

CROWN LANDS NOTICES.

Lands in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 23rd July, 1914.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction, for cash or on deferred payments, at this office on Friday, 28th August, 1914, under the provisions of the Land Act, 1908, and amendments, and the Land for Settlements Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—MATAMATA COUNTY.

Matamata Settlement.—Town of Matamata.—Town Land.

SECTION 1, Block VII: Area, 1 rood; upset price, £200.
Altitude, about 150 ft. above sea-level. Level land, in old grass; soil light sandy loam of good quality. Distant about 10 chains from Matamata Railway-station.

Selwyn Settlement.—Putaruru Village.—Village Land.

Section 4, Block II: Area, 1 acre 1 rood; upset price, £115.
Altitude, about 160 ft. above sea-level. Undulating fern land; soil light sandy loam of medium quality. Distant 30 chains from Putaruru Railway-station and 15 chains from post-office.

Section 14, Block II: Area, 1 rood; upset price, £30.
Altitude, about 160 ft. above sea-level. Level land, covered with fern; soil light sandy loam. Distant 20 chains from Putaruru Railway-station and 5 chains from post-office.

Section 11, Block V: Area, 1 rood 9 perches; upset price, £40.

Undulating land, covered with manuka; soil a light loam. Fronts Putaruru-Rotorua Road, about 15 chains from Putaruru Railway-station.

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

H. M. SKEET,
Commissioner of Crown Lands.

Land in Wellington Land District for Disposal under the Land Act, 1908.

District Lands and Survey Office,
Wellington, 1st April, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Thursday, the 2nd July, 1914.

SCHEDULE.

WELLINGTON LAND DISTRICT.—TABARUA SURVEY DISTRICT

Section.	Block.	Area.
41	X	A. R. P. 114 0 0

T. N. BRODRICK,
Commissioner of Crown Lands.

Education Reserves in Wellington Land District for Lease by Public Auction.

District Lands and Survey Office,
Wellington, 20th May, 1914.

NOTICE is hereby given that the undermentioned reserves will be offered for lease by public auction at the Courthouse, Masterton, at 2.30 o'clock p.m. on Tuesday, 30th June, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908. Possession will be given on 1st July, 1914.

SCHEDULE.

WELLINGTON LAND DISTRICT.—MASTERTON COUNTY.

Term: Twenty-one Years.

SECTIONS 2 and 12, Block I, Waipoua Township: Area, 3 acres 2 roods 8 perches; upset annual rental, £10.

Lot 3 of Section 101, Block I, Otahoua Survey District, and Sections 2, 3, 5, 7, 8, 10, 12, 14, and 15, Block II, Wai-

poua Township: Area, 11 acres 1 rood; upset annual rental, £36.

Lot 4 of Section 101, Block I, Otahoua Survey District, and Sections 17, 19, 21, 23, and 25, Block II, Waipoua Township: Area, 14 acres 1 rood 30 perches; upset annual rental, £30.

Term: Two Years and Three Months.

Lot 5 of Section 101, Block I, Otahoua Survey District, and Sections 6 and 26, Block II, Waipoua Township: Area, 13 acres 1 rood 4 perches; upset annual rental, £23.

Lot 6 of Section 101, Block I, Otahoua Survey District: Area, 34 acres 3 roods; upset annual rental, £44.

Lot 7 of Section 101, Block I, Otahoua Survey District: Area, 17 acres; upset annual rental, £12.

These lots are situated within one mile from the Masterton Post-office. The access is from Queen Street by metalled road. The lots comprise flat and undulating land in grass, the soil being of a light or alluvial nature on a shingle formation. The improvements, which comprise grassing and fencing, are included in the capital values, and are valued as follows: Sections 2 and 12, £12; Lot 3 and Sections 2 to 15, £49 10s.; Lot 4 and Sections 17 to 25, £46; Lot 5 and Sections 6 and 26, £48; Lot 6, £93; Lot 7, £70.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at the rate offered and lease and registration fees (£2 2s.) to be paid on the fall of the hammer.
2. Term of lease is as stated, without right of renewal.
3. No compensation shall be claimed by the lessee, nor shall any be allowed by the Crown, on account of any improvements effected by the lessee, nor for any other cause. In the event of the land being reoffered at the expiration or sooner determination of any lease, however, the incoming lessee to pay the value (to be handed over to the outgoing lessee) of the improvements effected with the consent of the Land Board. Failing disposal, the land and improvements to revert to the Crown without compensation.
4. Land Board to approve of improvements proposed.
5. No transfer or sublease allowed without the consent of the Land Board.
6. Interest at rate of 10 per cent. per annum to be paid on rent in arrears.
7. Buildings on land to be insured to their full insurable value.
8. Lease will be registered under the Land Transfer Act.
9. Lessee to pay all rates, taxes, and assessments.
10. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
11. Lessee not to use or remove any gravel without the consent of the Land Board.
12. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
13. Lease is liable to forfeiture if conditions violated.
14. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of term. Penalty for breach, £5 per acre.
15. 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 order and condition at the expiration of his lease.
16. Lessee to have no right to any minerals, all rights to which, together with rights of access for the purpose of working the same, are reserved by and on behalf of the Crown.
17. The right is reserved to the Crown to enter at all times on any of these allotments for the purpose of making surveys, constructing protective works, or for any other similar purposes.

Form of lease may be perused and full particulars obtained at this office.

T. N. BRODRICK,
Commissioner of Crown Lands.

Land in Auckland Land District for Disposal under the Land Act, 1908.

District Lands and Survey Office,
Auckland, 16th March, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Monday, the 29th day of June, 1914.

SCHEDULE.

AUCKLAND LAND DISTRICT.—HOKIANGA COUNTY.—WAIKOU SURVEY DISTRICT.

SECTION 41, Block IX: Area, 48 acres.

H. M. SKEET,
Commissioner of Crown Lands.