

IMPROVEMENTS.

The improvements which are included in the capital value of the sections for fencing are as follows:—

Section 16s.—56 chains fencing (and windmill), valued at £87. The right to draw water from the windmill for trough on Section 10s is reserved.

Section 17s, 63 chains, £47 5s.; Section 19s, 55 chains, £41 5s.; Section 26s, 18 chains, £13 10s.; Section 27s, 35 chains, £26 5s.; Section 28s, 68 chains, £51; Section 29s, 100 chains (and windmill), £105; Section 30s, 22 chains, £16 10s.; Section 35s, 80 chains, £60; Section 40s, 46 chains, £34 10s.; Section 46s, 43 chains, £32 5s.

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 28s.—Five-roomed house and two sheds, total value £205. Payable in fourteen years by twenty-eight half-yearly instalments of £10 7s.; total half-yearly payment on lease, £37 16s.

Section 29s.—Nine-roomed house, two-roomed shed, and two sheds, total value £685. Payable in twenty-one years by forty-two half-yearly instalments of £26 14s. 4d. each; total half-yearly payment on lease, £86 11s. 4d.

The Crown reserves the right up to three months from the date of selection to remove one shed from each section, the above valuations and payments being reduced proportionately if this right is exercised.

GENERAL DESCRIPTION.

The 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 area now offered consists mainly of the central portion of the settlement, which was not opened when the remainder of the block was offered in March last, the successful applicants at that ballot being now in occupation of their holdings. The land consists of low downs, with soil of a free nature, practically all ploughable and easily worked. Some of the sections 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.

Land in North Auckland Land District open for Sale or Selection.

North Auckland District Lands and Survey Office,
Auckland, 27th June, 1919.

NOTICE is hereby given that the undermentioned land is open for selection, under Part III of the Land Act, 1908, and the Discharged Soldiers Settlement Act, 1915, and amendments, and that the land mentioned in the said Schedule may, at the option of the applicant, be purchased for cash, or be selected for occupation with right of purchase, or on renewable lease; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, 19th August, 1919.

Applicants will have to appear personally before the Land Board for examination at this office on Wednesday, 20th August, 1919, at 11 o'clock a.m.

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

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—HOKIANGA COUNTY.—TUTAMOE SURVEY DISTRICT.

SECTION 2, Block X: Area, 677 acres 0 roods 6 perches. Capital value, £630. Occupation with right of purchase: Half-yearly rent, £15 15s. Renewable lease: Half-yearly rent, £12 12s.

Altitude, 1,750 ft. to 2,213 ft. above sea-level. About 50 acres undulating, balance broken; all covered with mixed forest comprising towai, tawa, rata, miro, taraire, and a few totara-trees, with dense undergrowth of kiekie, supplejack, ferns, &c. Soil inferior to medium, on sandstone formation;

well watered by streams. Situated about ten miles from Kaihu by cart-road in poor repair.

Full particulars and plans may be obtained at this office.

R. P. GREVILLE,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Christchurch, 29th July, 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, Christchurch, 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, Christchurch, 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.

CANTERBURY LAND DISTRICT.—FIRST-CLASS LAND.

Ashburton County.—Hinds Survey District.—Beach Settlement.

Section.	Area.			Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.	
	A.	R.	P.			£	s. d.
1	112	2	29	£ 3,710	£ 185	10 0	£ 83 9 6
2	83	3	9	2,740	137	0 0	61 13 0
3	89	0	0	2,900	145	0 0	65 5 0
4	93	2	6	3,130	158	5 0	70 8 6
5	174	3	38	35*	328	10 0	†1 15 5
				5,350			120 7 6
6	92	2	29	1,220*	146	0 0	†61 12 3
				2,860			64 7 0
7	108	0	12	60*	178	15 0	†3 0 8
				3,550			79 17 6
				25*			†1 5 3

* Buildings. † Half-yearly instalment on buildings.
NOTE.—The deferred-payment instalment includes payment for buildings.

All good flat agricultural land in grass and stubble, suitable for dairying or cropping. Altitude, 100 ft. above sea. About two miles from Lowcliffe Post-office, and eight miles from Hinds Railway-station.

IMPROVEMENTS.

Section 4 is weighted with £35 for implement-shed and workshop, at present on Section 5, which may be paid for in cash, or by twenty-eight half-yearly instalments of £1 15s. 5d. or out of advances.

On Section 5 there is a five-roomed house, wash-house, coal-shed, eight-bail cow-shed with concrete floor, wool-shed, and two stables, valued at £1,220, which may be paid for in cash, or by twenty-eight half-yearly instalments of £61 12s. 3d. There are also on this section a motor-shed, man's room, storeroom and whare on skids, implement-shed, and workshop for removal to other sections.

Section 6 is weighted with £60 for motor-shed, man's room, and store, at present on Section 5, and which may be paid for in cash, or by twenty-eight half-yearly instalments of £3 0s. 8d. or out of advances.

Section 7 is weighted with £25 for a whare on skids, at present on Section 5, and which may be paid for in cash, or by twenty-eight half-yearly instalments of £1 5s. 3d. or out of advances.

The improvements that go with the land are for fencing as follows: Section 1, 150 chains, £23 11s.; Section 2, 101 chains, £19 7s.; Section 3, 90 chains, £17 17s. 6d.; Section 4, 131 chains, £27 6s. 6d.; Section 5, 262 chains, £43 1s.; Section 6, 151 chains, £28 4s.; Section 7, 193 chains, £44 15s. 6d.

SPECIAL CONDITION.

Sections 1, 2, 5, 6, and 7 are subject to drainage rights, and to right of entry and other rights in connection with the said drainage rights reserved in and by Transfer 38683.

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

H. D. M. HASZARD,
Commissioner of Crown Lands.