

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

District Lands and Survey Office,
Auckland, 4th January, 1921.

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 21st February, 1921.

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 District Lands and Survey Office, Auckland, on Wednesday, the 23rd of February, 1921, 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.

Pukemapu Settlement.—West Taupo County.

Section.	Area.	Capital Value.	Instalment on Deferred Payment (excluding interest).	Half-yearly Rent on Lease.
	A. R. P.	£	£ s. d.	£ s. d.
1	70 0 0	2,010	100 10 0	45 4 6
2	70 0 0	2,030	101 10 0	45 13 6
3	70 0 0	2,030	101 10 0	45 13 6
4	68 3 34	1,810	90 10 0	40 14 6
5	80 3 23	2,310	159 5 0	51 19 6
		650*		25 7 0
		225†		14 11 5
6	71 1 16	1,890	94 10 0	42 10 6
7	71 1 14	2,130	106 10 0	47 18 6
8	71 1 12	2,030	101 10 0	45 13 6
9	101 2 20	2,370	118 10 0	53 6 6
10	154 2 0	1,730	86 10 0	38 18 6
11	145 1 0	1,330	66 10 0	29 18 6
12	146 1 0	1,350	67 10 0	30 7 6

* Buildings, twenty-one years. † Buildings, ten years.

NOTE.—The deferred-payment instalment on Section 5 includes payment for buildings.

GENERAL DESCRIPTION.

Pukemapu Settlement, formerly the property of J. B. Hutchinson, Esq., is situated about fifteen miles south-eastward from Te Awamutu, the road being formed practically to the boundary of the settlement. Otorohanga is situated about eleven miles westward from the settlement, and provision has been made to secure a connection between the road passing through the block and the Otorohanga-Maihihi Road, along which a mail-coach passes twice weekly and a cream-cart thrice weekly.

The block comprises level to undulating land, with portions of good flax and raupo swamp; the soil is of dark loamy quality, and most of the sections are well watered, while additional supplies can probably be readily obtained by sinking where required.

Sections 1 to 9 are practically all in good pasture, with the exception of Section 5, which contains about 35 acres of fallow land. Section 10 contains about 73 acres of unimproved land, the balance being in grass, portions of which have been newly sown. Sections 11 and 12 consist principally of good flax and raupo swamp, capable of being drained; there is a small proportion of grassed land along the road frontage, and some dry areas of fern and manuka towards the back of the sections. The boundary fences of the settlement are principally rabbit-proof, and the internal fences are post and wire, generally in good condition.

IMPROVEMENTS.

The following improvements 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:—

Section 5.—Five-roomed house, 33 ft. by 33 ft. by 11 ft., with iron roof, and two 600-gallon galvanized-iron tanks, valued at £650; repayable in twenty-one years by forty-two half-yearly instalments of £25 7s. Also shed with two

rooms, iron roof, chaff and manure shed, all iron, and three lean-tos, valued at £225; repayable in ten years by twenty half-yearly instalments of £14 11s. 5d.

The improvements which are included in the capital values are as follows:—

Section 1.—27 chains rabbit-proof fence, value £47 5s.

Section 2.—7 chains rabbit-proof fence, 39 chains internal fence, and two corrugated-iron tanks, value £75 15s.

Section 3.—6 chains rabbit-proof fence, 13 chains internal fence, windmill, well, and tank, value £95. The right is reserved to draw water for Section 2 from the windmill and tank on this section.

Section 4.—7 chains rabbit-proof fence and 38 chains internal fence, value £69 5s.

Section 5.—11 chains rabbit-proof fence, 70 chains internal fence, windmill with piping to trough at shed, and concrete trough, value £212 5s. (The piping connecting the windmill with the trough on Section 7 is not included in the above valuation, and the right to remove it is reserved.) The right to draw water for Sections 7 and 8 from the windmill on this section is reserved.

Section 6.—31 chains rabbit-proof fence and 22 chains internal fence, value £87 5s. The road fence to be moved back to the true line by lessee.

Section 7.—11 chains rabbit-proof fence, 20 chains road fence, 29 chains internal fence, concrete trough and small yard, value £103 15s. The road fence to be moved back to the true line by lessee.

Section 8.—15 chains rabbit-proof fence, 3 chains road fence, and 33 chains internal fence, value £79 10s. The road fence to be moved back to the true line by lessee.

Section 9.—20 chains rabbit-proof fence, 14½ chains boundary fence, and 63 chains internal fence, value £151 5s.

Section 10.—43 chains fence, value £64 10s.

Section 11.—20 chains fence, value £30.

Section 12.—6 chains rabbit-proof fence, value £10 10s.

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

H. M. SKEET,
Commissioner of Crown Lands.

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

District Lands and Survey Office.

Blenheim, 4th January, 1921.

NOTICE is hereby given that the undermentioned land is 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, Blenheim, up to 4 o'clock p.m. on Tuesday, the 8th March, 1921.

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 District Lands and Survey Office, Blenheim, on Thursday, the 10th of March, 1921, at 10 o'clock a.m.

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

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—FIRST-CLASS LAND.

Bomford Settlement.—Marlborough County.—Taylor Pass Survey District.

SECTION 18, Block III: Area, 132 acres 3 roods; capital value, £4,190; instalment on deferred payment (excluding interest), £209 10s.; half-yearly rent on lease, £94 5s. 6d.

IMPROVEMENTS.

The improvements that go with the land consist of fencing valued at £75.

DESCRIPTION.

Light, level, agricultural land, which has been cropped with oats and barley this season. Access by main road, one mile and three-quarters distance from Blenheim Post-office, the area being situate a few chains outside the borough boundary. Altitude above sea-level, 50 ft.

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

H. J. LOWE,
Commissioner of Crown Lands.