

cash or may be secured by way of first mortgage under the Discharged Soldiers Settlement Act after payment of a cash deposit of £50.

Situated about three miles from Puketutu Railway-station and about eleven miles from Te Kuiti. Soil consists chiefly of a light loam quality resting on rhyolite formation. Well watered by streams. A large percentage is ploughable.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years; but without right of purchase.
2. Rent, 4 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.
3. Applicants to be seventeen years of age and upwards.
4. Applicants to furnish statutory declaration with applications, 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. Order of selection is decided by ballot.
7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.
8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land, and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.
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. Lessee to pay all rates, taxes, and assessments.
11. Transfer not allowed until completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.
12. 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.
13. Lease is liable to forfeiture if conditions are violated.

Full particulars may be obtained from the Commissioner of Crown Lands, New Plymouth.

W. D. ARMIT,
Commissioner of Crown Lands.

Lands in the Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 30th August, 1927.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash at the Local Lands and Survey Office, Hamilton, on Wednesday, 19th October, 1927, at 11 o'clock a.m., under the provisions of the Land for Settlements Act, 1925, and the Land Act, 1924.

SCHEDULE.

AUCKLAND LAND DISTRICT.—SETTLEMENT LAND.
THIRD-CLASS LAND.

Matamata County.—Palterere North Survey District.
Selwyn Settlement.

SECTION 34, Block XI: Area, 38 acres 2 roods 16-9 perches. Upset price, £15.

Situated three miles from Putaruru Railway-station and School. Broken country in fern, tea-tree, and tutu. Watered by stream and swamp in gullies.

FIRST-CLASS LAND.

Matamata County.—Tapapa Survey District.
Selwyn Settlement.

Section 130, Block XV: Area, 2 acres 2 roods 5-3 perches. Upset price, £10.

Section 131, Block XV: Area, 2 roods 30 perches. Upset price, £3.

Section 132, Block XV: Area, 1 acre 2 roods 32-8 perches. Upset price, £7.

The sections, which are covered with tea-tree and fern, are situated about five miles from Okoroire Railway-station.

Terms of Sale.

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, otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the contract for the sale of the land be null and void.

Titles will be subject to section 85 of the Land for Settlements Act, 1925, and Part XIII of the Land Act, 1924.

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

K. M. GRAHAM,
Commissioner of Crown Lands.

Lands in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 30th August, 1927.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the Local Lands and Survey Office, Hamilton, on Wednesday, the 19th October, 1927, at 11 o'clock a.m., under the provisions of the Land for Settlements Act, 1925, and the Land Act, 1924, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.—SETTLEMENT LAND.—FIRST-CLASS LAND.

Matamata County.—Matamata Town (Matamata Settlement).

SECTION 8, Block XI: Area, 1 rood. Upset price, £95.

Section 9, Block XI: Area, 1 rood. Upset price, £95.

Section 10, Block XI: Area, 1 rood. Upset price, £115.

Section 10, Block XVIII: Area, 1 rood. Upset price, £100.

Sections 8, 9, and 10, Block XI, are situated in Hohaia Street, about one quarter mile from Matamata Railway-station. Section 10, Block XVIII, is situated in Tamihana Street, in close proximity to the station. All the sections are level, with good frontages, and would make suitable building-sites.

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 ls.) 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 section 85 of the Land for Settlements Act, 1925, and 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.

Under the table prescribing the instalments of purchase, money and interest payable during the term of 34½ years—the instalments payable in respect of every £100 of the price is £3 5s., payable at the end of each successive period of six months.

Sale plans and full particulars may be obtained at this office.

K. M. GRAHAM,
Commissioner of Crown Lands.

Education Reserves in Auckland Land District for Lease by Public Auction.

District Lands and Survey Office,
Auckland, 30th August, 1927.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the Local Lands and Survey Office, Hamilton, at 11 o'clock a.m., on Wednesday, 19th October, 1927, under the provisions of the Education Reserves Act, 1908, and the Public Bodies Leases Act, 1908, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.

SECTION 236, Town of Hamilton East: Area, 1 acre. Upset annual rental, £5.