

date of selection, together with necessary rights of access for the removal of the same; but the lessee will be allowed to obtain any timber required by him for fencing or building purposes, subject, however, to the prior rights of the Crown in respect of any timber necessary for the erection of a bridge over the Whangaripo Stream giving access to the section.

GENERAL DESCRIPTION.

The Waiteitei Settlement, formerly the property of J. T. Smyth, Esq., is situated north-eastward from Wellsford Railway-station, which is seventy-two miles north of Auckland. The distances of the various sections from the station vary from four to eight miles, the road being metalled for about two miles, and the remainder formed. The land varies from good river-flats with alluvial loamy soil to undulating country and easy hills, on which the soil is a loamy clay resting on sandstone. The elevation ranges from 200 ft. to 400 ft. above sea-level, but most of the country is under 300 ft. A small portion of the hilly country is broken, but the greater part is ploughable. The whole of the land is well watered by springs and streams which are believed to be permanent. The hilly land is mostly in surface-sown grasses, rough feed, and scrub. Existing fences have been utilized as far as possible for boundaries, and there is a considerable quantity of subdivisional fencing on most of the sections. There are school, post-office, and store at Wellsford, and there is telephone connection to the homestead on Section 1s.

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

H. M. SKEET,  
Commissioner of Crown Lands.

Lands in Canterbury Land District for Sale by Public Auction.

District Lands and Survey Office,  
Christchurch, 19th August, 1918.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the Courthouse at Waimate, at 10 o'clock a.m. on Wednesday, 25th September, 1918, under the provisions of the Land Act, 1908, the Land for Settlements Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.—TOWN LAND.

Town of Morven.—Waimate County.—Waikakahi Settlement.

Section.	Area.	Upset Price.	Section.	Area.	Upset Price.
<i>Block I.</i>					
1	A. R. P. £ s. d.	25 0 0	5	A. R. P. £ s. d.	30 0 0
2	0 1 0	25 0 0	8	0 1 0	25 0 0
3	0 1 0	25 0 0	9	0 1 0	30 0 0
4	0 1 0	25 0 0			
<i>Block II.</i>					
10	0 1 0	25 0 0	15	0 1 0	25 0 0
12	0 1 0	25 0 0	16	0 1 0	20 0 0
14	0 1 0	30 0 0			
<i>Block III.</i>					
8	0 1 0	25 0 0	14	0 1 0	25 0 0
9	0 1 0	25 0 0	15	0 1 0	25 0 0
10	0 1 0	25 0 0	16	0 1 0	25 0 0
11	0 1 0	25 0 0	17	0 1 0	25 0 0
12	0 1 0	25 0 0	18	0 1 0	35 0 0
13	0 1 0	25 0 0			
<i>Block V.</i>					
3	0 1 0	25 0 0	10	0 1 0	25 0 0
4	0 1 0	25 0 0	12	0 1 12	22 10 0
6	0 1 0	25 0 0	13	0 1 0	25 0 0
7	0 1 0	25 0 0	14	0 0 38	20 0 0
8	0 1 0	25 0 0			
<i>Block VI.</i>					
2	0 1 0	135 0 0	7	0 1 0	45 0 0
4	0 1 0	85 0 0	9	0 1 0	45 0 0
5	0 1 0	45 0 0			

Situated on the western side of the main south line of railway, a few chains from the Morven Railway-station. Flat land; good soil.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are—(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 section 60 of the Land Laws Amendment Act, 1912.

Full particulars may be ascertained at this office.

W. H. SKINNER,  
Commissioner of Crown Lands.

Land in the Auckland Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,  
Auckland, 19th August, 1918.

NOTICE is hereby given that the undermentioned lands are open for sale or lease under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder; and applications will be received at the District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Friday, the 25th October, 1918.

The lands may be selected for cash or on deferred payments, or selected on lease for sixty-six years, with right of renewal for further successive terms of sixty-six years, and a right to acquire the freehold.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Auckland, on Wednesday, 30th October, 1918, at 10 o'clock a.m.

The ballot will be held at the conclusion of the examination of applicants.

SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

Matamata County.—Wairere Survey District.

Section.	Block.	Area.	Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.
		A. R. P.	£	£ s. d.	£ s. d.
1	VIII	74 0 38	570	28 10 0	11 8 0
2	"	74 2 18	570	28 10 0	11 8 0
3	"	80 0 2	610	30 10 0	12 4 0
4	"	75 0 26	630	31 10 0	12 12 0
9	"	60 0 0	630	31 10 0	12 12 0
10	"	75 3 0	790	39 10 0	15 16 0
11	"	75 3 0	790	39 10 0	15 16 0

GENERAL DESCRIPTION.

The Matamata North Block is situated adjacent to the Auckland-Rotorua Railway line, between the stations at Walton and Waharoa, which are four miles apart, the former being respectively 114 miles from Auckland and twenty-eight miles from Hamilton. Morrinsville (about fifteen miles) and Matamata (about eight miles) are the nearest business centres. The main Waitoa-Matamata Road runs through the block, and most of the sections have frontages to it, with the Waitoa River at the western boundary.

The block consists of practically level country, with easily worked soil, the greater part being covered with high manuka and gorse. Small portions of the land are swampy, and patches have been cropped by Natives. Water can probably be obtained in most parts by sinking. The land when cleared and grassed is suitable for dairying, facilities for which are provided by a creamery at Waharoa and the glaxo-factory at Matamata.

Sale posters and full particulars may be obtained from this office

H. M. SKEET,  
Commissioner of Crown Lands.