

The improvements included in the capital value consist of half share in 48 chains boundary fencing, £30; 128 chains give-and-take road fencing, £38 8s.; and 150 chains internal fencing, £93 15s.

The improvements not included in the capital value, and which must be paid for separately, consist of a house of five rooms, in good order, and outbuildings, valued at £250.

Section 4.—Undulating land. Altitude, 120 ft. to 500 ft. above sea-level. 130 acres fern and scrub, balance good grass; well watered. Eleven miles and a half from Ruawai or thirteen from Matakoho by formed road.

The improvements included in the capital value consist of half share in 47 chains boundary fence, £23 10s.; and 42 chains irregular road fence, £12 12s. This latter fence will require to be removed and placed on the correct boundary, and the value has been reduced on that account.

Section 5.—Altitude, 120 ft. to 500 ft. above sea-level. 136 acres easy hilly country, inclined to be a little steep at the north end, carrying good grass, with short fern through it; 63 acres at south end easy slope, suitable for dairying. Small patches light bush. Well watered. Ten miles and three-quarters from Ruawai—a quarter of a mile unformed, balance formed; six miles and a half from Matakoho by formed road.

The improvements included in the capital value consist of half share in 47 chains boundary fence, £29 7s. 6d.; 42 chains road fence, £26 5s.; stock-yards, £5; and 65 chains internal fences, £25 13s. 6d.

Section 6.—Altitude, 120 ft. to 350 ft. above sea-level. 100 acres easy hilly country, 19 acres short scrub, balance grass and short fern; 69 acres at south end easy sloping country—58 acres good grass, 11 acres in bush. Ten miles and a half from Ruawai or twelve and a half from Matakoho by formed road.

The improvements included in the capital value of the land consist of half share in 18 chains boundary fence, £11 5s.; 80 chains internal fencing, £50; 79 chains road fencing, £49 7s. 6d.; and water-trough, £5.

The improvements not included in the capital value, and which must be paid for separately, consist of a house of six rooms in good order, a cow-shed, wash-house, storeroom, sheep-dip, yards, and shed, the total value being £500.

Section 7.—Altitude, 300 ft. to 500 ft. above sea-level. 95 acres easy sloping country in good grass, suitable for dairying; 19 acres mixed bush, with grass through it. Ten miles from Ruawai or twelve miles from Matakoho by formed road.

The improvements included in the capital value consist of half share in 19 chains boundary fencing, £11 17s. 6d.; 72 chains road fencing, £45; 19 chains internal fencing, £11 17s. 6d.; and two water-troughs, £10.

Block VIII, Tokatoka Survey District.

Section 1.—Altitude, 120 ft. to 500 ft. above sea-level. Easy sloping ground, in good grass. Eleven miles from Ruawai or thirteen miles from Matakoho by formed road, except last 50 chains access road.

The improvements included in the capital value consist of half share in 33 chains boundary fencing, £20 12s. 6d.; 15 chains internal fencing, £4 10s.; and water-trough, £5.

GENERAL DESCRIPTION.

Parahi Settlement, formerly the property of Messrs. Burch and Son, is situated in the Northern Wairoa District, from nine to thirteen miles from Ruawai on the Northern Wairoa River, and a similar distance from Matakoho. The proposed Waikiekie Railway-station will be from six to seven miles away, but the road of access thereto is not yet laid off.

Practically the whole of the estate is easy undulating country, nearly all in grass, and over half of it is suitable for dairying purposes. There is an abundance of good feed, and the drought-resisting qualities of the land are good.

The soil throughout is of a heavy nature, with a clay sub-soil on a sandstone and limestone formation. The clay is of a grayish nature, similar to that in the swamp country in the same locality. The estate is splendidly watered by never-failing streams and springs. On most of the sections a certain amount of bush has been left for shelter and other purposes, the principal trees being taraira, rimu, and puriri, the undergrowth being mostly nikau.

The fences and buildings are generally of good material, both the houses on the estate being built of heart of kauri. The roads where formed are 16 ft. wagon and cart roads. The only unformed roads are two or three short access roads, and provision is being made for their formation.

H. M. SKEET,
Commissioner of Crown Lands.

Land in Wellington Land District for Lease by Public Tender.

District Lands and Survey Office,
Wellington, 12th December, 1914.

NOTICE is hereby given that written tenders for a lease of the undermentioned land will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Wednesday, 3rd February, 1915, under the provisions of section 9 of the Scenery Preservation Amendment Act, 1910.

SCHEDULE.

AKITIO COUNTY.—PONGAROA TOWNSHIP.

SECTION 6, Block XII: Area, 1 rood 27 perches; upset annual rental, 10s.; term, five years.

Pongaroa is situated at the junction of the Main Alfredton-Weber Road with the Aohanga-Gorge Road, and is about thirty miles from Pahiatua. It is the centre of a large farming district.

Terms and Conditions of Lease.

1. Tenders must be accompanied by marked cheque or post-office order for six months' rent at the rate offered, together with £1 1s. lease fee.

2. No declaration is required. Residence and improvements are not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee, nor for any other cause.

3. The lease shall be for the term specified.

4. The rent shall be paid half-yearly in advance.

5. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease without the written consent of the Commissioner of Crown Lands.

6. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease; 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.

7. The lease shall be liable to forfeiture in case the lessee fails to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to have been fulfilled.

8. To be used for grazing only.

9. No green standing bush to be destroyed or injured; and, for the effectual prevention of this by stock, the bush to be fenced off by the lessee.

Possession will be given on the day of acceptance of tender.

Full particulars may be obtained at this office.

T. N. BRODRICK,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 15th December, 1914.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash, at the Town Hall, Ohakune, at 2.30 o'clock p.m. on Wednesday, the 10th day of February, 1915, under the provisions of the Land Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—KAITIHI COUNTY.—KAKAHI VILLAGE.

Village Allotments.

SECTION 30, Block I: Area, 32 perches; upset price, £20.

Section 32, Block I: Area, 32 perches; upset price, £20.

Section 32 is weighted with £250, valuation for improvements consisting of a six-roomed house.

Situated in the Village of Kakahi, the access being from the Kakahi Railway-station, which is about a quarter of a mile distant by a formed dray-road. Flat land in grass, with soil of light volcanic nature on pumice formation.

TERMS OF SALE.

One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with Crown-grant fee (£1) and value of improvements, within thirty days thereafter otherwise the part of the purchase-money paid by way of