

Wellington, on Tuesday, the 30th day of January, 1923, at 10.30 o'clock a.m.

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

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

Featherston South Souty.—Pihau Settlement.

SECTION 9: Area, 52 acres 1 rood 10 perches; capital value, £2,605; annual instalment on deferred payment (excluding interest), £130 5s.; half-yearly rent on lease, £58 12s. 3d.

Improvements (consisting of forty-six chains fencing, cowshed, and dwelling, not completed, stock comprising eighteen dairy cows and five yearlings, and cart, milk-cans, milking plant and engine, and harness) will have to be taken over by the successful applicant at Government valuation of £930 10s. This may be done out of current account advances up to £750, the applicant paying the balance himself in cash on approval of application.

Situated about seven miles from Featherston Railway-station, by metalled road and formed road. Ring fenced. Watered by an artesian well. There is a letter-box and dairy factory within two miles of the section. The soil along the Ruamahanga River is of rich alluvial silt, and the undulating country being good black quality on a clay subsoil. The section is eminently adapted for dairying, fattening, grazing, and cropping.

Full particulars may be obtained at this office.

THOS. BROOK,  
Commissioner of Crown Lands.

Lands in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,  
Auckland, 5th December, 1922.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction, for cash or on deferred payments, at the Courthouse, Raglan, at 10 o'clock a.m. on Tuesday, the 23rd January, 1923, under the provisions of the Land Act, 1908, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.

Raglan County.—Raglan Township.

SECTION 6, Block XIV: Area, 1 rood 15 perches; upset price, £15.

Section 8, Block XIV: Area, 2 roods 12.2 perches; upset price, £25.

Section 9, Block XIV: Area, 1 rood 23.4 perches; upset price, £20.

Raglan Township, on the Whaingaroa Harbour, west coast, is situated about seventy-seven miles south of Onehunga, there being a steamer service between the two ports. There is also a daily motor service between Frankton Junction on the Main Trunk Line and Raglan, the distance being about thirty-six miles. The sections, which are undulating to steep, face the harbour, Section 6 having a frontage to Point Street and Sections 8 and 9 a frontage to Kaitoke Street.

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 centum on the unpaid purchase-money, but with the right to pay off at any time the whole or any other 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 already paid shall be forfeited and the contract for the sale be null and void.

Titles will be subject to Part XIII of the Land Act, 1908. Full particulars may be obtained at this office.

H. M. SKEET,  
Commissioner of Crown Lands.

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

North Auckland District Lands and Survey Office,  
Auckland, 5th December, 1922.

NOTICE is hereby given that the education reserves described in the Schedule hereto will be offered for lease by public auction at the Courthouse, Whangarei, at 11 o'clock a.m. on Thursday, the 18th January, 1923, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—WHANGAREI COUNTY.

Town of Grahamtown.

Lot	Area.	Upset Annual Rental.	
		£	s. d.
LOT 1 of Section 390	0 1 30.4	4	0 0
" 2	0 1 25	4	0 0
" 3	0 1 29.6	4	0 0
" 4	0 1 19.7	4	0 0
" 5	0 1 20	4	0 0
" 6	0 1 20	4	0 0
" 7	0 1 20	3	10 0

The sections are ideal building-sites. The land is very easy undulating, all in rough feed. Soil of fair quality. Fenced on road frontage. Within half a mile of railway-station and township, and command a beautiful view of Whangarei Harbour.

Waipu Parish.

Lot	Area.	Upset Annual Rental.	
		£	s. d.
Lot 1 of south part Section 20	0 1 3-68	2	10 0
" 2	0 0 32.97	2	10 0
" 3	0 0 32.82	2	10 0
" 4	0 0 32.68	2	10 0
" 5	0 0 32.54	2	10 0
" 6	0 0 32.4	2	10 0
" 7	0 0 32.26	2	10 0
" 8	0 0 32.11	2	10 0
" 9	0 0 31.97	2	10 0
" 10	0 0 31.69	2	10 0
" 11*	0 0 31.08	2	10 0
" 12	0 0 26.98	2	10 0

\* Weighted with £200, valuation for old school building. These sections are situated at Waipu, having a frontage to the main Waipu Road. The land is of good quality, being level and very suitable for building-sites.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

- 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.
- 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.
- Rent payable half-yearly in advance.
- 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.
- Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
- Lessee to keep the land free from noxious weeds, rabbits, and vermin.
- Lessee not to use or remove any gravel without the consent of the Land Board.
- Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
- Lessee not to make improvements without the consent of the Land Board.
- 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.
- Lease liable to forfeiture if conditions are violated.
- Lessee to keep buildings insured.
- Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

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.