

*Land in North Auckland Land District open for Sale or Selection.*

North Auckland District Lands and Survey Office,  
Auckland, 30th January, 1922.

NOTICE is hereby given that the undermentioned land is open for sale or selection under the Land Act, 1908; 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 20th March, 1922.

The land may, at the option of the applicant, be purchased for cash or be selected for occupation with right of purchase or on renewable lease.

Applicants must appear personally before the Land Board for examination at the North Auckland District Lands and Survey Office, Auckland, at 10 o'clock a.m. on Wednesday, the 22nd day of March, 1922, at 10.30 o'clock a.m.

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

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

SECTION 7, Block VI, Maungataniwha Survey District, Mangonui County: Area, 470 acres. Capital value, £850. Occupation with right of purchase: Half-yearly rent, £21 5s. Renewable lease: Half-yearly rent, £17.

Altitude, 800 ft. to 1,820 ft. above sea-level. Steep to broken land in bush, except for 40 acres fern land. Soil is of rather poor clay, resting on rotten-rock and sandstone formation. The forest is mixed light bush comprising rimu, puripuri, taraira, miro, and two large kauris, with a medium undergrowth of supplejack, karamu, taikiwi, nikau, &c.

Section is well watered by numerous streams, and is situated about eighteen miles from Mangonui—five miles and a half by formed 12 ft. road, and twelve miles and a half by Main North Road.

Full particulars may be obtained at this office.

R. P. GREVILLE,  
Commissioner of Crown Lands.

*Pastoral Run in Marlborough Land District for License.*

Department of Lands and Survey Office,  
Blenheim, 26th January, 1922.

NOTICE is hereby given that the undermentioned pastoral run will be offered for license under the provisions of the Land Act, 1908, and amendments.

Applications will be received at the District Lands and Survey Office, Blenheim, up to 4 o'clock p.m. on Tuesday, the 7th day of March, 1922.

Applicants must appear personally before the Land Board at Blenheim on Thursday, the 9th day of March, 1922, at 10 o'clock a.m.

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

Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who, within two years immediately preceding date of ballot, have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; and to persons engaged on military service beyond New Zealand in connection with the present war, if such persons immediately prior to the commencement of the war were *bona fide* residents of New Zealand.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.

*Pastoral Run, Class A.—Marlborough County.—Onamalutu Survey District.*

RUN 141, Block X: Area, 1,975 acres; annual rental, £12.

Term of license, twenty-one years.

Weighted with £115, valuation for 115 chains of fencing.

Situated about twenty-three miles from Blenheim, having access to main North-bank Road by road up Bartlett's Creek, three miles, the last mile being unformed. The country varies in height from about 750 ft. to 2,000 ft. The whole area consists of rough, broken, shady, and poor-class hills, well covered with fern and scrub. The improvements that go with the run consist of grassing valued at £25.

The valuation for fencing must be paid immediately an applicant has been declared successful.

Full particulars may be ascertained on application to this office.

JOHN COOK,  
Commissioner of Crown Lands.

*Maori Land for Lease by Public Tender.*

Waikato-Maniapoto District Maori Land Board,  
Auckland, 24th January, 1922.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and the regulations thereunder, that tenders will be received at the office of the Waikato-Maniapoto District Maori Land Board up to 4 p.m. on Thursday, the 2nd March, 1922, for lease of the land named in the Schedule hereto.

SCHEDULE.

TUROTO B 2B Block, Pirongia Survey District: Area, 42 acres 3 roods 7 perches; upset annual rental, £10 15s.

CONDITIONS OF LEASE.

1. The term of the lease shall be eighteen years from the 1st January, 1922, at the rental tendered, with right of renewal for a further term of seventeen years and a half at a rental assessed at 5 per cent. on the unimproved value of the land at the time of the renewal, such valuation, in the event of a dispute, to be determined by arbitration. Compensation for substantial improvements shall be allowed to the lessee at the expiration of the second term of the lease, as provided in section 263 of the Native Land Act, 1909.

2. Residence to commence within four years in bush lands or swamp lands, and within one year in open or partly open lands, and to be continuous for six years.

3. Lessee has no right to minerals without license, but he may use on the land any minerals for any agricultural, pastoral, household, roadmaking, or building purposes.

4. Every lessee shall bring into cultivation,—

(a.) Within one year from the date of his lease, not less than one-twentieth of the land leased by him;

(b.) Within two years from the date of his lease, not less than one-tenth of the land leased by him;

(c.) Within four years from the date of his lease, not less than one-fifth of the land leased by him;

and shall, within six years from the date of his lease, in addition to the cultivation of one-fifth of the land, have put substantial improvements of a permanent character (as defined by the Land Act, 1908) on first-class land to the value of £1 for every acre of such land, and on second-class land to an amount equal to the net price of every acre of such land: Provided that in no case shall the additional improvements required on second-class land be more than 10s. per acre, or 2s. 6d. on third-class land.

5. (a.) Rent shall be payable half-yearly in advance.

(b.) Lessee shall not assign the lease without the consent of the Board.

(c.) Lessee will cultivate the land in a husbandlike manner, and keep it free from noxious weeds.

(d.) Lessee will keep fences and buildings in repair.

(e.) Lessee will fence without any right of resort to the Board for contribution on account of the Board owning or occupying adjacent land; but this provision shall not deprive the lessee of any rights he may have against any subsequent occupier, other than the Board, of such adjacent land.

(f.) A copy of the form of lease can be inspected at the office of the Under-Secretary for Native Affairs, Wellington, or the office of the Board.

GENERAL INSTRUCTIONS TO TENDERERS.

1. The land to be leased subject to reserve price or rental specified in each case.

2. Every tender shall be enclosed in a sealed envelope, addressed to the President of the Board, and marked on the outside as follows: "Tender for lease of , Block (No. , in red), in sale plan No. 46."

3. Tenders for lease must be accompanied by six months' rent, lease fee (£4 4s.), an amount sufficient to cover stamp duty and registration fee, and the amount with which the section is loaded for improvements (if any). NOTE.—Stamp duty will be 6s. if rent is under £50 per annum, with an additional 3s. for each further £50 or fraction thereof; registration fee is uniformly 10s.

4. The highest tenderer to be declared the lessee, but the Board reserves to itself the right to decline to accept any tender.

5. The successful lessee will require to make a declaration to the effect that he is legally qualified to become the lessee of the land, and that he is acquiring the land solely for his own use and benefit, and not directly or indirectly for the use or benefit of any other person.

6. The lands are offered under the Native Land Act, 1909, and the regulations made thereunder, and lessees shall be deemed to be acquainted with the provisions thereof, and be bound thereby as effectually as if such provisions were embodied herein.