

A grazing property, subdivided into ten paddocks, situated on the Raetihi-Ohura Road, thirty-three miles by metalled road from Raetihi Post-office, Railway-station, Dairy Factory, and Saleyards, and five miles from Mangapurua School. The property has a long road frontage of about four miles, and there are some flats and easy country in the vicinity of the homestead, the balance of the area being undulating to steep—altitude about 2,000 ft.—and shady. The soil is of a light nature resting on sandstone, clay, and papa formation, and is watered by streams and springs.

At the present time 100 acres are in good pasture, 1,000 acres in inferior and deteriorated pasture, 7 acres in bush land felled and stumped, and 1,052 acres in its natural state. There is some foxglove and ragwort. It is not recommended that any further bush-felling be done until the present deteriorated country has been brought back, and in order to properly develop the property a considerable amount of scrub-cutting and fencing should be done each year. This property would be very suitable to a neighbouring farmer.

Any further information required may be obtained from the undersigned.

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

(H.O. 31/258; D.O. O.R.P. 1036 and 1127.)

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

District Lands and Survey Office,
Wellington, 10th August, 1937.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Wellington, at 2.30 o'clock p.m. on Wednesday, 15th September, 1937, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—EDUCATION RESERVES.

Borough of Foxton.—Township of Foxton.

SUBURBAN Section 325: Area, 4 acres 1 rood 10 perches. Upset annual rent, £5.

Weighted with £11 (to be paid in cash) for improvements, comprising 16 chains of road fencing and 6 chains of boundary-fencing.

This section is situated on the corner of Avenue Road and Baker Street, in the Borough of Foxton, and is one mile and a quarter from the post-office and school. The land is all level, with soil of a sandy loam resting on a shingle and ironstone formation, and is suitable for building-sites, poultry-farming, or for market-gardening in a small way. The elevation is about 50 ft. above sea-level, and lupins, gorse, &c. have a good hold.

(H.O. 9/369; D.O. W. 699.)

Township of Palmerston North.

Part Section 116, being Lot 3 on D.P. 385; Area, 23.3 perches. Upset annual rent, £25.

Weighted with £15 (to be paid in cash) for improvements, comprising fencing and old shed.

This section is situated in Grey Street, City of Palmerston North, a quarter of a mile from the Chief Post Office and seven chains from Rangitikei Street, which is the main business area. It adjoins the residential area, and also factories and wholesale businesses, and is well adapted for the erection of a factory or shops and offices. At the present time the land is being used as a vegetable garden.

(H.O. 20/41/2; D.O. W. 30.)

Abstract of Terms and Conditions of Lease.

1. Six months' rent at the rate offered, broken-period rent, weighting for improvements, and £2 2s. (lease fee), must be deposited on the fall of the hammer.

2. Term of lease: Twenty-one years, 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.

3. Rent payable half-yearly in advance.

4. 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 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 use or remove any gravel without the consent of the Land Board.

7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

8. Lessee not to effect improvements without the consent of the Land Board.

9. Lessee not entitled to 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 valuation for improvements effected by the original lessee with the consent of the Board, 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. Failing disposal, the land and all improvements revert to the Crown without compensation.

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.

Form of lease may be perused and any further particulars required may be obtained at the office of the undersigned.

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

Land in Marlborough Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Blenheim, 10th August, 1937.

NOTICE is hereby given that the undermentioned property is open for selection on renewable lease 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 September, 1937.

Applicants should appear personally for examination at the District Lands and Survey Office, Blenheim, on Thursday, 9th September, 1937, 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.

Applicants are required to produce for inspection when examined documentary evidence of their financial position, such as bank pass-books, certificates or letters of credit from managers of banks, financial institutions, or mercantile firms, or from private persons or parents undertaking to give financial assistance. Persons undertaking to assist financially should state to what extent they are prepared to do so and supply guarantees of their own financial position.

The ballot will be held immediately upon conclusion of the examination of applicants, and the successful applicant is required to pay immediately at conclusion of ballot a deposit comprising the first half-year's rent, broken-period rent, lease fee, and amount of improvement loading.

NOTE.—This land is 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.

MARLBOROUGH LAND DISTRICT.—SECOND-CLASS LAND.

Marlborough County.—Wakamarina Survey District.—Marlborough Mining District.

SECTION 1 of 5, Block XII, Section 8, Block XI, and Section 32, Block XI: Area, 690 acres 3 roods 21 perches. Capital value, £400; half-yearly rent, £8.

Weighted with £217 10s. (to be paid in cash) for improvements, consisting of cow-byre, fencing, and clearing.

This property is situated on the main highway one mile from Havelock, and is generally of poor quality. Although the property has been cleared a considerable portion has reverted to fern and scrub. The configuration is from comparatively easy hills to steep, rocky ridges rising from sea-level to 2,300 ft.

Any further information required may be obtained from the undersigned.

G. I. MARTIN,
Commissioner of Crown Lands.

(H.O. 22/3989; D.O. 111/124 and L.P. 269.)