

Section 4, Block XXII: Area, 384 acres 3 roods 23 perches. Capital value, £570. Occupation with right of purchase: Half-yearly rent, £14 5s. Renewable lease: Half-yearly rent, £11 8s.

Section 8, Block XXII: Area, 292 acres 0 roods 38 perches. Capital value, £340. Occupation with right of purchase: Half-yearly rent, £8 10s. Renewable lease: Half-yearly rent, £6 16s.

Section 9, Block XXII: Area, 293 acres 1 rood 27 perches. Capital value, £400. Occupation with right of purchase: Half-yearly rent, £10. Renewable lease: Half-yearly rent, £8.

Altitudes range from 170 ft. to 690 ft. above sea-level. Chiefly hilly and undulating bush country, with flat and roomy topped spurs; bush was originally white-pine, rimu, matai, totara, pokaka, rata, miro, birch, kamahi, broadleaf, &c., now nearly all worked out by sawmills. Soil generally good. Suitable for pastoral or dairying purposes. Situated from two miles and a half to three miles and three-quarters by surveyed roads from Fairfax Railway-station, dairy factory, and school—about a quarter of a mile formed and gravelled, remainder as yet unformed.

Section 3 contains about 25 acres, and Section 4 about 5 acres, of open grassed valley.

As witness the hand of His Excellency the Governor, this tenth day of December, one thousand nine hundred and fifteen.

F. H. D. BELL,
For Minister of Lands.

Opening Settlement Land in Auckland Land District for Selection.

LIVERPOOL, Governor.

IN pursuance and exercise of the powers and authorities conferred upon me by the Land Act, 1908, and the Land for Settlements Act, 1908, and amendments, I, Arthur William de Brito Savile, Earl of Liverpool, the Governor of the Dominion of New Zealand, do hereby declare that the settlement lands described in the Schedule hereto shall be open for selection on renewable lease on Monday, the twenty-fourth day of January, one thousand nine hundred and sixteen, at the rentals mentioned in the said Schedule; and I do also declare that the said lands shall be leased under and subject to the provisions of the said Acts.

SCHEDULE.

AUCKLAND LAND DISTRICT.—MATAMATA COUNTY.—CLIFFORD SETTLEMENT.
First-class Land.

Section.	Area.	Capital Value.			Half-yearly Rent.		
		£	s.	d.	£	s.	d.
1	A. R. P. 279 0 32	2,580	0	0	58	1	0
2	37 3 30	620	0	0	*31	6	2
3	33 1 10	580	0	0	13	1	0
4	31 2 26	550	0	0	12	7	6
5	122 2 38	1,890	0	0	42	10	6
6	312 1 11	2,710	0	0	60	19	6
7	110 0 0	1,530	0	0	34	8	6
8	140 2 35	2,160	0	0	48	12	0

* Interest and sinking fund on £650, value of buildings, &c., repayable by cash, or in fifteen years by thirty half-yearly instalments of £31 6s. 2d.; total half-yearly payment, £89 7s. 2d.

DESCRIPTIONS OF SECTIONS.

Section 1.—Slopes and terraces; 104 acres ploughed and grassed, 65 acres turnips eaten off and not put back to grass; watered by small springs and swampy creeks. From 250 ft. to 450 ft. above sea-level. One mile from Tirau Station by good road.

Improvements included in capital value of section consist of fencing—western boundary, 44 chains at 10s. per chain, £22; road boundary, 57 chains at 10s. per chain, £28 10s.; east boundary (half), 22 chains at 10s. per chain, £11; internal, 189 chains at 8s. per chain, £75 12s.; north boundary (half), 11 chains at 10s. per chain, £5 10s.: total price, £142 12s.

Improvements not included in capital value of the land, but which must be paid for separately, consist of a house of sawn timber, iron roof, single brick chimney, four rooms, valued at £50; cow-shed, two stalls, iron roof, valued at £7; sheep-yards, 2 in. sawn boards, £15; shearing-shed, sawn timber, iron roof, £100; cottage, iron roof, brick chimney, £20; stable, sawn timber, iron roof, £120; buggy-house, £20; wood-shed, £15; dwellinghouse of sawn timber, iron roof, one single brick chimney, three double brick

chimneys, nine rooms, £303: total, £650. Repayable by cash, or in thirty half-yearly instalments of £31 6s. 2d. each.

Section 2.—20 acres of turnips eaten off and not put back to grass, balance mostly grass; watered by swampy creek. Elevation, 250 ft. to 300 ft. above sea-level. Three-quarters of a mile from Tirau Railway-station by good road.

Improvements included in price of the section consist of fencing—23 chains road at 10s. per chain, £11 10s.; 24 chains internal at 10s. per chain, £12: total, £23 10s.

Section 3.—18 acres turnips eaten off and not resown, but grass has come naturally again; balance grass; watered by swampy creek. Elevation, 250 ft. (approximately) above sea-level. Fifty chains from Tirau Station by good road.

Improvements included in capital value of section consist of 35 chains of road fencing at 10s. per chain, £17 10s.

Section 4.—Level land, all in grass; watered by swampy creeks. Elevation, 250 ft. (approximately) above sea-level. Fifteen chains from Tirau Station by good road.

Improvements included in capital value of section consist of 15 chains road fencing at 10s. per chain, £7 10s.; and fencing between Sections 1 and 4 (half share), 6 chains at 10s. per chain, £3: total, £10 10s.

Section 5.—Level and undulating land; 114 acres grass, about 8 acres tea-tree; watered by swampy creek. Height approximately 250 ft. above sea-level. One mile from Tirau Station by good road, and gates across railway to section.

Improvements included in capital value of section consist of fencing between Sections 1, 6, and 5 (half share), 10-75 chains at 10s. per chain, £5 7s. 6d.; internal fencing, 21 chains at 10s. per chain, £10 10s.: total, £15 17s. 6d.

Section 6.—Hilly to undulating; 16 acres native bush, balance grass and fern; watered by small springs. Elevation, 250 ft. to 500 ft. (approximately) above sea-level. One mile from Okoroire or Tirau Stations by good road.

Improvements included in capital value of section consist of fencing as follows: West boundary (half), 35 chains at 10s. per chain, £17 10s.; north boundary (half), 11½ chains at 10s. per chain, £5 12s. 6d.; between Sections 6 and 8 (half), 20½ chains at 10s. per chain, £10 7s. 6d.; between Sections 6 and 7 (half), 16½ chains at 10s. per chain, £8 7s. 6d.; between Sections 6 and 5 (half), 3½ chains at 10s. per chain, £1 15s.; internal, 113 chains at 10s. per chain, £56 10s.: total, £100 2s. 6d.

Section 7.—Level and undulating land; 60 acres practically all grassed, 50 acres turnips eaten off and not put back to grass; watered by swampy creek. Elevation about 250 ft. above sea-level. One mile from Tirau Station by good road, and gates across railway-line to section.

Improvements included in capital value of section consist of fencing as follows: Between Sections 6 and 7 (half), 3 chains at 10s. per chain, £1 10s.; west boundary, between Sections 6 and 7 (half), 16-75 chains at 10s. per chain, £8 7s. 6d.; west boundary, between Sections 8 and 7 (half), 3 chains at 10s. per chain, £1 10s.; north boundary, between Sections 8 and 7 (half), 10 chains at 10s. per chain, £5: total, £16 7s. 6d.

Section 8.—55 acres flat and in grass; balance hilly, with surface-sown grass; watered by small springs. About 250 ft. to 400 ft. above sea-level. One mile from Tirau or Okoroire Stations by good road.

Improvements included in capital value of section consist of fencing as follows: Internal, 51 chains at 10s. per chain, £25 10s.; south boundary, between Sections 7 and 8 (half), 10 chains at 10s. per chain, £5; north boundary (half), 30 chains at 10s. per chain, £15; west boundary, between Sections 6 and 8 (half), 15 chains at 10s. per chain, £7 10s.; between Sections 6, 7, and 8 (half), 9 chains at 10s. per chain, £4 10s.: total, £57 10s.

GENERAL DESCRIPTION.

Clifford Settlement, formerly the property of Mr. H. J. Clifford, is situated between Tirau and Okoroire Stations, on the Auckland-Rotorua line. Post-office and telephone bureau at Tirau, and creamery about half a mile distant. The bulk of the estate is composed of easy slopes and terraces, with some patches of a steep nature difficult to plough, and a proportion of flat land fit for dairying. Soil good on the higher slopes, and of a lighter description on the lower parts and flats, being as a rule of good quality resting on sandstone formation. Water-supply chiefly from springs. Fencing and buildings are in good repair, except one of the small cottages. The estate is in grass and cultivation, except a few patches of rough hillside. Lower land on railway frontage suitable for dairying, balance good sheep-country.

As witness the hand of His Excellency the Governor, this tenth day of December, one thousand nine hundred and fifteen.

F. H. D. BELL,
For Minister of Lands.