

Situated fourteen miles from Ngongotaha Railway-station and dairy factory, four miles from Kaharoa School, six miles and a half from Kaharoa Post-office, and twenty miles from Rotorua—five miles metalled, fifteen miles formed clay road. Approximately 50 acres old pasture, 10 acres shelter bush; balance broken fern hills. Watered by springs. Area suitable for grazing cattle, in conjunction with other property.

ABSTRACT OF CONDITIONS OF LEASE.

"Cash" System.

1. Applicants to be seventeen years of age and upwards.
2. Applicants to furnish statutory declarations with applications, and, on being declared successful, deposit one-fifth of purchase-money; the balance, with Crown-grant fee, is payable within thirty days. The Crown-grant fee is £1 for first 100 acres or less, and ¼d. for each additional acre.
3. *Improvements.*—Purchaser must, within ten years, improve the land to the extent of £1 an acre on first-class land, 10s. an acre on second-class land, and 5s. an acre on third-class land, otherwise no Crown grant can issue.
4. Roads may be taken through the land at any time within seven years upon payment of twice the amount paid by the original purchaser for the area taken for such roads.

Deferred Payments.

1. Term of license: Thirty-four and one-half years.
2. Deposit: Such amount as may be fixed by the Land Board, being not less than 3 per centum of the price of the land, together with £1 1s. license fee.
3. The balance of the purchase-money, together with interest thereon at the rate of 5½ per centum per annum, shall be payable by half-yearly instalments extending over the above-mentioned period.
4. With the first half-yearly instalment there shall be paid the interest on balance of purchase-money for period between date of license and date of commencement of term thereof.
5. 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 remaining unpaid.
6. Upon payment of the purchase-money in full, and of all interest thereon, a certificate of title in respect of the land purchased shall be issued to the purchaser on payment of the prescribed Crown-grant fee.
7. The interest of the licensee shall be subject to forfeiture in the event of his failure to pay any instalment of principal and interest due under the license or to comply with any of the conditions thereof.
8. Applicants to be seventeen years of age and upwards.
9. Purchaser shall execute required statutory declaration and shall execute license within thirty days after being notified that it is ready for signature.
10. Residence on land comprised in the license is to commence within four years on bush or swamp land, and within one year on open or partly open land, and shall be continuous thereafter for ten years.
11. *Improvements.*—Licensee 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.
12. Licensee to pay all rates, taxes, and assessments.
13. Transfer not allowed until after completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.
14. Roads may be taken through the lands at any time within seven years from date of license.
15. License is liable to forfeiture if conditions are violated.

Renewable Lease.

1. Term of lease: Sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years.
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 1s. (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 land 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, Auckland.

K. M. GRAHAM,
Commissioner of Crown Lands.

Land in Gisborne Land District for Sale by Public Auction.

District Lands and Survey Office,
Gisborne, 1st August, 1928.

NOTICE is hereby given that the undermentioned Land will be offered for sale by public auction on deferred payments at the District Lands and Survey Office, Gisborne, on Thursday, 13th September, 1928, at 2 o'clock p.m., under the provisions of the Discharged Soldiers Settlement Act, 1915, and its amendments.

SCHEDULE.

GISBORNE LAND DISTRICT.—SECOND-CLASS LAND.

Wairoa County.—Tuahu Survey District.

SECTION 5, Block X: Area, 1,525 acres 3 roods. Upset price, £4,560.

The valuation for improvements, consisting of about 650 acres felling and grassing, approximately two miles and a half fencing, dwelling of four rooms, and shed is included in the upset price.

Section was formerly part of Small Grazing-run 94. About forty miles from Wairoa, twenty-five miles of which is metalled main road. Approximately 650 acres felled and grassed; remainder good bush country. Three miles fencing. Well watered by permanent streams. House of four rooms. About fourteen miles from Ruakituri School.

TERMS OF SALE.

License fee (£1 1s.) and the amount of deposit must be paid on the fall of the hammer. The balance to be repayable by equal half-yearly instalments extending over a period of 36½ years and bearing interest at the rate of 5 per cent. per annum on the unpaid purchase-money in the case of a discharged soldier, or over a period of 34½ years and bearing interest at the rate of 5½ per cent. per annum on the unpaid purchase-money in the case of a civilian. In either case the purchaser shall have the right to pay off at any time the whole or any part of the outstanding amount.

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 in either case 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.

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

The land is 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.

Plans and full particulars may be obtained at this office.

E. H. FARNIE,
Commissioner of Crown Lands.