

Terms and Conditions.

1. The highest bidder shall be the purchaser.
 2. A half-year's rent at rate offered, together with rent for broken period from date of sale to 31st December, 1928, and lease and registration fees, together with valuation for improvements (if any) to be paid on fall of the hammer.
 3. The term of lease shall be for twenty-one years, with right of renewal for further similar terms, at rentals to be fixed by revaluation.
 4. Rental payments to be made half-yearly in advance on 1st January and 1st July.
 5. The lessee will pay all rates, taxes, and other assessments which may become due and payable in respect of the land.
 6. The lessee will keep the land free of noxious weeds.
 7. The lessee will keep all buildings, drains, and fences in good order and repair.
 8. The lessee will not carry on any offensive trade.
 9. The lessee will not sublet, transfer, or otherwise dispose of any interest in the land without the previous consent in writing of the lessor first had and obtained.
 10. Rental payments in arrears for thirty days, or a breach of the conditions of lease expressed or implied shall entitle the lessor to re-enter and determine the lease.
- The lease and registration fee will be £1 ls.
- 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.
- Full particulars may be obtained at this office or at the local Lands Office at Te Kuiti.

K. M. GRAHAM,
Commissioner of Crown Lands.

Lands in Taranaki Land District for Sale by Public Auction.

District Lands and Survey Office,
New Plymouth, 7th August, 1928.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the Public Hall, Matiere, on Tuesday, 11th September, 1928, at 11 o'clock a.m., under the provisions of section 152 of the Land Act, 1924.

FIRST SCHEDULE.

For Sale for Cash.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Ohura County.—Aria Survey District.

SECTION 10, Block XI: Area, 9 acres 2 roods. Upset price, £40.

Situated on the Waikaka Road, about eight miles from Niho Niho Railway-station. It comprises a fairly narrow piece of flat land, all in bush, chiefly kahikatea, but the timber is of no millable value. When improved, it will make a good paddock for running a few cows on.

SECOND SCHEDULE.

For Sale for Cash or on Deferred Payments.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Ohura County.—Aria Survey District.

Subdivision 2 of Section 1.

Lot 1, Block XVI: Area, 9 acres 3 roods 9 perches. Upset price, £170.

Lot 2, Block XVI: Area, 7 acres 0 roods 34 perches. Upset price, £140.

Lot 3, Block XVI: Area, 7 acres 1 rood 25.2 perches. Upset price, £140.

Lot 4, Block XVI: Area, 7 acres 1 rood 4 perches. Upset price, £110.

Lot 5, Block XVI: Area, 7 acres 1 rood 15 perches. Upset price, £115.

Lot 6, Block XVI: Area, 7 acres 0 roods 33 perches. Upset price, £100.

Lot 7, Block XVI: Area, 7 acres 0 roods 20.9 perches. Upset price, £115.

These sections adjoin the Matiere Township. The area has been milled recently. The soil is of good quality, and when drained the sections should make first-class paddocks for running a few cows on.

Ohura County.—Ohura Survey District.

Sections 31 and 28, Block II: Area, 73 acres 0 roods 31 perches. Upset price, £440.

Situated on the Ohura-Matiere Road, about one mile from the Niho Niho Railway-station. The soil is of a rich loam quality; well watered. When improved, it should make a

first-class dairy farm. Practically all ploughable. Portion of the area originally comprised the old Niho Niho Domain.

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, 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.

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.

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 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.

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

W. D. ARMIT,
Commissioner of Crown Lands.

Land in Gisborne Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Gisborne, 8th August, 1928.

NOTICE is hereby given that the undermentioned land is open for sale or lease to discharged soldiers, under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder; and applications will be received at the District Lands and Survey Office, Gisborne, up to 4 o'clock p.m. on Wednesday, the 12th September, 1928.

The land may be purchased for cash or on deferred payments, or selected on lease for a term of thirty-three years, with right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Gisborne, on Friday, the 14th September, 1928, at 10.30 o'clock a.m.

The ballot will be held at the District Lands and Survey Office, Gisborne, at the conclusion of the examination of applicants.

SCHEDULE.

GISBORNE LAND DISTRICT.—FIRST-CLASS LAND.

Cook County.—Homebush Settlement.

LOT 3 of Section 4s: Area, 5 acres 1 rood. Capital value, £320. Deposit on deferred payments, £20; half-yearly instalment, £9 15s. Renewable lease: Half-yearly rent, £8.

Weighted with £490, valuation for buildings consisting of dwelling, two sheds, sty, cowshed, and separator-room. This amount to be paid in cash or by a deposit of £90, the balance (£400) to remain on a twenty-year instalment mortgage. Half-yearly instalment, £15 18s. 8d. The following improvements are included in the capital value: Road and culvert, plantation, and about 10 chains of fencing.

Situated on Glenelg Road, Hexton, about six miles from Gisborne Post-office, via the Ormond Road. The property would make a good home for a man whose work lay in the district. The house is not finished inside. Kings Road Railway-station is about two miles distant. Makauri School about a mile.

CONDITIONS OF SALE.

1. *Cash.*—One-fifth of the purchase-money to be forwarded with application, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

2. *Deferred Payments.*—Five per cent. of the purchase-money, together with £1 ls. license fee, to be forwarded with application.

The balance of the purchase-money, with interest thereon at the rate of 5½ per cent. per annum, to be paid by instalments extending over a period of 34½ years.

The licensee shall have the right at any time during the currency of the license to pay off either the whole of the