

at 2 o'clock p.m. on Tuesday, 3rd May, 1927, under the provisions of the Land Act, 1924, and amendments.

The lands in the First Schedule may be purchased for cash; the land in the Second Schedule may be purchased for cash or on deferred payments.

FIRST SCHEDULE.

FOR SALE FOR CASH.

Taranaki Land District.—Waitomo County.

SECTION 17, Block VIII, Mapara Survey District: Area, 12 acres 1 rood 32.4 perches. Upset price, £12 10s.

Section 18, Block VIII, Mapara Survey District. Area, 2 acres 1 rood 30.9 perches. Upset price, £10.

Situated about four miles from the Kopaki Railway-station by good metalled road, at the junction of the Mapara and Kopaki Roads, in close proximity to the Aratoro School. There is a fair amount of scrub, fern, and manuka on the sections. The land varies from light soil to heavy river flats.

SECOND SCHEDULE.

FOR SALE FOR CASH OR ON DEFERRED PAYMENTS.

Waitomo County.—Mapara Survey District.

SECTION 20, Block VIII: Area, 19 acres 0 roods 3.7 perches. Upset price, £76.

Situated about four miles from the Kopaki Railway-station, by good metalled road, at the junction of the Mapara and Kopaki Roads, in close proximity to the Aratoro School. There is a fair amount of scrub, fern, and manuka on the section. The land varies from light soil to heavy river flats.

Terms of Sale.

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

2. Deferred Payments.—Five per cent. of the purchase-money and license fee (£1 1s.) to be paid on the fall of the hammer, the balance by equal half-yearly instalments extending over 34½ years, bearing interest at the rate of 5½ per cent. per annum on the unpaid purchase-money; but with the right to pay off 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, the amount already paid shall be forfeited and the contract for sale of the land shall be null and void.

Titles will be 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.

Full particulars may be obtained at this office.

W. D. ARMIT,
Commissioner of Crown Lands.

Land in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 28th March, 1927.

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, Wellington, at 2.30 o'clock p.m. on Friday, 29th April, 1927, under the provisions of the Land Act, 1924.

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

Patea County.—Wairoa Survey District.

SECTIONS 57B, 58B, and 59B, Block XII: Area, 48 acres 0 roods 6 perches. Upset price, £1,100.

This property is situated on the Tuke Road, midway between the Momahaki Railway-station and the sea-coast. The Momahaki Railway-station is three miles distant by formed dray road, and the Waverley School is five miles distant. The section comprises low, undulating land, all in grass, and mostly ploughable. The soil is of a sandy nature resting on clay formation. The section is subdivided into two paddocks. The only buildings are a small ware and a shed.

CONDITIONS OF SALE.

The purchaser may pay for the land in cash or by deferred payments. The terms are:—

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

2. Deferred Payments.—Five per cent. of the purchase-money, together with £1 1s. license fee, to be paid on the fall of the hammer.

The balance of the purchase-money, with interest thereon at the rate of 5½ per cent. per annum, to be paid by instalments extending over a period of 34½ years.

The licensee shall have the right at any time during the currency of his license to pay off either the whole of the purchase-money or any half-yearly instalment or instalments thereof then remaining unpaid.

Upon receipt of the final instalment a certificate of title in respect of the land purchased shall issue upon payment of the prescribed Crown grant fee.

If the purchaser fails to make any of the prescribed payments by due date the amount (if any) already paid shall be forfeited, and the contract for sale be null and void.

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

Full particulars may be obtained at this office.

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.

Land in Marlborough Land District for Sale or Selection.

District Lands and Survey Office,

Blenheim, 24th March, 1927.

NOTICE is hereby given that the undermentioned land will be opened for selection in terms of the Land Act, 1924, and applications will be received at the District Lands and Survey Office, Blenheim, up to 4 o'clock p.m., on Tuesday, the 3rd May, 1927.

The land may, at the option of the applicant, be purchased for cash, or be selected for occupation with right of purchase, or on renewable lease.

Applicants must appear personally for examination at the District Lands and Survey Office, Blenheim.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—SECOND-CLASS LAND.

Marlborough County.—Wakamarina Survey District.

SECTION 7, Block III: Area, 282 acres. Capital value, £600. Deferred payments: Deposit, £30; half-yearly instalment, £18 10s. 6d. Renewable lease: Half-yearly rent, £12.

Weighted with £635, valuation for improvements, comprising house (well-built 5-roomed dwelling) and fencing, £600; and cow-byre and 11 chains new fencing, £35. The whole amount may be paid in cash or as follows: The £35 to be paid in cash and the £600 by a deposit of 5 per cent. (£30) and half-yearly instalments of £18 10s. 6d., principal and interest, over a period of 34½ years. Cash: £1,235, with Crown grant fee of £1 3s. 10d.

Deferred Payments.—5 per cent. of price of land (£30), together with 5 per cent. value of improvements (£30), together with £35 cash for recent improvements, and £1 1s. license fee.

Renewable Lease.—Half-year's rent (£12), together with 5 per cent. value of improvements (£30), together with £35 cash for recent improvements and £1 1s. lease fee.

DESCRIPTION.

Comprises about 60 acres of fair to good flat land. The balance is steep, broken country, cold and shady, covered with birch brush. Practically all the milling-timber has been cleared off. Well watered. Altitude varies from 320 ft. to 1,500 ft. Distant about seven miles and a half from the Rai Valley Post-office and dairy factory.

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

Full particulars can be obtained from the Commissioner of Crown Lands, Blenheim.

J. STEVENSON,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale under the Provisions of the Hutt Valley Lands Settlement Act, 1925.

District Lands and Survey Office,

Wellington, 30th March, 1927.

NOTICE is hereby given that the undermentioned sections will be offered for sale at the Conference Hall, Dominion Farmers' Buildings, Wellington, at 7.30 o'clock p.m., on Thursday, the 21st April, 1927.

The sections may be purchased for cash; for cash by instalments; or on special deferred payments under the provisions of the Hutt Valley Lands Settlement Act, 1925, and the Land for Settlements Act, 1925.