

Lands in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 25th September, 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 District Lands and Survey Office, Auckland, at 10.30 o'clock a.m. on Thursday, 8th November, 1928, under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.

FIRST-CLASS LAND.

Waikato County.—Taupiri Parish.

SECTION 240: Area, 43 acres 2 roods 24 perches. Upset price, £130.

Situated seven miles from Ohinewai Railway-station, store, and post-office, within a few chains of the Ohinewai-Tahuna Road. Matahura School is two miles distant. Soil is of light loam resting on clay formation. No permanent water. Section generally of fair quality. Approximately 2 acres broken by gully; the balance being ploughable. Level to undulating land in fern and tea-tree.

SECOND-CLASS LAND.

Waikato County.—Taupiri Parish.

Sections 274 and 275: Area, 69 acres 3 roods 20 perches. Upset price, £70.

Situated in the Whangamarino Valley, about twelve miles from Ohinewai Railway-station, store, and post-office, eight miles being by metalled road; balance unformed. Waite-rimu School is four miles distant.

Section comprises hilly fern and tea-tree land, with shallow swamps, broken by gullies. Portions have been ploughed and grassed, but have now reverted to natural state. Soil of a light nature, resting on clay formation; poorly watered by springs.

Ohinemuri County.—Aroha Survey District.

Section 4, Block IV: Area, 120 acres. Upset price, £650.

Situated about two miles and a quarter from Waihi Post-office, on the Tauranga-Waihi Road.

Mostly level land, practically all ploughable, but slightly broken by shallow gullies on the eastern side. Property ring-fenced. Has been grassed, but now mostly in short tea-tree, fern, and blackberry. Soil of inferior quality; poorly watered. The section when fully improved would make a suitable dairy farm.

CONDITIONS OF SALE.

The purchaser may pay for the land in cash or by deferred payments. The terms are:—

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), within thirty days thereafter.

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

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 purchase-money or any half-yearly instalment or instalments thereof then remaining unpaid.

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 fails to make any of the prescribed payments by due date the amount (if any) already paid shall be forfeited, and the contract for the sale be null and void.

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

Full particulars may be obtained at this office.

K. M. GRAHAM,
Commissioner of Crown Lands.

MAORI LANDS NOTICE.

Tenders for Leases in the Otorohanga Native Township.

Waikato-Maniapoto District Maori Land Board Office,
Auckland, 6th September, 1928.

NOTICE is hereby given, in terms of the Native Townships Act, 1910, and the regulations thereunder, that written tenders are invited and will be received at the office of the Waikato-Maniapoto District Maori Land Board, Auckland, up to 4 o'clock in the afternoon on Thursday, the 18th day of October, 1928, for leases of the undermentioned sections, for terms of twenty-one years, with right of renewal for further terms of twenty-one years.

SCHEDULE.

WAITOMO COUNTY.—OTOROHANGA TOWNSHIP.

Section.	Block.	Area.	Upset Rental.	Value of
				Improvements loaded on Section.
3	XI	A. R. P. 0 1 1.4	£ s. d. 6 0 0	£ Nil.
4	XI	0 1 2	6 0 0	Nil.
23	XI	0 0 27	11 0 0	105
34	XII	0 3 5.8	11 4 0	Nil.
3	XIII	0 3 8.5	5 0 0	25
4	XIII	0 3 8.8	3 5 0	Nil.
5	XIII	0 3 8.8	2 15 0	Nil.
6	XIII	0 2 39.7	3 5 0	Nil.
15	XIII	0 3 8	1 5 0	Nil.
16	XIII	1 0 4.1	1 5 0	Nil.
17	XIII	0 3 34.8	1 5 0	Nil.
10	XVI	0 0 31.9	6 12 0	Nil.
11	XVI	0 0 31.9	8 4 0	Nil.
3	XVII	0 1 2.8	6 12 0	Nil.
4	XVII	0 1 2.8	6 12 0	Nil.
7	XVII	0 0 36.9	8 10 0	Nil.
15	XVII	0 1 30	3 0 0	Nil.
18	XVII	0 2 15.5	4 7 0	Nil.
3 & 4	XXII	0 3 3.9	13 4 0	555
2	XXIII	0 1 0	5 0 0	Nil.
6	XXIII	0 1 0	5 0 0	Nil.
7	XXIII	0 1 0	5 0 0	Nil.
10	XXIII	0 1 0	5 0 0	Nil.

Abstract of Terms and Conditions of Lease.

- The term of the lease shall be twenty-one years from the 1st November, 1928, at the rental tendered, with right of renewal of the lease for further terms of twenty-one years, at fair annual ground rents, to be fixed in accordance with the terms of the lease.
- The lessee will pay all rates, taxes, &c.
- The lessee will keep the land free from noxious weeds.
- The lessee will keep all buildings, drains, and fences in good order and repair.
- The lessee will not carry on any offensive trade.
- The lessee will not assign or sublet without the previous consent in writing of the lessor.
- The successful tenderer shall pay to the Board the value of the improvements with which any section is loaded.

GENERAL INSTRUCTIONS TO TENDERERS.

The sections will be leased subject to the upset rental specified in each case.

Every tender shall be enclosed in a sealed envelope addressed to the President of the Board, and marked on the outside as follows: "Tender for lease of Section , Block , Otorohanga Township."

Tenders must be accompanied by six months' rent, lease fee £4 4s., stamp duty 6s., and registration fee 10s. If any person desires to tender for more than one section, a separate tender for each section to be made. In the event of two or more sections being included in the one lease, the excess fees will be refunded.

The highest tenderer to be declared the lessee, but the Board reserves the right to decline to accept any tender.

Plans of the sections and forms of lease can be inspected at the office of the Under-Secretary for Native Affairs, Wellington, or the office of the Board.

CHARLES E. MacCORMICK,
President, Waikato-Maniapoto District
Maori Land Board.