

5. Residence and improvements to conform with sections 250 and 256 of the Native Land Act, 1909.

GENERAL INSTRUCTIONS TO TENDERERS.

1. The lands to be sold subject to reserve price specified in each case.
2. Every tender shall be enclosed in a sealed envelope, addressed to the President of the Board, and marked on the outside as follows: "Tender for purchase of Lot , Block (No. , in red), in sale plan No. 36."
3. If any person desires to tender for more than one lot a separate tender for each lot must be made.
4. The highest tenderer to be declared the purchaser, but the Board reserves to itself the right to decline to accept any tender.
5. The successful purchaser will require to make declaration of qualification under the Native Land Act, 1909, within thirty days, to the effect that he is not the owner or occupier of 5,000 acres of third-class land, or its equivalent in other classes of land.
6. The lands are offered under the Native Land Act, 1909, and the regulations made thereunder, and purchasers shall be deemed to be acquainted with the provisions thereof, and be bound thereby as effectually as if such provisions were embodied herein.

INSTRUCTIONS TO APPLICANTS.

The lands are described for the general information of intending selectors, who are recommended, nevertheless, to make a personal inspection, as the Board is not responsible for the absolute accuracy of any description. Areas may be liable to slight alterations. The figures in colour on detail plans correspond with those in the advertisement and on locality-plan. Tenders must be sent to the office of the Waikato-Maniapoto District Maori Land Board, Auckland, and must be made on the proper forms, to be obtained at the office of the Board and at the post-offices in the locality of the land to be offered. Sale plans and full particulars may be obtained at the office of the Under-Secretary for Native Affairs, Wellington, and at the office of the Waikato-Maniapoto District Maori Land Board, Auckland.

A. G. HOLLAND,
President, Waikato-Maniapoto District
Maori Land Board.

Maori Lands for Sale by Public Auction.

Office of the Aotea District Maori Land Board,
Wanganui, 18th June, 1915.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and the Native Land Amendment Act, 1913, and the regulations thereunder, that the land described in the First Schedule hereto will be offered for sale by public auction at the Theatre Royal, Taumarunui, on Saturday, the 24th July, 1915, at 2 p.m., on the terms and conditions set out in the Second Schedule hereto.

FIRST SCHEDULE.
TOWNSHIP OF HIKAIRO.

Lot.	Area.	Upset Price.	Lot.	Area.	Upset Price.
	A. R. P.	£ s. d.		A. R. P.	£ s. d.
1	0 1 0	15 0 0	30	0 1 0	15 0 0
2	0 1 0	15 0 0	31	0 1 0	15 0 0
3	0 1 0	15 0 0	32	0 1 0	15 0 0
4	0 1 0	15 0 0	33	0 1 7-8	15 0 0
5	0 1 0	15 0 0	34	0 1 7-8	15 0 0
6	0 1 0	15 0 0	35	0 1 7-8	15 0 0
7	0 1 0	15 0 0	45	0 2 4-2	25 0 0
8	0 1 0	15 0 0	46	0 2 0	25 0 0
9	0 1 0	15 0 0	47	0 2 0	25 0 0
10	0 1 0	15 0 0	48	0 2 0	25 0 0
11	0 1 0	15 0 0	49	0 2 0	25 0 0
12	0 1 0	15 0 0	50	0 2 0	25 0 0
13	0 1 0	15 0 0	51	0 2 0	25 0 0
14	0 1 0	20 0 0	52	0 2 0	25 0 0
19	0 1 0	20 0 0	53	0 2 0	25 0 0
20	0 1 0	15 0 0	54	0 2 0	25 0 0
21	0 1 0	15 0 0	55	1 0 39	40 0 0
22	0 1 0	15 0 0	56	1 3 19-7	40 0 0
23	0 1 0	15 0 0	57	1 0 32	40 0 0
24	0 1 0	15 0 0	58	1 0 32	40 0 0
25	0 1 0	15 0 0	59	1 0 32	40 0 0
26	0 1 7-5	15 0 0	60	1 0 32	40 0 0
27	0 1 6-7	15 0 0	61	1 0 32	40 0 0
28	0 1 3-5	15 0 0	62	1 0 32	40 0 0
29	0 1 15-1	15 0 0			

Hikairo Township is situated on the left bank of the Wanganui River, about three miles up from Kakahi, on the Main Trunk line. At this spot the Egmont Box Company is establishing a large timber-milling plant for the purpose of milling the timber from the bush on Taurewa Block of 28,860 acres. This bush is a very valuable and extensive one, and will be a source of employment for a large number of hands for many years. The railway-line connecting the mill-site with the Main Trunk line is now well under construction.

On the opposite bank of the Wanganui River there is also a large area of milling-timber at present untouched, but when access is provided by the railway to Hikairo that bush will no doubt soon give way to axe and saw. The timber will have to come out via the proposed township.

The land in this locality (other than the river-flats, which are pumice) is good, strong soil, with clay subsoil, and when cleared will develop into good dairying land.

The elevation at Hikairo is only about 650 ft. above sea-level.

SECOND SCHEDULE.
CONDITIONS OF SALE.

1. THE lands are offered at the upset prices shown opposite to each section described in the First Schedule hereto. The terms of the contract for sale of the lands being sold are summarized in clause 13 hereof.
2. The highest bidder shall be the purchaser of each lot. In the event of any lots not being disposed of at first offering, the Board may put any of them up again either separately or in groups. Any lot not disposed of at the auction sale shall remain open for selection at the upset price.
3. In the event of any disputed bid, the lot in dispute may be put up again at the last undisputed bid.
4. The bidding shall be advanced by such sum as the auctioneer may agree to accept, and no bidding shall be retracted.
5. The Board reserves the right to withdraw from sale any lot or lots at any time prior to the auction.
6. The purchaser shall be required, before obtaining his contract of sale or lease, to make a declaration as required by Part XII of the Native Land Act, 1909, and its amendments, that he is not the owner or occupier of 5,000 acres of third-class land or its equivalent in other classes of land.
7. The lands are offered under the Native Land Act, 1909, the Native Land Amendment Act, 1913, and the regulations made thereunder, and purchasers shall be deemed to be acquainted with the provisions thereof, and be bound thereby as effectually as if such provisions were embodied herein.
8. Every purchaser immediately after the sale shall sign a contract of sale (in duplicate) on the form set out hereunder, and shall pay to the Board's representative a fee of £1, being the cost of preparation of contract and stamp duty thereon; provided always that where the total purchase-money is paid immediately after the sale this fee will not be charged.
9. The purchaser shall, immediately after the sale and on signing the contract of sale, pay to the representative of the Board a sum equal to 10 per cent. of the purchase-money as part payment thereof. The balance of the purchase-money shall be paid on or before the 1st day of July, 1916.
10. The purchaser shall pay interest on unpaid purchase-money at the rate of 5 per cent. per annum, interest to be payable on the day on which the account is closed.
11. The purchaser shall, on paying the full purchase-money, be entitled (at his own expense) to a transfer of the land.
12. If from any cause whatever the Board shall be unable to give the purchaser possession of the land purchased, the purchaser shall be entitled to a refund of the deposit paid by him, but without interest, and no damages shall be claimed by him for the Board's failure to give possession.

13. CONTRACT OF SALE.

(Under Section 102 of the Native Land Amendment Act, 1913.)

MEMORANDUM OF AGREEMENT made the _____ day of _____, one thousand nine hundred and _____, between the Aotea District Maori Land Board, incorporated under the provisions of Part III of the Native Land Act, 1909 (hereinafter called "the Board"), of the one part, and _____, of (hereinafter, together with his executors, administrators, or lawful assigns, called "the purchaser"), of the other part.

Whereas the Native land described in the Schedule hereto is subject to the provisions of section 102 of the Native Land Amendment Act, 1913, by virtue of a resolution of the assembled owners of the said land, *inter alia*, that 45 acres, part of Taurewa No. 4 West D, situated along the west and south of the Egmont Box Company's leasehold of 60 acres, be offered for sale by public auction on behalf of the owners thereof by the Aotea District Maori Land Board, and a con-