

Section 11.—136 acres 3 roods 8 perches. Seven miles and a half from Tauranga by good formed road. 60 acres grass, 10 acres rough grass, 67 acres tea-tree, scrub, and fern. Partly level; balance undulating to broken. Soil good quality, sandy nature. 48 chains fencing, £33; 60 acres grass, £90.

Section 14.—133 acres and 16 perches. Seven miles and a half from Tauranga by good formed road. 20 acres good grass, 80 acres surface-sown grass, 33 acres fern and tea-tree scrub; undulating to broken. Soil good quality, sandy nature. 36 chains fencing, £29; 100 acres grass, £110.

Section 15.—218 acres 1 rood 18 perches. Seven miles from Tauranga—six miles and a half formed road; balance rough track, to be formed into road. 25 acres grass land, fairly level; about 60 acres rough feed; balance tea-tree, scrub, and fern; 10 acres mixed bush. Section undulating to broken. Soil of fair quality, of sandy nature. Bush comprises tawa, pukatea, tawhero, mangao, &c. Grassing valued at £27 10s. 22 chains boundary-fencing (half), £5.

Section 16.—356 acres 3 roods. Eight miles from Tauranga—six miles formed road; balance track, to be formed into road shortly. 40 acres bush (tawa, pukatea, hinau, rewarawa, mangao, manuka, &c.); 120 acres broken, partly surface sown; 196 acres undulating to level. Soil good quality, sandy nature. Stock-yards, £30; grassing, £200; fencing (78 chains), £40.

Section 18.—191 acres. Seven miles from Tauranga—six miles and a half formed road; balance track, to be formed into road shortly. 10 acres rough grass, balance fern and tea-tree scrub. Section undulating to broken. Soil fair quality, sandy nature.

Section 19.—229 acres. Seven miles and a half from Tauranga—six miles and a half formed road; balance rough track, to be formed into road. 80 acres grass, 149 acres fern and scrub; undulating to broken. Soil good quality, sandy nature. Grassing, £120; and fencing (30 chains), £20. General quality of section good.

Section 20.—236 acres. Eight miles from Tauranga—six miles and a half formed road; balance rough track, shortly to be formed into road. 35 acres good grass, balance fern and tea-tree scrub; section undulating to broken. Soil fair quality, sandy nature. Grassing, £45; fencing (12 chains), £7.

Section 21.—390 acres 3 roods. Eight miles from Tauranga—six miles formed road; balance track, to be formed into road shortly. 50 acres bush (tawa, pukatea, rewarawa, kohoko, &c.), 140 acres fern and thick scrub, 200 acres surface-sown grass. Soil good quality, sandy nature. Grassing, £200; fencing (95 chains), £35.

Section 22.—371 acres. Eight miles and a half from Tauranga—six miles formed road; balance track, shortly to be formed into road. 20 acres bush (tawa, pukatea, hinau, rewarawa, &c.), 100 acres fern and tea-tree scrub, balance surface-sown grass; section undulating to broken. Soil good quality, sandy nature. Grassing, £313; fencing (106 chains), £53.

Section 23.—356 acres. Ten miles from Tauranga—six miles formed road, balance bridle-track. 30 acres bush (tawa, pukatea, rewarawa, mangao, &c., and few rimu), balance surface-sown grass; section is undulating. Soil good quality, of sandy nature. Grassing, £407; fencing (48 chains), £23.

Section 24.—306 acres. Three miles from Oropi by rough road. Eleven miles from Tauranga—six miles formed road, balance bridle-track. 60 acres felled and grassed, 50 acres tea-tree scrub, balance surface-sown grass; 110 acres fairly level, balance undulating to broken. Soil good quality, sandy nature; 10 acres tawa bush. Grassing, £150; boundary-fencing (half), £8.

Section 25.—153 acres. Two miles and a half from Oropi by rough dray-road; ten miles and a half from Tauranga—six miles formed road, balance bridle-track. 40 acres tea-tree scrub, balance felled and grassed; section undulating to level. Soil good quality, sandy nature. Grassing, £295; fencing (40 chains), £20.

Section 26.—428 acres. Three miles from Oropi by rough dray-road, or eleven miles from Tauranga—six miles formed, balance bridle-track. 128 acres level to undulating, 300 acres undulating to broken; all felled and grassed. Soil good quality, sandy nature. Grassing, £642; fencing (140 chains), £50. This section contains an iron hut, 10 ft. by 14 ft., valued at £25, which is payable by the incoming tenant either in cash or by ten half-yearly instalments (interest and sinking fund) of £2 17s. 9d.

Section 27.—180 acres. Three miles from Oropi by rough dray-road, or ten miles and a half from Tauranga—six miles formed, balance bridle-track. 16 acres bush land (rimu, hinau, miro, tawa, rata), 50 acres fern and thick scrub; balance felled and grassed. Soil good quality, sandy nature. Grassing, £285; fencing (40 chains), £20.

GENERAL DESCRIPTION.

The Ohauti Settlement, formerly the property of Messrs Revell and Rowe, is situated near the Town of Tauranga, in the Bay of Plenty, the nearest portion of the property being seven miles from Tauranga Post-office. Tauranga may be reached either by steamer from Auckland direct or by rail and road via Rotorua or Waihi. A branch road from the main Rotorua-Tauranga Road runs through the estate, and is known as the Ohauti-Tauranga Road.

The land on the settlement lends itself to close cultivation, as a rule, and is of fair to good quality, comprising terraces, easy slopes, and flats, the latter being very suitable for such crops as turnips, oats, and maize. The climate being mild, cattle do well, and there are large and regular stock sales both at Tauranga and Te Puke. Each of the sections has a considerable area of grass fit for immediate stocking. The settlement is throughout well watered by streams running into the Waimapu River, and also by springs.

The sections at the southern end of the estate are within two miles of the Oropi sawmill, and ample areas of bush are at hand for fencing and other purposes.

H. M. SKEET,
Commissioner of Crown Lands.

Reserve in Auckland Land District for Lease by Public Tender.

District Lands and Survey Office,
Auckland, 29th September, 1913.

NOTICE is hereby given that written tenders will be received at this office up to 4 o'clock p.m. on Friday, the 14th day of November, 1913, for a lease of the under-mentioned land, under the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—TAURANGA COUNTY.—ATUABOA VILLAGE.

Section.	Area.	Minimum Annual Rental.
IV	A. R. P. 4 0 0	£ s. d. 3 10 0

TERMS AND CONDITIONS OF LEASE.

1. Term of lease, fourteen years, without right of renewal, and subject to resumption by twelve months' notice in the event of the land being required by the Crown.
2. The lessee shall have no right to compensation either for improvements put on the land or on account of the aforesaid resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings or fences erected by him, but not otherwise.
3. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Commissioner of Crown Lands.
4. The lessee shall prevent the growth and spread of all noxious weeds on the land, and he shall with all reasonable despatch remove or cause to be removed all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
5. The lessee shall not be entitled to cut or make use of any timber on the land, and he shall take all reasonable steps to preserve such timber from destruction by fire or otherwise.
6. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.
7. Rental payments in arrear for two calendar months shall render the lease liable to termination, or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.
8. Tenders to be endorsed on the outside "Tender for Lease," and to be accompanied by the first half-year's rent at the rate tendered, and lease fee, £1 1s.
9. Rent to be payable half-yearly in advance.
10. The highest or any tender not necessarily accepted.

Full particulars may be ascertained on application at this office.

H. M. SKEET,
Commissioner of Crown Lands.