

## SECOND-CLASS LAND.

*Waitomo County.*

(Exempt from Payment of Rent for Five Years.)

Section 4, Block II, Aria Survey District. Area: 256 acres. Capital value, £200. Half-yearly rent, £4.

Exempt from payment of rent for five years, provided improvements to the value of £20 are effected annually during the exemption period.

Weighted with £600, valuation for improvements comprising three-roomed cottage, plantation, orchard, 230 chains fencing, 256 acres felled and grassed (now partially deteriorated). A deposit of £60 is payable; the balance to be secured by an instalment mortgage for a period of 34½ years; interest, 5½ per cent.

A grazing farm on the Kiekie Road, thirty miles from Te Kuiti Railway-station, five miles from Parehaka School, and six miles from Aria Dairy Factory.

Light soil, half on papa and half on sandstone formation. Watered by a stream. Access by metalled road to within two miles of the section.

Estimated carrying capacity, 100 ewes and 10 steers. Capable of improvement.

*Taumarunui County.*

(Exempt from Payment of Rent for a Period of Five Years.)

Section 2, Block III, Piopotea West Survey District. Area: 244 acres. Capital value, £300. Half-yearly rental, £6.

Exempt from payment of rent for five years, subject to improvements to the value of £30 being effected annually during the exemption period.

Weighted with £750, valuation for improvements comprising new house, sheds, yards, 170 chains fencing, and 184 acres grassing. A deposit of £75 is payable; the balance to be secured by an instalment mortgage for 34½ years; interest, 5½ per cent.

A dairying and grazing farm on the Otunui Road, eleven miles from Taumarunui Railway-station, and three miles from Otunui School. About 10 acres easy country; balance hilly, with heavy loam on papa and sandstone. Well watered.

*Ohura County.*

(Exempt from Payment of Rent for a Period of Four Years.)

Section 9, Block V, Aria Survey District. Area: 844 acres. Capital value, £350. Half-yearly rental, £7.

Exempt from payment of rent for a period of four years, provided improvements to the value of £35 are effected annually during the exemption period.

Weighted with £300, valuation for improvements, on which a deposit of £30 is payable; the balance to be secured by an instalment mortgage for 34½ years; interest, 5½ per cent. Improvements comprise whare, 125 chains fencing, and 444 acres felling and grassing.

A grazing farm situated on the Waitewhena Road, sixteen miles from Ohura, half the distance being metalled, the remainder formed only. Comprises 200 acres undulating land; balance hilly to steep. Soil fair depth on papa and sandstone; well watered.

## THIRD-CLASS LAND.

*Ohura County.*

(Exempt from Payment of Rent for a Period of Five Years.)

Sections 7 and 15, Block VI, Aria Survey District. Area: 721 acres. Capital value, £180. Half-yearly rental, £3 12s.

Exempt from payment of rent for a period of five years, provided improvements to the value of £40 are effected annually during the exemption period.

Weighted with £350, valuation for improvements comprising dwelling (three rooms), shed, 200 chains fencing, 400 acres felled and grassed. A deposit of £35 is payable; the balance to be secured by an instalment mortgage for a period of 34½ years; interest, 5½ per cent.

A grazing farm situated on the Waitewhena Road, about seventeen miles from Ohura Railway-station and nine miles from Aria School. Practically all hilly, with some easy country at the back. Well watered; fair soil. About 400 acres have been felled and grassed, now partially deteriorated.

## 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 affected 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, New Plymouth.

W. D. ARMIT,  
Commissioner of Crown Lands.

*Lands in the Wellington Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Wellington, 30th October, 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, State Fire Insurance Buildings, Lambton Quay, Wellington, at 2 o'clock p.m. on Tuesday, 18th December, 1928, under the provisions of the Land Act, 1924, and amendments.

## SCHEDULE.

## WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

*Wanganui County.—Waipakura Survey District.*

PART Section 4, Block X: Area, 16 acres 0 roods 1 perch. Upset price, £50.

Part Section 4, Block X: Area, 46 acres 2 roods 36 perches. Upset price, £280.

Situated on the right bank of the Wanganui River at Raorikia, about fifteen miles from Wanganui—eleven miles metalled road and balance formed clay road in good condition.

The sixteen-acre portion comprises broken steep land, cut up by the Kaurapaoa Road and Mangaiti Stream. Fair quality soil. Blackberry requires attention.

The forty-six-acre block comprises a steep hillside with a good sunny aspect. Land is in grass, although bracken fern and manuka is now coming away.

*Patea County.—Momahaki Survey District.*

Section 1, Block XIV: Area, 10 acres 1 rood. Upset price, £102 10s.

Situated on the right bank of the Waitotara River, about twenty-two miles from Waitotara. Level land in grass with good river loam soil resting on clay formation. About 700 ft. above sea-level. Good pasture land.

## TERMS OF SALE.

*Cash.*

One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

*Deferred Payments.*

Five per cent. of the purchase-money, together with £1 ls. (license fee) and valuation for improvements, 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 his 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 XII 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.

H. W. C. MACKINTOSH,  
Commissioner of Crown Lands.