

mortgage, bearing interest at rate of 5 per cent. Section 3s—Three-roomed dwelling, cow-shed, 130 chains of fencing, and 22 acres of regrassing, of a total value of £400, which amount is to be paid in cash or, with approval, may be treated as an advance on current-account mortgage bearing interest at rate of 5 per cent. Section 5s—Dwelling, cow-shed, and implement-shed, 110 chains fencing, plantations, shelter-belts, bridges, culverts, and 20 acres of regrassing, of a total value of £482, which amount is to be paid in cash or, with approval, may be treated as an advance on current-account mortgage bearing interest at rate of 5 per cent.

Sale plans and full particulars may be obtained from this office.

JOHN COOK,  
Commissioner of Crown Lands.

*Settlement Land in Southland Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Invercargill, 7th July, 1924.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction on deferred payment at the District Lands and Survey Office, Invercargill, at 11 o'clock a.m., on Wednesday, 27th August, 1924, under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SETTLEMENT LAND.

*Wallace County.*

SECTION 4A, Ringway Settlement, Block XIV, Jacob's River Hundred: Area, 216 acres 3 roods 23 perches; upset price, £1,953; required deposit, £153.

Situated about four miles and a half from Otautau. Undulating land, nearly all ploughable, suitable for grazing and mixed farming. Buildings consist of four-roomed house, stable, implement-shed, byre, &c.

File—D.O., D.P. L.P. 15 L.S.; H.O., 26/6208.

TERMS OF SALE.

(1.) A deposit of £153 and £1 ls. license fee to be paid on the fall of the hammer, balance by equal half-yearly instalments, consisting partly of purchase-money and partly of interest, extending over a period not exceeding thirty-six years and a half, with a right to pay off at any time the whole or any part of the outstanding amount.

(2.) The interest shall be calculated at 5 per cent. in the case of eligible discharged soldiers and 5½ per cent. in all other cases. A rebate of one-tenth of the interest payable will be allowed for prompt payment of instalments.

Title will be subject to section 60 of the Land Laws Amendment Act, 1912.

The land is 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.

Sale plans and full particulars may be obtained at this office.

K. M. GRAHAM,  
Commissioner of Crown Lands.

*Lands in North Auckland Land District for Sale by Public Auction for Cash or on Deferred Payments.*

North Auckland District Lands and Survey Office,  
Auckland, 14th July, 1924.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the North Auckland District Lands and Survey Office, Auckland, at 10.30 o'clock a.m. on Tuesday, 2nd September, 1924, under the provisions of sections 8, 9, and 10 of the Discharged Soldiers Settlement Amendment Act, 1921-22.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

*Mangonui County.—Takahue Survey District.*

SECTIONS 23, Block X, 13, 14, and 22, Block XI: Area, 305 acres 1 rood 31 perches; upset price, £1,050; deposit required, £100.

Situated fifteen miles from Awanui, five miles from Takahue and ten miles from Kaitaia Dairy Factory; undulating land; about 40 acres flat. Watered by Waikawe Stream on one end and springs on main part. 20 acres in good pasture, 130 in worn-out pasture; 50 acres unimproved, in fern and tea-tree. Nearly all ploughable. Subdivided into seven paddocks; 225 chains of fencing, boundary and internal, in fair condition. Buildings consist of dwelling 21 ft. by 12 ft. and lean-to 21 ft. by 7 ft. in poor condition, shed 12 ft. by 12 ft. (good order), cow-shed, and cream-shed. Property could be improved for dairying.

Files—H.O., 26/19169; D.O., 22/4235.

*Whangarei County.—Whangarei Survey District.*

Section 6, Block VI: Area, 125 acres 2 roods 20 perches; upset price, £3,300; deposit required, £300.

Beautifully situated, five miles and a half from Whangarei by Kiripaka Road, which is metalled. Land is nearly all level to easy undulating with a few acres hilly and broken, but is mostly too stony to plough at present. Grass has run out, but with judicious top-dressing would pay well until the stone is cleared. One acre is in orchard and garden. The property is well watered by creek and spring, and is ring-fenced. The soil is good strong volcanic. Buildings consist of good kauri house, five rooms, cow-shed, engine-room, and barn. Suitable for mixed farming.

Files—H.O., 26/472; D.O., 22/857.

*Otamatea County.—Hukatere Survey District.*

Part Pukehuia Block 2358, Block III: Area, 126 acres 3 roods 12 perches; upset price, £1,375; deposit required, £75.

Situated seven miles and a half from Maungaturoto Railway-station and two miles from Whakapirau School. Very pleasantly located on an arm of the Kaipara Harbour. Soil is good bush loam on clay; watered by springs. 90 acres in partly worn-out pasture requiring top-dressing; 90 acres of bush land felled and grassed; 8 acres in bush and 35 acres in tea-tree and scrub. 140 chains of fencing in medium to good condition. Buildings consist of modern seven-roomed house, heart timber, wash-house, cow-shed with concrete floor.

Files—H.O., 26/18157; D.O., 22/3852.

*Franklin County.—Hunua Parish.*

Sections 37 and 198: Area, 300 acres; upset price, £1,200; deposit required, £100.

Situated six miles from Opaheke Railway-station and half a mile from Ponga School. The land is watered by springs and small streams. There are 100 acres in worn-out pasture and 100 acres of bush have been felled and roughly grassed, and partly stumped. 200 chains of fencing in medium condition. Buildings consist of lean-to dwelling, two rooms, and a shed. Blackberries and rabbits are main drawbacks to the property, and to work it successfully the erection of rabbit-proof netting would be necessary. The soil is good volcanic.

Files—H.O., 26/12322; D.O., 22/3463.

TERMS OF SALE.

1. *Cash.*—One-fifth of the purchase-money on the fall of the hammer, and the balance within thirty days.

2. *Deferred Payments.*—A deposit as shown against the respective properties in Schedule above; balance by equal half-yearly instalments, consisting partly of purchase-money and partly of interest, extending over a period not exceeding thirty-four years and a half, with the right to pay off at any time the whole or any part of the outstanding amount.

3. The unpaid purchase-money shall be secured by way of instalment mortgage, interest being calculated at 5 per cent. in the case of discharged soldiers and 5½ per cent. in all other cases. A rebate of one-tenth of the interest payable will be allowed for prompt payment of instalments.

4. Purchasers responsible for payment of transfer and mortgage fees.

The titles to Sections 23, Block X, and 13, 14, and 22, Block XI, Takahue Survey District, are subject to Part XIII of the Land Act, 1903, and the purchaser will have to make the necessary declaration.

The lands 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.

Sale plans and full particulars may be obtained at this office.

H. J. LOWE,  
Commissioner of Crown Lands.