

The lands may be purchased for cash or on deferred payments, or selected on lease for thirty-three years, with right of renewal for further successive terms of thirty-three 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 Thursday, 20th March, 1919, 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.

Piako County.—Blocks XIII and XIV, Waitoa, and Blocks I and II, Maungakawa Survey Districts.—Maungateparu Settlement.

Section.	Area.			Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.
	A.	R.	P.			
1s	70	1	0	£ 1,240	£ 62 0 0	£ 27 18 0
2s	105	2	29	1,300	65 0 0	29 5 0
3s	118	3	31	1,400	70 0 0	31 10 0
4s						
5s	97	2	8	1,560	78 0 0	35 2 0
6s	71	2	0	1,300	65 0 0	29 5 0
7s	115	0	21	2,320	116 0 0	52 4 0
8s	71	1	34	1,240	62 0 0	27 18 0
9s	64	2	26	1,060	53 0 0	23 17 0
10s	95	3	32	1,540	77 0 0	34 13 0
11s	107	0	0	2,180	109 0 0	49 1 0
12s	99	3	13	2,080	104 0 0	46 16 0
13s	76	2	0	1,600	80 0 0	36 0 0
14s	68	1	36	1,400	70 0 0	31 10 0
15s	65	2	34	1,420	84 5 0	31 19 0
				265*		13 8 0†
18s	60	0	0	1,100	55 0 0	24 15 0
22s	61	2	10	1,140	57 0 0	25 13 0
23s	67	0	31	1,320	66 0 0	29 14 0
24s	66	0	15	1,240	62 0 0	27 18 0
25s	63	0	14	1,160	58 0 0	26 2 0
32s	10	0	0	60	3 0 0	1 7 0
33s	92	0	18	1,500	75 0 0	33 15 0
34s	95	3	19	1,960	110 10 0	44 2 0
				250*		12 12 6†
36s	48	3	19	820	41 0 0	18 9 0
37s	122	0	0	2,640	132 0 0	59 8 0
38s	83	3	0	1,460	73 0 0	32 17 0
39s	87	0	14	1,760	88 0 0	39 12 0
41s	48	1	0	840	42 0 0	18 18 0
42s	96	0	0	1,740	87 0 0	39 3 0
43s	71	3	0	960	48 0 0	21 12 0
45s	96	1	21	1,500	75 0 0	33 15 0
47s	45	0	30	820	41 0 0	18 9 0
48s	115	3	0	1,560	78 0 0	35 2 0
49s	100	1	14	1,660	83 0 0	37 7 0
50s	101	3	25	1,620	93 5 0	36 9 0
				245*		12 7 6†
51s	94	3	9	1,400	70 0 0	31 10 0
52s	78	3	18	1,140	57 0 0	25 13 0
53s	57	3	1	940	47 0 0	21 3 0
54s	72	3	31	1,240	73 15 0	27 18 0
59s						
				235*		11 17 6†
55s	48	2	3	860	43 0 0	19 7 0
56s	72	0	0	1,340	67 0 0	30 3 0
57s	99	0	0	1,820	91 0 0	40 19 0
58s	48	0	25	840	42 0 0	18 18 0
60s	65	2	28	1,080	54 0 0	24 6 0

* Buildings. † Instalment of interest and principal on buildings.

NOTE.—The deferred-payment instalments on Sections 15s, 34s, 50s, and 54s include payment for the buildings thereon.

The improvements which are included in the capital values of the sections are as follows:—

Section 1s, fencing, valued at £37 10s.; Section 2s, fencing and windmill, valued at £78; Section 3s, fencing, valued at

£15; Section 4s, fencing, valued at £42; Section 5s, fencing, valued at £24; Section 7s, fencing, valued at £40 15s.; Section 8s, fencing, valued at £10 10s.; Section 9s, fencing, valued at £34 10s.; Section 10s, fencing and trough, valued at £47 15s.; Section 11s, fencing, valued at £4 10s.; Section 12s, fencing, valued at £60; Section 13s, fencing and windmill, valued at £76 5s.; Section 14s, fencing and windmill, valued at £90; Section 15s, fencing and windmill, valued at £114; Section 18s, fencing, valued at £13 10s.; Section 22s, fencing, valued at £20 5s.; Section 23s, fencing and windmill, valued at £93 10s.; Section 24s, fencing and trough (half), valued at £35 10s.; Section 25s, fencing and trough (half), valued at £22; Section 33s, fencing, valued at £23 10s.; Section 34s, fencing and windmill, valued at £120. The right to draw water from the windmill for trough on Section 39s is reserved. Section 37s, fencing, valued at £8 5s.; Section 38s, fencing, valued at £37 10s.; Section 39s, fencing and trough, valued at £38 15s.; Section 41s, fencing, valued at £10 5s.; Section 42s, fencing, valued at £27; Section 43s, fencing, valued at £20 5s.; Section 45s, fencing, valued at £40 10s.; Section 47s, fencing, valued at £26 5s.; Section 48s, fencing, valued at £33 15s.; Section 49s, fencing, valued at £67 10s.; Section 50s, fencing, valued at £72 15s.; Section 51s, fencing, valued at £70; Section 52s, fencing and trough, valued at £60 5s.; Section 53s, fencing, valued at £32 5s. 6d.; Sections 54s and 59s, fencing and windmill, valued at £137 15s. The right to draw water from windmill on Section 54s for trough on Section 52s is reserved. Section 55s, fencing, valued at £46 10s.; Section 56s, fencing, valued at £26 5s.; Section 57s, fencing, valued at £48 15s.; Section 58s, fencing, valued at £21; Section 60s, fencing, valued at £54.

The improvements which are not included in the capital values of the sections, but are to be paid for separately by half-yearly instalments of interest and sinking fund, are as follows:—

Section 15s.—Five-roomed house; four-stalled stable with loft and lean-to; and shed. Total value, £265, payable in fourteen years by twenty-eight half-yearly instalments of £13 8s. each. Total half-yearly instalment on lease, £47 7s.

Section 34s.—Five-roomed house and two sheds. Total value, £250, payable in fourteen years by twenty-eight half-yearly instalments of £12 12s. 6d. each. Total half-yearly instalment on lease, £56 14s. 6d.

Section 50s.—Five-roomed house and shed. Total value, £245, payable in fourteen years by twenty-eight half-yearly instalments of £12 7s. 6d. each. Total half-yearly instalment on lease, £48 16s. 6d.

Section 54s.—Five-roomed house and two sheds. Total value, £235, payable in fourteen years by twenty-eight half-yearly instalments of £11 17s. 6d. each. Total half-yearly instalment on lease, £39 15s. 6d.

GENERAL DESCRIPTION.

Maungateparu Settlement, formerly the property of Alexander Bell, Esq., is situated between Morrinsville (railway junction, 103 miles from Auckland) and Tahuna, the main road between the two places running through the centre of the property. The site of the proposed township, which is located in the middle of the settlement, is about six miles northward from Morrinsville.

The whole of the block consists of low downs, with soil of a free nature, practically all ploughable and easily worked. The settlement is watered by running streams, and the Piako River and tributaries from the eastern boundary; some of the subdivisions have no permanent water, but it is believed that sufficient supplies are obtainable anywhere by sinking. The pasture consists of English grasses, and is generally in good order, but portions will require breaking up and regrassing before dairying can be carried on to the best advantage. Provision has been made for a small township subdivision in the centre of the block, where no doubt the usual country facilities will be established as soon as circumstances permit. In the meantime the Township of Morrinsville, to which there is access by good metalled road, makes all conveniences readily accessible. The new roads through the settlement are being formed.

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

H. M. SKEET,
Commissioner of Crown Lands.