

ing, pasture, &c., the whole of which are included in the capital value. The value of stock (including twenty-three dairy cows) and chattels, £320, will be payable by a deposit of £100 in cash on allotment of section, the balance to be secured by mortgage with bill of sale bearing interest at the rate of 5½ per cent. per annum.

H. M. SKEET,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 22nd November, 1922.

NOTICE is hereby given that the settlement lands in the undermentioned Schedule will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, Wellington, at 2.30 o'clock p.m. on Thursday, the 25th January, 1923, under the provisions of the Land Act, 1908, the Land for Settlement Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

Hall-Jones Settlement.—Lower Hutt Borough.—Block XIV, Belmont Survey District.

Section.	Area.	Upset Price.	Section.	Area.	Upset Price.
	A. R. P.	£		A. R. P.	£
1	1 0 7.5	305	22	1 0 0	300
2	1 0 26.6	270	23	1 0 0	300
3	2 0 3.7	495	24	1 0 0	300
4	2 2 0.3	670	25	1 2 8	450
5	1 2 31.1	475	26	1 1 22.5	170
6	1 1 24.6	270	27	1 2 31.9	325
7	1 2 5.3	390	28	1 3 14.9	485
8	1 0 0	340	29	1 3 18.8	505
9	1 0 0	340	30	1 3 38.6	510
10	1 2 0	510	31	1 1 20.8	415
12	1 0 0	325	32	1 1 20.8	415
13	1 0 0	340	33	1 1 20.8	415
14	1 0 0	340	34	1 1 20.8	415
15	0 3 30.6	340	35	1 1 20.8	415
16	1 0 0	300	36	2 3 20	710
17	1 0 0	300	37	2 3 19.2	710
18	1 0 0	300	39	1 2 6.8	450
19	1 0 0	300	40	1 3 5.6	480
20	1 0 0	300	41	2 0 0.8	530
21	1 0 0	300	42	2 0 25.4	510

Situated on the back Waiwetu Road, in the Lower Hutt Borough, about two miles and a quarter from Lower Hutt Railway-station, and about two miles from the Lower Hutt Post-office. Comprises all flat land in grass, with alluvial soil, several feet deep, well suited for market and flower gardening. All the streets have been formed, and are metalled, with curbed and channelled footpaths.

The settlement is connected with the borough water and drainage scheme.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are—(1.) Cash: One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter. (2.) Deferred payments: 5 per cent. of the purchase-money and license fee (£1 1s.) on the fall of the hammer; balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money, but with the right to pay off at any time the whole or any part of the outstanding amount. In either case if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount (if any) already paid shall be forfeited and the contract for the sale of the land be null and void.

Titles will be subject to section 60 of the Land Law Amendment Act, 1912.

Full particulars may be obtained on application at the District Lands and Survey Office, Wellington.

THOS. BROOK,
Commissioner of Crown Lands.

Education Reserves in Taranaki Land District for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 21st November, 1922.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, on Tuesday, the 23rd January, 1923, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Taranaki County.—Town of New Plymouth.

SECTION 198: Area, 1 rood 0.7 perch; upset annual rental, £10.

Weighted with £80, valuation for old cottage of four rooms. Situated in Gaine Street. Section stands about 22 ft. above the level of the road, and access can only be had by steps cut in the steep bank. About two-thirds of the area may be described as level.

Sections 1543, 1544, 1545, 1569, and Part O.

Lot 5: Area, 28.27 perches; upset annual rental, £2 10s. Weighted with £125, valuation for cottage.

Lot 6: Area, 27.5 perches; upset annual rental, £3 10s. Weighted with £100, valuation for cottage.

Both sections have wide frontages, which lie below the street level, but the balance of the sections is fairly level.

Lot 7: Area, 1 rood 4 perches; upset annual rental, £5. Weighted with £90, valuation for cottage.

The section has a wide frontage to Leach Street, and has a slight dip towards the centre.

Lot 11: Area, 28.38 perches; upset annual rental, £5. Weighted with £85, valuation for cottage.

Level section, except a small portion in the south-west corner.

Section.	Area.	Upset Annual Rental.	Section.	Area.	Upset Annual Rental.
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Hawera County.—Hawera Survey District.

Town of Hawera Extension No. 5.—Part Section 189, Patea District.

	A. R. P.	£ s. d.		A. R. P.	£ s. d.
27	0 0 37.6	8 10 0	43	0 1 0	10 0 0
28	0 1 0	8 10 0	44	0 1 0	10 5 0
29	0 1 0	8 10 0	45	0 1 0	10 10 0
30	0 1 0	8 15 0	47	0 0 39.3	9 5 0
31	0 1 0	8 15 0	48	0 1 0	9 10 0
32	0 1 0	8 15 0	49	0 0 39.3	9 0 0
33	0 1 0	8 15 0	50	0 1 0	9 5 0
34	0 1 0	9 0 0	51	0 1 5.1	9 5 0
35	0 1 0	9 5 0	52	0 1 0	9 5 0
36	0 1 0	9 15 0	53	0 1 7.8	9 5 0
38	0 2 21.1	10 5 0	54	0 1 8.	9 5 0
39	0 1 0	9 5 0	55	0 1 8.	9 0 0
40	0 1 0	9 0 0	56	0 1 8.	9 0 0
41	0 1 32.4	9 15 0	57	0 1 8.	9 5 0
42	0 0 38.3	9 15 0			

Situated within one mile of the post-office. On the South Road, which is a sealed-surface road and is the main road to Wellington. Level sections adjoining the Borough of Hawera, thus having all the advantages of proximity without payment of rates. Land is of first-class quality. Will make choice suburban residential sites.

Hawera County.—Block VIII, Waimate Survey District.

Section 1, Ohawe Town Belt.

Sub.		Sub.	
4	0 0 36.3 1 10 0	39	0 0 28.8 1 10 0
11	0 1 15.1 1 10 0	40	0 0 28.8 1 10 0
12	0 1 10.6 1 10 0	41	0 0 28.8 1 10 0
13	0 1 4.8 1 10 0	42	0 0 28.8 1 10 0
14	0 1 0.6 1 10 0	43	0 0 28.8 1 10 0
21	0 1 10.3 1 10 0	44	0 0 28.8 1 15 0
22	0 1 14.3 1 10 0	45	0 0 28.8 1 15 0
23	0 1 14.9 1 10 0	46	0 0 28.8 1 15 0
24	0 1 13 1 10 0	47	0 0 28.8 1 15 0
25	0 1 10.5 1 5 0	48	0 0 28.8 1 15 0
26	0 1 8.2 1 5 0	49	0 0 28.8 1 15 0
27	0 1 7.6 1 15 0	50	0 0 28.8 1 15 0
28	0 1 8.9 1 15 0	51	0 0 28.8 1 15 0
37	0 0 28.3 1 10 0	52	0 0 25.4 1 15 0
38	0 0 28.3 1 10 0		