

Section 11s.—Homestead of six rooms and bathroom, built of rimu and matai; hot and cold water service; wizard light installed; valued at £650. Also shed built of rimu, used as stable, store-shed, and wool-shed; all under iron roof, and valued at £250. Payable in cash, or in forty-two half-yearly instalments of £35 2s.; total half-yearly payment on lease, £161 2s.

NOTE.—The machinery is not the property of the Government, but belongs to a settler, and is to be removed.

Section 12s.—House of four rooms, with bathroom and pantry, built of matai and rimu, with iron roof on top of malthoid; valued at £400. Also iron shed at £50. Payable in cash, or in forty-two half-yearly instalments of £17 11s.

The improvements which are included in the capital value are valued as follows: Section 1s, 92 chains of fencing, £138; Section 3s, 59½ chains of fencing, £89; Section 5s, 35 chains of fencing, £52; Section 6s, 83½ chains of fencing, £125; Section 7s, 17 chains of fencing, £25; Section 8s, 101 chains of fencing and stock-yard, £200; Section 11s, 216 chains of fencing, £324; Section 12s, 251 chains of fencing and sheep-yards and dip, £425.

DESCRIPTION OF SECTIONS.

Section 1s.—Comprises about 140 acres of good grass, originally heavy bush, felled and grassed about two years; balance covered generally with fern and scrub, with small patches of bush. A good deal will be ploughable when cleared, as the section is undulating, but there are outcrops of rhyolite in patches.

Section 3s.—Comprises easy undulating country originally covered with fern and scrub, which has been burnt and surface sown; also about 70 acres of bush felled and grassed, and a small piece of shelter bush. A certain amount of fern is still on the section, but the country is easy and a good deal ploughable.

Section 5s.—Comprises about 40 acres felled and grassed, balance covered with fern and scrub which has been surface sown in places. The greater portion of the section is unimproved, but is easy and undulating, with outcrops of rhyolite. The eastern boundary of Section 5s is unfenced, but with the exception of some 20 chains the fencing is required to be done by the owner of Section 9, in accordance with a previous arrangement.

Section 6s.—About 60 acres unimproved country, remainder has mostly been burnt and surface sown; easy country, a good deal ploughable.

Section 7s.—Greater portion originally covered with fern and scrub, which has been burnt off and surface sown. A portion has been ploughed and laid down in permanent pasture at the road end, but the section generally is easy and can mostly be ploughed, and is carrying a good deal of grass.

Section 8s.—Has about 20 acres of rough fern-covered hills, which have been burnt off and surface sown but have gone back to fern. The remainder of the section is very good, comprising some 50 acres of permanent pasture.

Section 11s.—About 60 acres has been ploughed and laid down in grass; about 100 acres of heavy bush has been felled and well grassed; the balance is fern and scrub, which has been partly surface sown, with the exception of a few patches of native bush. The section is steep in places.

Section 12s.—This section is generally easy and undulating, originally fern and scrub, which has been burnt off and surface sown. Has about 58 acres enclosed and subdivided, with cottage, which is all in grass.

GENERAL DESCRIPTION.

This settlement is situated some eight miles south-westward from Kopaki, which is a railway-station on the Auckland-Wellington line some thirteen miles south of Te Kuiti. The road from Kopaki, where there is a post-office, store, &c., to the south end of this block is a good metalled dray-road, and gives access to Sections 8s, 11s, and 12s, but access to Sections 1s, 3s, 5s, 6s, and 7s is at present by unformed roads, provision having been made to form same as soon as possible. When the Omaru Road has been joined up with the Tikitiki Road the northern end of the block will be distant by good dray-roads from the market town of Te Kuiti some eighteen miles, while the south end of the block will be distant from the market town of Taumarunui, via Mapiu and Takiri Roads, some thirty-five miles.

This land was originally covered partly by standing bush and partly by high fern and scrubs. Most of the bush and a great deal of the fern and scrub has been felled, burnt, and grassed, but there is still one-third of the block (mostly in Sections 1s and 5s) in its virgin state. The land is for the most part flat and undulating, well watered, and of an average altitude of 1,000 ft. With the exception of some 20 chains on Section 5s, all the external boundaries of the original block are well fenced or arranged for, and there is also a good deal of internal fencing done, while Sections 11s and 12s contain dwellinghouses, sheds, &c.

The soil is generally of a pumiceous loam lying on papa and sandstone formation, with outcrops of rhyolite in places, more especially on Sections 1s and 5s. Most of the block is ploughable, and capable of growing good crops of turnips, oats, &c., and suitable for dairying and sheep and cattle grazing, &c. There is a school at Aratoro, some four miles to the north of the settlement, and another on the Mangaiti Road, some two miles and a half to the south-east of the block.

SPECIAL CONDITION.

It is essential that each applicant should have capital to the extent of at least £500.

As witness the hand of His Excellency the Governor-General, this 14th day of November, 1921.

D. H. GUTHRIE, Minister of Lands.

Opening Lands in Nelson Land District for Sale or Selection.

JELLICOE, Governor-General.

IN pursuance and exercise of the powers and authorities conferred upon me by the Land Act, 1908, I, John Rushworth, Viscount Jellicoe, Governor-General of the Dominion of New Zealand, having received the report of the Under-Secretary in this behalf, as provided by section one hundred and fifty-four of the said Act, do hereby declare that the lands described in the Schedule hereto shall be open for sale or selection on Tuesday, the tenth day of January, one thousand nine hundred and twenty-two; and also that the lands mentioned in the said Schedule may, at the option of the applicant, be purchased for cash, or be selected for occupation with right of purchase, or on renewable lease; and I do hereby also fix the prices at which the said lands shall be sold, occupied, or leased, as mentioned in the said Schedule hereto, and do declare that the said lands shall be sold, occupied, or leased under and subject to the provisions of the Land Act, 1908.

SCHEDULE.

NELSON LAND DISTRICT.

FIRST-CLASS LAND.

Waimea County.—Motueka Survey District.

Section 1 of 10, Block VII: Area, 9 acres 1 rood 3 perches. Capital value, £110. Occupation with right of purchase: Half-yearly rent, £2 15s. Renewable lease: Half-yearly rent, £2 4s.

Section 2 of 10, Block VII: Area, 9 acres 1 rood 4 perches. Capital value, £130. Occupation with right of purchase: Half-yearly rent, £3 5s. Renewable lease: Half-yearly rent, £2 12s.

Section 3 of 10, Block VII: Area, 9 acres 1 rood 10 perches. Capital value, £110. Occupation with right of purchase: Half-yearly rent, £2 15s. Renewable lease: Half-yearly rent, £2 4s.

All undulating land of fair quality, covered with flax and manuka, intersected by swampy creek. Suitable for orchards, poultry-farming, &c. Situated within five chains of the main road between Nelson and Motueka, and distant about six miles from Motueka.

Section 7, Block XII: Area, 11 acres 3 roods 18 perches. Capital value, £60. Occupation with right of purchase: Half-yearly rent, £1 10s. Renewable lease: Half-yearly rent, £1 4s.

Section 9, Block XII: Area, 8 acres 3 roods 28 perches. Capital value, £55. Occupation with right of purchase: Half-yearly rent, £1 7s. 6d. Renewable lease: Half-yearly rent, £1 2s.

Section 10, Block XII: Area, 9 acres 1 rood 1 perch. Capital value, £40. Occupation with right of purchase: Half-yearly rent, £1. Renewable lease: Half-yearly rent, 16s.

Section 11, Block XII: Area, 12 acres 2 roods. Capital value, £75. Occupation with right of purchase: Half-yearly rent, £1 17s. 6d. Renewable lease: Half-yearly rent, £1 10s.

The block is covered with manuka scrub, and consists of low undulating hills well adapted for fruit cultivation, poultry, or bee-keeping. Situated about nine miles from Motueka, and within three-quarters of a mile by unformed road from main road to Nelson.

SECOND-CLASS LAND.

Waimea County.—Wai-iti Survey District.

Sections 14, 15, and 16, Block X: Area, 248 acres 2 roods 11 perches. Capital value, £320. Occupation with right of purchase: Half-yearly rent, £8. Renewable lease: Half-yearly rent, £6 8s.

All low hills; about 120 acres have been burnt and grassed; balance green bush, milling-timber recently cut out. Land suitable pastoral purposes. Situated about fifteen miles from Wakefield Railway-station by dray-road, and a mile and a half by unformed road.