)

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

District Lands and Survey Office,
Wellington, 17th June, 1936.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the provisions of the Land for Settlements Act, 1925, and of the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Tuesday, 7th July, 1936.

Applicants should appear personally for examination at the District Lands and Survey Office, Wellington, on Wednesday, 8th July, 1936, at 2.30 o'clock p.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.

WELLINGTON LAND DISTRICT.—FIRST-CLASS SETTLEMENT LAND.

Horowhenua County.—Waiopuku Survey District.—Muhunua Settlement.

SUBDIVISION 1 of Section 1s : Area, 4 acres. Capital value, £155* ; half-yearly rent, £3 17s. 6d.

* Improvements included in the capital value comprise felling, grassing, and stumping of the whole area, and boundary-fencing.

Buildings.—The buildings on the property consist of a dwelling and outbuildings, garage, and fowlhouse, valued at £285. This sum is payable over a period of seven years by thirteen half-yearly instalments of £11 2s. 4d. principal and interest, and one instalment of £231 18s. 6d. If at the end of the seven years the buildings are in good order and condition arrangements may be made to repay the amount then outstanding over a further term of years.

This property is situated on Ohau East Road, one mile from Ohau Post-office and School, one mile and a quarter from Ohau Railway-station, and three miles from Kuku Dairy Factory. Access is by metalled road from the Main North Road.

The soil is of free loam resting on clay formation. The water-supply is by a tank and spring. The property is suitable only as a home from which a man with outside employment could supplement his income.

For any further information required apply to the undersigned.

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

(Files H.O. 26/3073 ; D.O. L.S.R.L. 790.)

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

District Lands and Survey Office,
Invercargill, 17th June, 1936.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction at this office on Wednesday, 29th July, 1936, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

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SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.

PART Section 55, Block V, Invercargill Hundred : Area, 16 acres 0 roods 20 perches. Upset annual rental, £8.

Weighted with £133 2s. valuation for fencing, clearing, stumping, &c.

Situated three miles from Kennington Dairy Factory and adjoining Myross Bush School. Approximately half the section has been cleared and cultivated, the balance being swamp, rushes, and stumps. Suitable for mixed farming and working in with other land.

Section 65, Block III, Oteramika Hundred : Area, 67 acres 0 roods 35 perches. Upset annual rental, £1 14s.

Weighted with £28 17s. valuation for fencing.

Situated about four miles from Mokotua Railway-station by good road. Level land of medium quality running to peat in places. About half the area is covered with light native bush of no milling-value, the balance being light scrub and red tussock.

TOWN OF LIMEHILLS.

Section 8, Block XII : Area, 2 roods 16 perches. Upset annual rental, 12s.

Weighted with 12s. for fencing.

About half this section is in old grass, the balance being under cultivation.

Section 18, Block XVII : Area, 1 rood. Upset annual rental, 5s.

All flat land in old pasture.

Section 8, Block XXVIII, and Section 7, Block XXIX : Area, 3 roods 17 perches. Upset annual rental, £1.

Both sections are in old pasture. Suitable for grazing.

Section 8, Block III, and Section 2, Block XVI : Area, 2 roods. Upset annual rental, 15s.

Both sections are in old pasture. Section 8 is a good level section suitable for a building-site.

Section 8, Block V : Area, 1 rood 5 perches. Upset annual rental, 10s.

Weighted with £3 for fencing. A good building-site.

TOWN OF EAST WINTON.

Section 2, Block II : Area, 10 acres. Upset annual rental, £5.

Weighted with £73 for improvements, comprising fencing, felling, stumping, &c. This section has a frontage to Dean Road and comprises fair quality land about 5 acres of which have been stumped.

TOWN OF CAMPBELLTOWN.

Sections 14 and 15, Block XX : Area, 2 roods. Upset annual rental, £1 10s.

Weighted with £15 valuation for improvements consisting of cow-byre and fencing. Building-site fronting Logan Street.

Abstract of Terms and Conditions of Lease.

1. Possession will be given on date of sale.
2. Six months' rent at the rate offered, and rent for the broken period, valuation for improvements, 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 payment in arrear.
10. Lease liable to termination 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 undersigned.

T. CAGNEY,
Commissioner of Crown Lands.

(Files : H.O. 20/848 ; D.O. 10/6.)