

Lands for Sale by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 11th August, 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 Tuesday, 29th September, 1925, under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

The land in the First Schedule is freehold land, the fee-simple of which may be purchased.

The land in the Second Schedule is leasehold land, the goodwill of which may be purchased.

NORTH AUCKLAND LAND DISTRICT.

FIRST SCHEDULE.

Hokianga County.—Punakitere Survey District.

SECTION Puataraire A, Blocks V and IX: Area, 125 acres 0 roods 14 perches; upset price, £1,130; required deposit, £130.

Situated about seventeen miles from Kaikohe Railway-station, two miles from Otatau School, and twenty-four miles from Ohaeawai Dairy Factory. Soil, red loam. Land has good warm aspect, and is well watered by permanent streams and springs. About 100 acres worn-out pasture, all ploughable; 8 acres of native shelter-bush, 20 acres stony; fern and some grass. Blackberry in evidence in some parts. Property is suitable for dairying, but requires ploughing and manuring.

Improvements include 138 chains of boundary and subdivision fencing, four wires, in fair order, making eight paddocks. Four-roomed dwelling, with unfinished iron chimney and range, cow-byre, old shed, and dairy with concrete floor.

Files—H.O., 26/20839; D.O., 22/514.

Whangarei County.—Ruarangi Parish.

Sections M., N.M., and N.E. 60, 61, E. 62, 63/66, S.W. 67, M. 67 and 68: Area, 980 acres 1 rood 8 perches; upset price, £4,500; required deposit, £500.

Conveniently situated on formed road about four miles from Waikiekie and Tauraroa Railway-stations, two miles and a half from Waikiekie East School, and eighteen miles from Whangarei Dairy Factory. Road metalled to within a mile of property. About 580 acres land felled and grassed, 35 acres green bush, and 365 acres fern, tea-tree, &c. About one-third of section is rather poor clay soil, balance good loam which carries good grass. Well watered by spring and running stream through centre of section. There are 550 chains of sheep-proof fencing in fair condition. Six-roomed wooden dwelling, iron roof, brick chimney, fairly good condition; seven useful farm buildings, wood and iron; buildings not in excess of requirements. Property suitable for mixed farming.

Files—H.O., 26/16846; D.O., 4/12.

Otamatea County.—Mareretu Parish.

Section 239: Area, 384 acres 3 roods 13 perches; upset price, £1,925; required deposit, £125.

Situated three miles from Tapuhi and five miles from Mareretu Railway-station. Access road is unmetalled. Soil is loam of fairly good quality on sandstone and clay. Grass holds well. Country originally in bush. Land lies warm and is well sheltered. Well watered by Mangonui Stream, forming eastern boundary. There are 225 acres of bush land felled and grassed, 100 acres in second growth and fern with grass through it, and 30 acres of bush and scrub. Practically clear from noxious weeds. Property is suitable for grazing either sheep or cattle.

Improvements include 275 chains of sheep-proof fencing in good serviceable condition. Divided into five paddocks. No buildings.

Files—H.O., 26/14771; D.O., 22/1034.

Manukau County.—Otatau Parish.

Section 88: Area, 590 acres 3 roods 39 perches; upset price, £1,600; required deposit, £150.

Situated twenty miles from Papakura Railway-station, five miles from Mamakai School, and twelve miles from Clevedon Dairy Factory. Rather broken bush section. Considerable area of bush has been felled and land grassed but second growth now growing on part of this. About 60 acres of rough feed now remains. Section well watered. Suitable for rough grazing.

Improvements include 200 chains of post and wire fencing in fair condition. Overgrown in places. Slab shed with iron roof.

Files—H.O., 26/19417; D.O., 22/4415.

SECOND SCHEDULE.

Otamatea County.—Matakohe Survey District.

SECTIONS 11 and 12, Block XVI: Area, 377 acres 2 roods 27 perches; goodwill, £2,400; deposit, £100 plus half-year's rent.

Title is lease in perpetuity; capital value, £661 ls. 3d.; annual rental, £33 ls. Unexpired term, 981 years.

Conveniently situated one mile and a quarter from Maungaturoto Railway-station and one mile from Marohemo School. Soil fair to medium quality, loam on clay, with little limestone. Lies warm, and is well watered by springs and dams. There are 40 acres in good pasture, 200 acres in part-worn-out pasture, and 20 acres of bush land. Practically free from noxious weeds. Improvements include 380 chains of sheep-proof fencing in good condition. Property divided into seven paddocks. Six-roomed house, iron roof, brick chimney, veranda on three sides, in good condition. Barn and stable, cow-shed with concrete floor, and three other small sheds. Buildings in good order and well placed. Property suitable for mixed farming.

Files—H.O., 26/12294; D.O., 22/2106.

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.

The capital value of Sections 11 and 12, Block XVI, Matakohe Survey District, includes a mortgage to the State Advances Office of approximately £800, which the purchaser will be required to take over. The balance will be secured by second mortgage under the Discharged Soldiers Settlement Act, 1915, and amendments.

5. Purchasers are responsible for payment of transfer and mortgage fees.

The title to Section 239, Mareretu Parish, is subject to Part XIII of the Land Act, 1924.

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 FRANCIS E. GICHARD, LAURIE SANDERS, and N. H. BLINKHORN, of Auckland, Engineers, trading in copartnership as the "Allis Engineering Company (Limited)," of 440 Mount Eden Road, Auckland, were this day adjudged bankrupts; and I hereby summon a meeting of creditors to be holden at my office on Thursday, the 20th day of August, 1925, at 11 o'clock a.m.

6th August, 1925.

W. S. FISHER,
Official Assignee.

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

NOTICE is hereby given that NEVILLE JAMES ALEXANDER WISEMAN, of Henderson, Farmer, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Monday, the 24th day of August, 1925, at 11 o'clock a.m.

6th August, 1925.

W. S. FISHER,
Official Assignee.