

Section 9, Block IX: Area, 140 acres; upset annual rent, £14.

Weighted with £22 15s., valuation for improvements comprising—felling and grassing, 5 acres; fencing, 17 chains.

Elevation from 100 ft. to 200 ft. above sea-level. The soil is a loamy clay, resting on clay formation; well watered by small stream. Open land in fern and tea-tree, 5 acres grass. Easy undulating rolling country, all ploughable. Distant eight miles and a half from Wellsford Railway-station—eight miles by formed cart-road, two miles of which are metalled, and half a mile no formed road access.

Manukau County.—Papakura Township.

Sections 1 to 4, Block X: Area, 3 roods 18 perches; upset annual rental, £4.

Weighted with £3 14s., valuation for improvements consisting of fencing and grassing.

Flat land, on main South Road. Soil brown volcanic nature, resting on clay; no water.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, twenty-one years, with perpetual right of renewal for the same term at a rent to be determined by revaluation in accordance with the provisions of the First Schedule of the Public Bodies' Leases Act, 1908.

2. Rents payable half-yearly, in advance, to the Receiver of Land Revenue, Auckland: the first half-yearly payment, with lease fee (£2 2s.), to be made on the fall of the hammer.

3. No lease to be assigned, underlet, or the possession thereof parted with except with the consent of the Land Board.

4. All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.

5. The leases shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.

6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

7. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.

8. Lease is liable to forfeiture if conditions violated.

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 reserve is 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.

Possession will be given on day of sale.

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

R. P. GREVILLE,
Commissioner of Crown Lands.

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

North Auckland District Lands and Survey Office,
Auckland, 10th April, 1920.

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 North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Tuesday, the 25th May, 1920.

The land may be purchased for cash or on deferred payments, or selected on lease for sixty-six years, with right of renewal for further successive terms of sixty-six years and a right to acquire the freehold.

Applicants must appear personally before the Land Board for examination at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 26th May, 1920, at 10 o'clock a.m.

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

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Bay of Islands County.—Ruapekapeka Parish.

SECTION 105: Area, 412 acres; capital value, £260; instalment on deferred payment (excluding interest), £13; half-yearly rent on lease, £5 17s.

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Altitude, 50 ft. to 520 ft. above sea-level. A few acres of river flats, partly overrun with blackberry; balance level to broken land, a considerable portion of which is ploughable; about 50 or 60 acres ordinary mixed forest and heavy manuka, balance fern and scrub. Soil of fair second-class quality, on clay subsoil; well watered by streams. Distant about three miles from Taumarere Railway-station by formed cart-road.

Bay of Islands County.—Hukerenui Survey District.

Sections 103 and 104, Block V: Area, 298 acres 1 rood 36 perches; capital value, £190; instalment on deferred payment (excluding interest), £9 10s.; half-yearly rent on lease, £4 5s. 6d.

Altitude, 300 ft. to 700 ft. above sea-level. Undulating to hilly land of inferior quality, covered with short fern and scrub; poorly watered by swampy stream. Access from Towai Railway-station, about twenty chains distant.

Section 49, Block V: Area, 47 acres 3 roods 4 perches; capital value, £70; instalment on deferred payment (excluding interest), £3 10s.; half-yearly rent on lease, £1 11s. 6d.

Altitude, 400 ft. to 600 ft. above sea-level. A few acres flat and swamp, balance level to undulating and hilly land covered with short fern and scrub. Soil an inferior clay, on sandstone formation; well watered by swampy stream. Distant about one mile from Towai Railway-station by formed and metalled cart-road.

Great Barrier Island County.—Aotea Parish.

Section 107: Area, 93 acres 1 rood 31 perches; capital value, £100; instalment on deferred payment (excluding interest), £5; half-yearly rent on lease, £2 5s.

Altitude, 800 ft. to 1,200 ft. above sea-level. Undulating to broken land, covered with light mixed forest comprising rata, rimu, tawa, &c., with heavy undergrowth of scrub. Soil a brown loam of fair quality; fairly watered by stream. Distant about one mile and a half from Tryphena Landing by unformed road.

Sections N.W. 69, 70, 144A, and S.E. 144: Area, 474 acres; capital value, £240; instalment on deferred payment (excluding interest), £12; half-yearly rent on lease, £5 8s.

Altitude, 50 ft. to 600 ft. above sea-level. Steep and broken country; about 150 acres light mixed forest comprising heavy manuka and some puriri, kahikatea, and rimu trees, with medium undergrowth of supplejack, kiekie, &c. Soil of poor quality, with rock outcrops in places, and loose stones scattered over section; poorly watered by three small streams. Distant about three miles from Tryphena by bush track.

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

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SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

SECOND-CLASS LAND.

Franklin County.—Awitu Parish.

SECTIONS 67 and S.W. 68: Area, 184 acres 3 roods 16 perches; capital value, £280; annual instalment on deferred payment (excluding interest), £14; half-yearly rent on lease, £6 6s.