

above and slightly covered with rushes. The flood-waters are not silt-laden. Water may be obtained by well or windmill. Twelve chains of fence on Section 2s near boundary to be removed on to boundary between Sections 1s and 2s. Water can also be obtained by rights in common to the windmill on Section 4s.

Section 2s.—About 12 acres were in maize, pumpkins, mangolds, and potatoes last season. About 10 acres not subject to flood. Good heavy land, similar to that of Section 1s. About 23 acres 0 roods 34 perches subject to flood. Good heavy land covered with rushes, with patches of grass. Twelve chains of fencing on Section 2s to be removed to boundary between Sections 1s and 2s.

Section 3s.—Comprising about 47 acres 0 roods 36 perches flat and 7 acres low hills; 17 acres north-west of road is for homestead-site. This land is not subject to flood, though small portion is wet in the rainy season. About 8 acres of this portion was in rape and oats last season. 37 acres south-east of road covered with rushes and grass through portions of it, subject to flood, but could be greatly improved with proper system of drainage. The flats are all good heavy land. Water can be obtained by rights in common to the windmill on Section 6s.

Section 4s.—Comprising 29 acres 2 roods 32 perches of rich, heavy, flat land in English grass, free from flood-waters, and 9 acres of light hills in English and native grasses. Men's cottage on this section will be sold for removal.

Section 5s.—Comprising 28 acres 0 roods 15 perches of fairly good flats, about 5 acres in oat stubble and the balance in good English grass; and 9 acres of hills in English and native grasses.

Section 6s.—Comprising about 73 acres flat and 12 acres low hills. Of the flats 30 acres are good, but inclined to be wet in the winter time; 12 acres of this land was in rape last season, balance in rushes and grass. 23 acres covered with rushes with very little grass, and wet in the rainy season, but if a system of drainage was carried out this area could be utilized to advantage. About 20 acres swamp, with practically no useful feed. The hill land is in English and native grasses.

Section 7s.—Comprising 34 acres 3 roods 9 perches of good heavy flats (free from floods), with good sole of mixed English grasses; about 30 acres of swampy land and about 35 acres of light hills in English and native grasses.

Section 8s.—Comprising 28 acres good heavy flats in English grasses, free from floods; balance slightly swampy but can be easily drained.

Section 9s.—Good heavy flats in English grass, free from floods.

Section 10s.—Good heavy flats in English grass, free from flood. Rights in common with windmill on Section 9s.

SPECIAL CONDITIONS.

The lessees of Sections 1s, 3s, and 10s will have the right to obtain water and to lay the necessary pipes (not exceeding $\frac{3}{4}$ in. in diameter) from the windmills situated respectively on Sections 4s, 6s, and 9s, and in the event of such right being exercised shall bear the half cost of maintenance of said windmills.

In view of this being high-priced land subject to flood, preference will be given to applicants who have inspected the land.

W. F. MARSH,
Commissioner of Crown Lands.

Education Reserves in North Auckland Land District for Lease by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 4th August, 1921.

NOTICE is hereby given that leases of the undermentioned education reserves will be offered for sale by public auction at this office at 10.30 o'clock a.m. on Monday, 31st October, 1921, under the provisions of the Public Bodies' Leases Act, 1908, and the Education Reserves Act 1908, and amendments.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

LOT 1, Section 17, Puni Parish, Franklin County: Area, 80 acres 0 roods 6 perches; upset annual rental, £76.

Weighted with £1,659 10s., valuation for improvements consisting of nine-roomed house and outbuildings valued at £702 10s.; 50 acres stumped, ploughed, and grassed; 10 acres felled, partly stumped and grassed; and 20 acres stumped, ploughed, and cropped; also 178 chains fencing.

One-third level, balance easy undulating land lying well to the sun. The soil is first-class semi-volcanic, and suitable for cropping, especially potatoes; all in grass, except

20 acres cultivation; a good dairying section; watered by artesian bore; fences in good order.

Lot 2, Section 17, Puni Parish, Franklin County: Area, 90 acres; upset annual rental, £92.

Weighted with £1,196, valuation for improvements consisting of 85 acres stumped, felled, and grassed; 164 chains of fencing; 40 chains main draining.

About one-third good drained swamp, balance easy undulating land lying well to the sun. There is a small whare on this section. The soil is first class, semi-volcanic, and suitable for cropping, all in grass; a good dairying section; watered by springs; fences in good order.

Lot 3, Section 17, Puni Parish, Franklin County: Area, 50 acres 3 roods 32 perches; upset annual rental, £57.

Weighted with £836 10s., valuation for improvements consisting of 42 acres felled, stumped, and grassed; 8 acres felled and grassed; 107 chains fencing; and 80 chains draining.

All drained swamp, watered by spring. About 8 acres in blackberry and rough feed, 6 acres in turnips, balance grass. A good dairying section. There is a small whare on this section.

Lot 4, Section 17, Puni Parish, Franklin County: Area, 152 acres 2 roods 7 perches; upset annual rental, £77.

Weighted with £920, valuation for improvements consisting of 142 acres felled, stumped, and grassed (of which 100 acres is surface sown in grass, and 40 acres ploughed and cropped).

All undulating to steep country, all ploughable; well watered by stream. About 100 acres has been surface sown in grass, but is now about half scrub and fern. 40 acres were in oats last year. There are about 10 acres in green bush. Soil is good, semi-volcanic. Part would be suitable for dairying. Has been all heavy puriri bush.

SPECIAL CONDITIONS.

The barn, stable, cow-shed, and implement-shed on Lot 1 are not included in the improvements to be taken over and paid for by the successful bidder for such lot.

The said buildings are reserved for removal, and the material therein may be disposed of, for cash, by the Commissioner of Crown Lands to the purchasers of the leases of the other three lots, if so desired by them. Such materials are to be used for erection of a cow-shed or other buildings on each of the other respective lots.

In the event of the non-disposal of any or all of the said buildings, the lessee of Lot 1 will be required to purchase same at the valuation to be fixed by the Commissioner. Total valuation about £500.

The right is also reserved for all authorized persons to have full right of ingress, egress, and regress over Lot 1 during the time for removal of the said buildings.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, valuation for improvements, and £2 2s. lease fee and cost of registration must be deposited on acceptance of bid.

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

3. Rent payable half-yearly in advance.

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

5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

6. Lessee to keep the land free from noxious weeds, rabbits, and vermin.

7. Lessee not to use or remove any gravel without the consent of the Land Board.

8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

9. Lessee not to make improvements without the consent of the Land Board.

10. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board: failing disposal, the land and buildings revert to the Crown without compensation.

11. Lease liable to forfeiture if conditions are violated.

12. Lessee to keep buildings insured.

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

R. P. GREVILLE,
Commissioner of Crown Lands.