

requires to be paid either in cash or by instalment mortgage to the Superintendent, State Advances Department, extending over a period of 36½ years; interest, 5 per cent. Free of interest for the first two years from date of selection.

Grazing proposition, situated twenty-two miles from Te Kuiti Railway-station and saleyards, and four miles from Mairoa School and post-office. A metalled road passes the property. Four hundred and seventy acres bush land, felled and grassed (all now reverted), 30 acres worn-out pasture, and 157 acres standing bush. Ragwort and foxglove getting a hold. Subdivided into eleven paddocks. Well watered by running streams.

Sections 11A and 12A, Block VII: Area, 362 acres 1 rood. Capital value, £270. Half-yearly rent, £5 8s.

Weighted with £310 valuation for improvements comprising dwelling (in poor repair), woolshed, two sheds, and approximately 240 chains fencing. This amount, together with weighting of £340 on Section 13A, is repayable in cash or by instalment mortgage to the State Advances Superintendent for a period of thirty years. Interest, 5 per cent. Half-yearly instalment, £21 Os. 4d. Free of interest for twelve months from date of selection.

Grazing property, situated twenty-three miles from Te Kuiti Railway-station, three miles from Mairoa School, and three miles from Waitanguru. The whole area has been felled and grassed; 90 per cent. having reverted. Ragwort is spreading. Watered by running streams.

NOTE.—These sections are offered conjointly with Section 13A, and State Advances mortgage will be taken over all sections.

Section 27, Block VII: Area, 200 acres. Capital value, £150. Half-yearly rent, £3.

Grazing property, situated on the Mangaotaki-Waitanguru Road about twenty-seven miles from Te Kuiti, three miles from Haku School, and twelve miles from post-office, store, and saleyards at Pio Pio. About 20 acres felled and grassed land (now reverted), 180 acres heavy bush, comprising tawa, rimu, puketea, &c., with dense undergrowth of supplejack and pungu. Soil a medium quality loam on limestone formation. Poorly watered by springs.

Otorohanga County.—Orahiri Survey District.

(Exempt from Payment of Rent for Five Years.)

Sections 12 and 22, Block VII: Area, 328 acres 1 rood 9 perches. Capital value, £165. Half-yearly rent, £3 6s.

Weighted with £85, valuation for improvements comprising a three-roomed dwelling, implement shed, and about 100 chains fencing. This amount is repayable in cash or, to a suitable applicant, arrangements could be made for an amount to remain on mortgage to the State Advances Superintendent.

Grazing property, situated six miles from Otorohanga Railway-station, post-office, school, and saleyards by metalled road for five miles; balance formed clay road. About 248 acres have been felled and grassed, but have now wholly reverted; the balance being in standing bush. Section is broken, but lies well to the sun. Well watered by running streams. Ragwort has a good hold on the section.

#### 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.
2. Rent, 4 per cent. per annum on the capital value, payable in advance 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, Auckland.

K. M. GRAHAM,  
Commissioner of Crown Lands.

Land in Auckland Land District for Selection on Renewable Lease.

District Lands and Survey Office,  
Auckland, 7th August, 1928.

NOTICE is hereby given that the undermentioned section is open for sale or selection on renewable lease under the Land Act, 1924, and applications will be received at the District Lands and Survey Office, Auckland, up to 4 o'clock p.m., on Friday, 24th August, 1928.

Applicants must appear personally for examination at the District Lands and Survey Office, Auckland, on Wednesday, 29th August, 1928, at 10.30 o'clock a.m.; but if any applicant so desires he may be examined by the Land Board of any other district.

Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who within two years immediately preceding date of the ballot have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand; and to applicants who, while domiciled in New Zealand, have served beyond New Zealand as members of any of His Majesty's Forces in connection with any war other than the war with Germany.

#### SCHEDULE.

AUCKLAND LAND DISTRICT.—THIRD-CLASS LAND.

Otorohanga County.—Wharepapa Survey District.

SECTION 1, Block XI: Area, 742 acres 1 rood 31-6 perches. Capital value, £370. Half-yearly rent, £7 8s.

Weighted with £250, valuation for improvements comprising two-roomed house, approximately 380 chains boundary and subdivisional fencing, clearing, and grassing. This amount is repayable in cash, or may remain on instalment mortgage in favour of State Advances Superintendent for thirty years at 6 per cent.

Grazing property situated thirty-two miles from Te Awamutu Railway-station and saleyards and four miles from Ngaroma School. Approximately 240 acres in pasture, 300 acres scrub land of inferior quality; balance standing bush. Watered by streams and creeks. Ragwort is prevalent.

#### 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.
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.