

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

North Auckland District Lands and Survey Office,
Auckland, 21st June, 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 Monday, the 2nd August, 1920.

The land 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 North Auckland District Lands and Survey Office, Auckland, on Wednesday, 4th August, 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.—FIRST-CLASS LAND.
Franklin County.—Onehero Survey District.—Puni Settlement.

Section.	Area.			Total Area.			Capital Value.	Deferred-payment Instalment.			Half-yearly Rent on Lease.		
	A.	R.	P.	A.	R.	P.	£	£	s.	d.	£	s.	d.
1s	29	2	35	95	2	35	1,950	97	10	0	43	17	6
16s	66	0	0										
2s	25	1	9	132	3	9	2,100	105	0	0	47	5	0
13s	107	2	0										
3s	25	0	37	109	3	37	2,050	132	10	0	46	2	6
11s	84	3	0										
4s	29	1	5	95	2	19	2,050	102	10	0	46	2	6
14s	66	1	14										
5s	29	2	38	94	2	38	1,950	97	10	0	43	17	6
17s	65	0	0										
6s	..	..	..	70	3	0	1,950	97	10	0	43	17	6
7s	..	..	..							
8s	..	..	..	76	1	9	2,250	147	10	0	50	12	6
9s	..	..	..							
10s	..	..	..	137	1	0	2,350	117	10	0	52	17	6
10s	..	..	..							
12s	..	..	..	121	3	33	2,400	120	0	0	54	0	0
12s	..	..	..							
15s	..	..	..	141	1	18	2,050	102	10	0	46	2	6
15s	..	..	..							
				127	0	7	1,700	85	0	0	38	5	0

* Buildings.

† Half-yearly instalment of interest and sinking fund on buildings.

NOTE.—The deferred-payment instalment on Sections 3s and 11s and 8s includes repayment for buildings.

DESCRIPTION OF SETTLEMENT.

The above settlement, formerly the property of Mr. Maurice Coughlan, known locally as the "Bar C" Farm, comprises an area of 1,280 acres 1 rood 38 perches, and is situated about four miles and a half from Pukekohe by formed metalled road. Post-office, store, and school are within one mile of the northern corner of the block.

About 220 acres, including Sections 1s to 5s and parts of Sections 6s to 10s, is composed of nearly level volcanic country of first-class quality, and is specially suitable for growing potatoes and onions. This land is adjacent to and but little inferior to the well-known Pukekohe Hill.

Sections 8s to 17s, except Section 15s, contain about 260 acres of heavy bush, mostly composed of puriri, taraire, kohekohe, &c., and on Sections 16s and 17s some kahikatea. The balance of the block, 800 acres, is composed of undulating semi-volcanic country of fair quality, carrying a fair amount of rough feed, rat-tail, danthonia, &c.

There is a fair amount of blackberry on the block, especially in the gullies and along the edges of the bush.

Rabbits are also fairly plentiful.

The boundary fences of the block are in good condition, but the internal fences are mostly very old post-and-rail fences in a bad state of repair.

IMPROVEMENTS.

The improvements given in each case are included in the capital value of the land:—

Section 1s.—All good volcanic soil, nearly level, suitable for cropping. Sown in good English grasses. Fences: 76 chains boundary, at 35s. half share, £66 10s.

Section 2s.—Same as Section 1. Fences: 31 chains boundary, at 35s. half share, £27 2s. 6d.; 32 chains internal, at 20s., £32.

Section 3s.—Same as Section 1. Fences: 13 chains boundary, at 35s. half share, £11 7s. 6d.; 28 chains internal, at 25s., £35.

Section 4s.—Same as Section 1. Fences: 24 chains boundary, at 35s. half share, £21; 50 chains internal, at 25s., £62 10s.

Section 5s.—Same as Section 1. Fences: 14 chains boundary, at 35s. half share, £22 5s.

Section 6s.—Contains about 30 acres first-class cropping land, 10 acres puriri and taraire bush, and the balance undulating semi-volcanic country in rough feed. Rabbits and blackberry in evidence. Fences: 20 chains boundary, at 25s. half share, £12 10s.; 50 chains internal, at 25s., £62 10s.

Section 7s.—Contains about 35 acres first-class cropping land, 21 acres puriri and taraire bush, and the balance undulating semi-volcanic country. Rabbits and blackberry in evidence. Fences: 18 chains boundary, at 20s. half share, £9; 51 chains internal, at 20s., £51.

Section 8s.—Homestead section. About 25 acres first-class cropping land, 24 acres bush, and the balance semi-volcanic country. About 1 acre in orchard. Fences: 38 chains boundary, at 25s. half share, £23 15s.; 84 chains internal, at 25s., £105.

Section 9s.—Contains about 30 acres first-class cropping land, about 2 acres bush, and the balance undulating semi-volcanic country in rough feed. Fences: 40 chains boundary, at 20s. half share, £20.

Section 10s.—Contains about 17 acres first-class cropping land, 20 acres bush, and the balance undulating semi-volcanic country. Rabbits and blackberry in evidence. Fences: 96 chains boundary, at 30s. half share, £72; 10 chains internal, at 20s., £10.

Section 11s.—Contains about 66 acres of puriri and taraire bush of good quality soil, balance in rough feed. All easy undulating country. Fences, nil.

Section 12s.—All easy undulating country in fair grasses, about 6 acres bush. Fences: 17 chains boundary, at 30s. half share, £12 15s.

Section 13s.—Contains about 50 acres mixed bush, balance in rough feed; fair soil. Rabbits and blackberry in evidence. Fences: 66 chains boundary, at 30s. half share, £49 10s.

Section 14s.—Contains 14 acres mixed bush, balance undulating in good grasses. Few rabbits and blackberries. Soil of fair quality. Fencing, nil.

Section 15s.—All easy undulating open country in fair grass; semi-volcanic; contains about 7 acres excellent drained raupo swamp. Fencing, nil.

Section 16s.—Contains about 16 acres bush, mostly kahikatea, about 10 acres of which is partly drained swamp. Balance of section in rough feed and small patches of manuka. Fencing, nil.

Section 17s.—Contains about 18 acres of bush, mostly kahikatea, also about 20 acres of partly drained swamp. Balance of section in rough feed and patches of manuka. Fencing, nil.

The following improvements are not included in the capital value, and must be paid for separately, either in cash or instalment:—

Section 3s.—House of four or five rooms (part of original homestead) valued at £600, repayable in cash or in twenty-four half-yearly instalments of £33 17s.; total half-yearly payment on lease, £79 19s. 6d.

Section 8s.—House and outbuildings valued at £700 (homestead, less part removed to Section 3s and parts of original outbuilding), repayable in cash or in twenty-four half-yearly instalments of £39 9s. 10d.; total half-yearly payment on lease, £90 2s. 4d.

NOTE.—The original buildings on Section 8s are at present being partly dismantled and rebuilt. The successful applicant for Section 8s will be required to allow workmen and other authorized person free access, egress, and regress until the alterations, &c., to the buildings have been completed. The values given above represent the values of the buildings when removal and alterations have been completed.

Sections 7s.—Small wool-shed £20, to be paid for in cash.

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

R. P. GREVILLE,
Commissioner of Crown Lands.

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