

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

North Auckland District Lands and Survey Office,  
Auckland, 1st May, 1922.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the North Auckland District Lands and Survey Office, Auckland, at 10.30 o'clock a.m. on Thursday, the 15th day of June, 1922, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.  
*Franklin County.—Parish of Puni.*

LOT 1, Section 17: Area, 80 acres 0 roods 6 perches. Minimum annual rental, £124. Half-yearly instalment of principal and interest on buildings valued at £700, £33 14s. 4d.

Lot 2, Section 17: Area, 90 acres. Minimum annual rental, £151 16s.

Lot 3, Section 17: Area, 50 acres 3 roods 32 perches. Minimum annual rental, £98 16s. 6d.

Lot 4, Section 17: Area, 152 acres 2 roods 7 perches. Minimum annual rental, £123.

DESCRIPTION.

Lot 1, Section 17.—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; fencing in good order; 50 acres stumped, ploughed, and grassed; 10 acres felled, partly stumped and grassed; and 20 acres stumped, ploughed, and cropped; also 178 chains fencing. Nine-roomed house and outbuilding on property, valued £700, to be paid by thirty half-yearly instalments of £33 14s. 4d.

Lot 2, Section 17.—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; 85 acres felled, stumped and grassed; 164 chains of fencing; 40 chains main draining.

Lot 3, Section 17.—All drained swamp, watered by spring; about 8 acres in blackberry and rough feed, 6 acres in turnips, balance grass; 42 acres stumped, felled, and grassed; 8 acres felled and grassed; 107 chains fencing; 80 chains draining.

Lot 4, Section 17.—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. Part would be suitable for dairying. Soil is good semi-volcanic. Has all been heavy puriri bush. 40 acres has been ploughed and cropped.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, 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.

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.

The reserves are 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 date of sale.

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

R. P. GREVILLE,  
Commissioner of Crown Lands.

*Timber for Sale by Public Tender, Wellington Forest-conservation Region.*

Office of the Conservator of State Forests,  
Wellington, 4th May, 1922.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will close at the office of the Conservator of State Forests, Wellington, at 12 o'clock noon on Wednesday, the 31st day of May, 1922.

SCHEDULE.

ALL the milling-timber on that parcel of land, containing approximately 298 acres, in Provisional State Forest Part No. 68, being part of Section 1A 1, Raketepeama Block, situated in Block II, Maungakaretu Survey District.

The estimated quantity of milling-timber in superficial feet is 5,340,458, being kahikatea 253,598, rimu 3,841,667, and matai 789,847.

Upset price, £8,940.

Term, three years and ten months from date of sale.

*Terms of Payment.*—One-twentieth of the purchase-money, together with £1 1s. license fee, must accompany the tender, and the balance be paid quarterly, in fourteen equal instalments, the first of which shall be payable on the 30th September, 1922.

In addition, the purchaser will require to pay a ground rent of 1s. per acre, payment to be made half-yearly in advance.

All instalment-payments shall be secured by "On demand" promissory notes made and endorsed to the satisfaction of the Conservator of State Forests, and interest at the rate of 5 per cent. per annum will be charged on all notes overdue from the date of maturity to the date of payment.

CONDITIONS OF SALE.

1. The right to cut and remove the timber will be sold in accordance with the terms of the Forests Act, 1921-22, the regulations in force thereunder, and the following conditions.

2. Intending tenderers are expected to visit the locality and to satisfy themselves in every particular on all matters relative to the sale.

3. The aforementioned quantities, qualities, and kinds as to the said timber shall be taken as sufficiently accurate for the purposes of this sale, and no contract for the purchase shall be voidable, nor shall the successful purchaser be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, or kind than as stated herein or in any advertisement having reference to the said timber.

4. The promissory notes will be presented at intervals as indicated in the terms of payment, but they may be presented for payment at earlier dates if it is found that more than a due proportion of the timber has been cut, or should any breach of the conditions occur, or if in the opinion of the Conservator the interests of the Crown are being jeopardized.

5. Each tenderer must state the total price that he is prepared to pay for each species. The highest or any tender will not necessarily be accepted, and the timber described is submitted for sale subject to the final acceptance of the tender by the Commissioner of State Forests.

6. A return, verified by affidavit, giving the number of logs cut of each species and their contents, must be made quarterly by the licensee each quarter ending on the last day