

School. Whole area has been felled and grassed, now about half reverted to second growth, with ragwort spreading. Watered by creeks.

NOTE.—Section is offered conjointly with Sections 11A and 12A, and State Advances mortgage will be taken over all sections.

Section 10, Block VI: Area, 575 acres. Capital value, £200. Half-yearly rent, £4.

Weighted with £70, valuation for improvements comprising felling and grassing, and approximately 40 chains of fencing (in poor repair). This amount, together with weighting of £225 on Lot 2 of Section 9, Block VI, Maungamangero Survey District, will be secured by instalment mortgage to Superintendent, State Advances Department, for thirty years, interest at 5 per cent., repayable in half-yearly instalments of £9 10s. 9d., and exempt from payment of interest for twelve months from date of selection.

Grazing property, situated thirty-one miles from Te Kuiti Railway-station, sixteen miles from Pio Pio Post-office, store, and saleyards, fourteen miles of which is metalled and two miles clay road; four miles from Haku School. Well watered by running streams. Steep and broken country, about 115 acres felled and grassed (now mostly reverted); balance of 460 acres in standing bush. Ragwort is getting a hold. There are no buildings on this property.

NOTE.—This section is offered conjointly with Lot 2 of Section 9, Block VI, Maungamangero Survey District, adjoining, the successful applicant being required to take over both areas. The State Advances mortgage will be registered over the property as a whole.

Section 3, Block IV: Area, 1,584 acres 0 roods 3 perches. Capital value, £800. Half-yearly rent, £16.

Weighted with £140, valuation for improvements comprising two-roomed whare, milking-shed, and approximately 450 chains of fencing, all now in poor condition. This amount is repayable either in cash or by a cash deposit of £35, the balance to be repaid over a period of ten years by twenty half-yearly instalments of £6 16s.

Grazing property, situated twenty miles from Te Kuiti store, railway-station, and dairy factory, and four miles from Mairoa School and post-office. About 600 acres of bush land has been felled and grassed, but has now all reverted to second growth. The balance of the area is in bush and scrub. Watered by running streams. Ragwort is in evidence.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three 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 application, 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 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.

Sections in Te Kuiti Township, Auckland Land District, for Lease by Public Auction.

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

NOTICE is hereby given that leases of the undermentioned Crown lands will be offered for sale by public auction at the Lands Office, Rora Street, Te Kuiti, at 10 o'clock a.m. on Wednesday, 3rd October, in the manner and at the upset annual rents, shown below.

FIRST SCHEDULE.

AUCKLAND LAND DISTRICT.

Waitomo County.—Te Kuiti Township.

FOR lease in accordance with the provisions of the expired leases of the sections described herein, originally granted under the Maori Land Administration Act, 1900, and regulations made thereunder.

Section.	Block.	Area.			Upset Annual Rental.		
		A.	R.	P.	£	s.	d.
8	III	0	1	5.3	7	0	0
1	IV	0	0	27	8	0	0
2	IV	0	0	27	5	12	0
4	IV	0	0	34	7	0	0
5	IV	0	0	31.6	7	8	0
6	IV	0	0	31.6	8	5	0
15	IV	0	0	31.6	6	10	0
16	IV	0	0	31.6	6	10	0
17	IV	0	0	34	7	0	0
19	IV	0	0	27	5	12	0
20	IV	0	0	27	5	12	0
Lot 1 of 1	VII	0	0	19.5	18	0	0
Lot 2 of 20	VIII	0	0	18	39	12	0
14	X	0	0	36.8	18	15	0
18	X	0	0	24	17	3	0
9	XI	0	3	33.2	29	5	0
11 and 13	XI	1	2	26.8	30	0	0
18	XVI	0	2	0	8	1	0
22	XVI	0	2	0	8	1	0
24	XVI	0	2	0	8	1	0
Lot 4 of 18	XIX	0	1	37	6	4	0
Lot 4 of 20 and 23	XIX	0	2	0	7	12	0
Lot 11 of 21 and 22	XIX	0	2	17.5	1	10	0

SECOND SCHEDULE.

Waitomo County.—Te Kuiti Township.

FOR lease in accordance with the provisions of the expired leases of the sections described herein, originally granted under the Native Township Act, 1910, and regulations made thereunder.

Section.	Block.	Area.			Upset Annual Rental.		
		A.	R.	P.	£	s.	d.
21	VI	0	0	31.6	8	4	0
Lot 1 of 6 and 7	XIX	0	1	17.3	11	16	0
Lot 3 of 6 and 7	XIX	0	0	32.5	6	14	0
Lot 2 of 14	XIX	0	2	4.2	6	14	0
Lot 3 of 14	XIX	0	2	5.7	6	14	0
10	XXVIII	0	2	28.1	6	10	0

GENERAL DESCRIPTION.

These sections, which comprise principally level land, are situated within three-quarters of a mile of Te Kuiti Post-office and railway-station, and are mostly suitable for residential or business purposes.

The purchaser of the leases of the undermentioned sections will require to pay in cash the amounts shown as valuation for improvements existing thereon:—

Section 14, Block X: Fencing, value £4.

Sections 11 and 13, Block XI: Wooden dwellings and offices, motor-shed, tennis-court, plantation, hedges, and baths, value £1,490.

Section 18, Block XVI: Lean-to dwelling and small shed, value £100.

Lot 11 of Sections 21 and 22, Block XIX: Fencing, value £10.