

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SECOND-CLASS LAND.

Wallace County.—*Jacobs River Hundred.—Otago Mining District.*

SECTIONS 24 and 31, Block XVII: Area, 277 acres 2 roods 33 perches. Capital value, £210. Half-yearly rent, £4 4s.

Weighted with £302 (payable in cash) for improvements, comprising dwelling, shed, fencing, felling, and grassing.

The property is an undulating partly developed bush farm situated at the junction of Wards and Centre Road, three miles from Colac and Longwood Townships by good gravelled roads. There is practically no steep land, the soil being from light to medium quality. Approximately half the area has been felled and surface sown, and about 20 acres of this has been stumped, cultivated, and sown out. The pasture on the 20 acres is only of medium quality, while the surface-sown area has reverted to rushes and scrub. Buildings are in poor repair, and fences for the most part are not stock proof.

Any further particulars required may be obtained from the undersigned.

THOS CAGNEY,

Commissioner of Crown Lands.

(H.O. 22/4094; D.O. R.L. 144.)

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

District Lands and Survey Office,

Invercargill, 11th June, 1941.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction at the District Lands and Survey Office, Invercargill, on Tuesday, 22nd July, 1941, 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.—SOUTHLAND COUNTY.

Town of Lumsden.

SECTION 7, Block X: Area, 1 rood. Upset annual rental, £1.

Weighted with £125 (payable in cash) for improvements, comprising house, orchard, and garden.

Abstract of Conditions.

1. Possession will be given on the day of sale.
2. Six months' rent at the rate offered, rent for the broken period, lease and registration fees (£2 2s.), and weighting for improvements must be deposited on the fall of the hammer.
3. Term of lease: Twenty-one years, with perpetual right of renewal for further similar terms at rents based 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 to yield up all improvements in good repair and condition at the expiration of the lease.
6. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
7. Lessee not to transfer, mortgage, sublet, or subdivide without consent of the Land Board.
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 the buildings and improvements effected by or paid for by the original lessee, and the amount when received shall be paid to the original lessee without any deduction except for rent or other payments in arrear.
10. Lessee to keep buildings insured.
11. Interest at the rate of 10 per centum 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.

THOS. CAGNEY,

Commissioner of Crown Lands.

(H.O. 9/1076; D.O. E.R. 509.)

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

District Lands and Survey Office,

Dunedin, 11th June, 1941.

NOTICE is hereby given that the undermentioned sections are 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, 7th July, 1941.

Applicants should appear personally for examination at the District Lands and Survey Office, Dunedin, on Wednesday, 9th July, 1941, 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, and the successful applicants are 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 weighting for improvements.

SCHEDULE.

OTAGO LAND DISTRICT.—SETTLEMENT LAND.

Waitaki County—Maruwanua Survey District—Otekaieke Settlement.

SECTION 26A: Area, 391 acres 3 roods 35 perches. Capital value, £1,545. Half-yearly rent, £38 12s. 6d.

Weighted with £1,678 5s. for improvements, comprising a dwelling of four rooms, kitchenette, and bath-room; huts, washhouse, and storeroom; garage; stable; loose-boxes and implement shed; barn, wool-shed and cow-shed; pigsties, fowlhouse; yards; windmill, piping, &c., and fencing. This sum is payable in cash or by a cash deposit of £178 5s., and the balance (£1,500) payable over a period of thirty years with interest at 5 per cent per annum; the half-yearly instalments of combined interest and principal being £48 10s.

Situated two miles from the Otekaieke Post-office, School, and Railway-station; access is by good metalled road. Some 40 acres in front are fair quality downs, remainder steep, light and stony, with 150 acres unploughable. The soil is fair to light resting on shingle formation. Fairly clear of noxious weeds, but rabbits are rather plentiful.

Section 48A: Area, 408 acres 2 roods 19 perches. Capital value, £1,205. Half-yearly rent, £30 2s. 6d.

Weighted with £1,684 17s. 6d. for improvements, comprising dwelling, five rooms, bathroom, and scullery; men's room, dairy, washhouse and coalhouse, and concrete yard; cow-shed; garage; small shed; barn and shed; fowlhouse and run; yards; garden, plantation; water troughs, &c., and fencing. This sum is payable in cash or by a cash deposit of £184 17s. 6d., and the balance (£1,500) payable over a period of thirty years with interest at 5 per cent. per annum; the half-yearly instalments of combined interest and principal being £48 10s.

Situated three miles from Duntroon Post-office and School, and adjacent to Waikaura Railway-station; access is by good metalled road. The greater area is steep hilly ground, while the balance comprises steep faces and rough gullies. Approximately half of the section is ploughable. The soil is light and stony resting on gravel formation; watered by creeks and springs. Clear of noxious weeds, but rabbits rather plentiful.

Section 52A: Area, 188 acres 0 roods 22 perches. Capital value, £1,225. Half-yearly rent, £30 12s. 6d.

Weighted with £1,628 for improvements, comprising dwelling, six rooms, bathroom and scullery; outhouses; fowlhouse; stable, barn, wool-shed, and utility shed; yards; plantation; windmills, &c., and fencing. This sum is payable in cash or by a cash deposit of £128, and the balance (£1,500) payable over a period of thirty years with interest at 5 per cent. per annum; the half-yearly instalments of combined interest and principal being £48 10s.

Situated two miles from Duntroon Post-office, School, and Railway-station; access is by good metalled road. Some 65 acres are flat, balance fairly steep face. All ploughable except about 20 acres broken ground. The soil is good, resting on limestone formation. Clear of noxious weeds, but a few rabbits at the back.

Any further information required may be obtained from the undersigned.

W. E. SHAW,

Commissioner of Crown Lands.

(H.O. 19368; D.O. R.L.S. 19, 36, and 40.)