

REMUEIRA SETTLEMENT.

This settlement, containing approximately 3,600 acres, comprises the well-known Remuera Estate and Messrs. Wright and Pitcaithly's Omarepe Farm, the former being favourably known throughout the North Island on account of the fine stud Romney Marsh flocks bred from pedigree stock by Mr. Close, and also of his equally well-known Hereford herds of stud cattle.

The estate having carried 4,000 sheep, 1,100 head of cattle, and 60 horses, little need be said as to its quality. The settlement lies between the Ohaeawai-Okaihau and the Ohaeawai-Kaikohe main metalled roads, with its nearest point within a quarter of a mile of the Ohaeawai Post-office, creamery, and school, and its furthest sections are about four miles distant.

The land is mostly of a volcanic nature, and ranges from fair to the very best quality; a large area is flat, while the balance varies from very easy slopes to easy hills, the range in height being from about 500 ft. to 1,200 ft. above sea-level.

A large area has been ploughed and grassed, whilst the remainder has been surface sown. Most of the southern end of the blocks consists of bush land, now grassed, and carrying very good feed.

The sections range in area from 76 to 373 acres, and are in a number of cases nearly ring-fenced, while all have a considerable quantity of fencing which will require very little adding to make several paddocks on each farm. With the exception of three, all the sections are well watered, and in the case of these three a good and sufficient supply can be maintained by rams at the springs in each section.

IMPROVEMENTS.

The following improvements are included in the capital value of the sections:—

Section 1s.—39 chains of boundary fence (half share) and 90 chains subdivisional fences, £123 15s.; 14 chains of main drain, £14.

Section 2s.—80 chains of boundary fence (half share), £40; 8 chains internal drains, £8.

Section 3s.—101 chains boundary fences (half share) and 40 chains subdivision fences, £74; 10 chains internal drain, £2 10s.

Section 4s.—43 chains boundary fence (half share) and 14 chains subdivision fence, £44 7s.

Section 5s.—80 chains boundary fence (half share), £25.

Section 6s.—34 chains boundary fence (half share) and 25 chains subdivision fence, £37 15s.; 65 chains drain, £65.

Section 7s.—43 chains boundary fence (half share) and 70 chains internal fence, £91 10s.; 16 chains drain (half share), &c., £13; concrete sheep-dip and yards, £100.

Section 8s.—130 chains boundary fence (half share) and 120 chains subdivision fence, £185.

Section 9s.—18 chains boundary fence (half share) and 65 chains subdivision fence, £69 10s.; 30 chains main drain, £37.

Section 10s.—80 chains boundary fence (half share) and 80 chains subdivision fence, £140.

Section 11s.—90 chains boundary fence (half share) and 55 chains subdivision fence, £100.

Section 12s.—40 chains boundary fence (half share) and 40 chains subdivision fence, £75.

Section 13s.—50 chains boundary fence (half share) and 50 chains subdivision fence, £93 15s.; 50 chains boundary drain (half share) and 30 chains internal drain, £55.

Section 14s.—93 chains boundary fence (half share) and 15 chains subdivision fence, £49 17s.

Section 15s.—106 chains boundary fence (half share) and 45 chains subdivision fence, £81.

Section 16s.—30 chains boundary fence (half share) and 16 chains subdivision fence, £22 10s.

Section 18s.—50 chains boundary fence (half share), £31 5s.; 85 chains boundary drain (half share), £542 10s.

Sections 17s and 19s.—100 chains boundary fence (half share) and 170 chains subdivision fence, £182 10s.; 35 chains boundary drain (half share), £17 10s.

Section 20s.—47 chains boundary fence (half share) and 60 chains subdivision fence, £83 10s.

Section 21s.—40 chains boundary fence (half share) and 100 chains subdivision fence, £120.

Section 22s.—40 chains boundary fence (half share) and 60 chains subdivision fence, £75.

Section 23s.—50 chains boundary fence (half share) and 24 chains subdivision fence, £49.

Section 24s.—50 chains boundary fence (half share) and 25 chains subdivision fence, £50.

Section 25s.—115 chains boundary fence (half share) and 50 chains subdivision fence, £107 10s.

Section 26s.—90 chains boundary fence (half share), £45.

Section 27s.—118 chains boundary fence (half share) and 20 chains subdivision fence, £79.

Section 28s.—110 chains boundary fence (half share) and 95 chains subdivision fence, £150.

Section 29s.—73 chains boundary fence and drain (half share) and 70 chains subdivision fence, £106 10s.

Section 30s.—50 chains boundary fence (half share) and 10 chains subdivision fence, £35.

Section 31s.—220 chains boundary fence (half share), £110.

The following improvements are not included in capital values of sections, but have to be paid for separately:—

Section 1s.—House valued at £280. To be paid for in cash, or by twenty half-yearly instalments of £18 2s. 10d.; total half-yearly payment on lease, £67 12s. 10d.

Section 2s.—House valued at £270. To be paid for in cash, or by twenty half-yearly instalments of £17 10s.; total half-yearly payment on lease, £55 15s.

Section 6s.—House valued at £300. To be paid for in cash, or by twenty half-yearly instalments of £19 8s. 6d.; total half-yearly payment on lease, £57 13s. 6d.

Section 8s.—Homestead valued at £300. To be paid for in cash, or by twenty half-yearly instalments of £19 8s. 6d.; total half-yearly payment on lease, £80 3s. 6d.

Section 10s.—Cottage of two rooms, valued at £100. To be paid for in cash, or by twenty half-yearly instalments of £6 9s. 6d.; total half-yearly payment on lease, £69 9s. 6d.

Section 28s.—House of five rooms, valued at £150. To be paid for in cash, or by twenty half-yearly instalments of £9 14s. 3d.; total half-yearly payment on lease, £54 14s. 3d.

Section 29s.—Stables, sheds, &c., valued at £50. To be paid for in cash, or by ten half-yearly instalments of £5 15s. 6d.; total half-yearly payment on lease, £57 10s. 6d.

SPECIAL CONDITIONS.

1. All areas of bush on any sections are to be preserved for shelter, and not destroyed without the permission of the Land Board.

2. Areas marked † on Schedule will be disposed of subject to alteration in boundaries, areas, and capital values.

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

R. P. GREVILLE,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Auckland, 5th August, 1919.

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 Monday, the 15th September, 1919.

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, the 18th September, 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, XIV, Waitoa, and I, II, Maungakawa Survey Districts.—Maungateparu Settlement (Part).

Section.	Area.	Capital Value.	Instalment on Deferred Payment (excluding Interest).		Half-yearly Rent on Lease.	
			£	s. d.		
16s	A. R. P.	£	£	s. d.	£	s. d.
	74 3 0	1,480	74	0 0	33	6 0
17s	133 3 0	1,980	99	0 0	44	11 0
19s	83 3 31	1,740	87	0 0	39	3 0
21s	57 0 0	960	48	0 0	21	12 0
26s	52 3 26	1,100	55	0 0	24	15 0
27s	60 3 25	1,200	60	0 0	27	0 0
28s	65 2 13	1,220	71	5 0	27	9 0
		205*			10	7 0†
29s	137 0 0	2,660	167	5 0	59	17 0
		685*			26	14 4†
30s	57 1 6	920	46	0 0	20	14 0
31s	45 1 25	600	30	0 0	13	10 0
35s	55 0 28	860	43	0 0	19	7 0
40s	63 2 9	1,520	76	0 0	34	4 0
46s	56 0 6	1,140	57	0 0	25	13 0

* Valuation for buildings. † Half-yearly payment on buildings.

NOTE.—The deferred-payment instalment includes the value of the buildings.