

## CROWN LANDS NOTICES.

*Land in Canterbury Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Christchurch, 16th April, 1918.

NOTICE is hereby given that the undermentioned section will be offered for sale by public auction at the Court-house, Waimate, on Tuesday, the 14th May, 1918, at 11 a.m., under the provisions of the Land for Settlements Act, 1908.

## SCHEDULE.

## CANTERBURY LAND DISTRICT.—FIRST-CLASS LAND.

*Waimate County.—Waimate Survey District.*

SECTION 8, Block II, Bourndale Settlement: Area, 5 acres; upset price, £90.

Good flat agricultural land, somewhat overgrown with gorse, situated about six miles and a half from Makikihi Railway-station by good road.

## 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.*—Five per cent. of the purchase-money and license fee (£1 1s.) 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.

Title will be subject to section 60 of the Land Laws Amendment Act, 1912

Further particulars may be obtained from this office.

W. H. SKINNER,  
Commissioner of Crown Lands.

*Education Reserves in Auckland Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Auckland, 16th April, 1918.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Auckland, at 11 a.m. on Thursday, 30th May, 1918, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

## SCHEDULE.

## AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.

*Mangonui County.*

SECTION 6, Parish of Kaiaka: Area, 111 acres 3 roods 23 perches; upset annual rental, £7.

Altitude, 250 ft. to 400 ft. above sea-level. Undulating to hilly land, ploughable. About 85 acres fern and manuka; balance mixed forest, principally taraire, rimu, and a few puriri, with moderate undergrowth of punga, nikau, &c. Clay soil of fair quality, on sandstone formation; well watered by streams. Distant about eight miles from Oruru by good metalled road.

*Hokianga County.*

Lot 1 of Section 13, Block III, Tutamoe Survey District: Area, 648 acres 2 roods 16 perches; upset annual rental, £24.

Lot 2 of Section 13, Block III, Tutamoe Survey District: Area, 530 acres; upset annual rental, £26.

Altitude, 400 ft. to 800 ft. above sea-level.

Lot 1 contains about 380 acres of fern and old kauri-working; mostly undulating land, the balance being scattered bush in broken country.

Lot 2 practically all broken country in heavy bush, consisting of rimu, rata, miro, taraire, with a few totara and scattered kauris. Soil semi-volcanic and clay, well watered by streams. Situated about twenty-two to twenty-four miles from Kaikohe, or thirty-nine to forty-two miles from Whanga-

rei, about thirty-eight miles of which is by formed road, thence by 6 ft. track to within about a mile of Lot 1 and three miles of Lot 2.

Section 13A, Block III, Tutamoe Survey District: Area, 656 acres 3 roods; upset annual rental, £58.

Weighted with £60 for fencing.

Altitude, 300 ft. to 900 ft. About half undulating and half broken. Covered with heavy bush, mostly taraire, also rata, miro, tawa, cedar, with few scattered kauris and totara and a quantity of kahikatea; well watered by good stream. Situated about twenty-five miles from Kaikohe by cart-road to within about three miles of section, thence by 6 ft. track; or from Whangarei about forty-four miles, forty-one miles of which is cart-road, balance 6 ft. track.

*Waipa County.*

Eastern part Section 117, Parish of Horotiu: Area, 22 acres; upset annual rental, £11.

Weighted with £31 15s., valuation for improvements consisting of grassing, fencing, and draining.

Altitude, 100 ft. to 120 ft. above sea-level. Level land, intersected by broken gully; about 5 acres has been ploughed and sown, balance manuka, gorse, &c. Soil of rather poor quality, in sandy formation; well watered by swampy stream. Distant about six miles from Hamilton by good road, and about one mile from Horotiu Railway-station.

## ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, together with £2 2s. lease fee, which includes cost of registration, must be paid on fall of hammer.

2. The successful applicant must pay the value of the improvements (if any) before being admitted to possession, which will be given (the necessary payments being made) on the day of acceptance of tender.

3. Term of lease, twenty-one years, with right of renewal for further similar terms, at rentals based on fresh valuations, under the provisions of the Public Bodies' Leases Act, 1908.

4. Rent payable half-yearly, in advance, on first days of January and July in each year, subject to penalty at the rate of 10 per centum per annum for any period during which it remains in arrears.

5. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.

6. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

7. Lessee to keep the land free from noxious weeds, rabbits, and vermin.

8. Lessee not to use or remove any gravel without the consent of the Land Board.

9. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

10. Lessee not to make improvements without the consent of the Land Board.

11. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £5 per acre.

12. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.

13. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.

14. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.

15. Lessee to have no right to any milling-timber, minerals, or kauri-gum, all rights to which, together with rights of access for the purpose of working the same, are reserved by and on behalf of the Crown.

16. Lessee to keep buildings insured.

Form of lease may be perused and full particulars obtained from this office.

H. M. SKEET,  
Commissioner of Crown Lands.