

well-known Waiau Plain. From 1,500 to 2,000 acres of this plain are swamp land of the very richest quality, the greater part of which is drained. The rest of the plain consists of light sharp soil, admirably adapted for growing turnips. There are several hundred acres of valuable bush on the property, chiefly pine and totara. Except the above, there is no bush of any value in the neighbourhood. About 1,200 acres have been cultivated, of which 800 acres are in English grass.

The property is admirably adapted for subdivision, and could be very easily cut up for settlement purposes into farms from 200 acres upwards. We may point out that this property adjoins that part of the Merrivale Estate which was recently taken over by your Board, and we understand the Merrivale Estate so purchased by you—or, rather, that part of it next our clients' property—was sold very readily to settlers, so that we have every confidence in predicting that the property now offered to you will be eagerly sought after by settlers. Our clients propose to offer the property to your Board at £1 7s. 6d. per acre, and in doing so we would point out that the land was previously mortgaged for £11,000, and was, in 1892, valued by a thoroughly-trustworthy and experienced man, who knows it well, at £12,148, or, as nearly as possible, £2 per acre. Since then our clients have put two thousand pounds' worth of improvements on the property. We shall be glad, therefore, if the Board will entertain our clients' offer for the sale of this property. We shall be pleased to give you the fullest information you may require, and supply you with any further particulars. We append a list of the sections and their respective areas:—

*Waiau District.*—Sections 31, 39, 40, 97, 1,550 acres; Section 1, 88 acres; Section 17, 24 acres 3 roods 16 perches; Sections 2, 14, 1,554 acres 2 roods; part Section 5A and 5B, 1,103 acres; part Section 5C, 404 acres; part Section 5D, 1,122 acres 3 roods 13 perches; Sections 15, part 5E, 132 acres; Section 24, 70 acres.

We remain, &c.,

The Land Purchase Inspector,

McNAB AND WATSON.

Chairman of the Board of Land Purchase Commissioners, Wellington.

P.S.—We may mention that several people anxious to settle in the district have requested our clients to cut the place up, but they prefer to sell it right out as they are dissolving partnership. There is a valuable water-race going through the property.—McNAB AND WATSON.

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