

Section 3s contains about 60 acres or more fit for dairying, and the rest is generally good sheep and dry cattle country.

GENERAL DESCRIPTION.

This property is situated on the Mangaotuku Road, about four miles and a half from the Douglas Railway-station, and a little less from the saleyards near there. The roads leading to the railway and dairy factory are metalled. There is a school opposite the southernmost corner of the property, and the cheese-factory is only about twenty chains from the same point. The land has been cleared and grassed for a period of over eighteen years, so that only a little dry timber is left. It carries a good sole of grass, except in a few patches where fern is prevalent. The soil is of good quality, consisting of a volcanic loam covering mixed with papa. The easier portions are adapted for dairying, and the steeper for either sheep or dry cattle. The land is well watered, and the climate is fairly moist. The altitude varies from 470 ft. to 970 ft. above sea-level. Two of the sections have good homestead-sites directly on to the road, but the dwelling on the third has to be reached by a bridge, which will have to be maintained or re-erected by the future tenant. Small bridges or stream crossings will be required for the working of the other sections. Boundaries have been chosen to get good fence-lines and to secure ease in working. The fencing is in fair order. The railway reserve shown on plan is not likely to be used.

Sale posters and full particulars may be obtained from this office.

G. H. BULLARD,
Commissioner of Crown Lands.

Kaiaua Domain, Taranaki Land District, for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 18th April, 1917.

NOTICE is hereby given that the undermentioned domain will be offered for lease by public auction, under the provisions of the Public Reserves and Domains Act, 1908, and amendments, at the District Lands Office, New Plymouth, on Wednesday, 23rd May, 1917, at 11.30 o'clock a.m.

SCHEDULE.

TARANAKI LAND DISTRICT.—EGMONT VILLAGE.—KAIUAU DOMAIN.

SECTIONS 162 to 182: Area, 5 acres 1 rood; upset annual rent, £2 12s. 6d.; term, seven years.

The land is level, with a creek running through it, and has all been ploughed.

TERMS AND CONDITIONS OF LEASE.

1. Lease fee, £1 ls., and half-year's rent shall be paid upon the fall of the hammer.
2. Possession will be given on the day of sale.
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, except with written consent.
6. The lessee will at all times during the said term keep in good repair and condition, to the satisfaction of the Commissioner of Crown Lands, all hedges, fences, and gates in, upon, and about the said land, and shall so yield them up at the expiration of the term.
7. 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 gorse, sweetbrier, broom, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.
8. The lease shall be liable to forfeiture in case the lessee should fail to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to be fulfilled.

9. No buildings shall be erected on any portion of the domain.

10. The lessee shall pay all rates and taxes.

Full particulars may be ascertained at this office.

G. H. BULLARD,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 21st February, 1917.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the Public Hall, Owhango, on Friday, 13th April, 1917, at 2.30 o'clock p.m., under the provisions of the Land Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—KAITIEKE COUNTY.—
KAITIEKE SURVEY DISTRICT.

Rural Land.

SECTION 16, Block IV: Area, 6 acres; upset price, £48.

Section 17, Block IV: Area, 6 acres 0 roods 6 perches; upset price, £43.

Section 18, Block IV: Area, 6 acres 0 roods 12 perches; upset price, £43.

Section 19, Block IV: Area, 6 acres 0 roods 7 perches; upset price, £49.

Section 20, Block IV: Area, 6 acres 0 roods 37 perches; upset price, £50.

Situated immediately to the south of and adjoining Owhango Township, on Main Trunk Railway. These sections front the Owhango and Kawautahi Roads, and are level, with light soil of fair quality mixed with pumice on papa formation. The bush, which has been milled, comprises rimu, matai, tawhero, &c. Elevation about 1,490 ft. above sea-level. Suitable for building and grazing.

Suburban Land.—Suburbs of Raurimu.

Section 2: Area, 9 acres 0 roods 15 perches; upset price, £46.

Section 3: Area, 10 acres 0 roods 18 perches; upset price, £51.

These sections are situated about a mile and a half from Raurimu Railway-station, the access being by formed dray-road to about five chains from Section 3; the remainder is surveyed road only. Each section is hilly, and comprises about one acre under bush and the rest is fern. About one acre of Section 2 is flat. Soil on both lots is of good quality, on papa formation. Elevation nearly 2,000 ft. above sea-level. Suitable for building and grazing.

TERMS OF SALE.

1. *Cash.*—One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

2. *Deferred Payments.*—5 per cent. of the purchase-money and license fee (£1 ls.) on the fall of the hammer; balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount. In either case if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount (if any) already paid shall be forfeited and the contract for the sale of the land be null and void.

Titles will be subject to Part XIII of the Land Act, 1908.

Full particulars may be ascertained at this office.

G. H. M. McCLURE,
Commissioner of Crown Lands.