

*Lands in Balachraggan Settlement, Auckland Land District,
for Selection on Renewable Lease.*

District Lands and Survey Office,
Auckland, 23rd September, 1913.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease under the Land Act, 1908, and the Land for Settlements Act, 1908; and applications will be received at this office and at the Theatre Royal, Te Aroha, up to 4 o'clock p.m. on Monday, 3rd November, 1913.

SCHEDULE.

AUCKLAND LAND DISTRICT.—OHINEMURI AND PIAKO COUNTIES.—WAITOA SURVEY DISTRICT.—BALACHRAGGAN SETTLEMENT.

First-class Land.

Section.	Block.	Area.	Capital Value.			Half-yearly Rental.		
			£	s.	d.	£	s.	d.
		A. R. P.	£	s.	d.	£	s.	d.
10	XI	10 0 0	130	0	0	2	18	6
11	"	10 0 0	130	0	0	2	18	6
12	"	10 0 0	130	0	0	2	18	6
13	"	10 0 0	130	0	0	2	18	6
14	"	10 0 0	130	0	0	2	18	6
15	"	102 0 20	1,410	0	0	31	14	6
16	"	83 0 16	880	0	0	19	16	0
17	"	83 0 16	980	0	0	22	1	0
18	"	83 0 6	980	0	0	22	1	0
19	"	84 3 26	1,190	0	0	26	15	6
20	"	84 3 23	1,190	0	0	26	15	6
21	"	92 0 34	1,270	0	0	28	11	6
22	"	92 0 36	1,270	0	0	28	11	6
23	"	97 0 15	1,300	0	0	29	5	0
24	"	69 1 3	1,010	0	0	22	14	6
25	"	97 0 4	1,190	0	0	26	15	6
26	"	34 3 16	490	0	0	11	0	6
27	"	34 3 16	410	0	0	9	4	6
28	"	34 3 10	410	0	0	9	4	6
29	"	34 3 10	410	0	0	9	4	6
30	"	62 3 32	920	0	0	20	14	0
1	XV	96 3 33	1,030	0	0	23	3	6
2	"	97 1 20	1,030	0	0	23	3	6

* Interest and sinking fund on buildings valued at £215, to be paid for in cash, or in ten years by twenty equal half-yearly instalments of £13 18s. 5d. Total half-yearly payment, £33 0s. 11d.

IMPROVEMENTS.

The improvements which are included in the capital values of the sections consist of fences and drains as follows: Section 10, Block XI—Half-share in 13½ chains of fencing. Sections 11 to 14, Block XI—Half-share each in 6½ chains of fencing. Section 15, Block XI—29½ chains of road fencing, 34½ chains of boundary fencing, and 34½ chains of boundary drain; half-share valued at £43. Section 16, Block XI—18½ chains of road fencing, 18½ chains of boundary fencing, and 18½ chains of boundary drain; half-share valued at £24. Section 17, Block XI—37 chains of boundary fencing, 54 chains of subdivisional fencing, and 18½ chains of boundary drain; half-share valued at £45. Section 18, Block XI—82 chains of boundary fencing, 19 chains of subdivisional fencing, and 57 chains of boundary drain; half-share valued at £71. Section 19, Block XI—61 chains of boundary fencing and 21½ chains of boundary drain; half-share valued at £35. Section 20, Block XI—42½ chains of fencing and 21½ chains of boundary drain; half-share valued at £38. Section 21, Block XI—63 chains of fencing and 23½ chains of boundary drain; half-share valued at £29. Section 22, Block XI—86 chains of boundary fencing and 57 chains of boundary drain; half-share valued at £61. Section 23, Block XI—20 chains of fencing and 49 chains of boundary drain; half-share valued at £32. Section 24, Block XI—75 chains of boundary fencing and 83½ chains of boundary drain; half-share valued at £66. Section 25, Block XI—39½ chains of boundary fencing and 20 chains of boundary drain; half-share valued at £25. Section 26, Block XI—54½ chains of fencing and 10 chains of boundary drain; half-share valued at £23 7s. Section 27, Block XI—42 chains of boundary fencing, 10 chains of subdivisional fencing, and 32 chains of

boundary drain; half-share valued at £32 15s. Section 28, Block XI—20 chains of boundary fencing, 32½ chains of subdivisional fencing, and 10 chains of boundary drain; half-share valued at £25. Section 29, Block XI—88 chains of boundary fencing, 10½ chains of subdivisional fencing, and 10½ chains of boundary drain; half-share valued at £38. Section 30, Block XI—88 chains of boundary fencing, 64 chains of subdivisional fencing, and 18½ chains of boundary drain; half-share valued at £66. Section 1, Block XV—39½ chains of boundary fencing and 19½ chains of boundary drain; half-share valued at £24 14s. Section 2, Block XV—89 chains of fencing and 19½ chains of boundary drain; half-share valued at £43.

The improvements which are not included in the capital values of the sections, but which must be paid for separately, consist of: Section 30, Block XI—Homestead of six small rooms, with outbuildings, valued at £215.

DESCRIPTIONS OF SECTIONS.

Block XI, Waitoa Survey District.

Sections 10 to 14—Level land, six miles from Waitoa Railway-station. Section 15—Open land, six miles from Waitoa. Section 16—Level land, six miles from Waitoa; surface-sown. Section 17—Level open land, five miles and a half from Waitoa; surface-sown. Section 18—Level open land, five miles from Waitoa; 20 acres ploughed and grassed; section carries rough feed. Section 19—Level open land, six miles from Waitoa; 30 acres recently surface-sown; section carries rough feed. Section 20—Level open land, six miles from Waitoa; about 30 acres surface-sown. Section 21—Level open land, six miles from Waitoa; 20 acres of tea-tree felled but not burnt; balance rushes. Section 22—Level open land, five miles and a half from Waitoa; the section is surface-sown and carries rough feed; the drain now being constructed will take all surplus water from centre of section. Section 23—Level open land, five miles from Waitoa; scrub and manuka have been cut, but not burnt. Section 24—Level open land, five miles from Waitoa; 24 acres ploughed and grassed, 10 acres ploughed; balance in rape and stubble. Section 25—Four miles and a half from Waitoa; about 24 acres of high manuka, balance open land on which manuka has been cut but not burnt; there is about 20 acres of rough feed. Section 26—Level open land, four miles and a half from Waitoa; about 25 acres is at present in turnips, balance in grass. Section 27—Level open land, four miles and a half from Waitoa; 11 acres in grass, balance in turnips and fescue. Section 28—Level open land, four miles from Waitoa; all in grass, with some fescue. Section 29—Level open land, four miles from Waitoa; all in grass, with some fescue. Section 30—Level open land, four miles from Waitoa; 9 acres plantation, balance is subdivided and is in good grass; a drain forms the south-west boundary, all other boundaries being fenced.

Block XV, Waitoa Survey District.

Section 1—Level land, four miles from Waitoa; 60 acres manuka, balance in rough grass and wiwi. Section 2—Level land, four miles from Waitoa; covered with wiwi and short scrub; a good drain forms the north-east boundary.

GENERAL DESCRIPTION.

The settlement was formerly the property of Matthew Henry, Esq., and is situated about five miles from Waitoa Railway-station, on the Morrinsville—Te Aroha line. The access to every section on the estate is by formed road from this station, and the general quality of the land is first class. The average height above sea-level is about 40 ft. The soil throughout is rich loam, resting on a clay formation, and all the sections are surface-watered. In most cases the boundaries are either fenced or are formed by drains. The land on the western side of the estate is mostly surface-sown, and is rather low-lying, but a new drain is now being cut through this part by the Department, and this will effectually remove any surplus water. There is a large outfall drain on the eastern side of the estate, which gives a good outlet for all drains on that side. A creamery has just been erected on the north-west corner of the estate by the Te Aroha Co-operative Dairy Company, which operates largely throughout the surrounding district.

Full particulars may be ascertained and plans obtained at this office.

H. M. SKEET,
Commissioner of Crown Lands.