

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.

Full particulars may be had on application to this office.

J. STEVENSON,
Commissioner of Crown Lands.

Land in the Taranaki Land District for Sale by Public Auction.

District Lands and Survey Office,
New Plymouth, 20th July, 1926.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at the District Lands and Survey Office, New Plymouth, at 10.30 o'clock a.m., on Tuesday, 24th August, 1926, under the provisions of the Land Act, 1924.

SCHEDULE.

TARANAKI LAND DISTRICT.—RURAL LAND.

Egmont County.—Cape Survey District.

SECTION 48, Block IX: Area, 97 acres 2 roods; upset price, £200.

Situated on the Newall Road, about three miles from the Warea School and dairy factory. About 82 acres is in fern and second growth, balance in bush. Soil is of fair quality, well watered.

CONDITIONS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are:—

1. *Cash.*—One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown grant fee (£1), within thirty days thereafter.

2. *Deferred Payments.*—5 per cent. of the purchase-money and license fee (£1 1s.) on the fall of the hammer; balance by equal annual instalments extending over nineteen years, interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money, but with the right to pay at any time the whole or any part of the outstanding amount.

In either case, if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount already paid shall be forfeited, and the contract for the sale of the land be null and void.

Title will be subject to Part XIII of the Land Act, 1924.

Full particulars may be obtained at this office.

W. D. ARMIT,
Commissioner of Crown Lands.

Education Reserves for Lease by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 20th July, 1926.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the North Auckland District Lands and Survey Office, Auckland, at 10 o'clock a.m. on Thursday, 9th September, 1926, under the provisions of the Education Reserves Act, 1908, and amendments, and the Land Act, 1924.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

Whangarei County.—Pupuke Parish.

SECTION 44: Area, 109 acres; upset annual rental, £7.

Situated about eight miles from Pupuke Post-office and School. Newly formed road adjoins section. Land covered with fern, manuka, and scrub with rough feed in places. Blackberry is in evidence in some places. Quality of soil is very fair clay of poor gum land. Poorly watered. When fully developed would be suitable for dairying.

Hokianga County.—Rawene Township.

Lot 32: Area, 32.5 perches; upset annual rental, £2 10s.

Weighted with £200, valuation for improvements, consisting of eleven-roomed house (kauri with iron roof) and four-roomed house (rimu with iron roof). Rooms for most part small.

Situated in Township of Rawene on water-front. School within 200 yards. Suitable for residential purposes.

Whangarei County.—Mangapai Parish.

Sections 37, 38, 40, and 42: Area, 181 acres; upset annual rental, £4 10s.

Weighted with £17 10s., for valuation for improvements, consisting of felling, grassing, and 10 chains of fencing.

Situated two miles from Mangapai Township and School by cart-road, unmetalled. There are about 12 acres strong clay land, balance all poor clay country. About 10 acres level, balance rough and broken. Approximately 6 acres bush, and whole area infested with gorse, blackberry, and Cape pine. Poorly watered by creek at one end. Altitude, 300 ft. to 600 ft. above sea-level.

Hobson County.—Arapohue Parish.

Section 1A: Area, 27 acres 1 rood 39.4 perches; upset annual rental, £15.

Situated at Arapohue on the main road being formed between Tokatoka and Mititai, access being from the latter town two miles distant by cart-road, unmetalled. Land is all level, 5 acres in heavy tea-tree and cabbage-trees, balance rushes, &c. Soil is black loam. Poorly watered; only small tidal creek. General quality of sections is good.

Improvements, included in the capital value, comprise 12 chains of post-and-wire fencing in fair order, draining, and stop-bank, with two floodgates. There are no buildings.

Rodney County.—Ahuroa Parish.

Section 54: Area, 114 acres; upset annual rental, £8 15s.

Section E. 55: Area, 43 acres 2 roods; upset annual rental, £2 15s.

Sections situated six miles from Warkworth and three miles from Woodcocks Railway-stations. Access road very difficult. Steep undulating country, very little ploughable.

Section 54: About 10 acres bush. Blackberry noticeable. Soil is loamy clay resting on sandstone. Poorly watered by swamps. Altitude, 200 ft. to 700 ft. above sea-level.

Section E. 55: About 25 acres bush; balance open, in grass, danthonia, and fern. Soil is dark loamy clay resting on sandstone formation. The western boundary of section is fenced. Altitude, 400 ft. to 700 ft. above sea-level.

Franklin County.—Waiuku East Parish.

Part Section 112: Area, 257 acres 0 roods 21.6 perches; upset annual rental, £156 5s.

Weighted with £786 10s., valuation for improvements, consisting of stumping and grassing, 448 chains of fencing, and iron shed, 15 ft. by 12 ft.

Situated adjacent to the Glenbrook Railway-station eight miles from Pukekohe. Main Pukekohe-Waiuku Road passes through the property. There are about 170 acres of worn-out pasture, being level to easy undulating country, and about 90 acres rough feed with gorse and blackberry, being easy undulating to broken country. Soil is volcanic in parts and light to dark loam in balance. Permanently watered by two swamp springs. Altitude, 100 ft. to 250 ft. above sea-level.

Lot 3 of Allotment 110: Area 59 acres 3 roods 15 perches; upset annual rental, £52 10s.

Situated about a quarter of a mile from Glenbrook Railway-station and two miles from post-office and school. Access by good metalled road. Land is level to undulating, broken in parts by swamp gullies. About 20 acres in good pasture, 13 acres rough feed, stumps, &c., balance covered with blackberry with some gorse. Soil is chocolate loam to friable clay resting on heavy clay formation. There are about 180 chains fencing in fair condition. Altitude, 250 ft. above sea-level.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, £2 2s. lease fee, and cost of registration must be deposited on acceptance of bid.
2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rental 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.