

Weighted with £270 for improvements, comprising cowshed, fencing, clearing and grassing. This sum is payable in cash, or, after payment of a deposit of £70, the balance may be left on first mortgage to the State Advances Corporation for a term of fifteen years with interest thereon at the rate ruling as at date of selection. The costs of preparation of the mortgage (£2 15s.) must be paid immediately an application is declared successful.

A dairy farm, situated on the Tariki Road, about ten miles from Inglewood Railway-station and two miles and a half from the nearest dairy factory. A school adjoins the property. About 50 acres is easy hill country, the balance being heavily-timbered swamp infested with blackberry. The soil is light loam on clay on the hills and peat deposit in the swamp, which is capable of draining. Ragwort is spreading and will require attention.

Any further particulars required may be obtained from the undersigned.

A. F. WATERS,
Commissioner of Crown Lands.
(H.O. 26/17639; D.O. S.T.L./S. 41.)

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

District Lands and Survey Office,
Wellington, 23rd March, 1938.

NOTICE is hereby given that the undermentioned Education Reserve will be offered for lease by public auction at the District Lands and Survey Office, State Fire Building, Wellington, at 2.30 o'clock p.m. on Tuesday, 3rd May, 1938, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—EDUCATION RESERVE.

Rangitikei County.—Town of Hunterville.

SECTION 152: Area, 1 acre. Upset annual rental, £2 10s. Weighted with £50 (payable in cash) for improvements, comprising house (24 ft. by 18 ft.), two sheds, and fencing. This section is situated in Porewa Road, Hunterville, a quarter of a mile from the School, Post-office, and Stores. The frontage is below the level of the road, and the section has an easy slope from the middle to the back. The soil is of loam on shingle formation and is damp. The house is an old building 24 ft. by 18 ft. and is in a very poor state and the two sheds are practically useless. The section would be useful as a building-site.

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 to keep buildings insured.
6. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
7. Lessee not to use or remove any gravel without the consent of the Land Board.
8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
9. Lessee not to effect improvements without the consent of the Land Board.
10. 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.
11. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
12. Lease liable to termination if conditions are violated.

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.
(H.O. 20/294; D.O. W. 549.)

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

District Lands and Survey Office,
Wellington, 23rd March, 1938.

NOTICE is hereby given that the undermentioned land will be offered for sale for cash by public auction at the District Lands and Survey Office, State Fire Building, Wellington, on Tuesday, 3rd May, 1938, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924.

SCHEDULE.

WELLINGTON LAND DISTRICT.—VILLAGE LAND.

Waimarino County.—Karioi Survey District.

SECTION 4, Block VII, Rangataua Township: Area, 1 rood 4 perches. Upset price, £2.

Weighted with £20 (payable in cash) for improvements, comprising fencing and dwelling.

This section has a frontage to Tau Street and is situated half a mile from Rangataua Railway-station. It is a good building-site, and there is a dwelling of four rooms, with two iron chimneys, but this is in a dilapidated condition.

Any further particulars required may be obtained from the undersigned.

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.
(H.O. 22/1450/811; D.O. T.R.L. 90.)

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

District Lands and Survey Office,
Dunedin, 22nd March, 1938.

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, Dunedin, up to 4 o'clock p.m. on Monday, 9th May, 1938.

Applicants should appear personally for examination at the District Lands and Survey Office, Dunedin, on Wednesday, 11th May, 1938, 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 deposit in reduction of improvement loading.

SCHEDULE.

OTAGO LAND DISTRICT.—SECOND-CLASS LAND.

Clutha County.—Clifton Settlement.

SECTION 32s: Area, 641 acres 3 roods 6 perches. Capital value, £2,890; half-yearly rent, £72 5s.

Weighted with £960 for improvements, comprising six-roomed dwelling, stable, sheds, hut, yards, and dip, 1,400 gallon concrete tank, piping and trough; full value 541 chains fencing and half value 153 chains. This sum is payable in cash, or, after payment of a deposit of £160, the balance (£800) may be paid by sixty half-yearly instalments of £25 17s. 4d., including interest at 5 per cent. per annum.

The section is situated eight miles from Waiwera Township, Railway-station, and School, by good formed and metalled road, and comprises undulating land with fairly well sheltered ridges. The soil is fairly sharp loam, and responds well to lime and manure treatment. The property is free from noxious weeds, and is fairly well watered by creeks and river.

Any further information required may be obtained from the undersigned.

F. H. WATERS,
Commissioner of Crown Lands.
(H.O. 32/400/1; D.O. D.P. 96 and VII/5.)