

Education reserves are included in the classes of land on which, with the approval of the Advances Board, money may be advanced by the State-guaranteed Advances Office.

The valuation for improvements must be paid immediately on the fall of the hammer.

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.

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

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

NOTICE is hereby given that written tenders for the leases of the undermentioned education reserves for terms of twenty-one years, with perpetual right of renewal for further similar terms, will be received at this office up to 4 o'clock p.m. on Monday, the 22nd January, 1923, under the provisions of the Education Reserves Act, 1908, and the Public Bodies' Leases Act, 1908, and amendments.

Envelopes should be marked on the outside "Tender for Lease of Education Reserve."

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

Rodney County.—Hoteo Parish.

SECTION 10: Area, 172 acres; minimum annual rental, £13.

Altitude, 500 ft. to 700 ft. above sea-level. Undulating to broken land, covered with bush, fern, and tea-tree scrub, with patches of danthonia grass. The bush comprises rimu, taraire, ponga, rewarewa, and tanekaha, with a fairly thick undergrowth. Soil is clay, on sandstone formation; well watered by creek. Distant about six miles from Wayby Railway-station by clay road.

Section 11: Area, 148 acres; minimum annual rental, £7 10s.

Altitude, 500 ft. to 700 ft. above sea-level. Undulating to broken land, covered with bush, tea-tree scrub, and fern. The bush comprises rimu, rata, taraire, rewarewa, and tanekaha, with a fairly thick undergrowth. Soil is clay, on sandstone formation; well watered by creeks. Distant about six miles from Wayby Railway-station by clay road.

Otamatea County.—Tokatoka Township.

Sections 13, 14, and 15: Area, 3 roods 14 perches; minimum annual rental, £2.

Weighted with £3 11s. 6d., valuation for improvements consisting of ploughing and grassing.

Altitude varies from sea-level to 10 ft. above sea-level. All level land, in grass and rushes. The soil is a rich black, resting on marine deposit; badly watered, but an abundant supply of water can be obtained by sinking. The section is situated near the Tokatoka Wharf; the access is from Tokatoka, which is about one-quarter of a mile distant by good cart-road.

Sections 23 and 24: Area, 3 roods 7 perches; minimum annual rental, £2.

Weighted with £2 11s. 4d., valuation for improvements consisting of ploughing and fencing.

Altitude varies from sea-level to 10 ft. above sea-level. Level section, all in grass, with a few rushes and cutty-grass. The soil is a rich black, resting on marine deposit; badly watered. Situated near Tokatoka. The access is from Tokatoka Wharf, which is about one-quarter of a mile distant by cart-road.

Rodney County.—Pakiri Survey District.

Section 4, Block IX: Area, 114 acres 1 rood 37.7 perches; minimum annual rental, £12.

Weighted with £17 10s., valuation for improvements comprising felling and grassing, 5 acres, £10; ten chains fencing, £7 10s.

Altitude ranges from 100 ft. to 200 ft. above sea-level. About 20 acres bush, comprising kahikatea (small), pukatea, manuka, &c., with a fairly dense undergrowth of kiekie, supplejack, &c.; balance of section is open land, in fern, tea-tree, and rushes. Level to easy undulating land, mostly ploughable. The soil is of a loamy nature, resting on clay formation; well watered by small streams. Access is from Wellsford Railway-station, distant about eight miles by road, of which two miles is metalled and six miles roughly formed clay road in poor repair.

Section 8, Block IX: Area, 142 acres 3 roods 24.3 perches; minimum annual rental, £15.

Weighted with £39, valuation for improvements comprising felling 15 acres, grassing 15 acres, and fencing.

Altitude varies from 100 ft. to 200 ft. above sea-level. Open land, in fern and tea-tree; about 15 acres grass, level to easy undulating land, all ploughable. The soil is of a loamy nature, resting on clay formation; well watered by small stream. Distant about eight miles and a quarter from Wellsford Railway-station—eight miles by formed cart-road, two miles of which is metalled, and twenty chains no formed road access.

Section 9, Block IX: Area, 140 acres; minimum annual rental, £14.

Weighted with £22 15s., valuation for improvements comprising felling 5 acres, fencing seventeen chains.

The elevation ranges from 100 ft. to 200 ft. above sea-level. Easy undulating rolling country, all ploughable. The soil is a loamy clay, resting on clay formation; well watered by small stream. Access is from Wellsford Railway-station, distant about eight miles and a half—eight miles by formed road, two miles of which is metalled, and half a mile no formed road access.

Otamatea County.—Kaiwaka Parish.

Section 83: Area, 156 acres 3 roods 24 perches; minimum annual rental, £2 10s.

Altitude, 300 ft. to 600 ft. above sea-level. Very broken land, in fern and tea-tree scrub. The soil is of poor clay, resting on clay formation; well watered by a creek. The access is from Kaiwaka, which is about six miles distant by cart-road formed but not metalled, thence by surveyed road not formed. Half a mile accessible for riding.

Rodney County.—Te Arai Survey District.

Section 75: Area, 56 acres; minimum annual rental, £8 10s.

Weighted with £7 10s., valuation for improvements comprising thirty chains fencing.

The elevation ranges from 200 ft. to 350 ft. above sea-level. The section comprises easy slopes and spurs, in fern, approximately all ploughable. The soil varies from a light sandy loam to a friable clay, resting on clay formation; watered by swampy streams. Situated on the main Mangawai-Wellsford Road about two miles from the Te Arai Post-office. Access is from Te Hana Railway-station or Mangawai, which are each about seven miles distant by a formed unmetalled cart-road.

Whangarei County.—Mata Parish.

Section E.R. 20A: Area, 98 acres; minimum annual rental, £12 5s.

Weighted with £12, valuation for improvements consisting of 6 acres grassing and forty chains fencing.

The altitude varies from sea-level to 200 ft. above sea-level. The section comprises about 6 acres in scattered patches of grass, balance in fern and tea-tree. Undulating to steep land. The soil is of fair clay, resting on clay formation; watered only by soakage, none in summer. Access is from Mata Post-office, about three miles distant by partly formed road; and by tidal water about five miles and a half from the Onerahi Wharf.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, valuation for improvements, and £2 2s. lease fee and cost of registration must be deposited with tender.

2. Terms 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