

Maori Lands for Sale by Public Tender.

Office of the Waikato-Maniapoto District Maori Land Board, Auckland, 1st June, 1915.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and the regulations thereunder, that written tenders are invited and will be received at the office of the Waikato-Maniapoto District Maori Land Board, Auckland, up to 5 o'clock p.m. on Thursday, 22nd July, 1915, for the purchase of the several lands named in the Schedule hereto.

SCHEDULE.

MANGAORONGO, OTANAKE, AND PIRONGIA SURVEY DISTRICTS.—AUCKLAND LAND DISTRICT.

Lot.	Subdivision.	Block.	Survey District.	Area.	Upset Price per Acre.
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Rangitoto A 18a 2, Rangitoto A 18b 2, and Rangitoto A 21b 2.

				A.	R.	P.	£	s.	d.
1	13	XI	Mangaorongo	302	2	0	1	10	0
Open fern and manuka scrub, soil light, and conveniently situated.									
2	6	XII	Mangaorongo	325	0	0	1	10	0
3	7	"	"	359	0	0	1	10	0
4	8	"	"	306	0	0	1	10	0

Open fern and manuka scrub, with exception of Section 7, which has 60 acres of mixed bush. Well watered; broken country; useful for sheep-farms.

5	9	XII	Mangaorongo	330	0	0	2	0	0
Open fern and manuka; good soil; undulating to broken.									
6	1	XVI	Mangaorongo	457	0	0	1	10	0
Open fern and manuka scrub; light volcanic soil; broken country.									

Open fern and manuka; good soil; about 20 acres mixed bush.

Half open fern and manuka scrub, balance mixed forest; about 200 acres ploughable, balance very steep; good soil; good sheep-country.

9	4	XVI	Mangaorongo	762	3	0	1	15	0
10	5	"	"	905	0	0	1	15	0
11	6	"	"	811	3	0	1	15	0

All mixed forest, with exception of a small area of open fern and scrub on each frontage. Steep country; good soil; splendid sheep-country.

Covered with fern and manuka scrub, with about 20 acres mixed forest at south-east corner. Soil is volcanic loam, improving in quality towards southern end of section. Well watered by streams and swamps. Land is from level to undulating, and is nearly all ploughable.

Same description as Section 1, with exception that there is no bush on this one, therefore very little firewood and no fencing; good soil; mostly ploughable, and suitable for either dairying or grazing.

Soil better quality than general run adjoining. Volcanic formation, covered with fern and manuka. Well watered by springs and swamps. Level to undulating; all ploughable; suitable for dairying or grazing. No fencing or firewood.

Covered with fern and manuka. Soil is a light volcanic loam on volcanic formation. Well watered by springs and swamps, and mostly ploughable, except about 50 acres in south-eastern corner, which is broken. Suitable for dairying or grazing.

Volcanic soil; covered with fern and manuka scrub. Watered by the Maihihi Stream and springs, with small swamps; level and undulating, and is all ploughable. Suitable for dairying or grazing. Loaded with £6 for fencing.

Same description as Section 5. Loaded with £14 for fencing.

Kinohaku East No. 2, Section 28b, Nos. 11b, 12b, and 13.

Undulating to slightly broken. Soil fair quality on limestone formation. About 140 acres bush, balance fern land. Watered by swampy streams. About ten miles from Te Kuiti by good metalled road. Access road 4 chains from Arapae Road, which has been surveyed but not yet formed.

Lot.	Subdivision.	Block.	Survey District.	Area.	Upset Price per Acre.
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Kakepuku No. 4d, Sections 3, 4, and 5.

				A.	R.	P.	£	s.	d.
19	1	VIII	Pirongia	114	1	8	4	0	0
20	2	"	"	91	1	21	4	0	0

Undulating country, practically all ploughable. About 100 acres open fern country. Well watered by Puniu River and small streams. Access is from Te Awamutu, about seven miles by nearest road (including two or three miles of unformed track), or about nine miles by a better track partly formed all the way.

GENERAL DESCRIPTION.

Rangitoto A 18a 2 is situated about twenty miles from Otoro-hanga by a well-made road down the Waipa Valley, and a wagon can be got from the Waipa to Section 5, Block XVI, by crossing and recrossing the Tauraroa Stream. The formation is volcanic, with rhyolite outcrops in places. The land to the north of the Tauraroa Stream is inclined to be jumbled up, and the soil rather light. South of the Tauraroa the soil is better quality: the ranges are better defined. This portion of the block will make first-class sheep-country. The sections are well watered. The elevation would run from about 500 ft. to 2,000 ft. The forest timber is of no value, and fencing-timber is scarce.

Rangitoto A 18b 2 and A 21b 2 are situated about fifteen miles from Otoro-hanga Railway-station by a formed wagon-road, and a wagon can be got on to each section.

ABSTRACT OF CONDITIONS.

- Every tenderer to deposit along with his tender a sum equal to 5 per cent. of the price tendered, and to pay a further 5 per cent. on being declared the purchaser. The balance of the purchase-money to be paid in twenty equal half-yearly instalments.
- The purchaser to pay interest on unpaid purchase-money at the rate of 5 per cent. per annum. Interest to be payable on the 1st July and 1st January of each year, and to date from the signing of contract of sale.
- Tenders for purchase must be accompanied by a fee of £3 3s. to meet costs and expenses incidental thereon, together with the amount with which the section is loaded for improvements (if any).
- Purchasers shall, at the end of five years, upon payment of balance of purchase-money, be entitled to a transfer of the fee-simple of the land.
- Residence and improvements to conform with sections 250 and 256 of the Native Land Act, 1909.

GENERAL INSTRUCTIONS TO TENDERERS.

- The lands to be sold subject to reserve price specified in each case.
- 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."
- If any person desires to tender for more than one lot a separate tender for each lot must be made.
- The highest tenderer to be declared the purchaser, but the Board reserves to itself the right to decline to accept any tender.
- 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.
- 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.