

*Opening Lands in the Auckland Land District for Sale or Selection.*

CHARLES FERGUSSON, Governor-General.

IN pursuance and exercise of the powers and authorities conferred upon me by the Land Act, 1924, I, General Sir Charles Fergusson, Baronet, Governor-General of the Dominion of New Zealand, having received the report of the Under-Secretary in this behalf, as provided by section one hundred and seventy-six of the said Act, do hereby declare that the lands described in the Schedule hereto shall be open for sale or selection on Friday, the twenty-fourth day of February, one thousand nine hundred and twenty-eight, and also that the lands mentioned in the said Schedule may, at the option of the applicant, be purchased for cash or on deferred payments, or be selected on renewable lease; and I do hereby also fix the prices at which the said lands shall be sold, occupied, or leased as those mentioned in the said Schedule hereto, and do declare that the said lands shall be sold, occupied, or leased under and subject to the provisions of the Land Act, 1924.

SCHEDULE.

AUCKLAND LAND DISTRICT.

THIRD-CLASS LAND.

*Kawhia County.—Kawhia South Survey District.*

SECTION 2, Block III: Area, 983 acres. Capital value, £490. Deposit on deferred payments, £20; half-yearly instalment, £15 5s. 6d. Renewable lease: Half-yearly rent, £9 16s.

Weighted with £380, valuation for improvements comprising 260 chains of fencing, dwelling of four rooms, and outbuildings and two sheds. Repayable in cash, or may remain on instalment mortgage to the State Advances Superintendent for a term of twenty years, with interest at the rate of 6 per cent.

Grazing property, situated on the Awaroa-Mahoe Road, about thirteen miles from Oparau Dairy Factory, Saleyards, and Post-office, by metalled road (seven miles); balance unmetalled. There is a school, store, and launch-landing at Awaroa, seven miles distant. Section undulating and broken, approximately 350 acres has been felled and grassed, but has now reverted to second growth; the balance being in mixed bush, comprising tawa, rimu, rata, with tawhero and rewarewa on the lighter spurs; with a dense undergrowth of supplejack, punga, &c. Soil is a medium quality loam, resting on rubble and clay formation. Well watered by running streams. Altitude, 250 ft. to 750 ft. above sea-level.

*Raglan County.—Pirongia Parish.*

Section 385: Area, 276 acres. Capital value, £140. Deposit on deferred payments, £10; half-yearly instalment, £4 4s. 6d. Renewable lease: Half-yearly rent, £2 16s.

Weighted with £383 5s., valuation for improvements comprising lean-to house of two rooms and veranda, shed (18 ft. by 12 ft.), felling, grassing, stumping, and about 150 chains fencing, payable in cash, or £380 may remain on instalment mortgage to the State Advances Superintendent for a term of twenty years, with interest at the rate of 6½ per cent., £3 5s. to be paid in cash.

Situated on the Harapepe Road, about twenty-one miles from Frankton Junction Railway-station and Dairy Factory, eighteen miles by metalled road, balance clay road unmetalled. The nearest school, post-office, and store are at Te Pahu, four miles distant. Cream lorry passes within two miles and a half of property. Undulating to broken country. About 100 acres in light to heavy bush comprising tawa, rimu, mahoe, and rata, with a medium undergrowth of supplejack, punga, vines, wineberry, konini, &c. The balance has been felled and partly stumped and grassed, but has now reverted to second growth. Soil is of a volcanic nature on sandstone and rubble formation. Well watered by streams.

*Tauranga County.—Te Papa Parish.*

Section 571: Area, 117 acres 0 roods 6 perches. Capital value, £60. Deposit on deferred payments, £5; half-yearly instalment, £1 15s. 9d. Renewable lease: Half-yearly rent, £1 4s.

Situated ten miles from Tauranga by part metalled and part formed clay road, and three miles and a half from the Oropi School and Post-office. Approximately 10 acres undulating land; balance broken fern and tea-tree hills, with patches of rewarewa bush. The soil is a light loam on pumice formation; well watered by creeks. Altitude, 500 ft. to 600 ft. above sea-level.

*Waitomo County.—Maungamangero Survey District.*

Sections 5 and 6, Block I: Area, 1,562 acres. Capital value, £520. Deposit on deferred payments, £20; half-yearly instalment, £16 5s. Renewable lease: Half-yearly rent, £10 8s.

Weighted with £830, valuation for improvements comprising felling and grassing (now mostly reverted), 280 chains fencing, old dwelling, and shed. Repayable in cash or may remain on instalment mortgage to the State Advances Superintendent for a term of thirty years. Interest, 6 per cent.

Grazing property, situated about thirty-seven miles from Te Kuiti and two miles from Kiritehere School and Post-office. Mostly rough, steep country, of which about 600 acres have been felled and grassed, but have now practically all reverted to second growth, with ragwort spreading; balance in standing bush. Watered by running streams.

Section 19, Block VI: Area, 838 acres. Capital value, £840. Deposit on deferred payments, £40; half-yearly instalment, £26. Renewable lease: Half-yearly rent, £16 16s.

Weighted with £1,167 10s., valuation for improvements comprising 390 chains fencing, five-roomed house, woolshed, shed, felling and grassing. Repayable in cash or by a deposit of £167 10s.; balance to remain on instalment mortgage to the State Advances Superintendent for a term of thirty years. Interest, 6½ per cent.

Grazing property situated twenty-eight miles from Te Kuiti, two miles from Mangaotaki School, and twelve miles from Pio Pio Dairy Factory and Saleyards. About 480 acres have been felled and grassed, but are now reverting to second growth. Subdivided into four paddocks. Well watered by running streams.

*Otorohanga County.—Pirongia Survey District.*

Section 7A, Block VI: Area, 478 acres 0 roods 16 perches. Capital value, £240. Deposit on deferred payments, £10; half-yearly instalment, £7 9s. 6d. Renewable lease: Half-yearly rent, £4 16s.

Weighted with £65, valuation for improvements comprising about 160 chains fencing and house of four rooms, in very poor condition; payable in cash.

Grazing property, situated on the Mangati-Ngakoahia Road, about sixteen miles from Te Awamutu Railway-station, Dairy Factory, and Saleyards; twelve miles by metalled road, balance formed clay road. There is a post-office at Puketotara, three miles distant, and school and store at Pirongia, eight miles distant. About 200 acres have been felled and grassed, but have now reverted; 100 acres are in fern, the balance being in light bush, comprising tawa, rimu, tawhero, and rewarewa, with a light undergrowth of punga, supplejack, &c. Soil is a medium quality loam, resting on clay formation. Well watered by running streams. Altitude, 750 ft. to 950 ft. above sea-level.

SECOND-CLASS LAND.

*Otorohanga County.—Pirongia Survey District.*

Section 18, Block X: Area, 433 acres. Capital value, £220. Deposit on deferred payments, £10; half-yearly instalment, £6 16s. 6d. Renewable lease: Half-yearly rent, £4 8s.

Weighted with £190, valuation for improvements comprising one-roomed whare, 27 ft. by 12 ft. (well built), iron shed, about 260 chains fencing, and road formation. Repayable in cash, or could remain on instalment mortgage to State Advances Superintendent for a term of twenty years. Interest, 6½ per cent.

Situated at junction of the Ngutunui and Kawhia-Pirongia Roads, about fifteen miles from Otorohanga Railway-station, of which about nine miles is by metalled road, balance formed clay road. There is a dairy factory and saleyards at Otorohanga, while the nearest school and post-office are at Ngutunui, two miles and a half distant. Cream lorry passes within half a mile of section. About 200 acres ploughable; approximately 60 acres has been disked and sown in grass, which has now run out. The soil is of a light to medium nature on sandstone and rubble formation. Well watered by running streams.

*Waitomo County.—Awakino Survey District.*

Section I, Block II: Area, 457 acres. Capital value, £830. Deposit on deferred payments, £20; half-yearly instalment, £26 6s. 6d. Renewable lease: Half-yearly rent, £16 12s.

Weighted with £165, valuation for buildings consisting of four-roomed dwelling, shed, and cowshed (partly built); repayable in cash or in ten years by twenty half-yearly instalments of £10 13s. 8d.

Situated about two miles and a half from Mokau School and Dairy Factory, and about six miles from Awakino Saleyards. The section comprises about 160 acres of bush felled and grassed; the balance being in bush. Subdivided into four paddocks. Sufficiently watered by springs and streams.

The improvements, included in the capital value, comprise 40 chains of boundary fencing and 30 chains of subdivisional fencing, and 160 acres felling and grassing, valued at £372.

As witness the hand of His Excellency the Governor-General, this 7th day of December, 1927.

A. D. McLEOD, Minister of Lands.