

Section F: Area, 18 perches; upset annual rent, 10s.
Land low-lying, and inclined to be swampy. Bounded by a stream liable to overflow when in flood and cover the greater portion of the section.

The section is practically level.

Part Section S: Area, 1 rood 43 perches; upset annual rent, 10s.

Gully below street level.

HUIAKAMA VILLAGE.

Section 44: Area, 1 rood; upset annual rent, 10s.

PUNIWHAKAU VILLAGE.

Sections 19 and 24: Area, 1 acre 3 roods 9 perches; upset annual rent, £1 10s.

Land practically level and in grass.

HUA VILLAGE.

Section 41, Hua Village (Bell Block): Area, 1 rood 22 perches; upset annual rent, £1 10s.

Flat section, well grassed.

PATEA SUBURBS.

Subdivisions 34, 35, 36, of Section 42, Patea Suburbs: Area, 1 rood 24 perches; upset annual rent, £5.

Level land.

HUA AND WAIWAKAIHO.

Part Section 81, Hua and Waiwakaiho District, Egmont III: Area, 9 acres; upset annual rent, £5.

Situated at the junction of the Albert and Hill Roads, eleven miles from New Plymouth. About 4 acres flat, balance being broken.

RURAL LAND.

Section 35, Block XIII, Pouatu Survey District: Area, 92 acres; upset annual rent, £50.

The capital value of the land includes an amount of £400, valuation for improvements consisting of felling, grassing, and fencing, the property of the Crown.

Situated about three miles from the Whangamomona Railway-station, and one mile and a quarter from Kohuratahi Railway-station. The railway passes through the property.

The land varies from flat and undulating to hilly country, all in grass; well watered; elevation ranges from 500 ft. to 1,000 ft. above sea-level.

Section 1, Block IX, Mahoe Survey District: Area, 895 acres; upset annual rent, £28.

Situated on the Tirohanga Road, about fifteen miles and a half from Whangamomona—by dray-road twelve miles, 6 ft. track two miles, balance unformed. The section comprises steep ridges falling to valley in the centre, with a little easy country along the streams; covered with a fairly heavy forest of tawa, rimu, miro, tawhero, &c., and a dense undergrowth of mahoe, raurekau, supplejacks, ferns, &c. Soil of medium quality, on sandstone formation; well watered.

Section 19, Block VII, Omona Survey District: Area, 300 acres; upset annual rent, £22 10s.

Weighted with £75, valuation for improvements consisting of 25 acres felled and in grass.

Situated on the Rawhitiroa Road. Access from Eltham, twenty-three miles distant by a good dray-road practically all metalled. The section comprises steep country falling to centre and rising to back boundary. Heavy forest of tawa, rimu, hinau, matai, miro, tawhero, &c., and a dense undergrowth of supplejacks, mahoe, raurekau, houhou, tawhiri, pongas, &c. Soil good quality, papa and sandstone formation; well watered.

Section 9, Block VIII, Opaku Survey District: Area, 732 acres; upset annual rent, £18 10s.

Situated on the Ngarahu Road. Access from Waverley, thirty miles distant, via Okotuku, Mataimoana, and Ahoroa Roads, formed dray-roads. The Ngarahu Road is unformed. The section comprises rough ridges and spurs, except at the extreme northern end, where the country is a little easier. The section is covered with a fairly heavy forest of tawa, rata, scattered rimu, &c., and a dense undergrowth of karamu, supplejacks, &c. The soil is of papa formation, and the section is well watered. Good grass country when felled.

SECOND SCHEDULE.

SECTION 2, OHAWA TOWN BELT.

Lot 1: Area, 5 acres; upset annual rent, £17.

Lot 2: Area, 5 acres 0 roods 0.6 perch; upset annual rent, £16 10s.

Lot 3: Area, 5 acres 0 roods 0.6 perch; upset annual rent, £16 10s.

Lot 4: Area, 7 acres 0 roods 12 perches; upset annual rent, £22 10s.

There are improvements on the sections—viz., clearing, grassing, and fencing—the property of the Crown, valued as follows: Lot 1, £60; Lot 2, £50; Lot 3, £50; Lot 4, £70.

Situated on a good metalled road. Land is well fenced, mostly with boxthorn, which is in good condition, and there is also a little wire fencing in good order.

The land is well laid down in good English grasses, and is level, with a small portion slightly undulating.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.

2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.

3. No compensation for improvements; but if lease is not renewed upon expiry, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the original lessee with the consent of the Land Board; failing disposal, the land and improvements revert to the Crown without compensation.

4. No transfer, mortgage, sublease, or subdivision allowed without consent.

5. Lessee to cultivate and improve the land and keep it clear of weeds.

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

7. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.

8. No gravel to be removed from land without consent of the Land Board.

9. Lessee will not carry on any offensive trade.

10. Lessee to give notice to Land Board before making improvements.

11. Lessee to pay all rates, taxes, and assessments.

12. Lease is liable to forfeiture if conditions are violated.

Improvements on Rural Lands.—Lessee is required to improve the land within one year to the value of 10 per cent. of the capital value; within two years to the value of another 10 per cent. of the capital value; and thereafter, but within six years, to the value of another 10 per cent. of the capital value. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land and 10s. for every acre of second-class land.

NOTE.—Possession will be given on the day of sale.

Education reserves are included in the classes of land on which, with the approval of the Advances Board, money may be advanced by the State Advances Office.

The reserves are described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

The valuation for improvements must be paid immediately on the fall of the hammer.

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

G. H. BULLARD,
Commissioner of Crown Lands.

Maori Land for Sale by Public Tender.

Tokerau District Maori Land Board,
Auckland, 10th December, 1920.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and the regulations thereunder, that written tenders are invited and will be received at the office of the Tokerau District Maori Land Board, Auckland, up to 4 o'clock p.m. on Thursday, 3rd February, 1921, for the purchase of the land named in the Schedule hereto.

SCHEDULE.

WAITEMATA COUNTY.—BLOCK VIII, KUMEU SURVEY DISTRICT.

MAROROA Block: Area, 28 acres 0 roods 34 perches; upset price, £75.

Third-class land; sandy soil; heavily timbered with pohutukawa, karaka, and other bush. It has no road access.

ABSTRACT OF CONDITIONS.

1. Every tenderer to deposit along with his tender a sum equal to 5 per cent. of the price tendered, and to pay a further 5 per cent. on being declared the purchaser. The balance of the purchase-money to be paid in twenty equal half-yearly instalments.

2. The purchaser to pay interest on unpaid purchase-money at the rate of 5 per cent. per annum. Interest to be payable on the 1st July and 1st January of each year, and to date from the signing of contract of sale.

3. Tenders for purchase must be accompanied by a fee of £4 4s. to meet costs and expenses incidental thereon, together with the amount with which the section is loaded for im-