

2. Rent:  $4\frac{1}{2}$  per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.

3. Applicants to be twenty-one years of age and upwards.

4. Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 ls. (lease fee) and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.

5. Applications made on the same day are deemed to be simultaneous.

6. No person may hold more than one allotment.

7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.

8. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.

9. Improvements.—Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.

10. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

11. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.

12. Lease is liable to forfeiture if conditions are violated.

Sale plans and full particulars may be had on application to this office.

THOS. BROOK,  
Commissioner of Crown Lands.

#### Lands for Sale by Public Auction.

#### North Auckland District Lands and Survey Office, Auckland, 10th June, 1925.

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 Thursday, 30th July, 1925, under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

#### SCHEDULE.

#### NORTH AUCKLAND LAND DISTRICT.

#### Mangonui County.—Mangatanuiwha Parish.

ALLOTMENTS M Part 111 and 112: Area, 120 acres; upset price, £800; required deposit, £50.

Situated fifteen miles from Awanui Wharf, three miles from Victoria Valley School, and eleven miles from Kaitaia Dairy Factory on main road. Well watered by good stony stream running through section. Improvements consist of house of five rooms, low stud, old fowhouse and store-shed, and cow-byre, with concrete floor, in good condition. There is 112 chains of fencing in good condition, 42 chains fair and 37 chains in poor condition; 7 acres is in good pasture, 87 acres is worn-out pasture, while 26 acres is gone back into second growth.

Files—H.O., 26/14241; D.O., 22/1354.

#### Whangarei County.—Opuaehanga Survey District.

Sections 19 and 14, Block XII: Area, 272 acres 2 roods 13 perches; upset price, £1,500; required deposit, £150.

Situated eleven miles from Hikurangi Railway-station and Dairy Factory, and three miles from Marua School. All hilly easy slopes, part ploughable. About 80 acres standing bush, balance mixture of grass and heavy fern. If all improved, would readily carry one and a half sheep to acre. Soil is good loamy clay and is well watered by streams and springs. Improvements include six-roomed house with veranda, double brick chimney, range, and 400-gallon tank, all in good condition. Outbuildings include six-bail cow-shed,

dairy, and pigsty. There is about 270 chains of fencing in fair order dividing property into six paddocks. With improvement of the pasture the property would make a profitable farm.

Files—H.O., 26/12635; D.O., 22/1205.

#### Hobson County.—Te Kuri Survey District.

Lot 6 on plan 15010, part Sections 15 and 21, Block II: Area, 70 acres 1 rood 9 perches; upset price, £670; required deposit, £70.

Situated one mile from Tangaihi Wharf and School and about twenty miles from Dargaville Railway-station and twenty miles from Mangawhare Dairy Factory. Cream-launch calls at Tangaihi Wharf. There are 20 acres poor gum-land ploughed and gone back, 10 acres worn-out pasture (paspalum), 19 acres swamp land, part improved, 21 acres rough state. Improvements include house of four rooms, two lined, no chimney, cow-byre (six bails), and separator-room, 80 chains of fencing (mostly in poor order), also 90 chains of drains.

Files—H.O., 26/21393; D.O., 22/1388.

#### Whangarei County.—Waipu and Mangawai Survey Districts.

Sections 347-8, Waipu Parish: Area, 762 acres 0 roods 8 perches; upset price, £3,000; required deposit, £150.

Situated eight miles from Waipu Post and Telegraph Office and fourteen miles from Kaiwaka Railway-station. There is 400 acres of bush land felled and grassed, 300 acres of green bush, and 72 acres of tea-tree. The improvements include 375 chains of good serviceable fencing, mostly six and seven wires, also shearing-shed worth £50. The place would make a very useful sheep-farm. Carrying capacity could be greatly increased by clearing and grassing more of the bush land.

Files—H.O., 26/15580; D.O., 22/2086.

#### Waitemata County.—Waivera Parish.

Lot 127 and part Lots 40, 100, and 138: Area, 213 acres 3 roods; upset price, £1,885; required deposit, £185.

Situated eleven miles from Kaukapakapa Railway-station and two miles and three-quarters from Wainui School. 150 acres have been felled and grassed, of which 135 acres is partly worn out and the remaining 15 acres is in good pasture; 45 acres bush land felled and stumped; about 50 acres of the section is swamp land. There is 210 chains of fencing in fair condition, the section being divided into seven paddocks. There is an eight-roomed house requiring repair, and two sheds. Section is well watered by spring and streams.

Files—H.O., 26/9471; D.O., 22/3655.

#### 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  $5\frac{1}{2}$  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 Sections 19 and 14, Block XII, Opuaehanga Survey District, is subject to Part XIII of the Land Act, 1924, and the purchaser will require 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.

### BANKRUPTCY NOTICES.

*In Bankruptcy.—In the Supreme Court holden at Auckland.*

NOTICE is hereby given that GEORGE NEVILLE DOWNS, of Whangarei, Hairdresser, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at the office of the Official Assignee, Government Buildings, Auckland, on Thursday, the 18th day of June, 1925, at 2 o'clock p.m.

28th May, 1925.

E. P. RAMSEY,  
Deputy Official Assignee.

*In Bankruptcy.—In the Supreme Court holden at Auckland.*

NOTICE is hereby given that CHARLES JAMES KIRK, of Auckland, Hotelkeeper, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Wednesday, the 17th day of June, 1925, at 11 o'clock a.m.

29th May, 1925.

W. S. FISHER,  
Official Assignee.