

Access is from Pukekohe by metalled road, seven miles, and one mile formed but unmetalled.

D.O., 22/1663; H.O., 26/5507.

TERMS OF SALE.

1. *Cash.*—The required deposit 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-six 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 title to Section 51, Waiau Parish, is subject to Part XIII of the Land Act 1908, 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.

Timber in North Auckland Land District for Sale by Public Tender.

North Auckland District Lands and Survey Office,
Auckland, 21st October, 1924.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Thursday, 27th November, 1924, under the provisions of the Land Act, 1908, and the timber regulations thereunder.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—MANGONUI COUNTY.
SECTIONS S.E. 13, S.W. 15, N.E. 15, 16, 69, 70, 71, 72, 73,
Maungataniwha East Parish:—

114 kauri trees containing ..	181,568 sup. ft.
41 totara trees containing ..	49,429 "
1,351 rimu trees containing ..	1,532,154 "
70 kahikatea-trees containing	194,117 "
62 matai trees containing ..	58,824 "

1,638 trees; total 2,016,152 "

Distinguishing brands: I, II, III, H, K, N, P, V, X.

Upset price: £3,050.

Time for removal: Three years.

NOTE.—21 kauri and 14 totara trees, branded II, H, N, P, and V, are reserved for Public Works Department purposes, and have been excluded from the above quantities. Detailed descriptions of these trees will be given to the purchaser by the Commissioner of Crown Lands.

Terms of Payment.

The amount of one-fourth of the tender to be paid in cash within seven days after acceptance of tender, together with £1 ls. license fee, balance payable in three instalments as under: One-fourth on 1st July, 1925, one-fourth on 1st January, 1926, and one-fourth on 1st July, 1926.

All instalment-payments shall bear interest at the rate of 5 per cent. per annum as from the date of acceptance of tender, and, with the interest added, shall be secured by "on demand" promissory notes endorsed by two approved sureties; and such bills are to be completed and lodged with the Commissioner of Crown Lands within fourteen days after the purchaser has been notified to complete.

Conditions of Sale.

1. Intending purchasers are expected to visit the locality and to satisfy themselves in every particular on all matters relating to the sale.

2. The right is reserved to the Commissioner of Crown Lands to withdraw this timber from sale either before or after the date for receipt of tenders.

3. The aforementioned quantities, qualities, and kinds as to the said timber shall be taken as sufficiently accurate for the purpose of this sale, and no contract for purchase shall

be voidable, nor shall the successful purchaser be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, and kind than as stated herein, or in any advertisement having reference to the said timber, nor shall any extra sum be claimed by the Crown if the said quantity of timber is found to be in excess of that stated herein.

4. All timber, whether standing, felled, or in logs, shall remain the property of the Crown until all the instalments are paid.

5. The quantities stated are standing measurements, and only those trees bearing the special distinguishing brands shown are included in this sale. All trees branded F.R. or unbranded, being the undersized defective, and isolated trees, are excluded from this sale, and must not be felled or removed.

6. Should any dispute arise as to the boundaries the decision of the Commissioner of Crown Lands shall be final.

7. In the event of no tenders being received for this timber, applications may be received and dealt with at any time within six months thereafter (unless previously formally withdrawn); providing, however, that the amount offered is not less than the upset price stated herein.

8. Any breach of the foregoing conditions of sale will render the "on demand" promissory notes liable to be presented for immediate payment.

9. The highest or any tender will not necessarily be accepted, and this timber is submitted for sale subject to the final acceptance of any tender by the Minister of Lands.

10. The purchaser shall have the right to cut the timber for the period specified, but shall have no right to the use of the land.

11. The timber shall be cut in a face, and the Crown reserves the right to follow up the mill-workings by felling and grassing such areas as from time to time become available, and of disposing of the same.

12. The licensee shall not allow any sawdust to find its way into any watercourse of any description.

13. Purchasers are notified that extension of the time herein stated for the removal of the timber must not be anticipated.

The highest or any tender not necessarily accepted.

Tenders to be addressed "Commissioner of Crown Lands, North Auckland Land District, P.O. Box 10, Auckland," and envelopes to be marked "Tender for Timber."

Full particulars may be obtained from this office.

H. J. LOWE,
Commissioner of Crown Lands.

Timber in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 21st October, 1924.

NOTICE is hereby given that the right to cut and remove the timber on the undermentioned land will be offered for sale by public auction at the District Lands and Survey Office, Wellington, at 2.30 o'clock p.m., on Wednesday, the 10th December, 1924, under the provisions of the Land Act, 1908, and the timber regulations thereunder.

SCHEDULE.

WELLINGTON LAND DISTRICT.

SECTION 5, Block IV, Kaitieke Survey District: Area, 194 acres 1 rood.

Estimated quantity in superficial feet—Rimu, 926,500; matai, 72,300; miro, 44,000; kahikatea, 30,300.

Upset price: £1,940.

Terms of Payment.

One-fifth of the purchase-price to be paid on fall of hammer, together with timber-cutting license fee £1 ls.; one-fifth in one year, one-fifth in two years, one-fifth in three years, and one-fifth in four years thereafter.

All instalment payments shall bear interest at the rate of 5 per cent. per annum as from the date of sale, and with the interest added shall be secured by "on demand" promissory notes made and endorsed to the satisfaction of the Commissioner of Crown Lands.

Conditions of Sale.

1. The right to cut and remove the timber will be sold generally in accordance with the provisions of the Land Act, 1908, the Timber Regulations made thereunder, and the following conditions and such additional conditions as the Commissioner in his discretion considers necessary.

2. The quantities set forth in the above Schedule are approximate only, and are furnished for the information of intending purchasers, who are expected, previous to the sale, to make their own estimate of the quantity of timber.