

way of the Waitara Valley Road. It is subdivided into nine paddocks, and is estimated to carry 300 ewes and 40 head of cattle in its present condition. There are about 250 acres in good pasture.

## SECOND-CLASS LAND.

*Clifton County.—Mimi Survey District.*

Section 2, Block V: Area, 1,022 acres. Capital value, £640. Half-yearly rent, £12 16s.

Exempt from payment of rent for a period of five years provided improvements to the value of £60 are effected annually during the exemption period.

Weighted with £160, valuation for improvements comprising four-roomed dwelling, wool-shed, about 60 chains fencing, and about 350 acres felling and grassing. This amount is either payable in cash or may be secured on first mortgage by arrangement with the State Advances Department.

Property is situated about one mile from Okau School and about six miles from Okau Junction. It comprises easy to steep country. About 350 acres has been felled and grassed, and of this 100 acres is in good pasture. It is estimated to carry 100 sheep and 30 head of cattle.

## THIRD-CLASS LAND.

*Hawera County.—Opaku Survey District.*

Section 6, Block II: Area, 1,775 acres. Capital value, £445. Half-yearly rent, £8 18s.

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

Weighted with £160, valuation for improvements, to be paid in cash or in seven annual instalments after payment of a deposit of £20. Access is from Ball Road Railway-station for a distance of eight miles by metalled road, two miles and a half by clay road, and thirteen miles stock-track.

About 300 acres has been felled, and of this about 285 acres has been burnt and sown; however, this is reverting to second growth. In its present condition it is estimated to carry 100 dry sheep.

## SECOND-CLASS LAND.

*Ohura County.—Aria Survey District.*

Section 24, Block XIV: Area, 727 acres. Capital value, £400. Half-yearly rent, £8.

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

Weighted with £350, valuation for improvements comprising house and outbuildings, about 150 chains fencing, and about 350 acres felling and grassing. This amount is either payable in cash or may be secured on first mortgage by arrangement with the State Advances Department.

This section is situated about one mile and a half from Nihoniho Railway-station, post-office, and school. About 378 acres is in standing bush; the balance of area has been felled and grassed, but is now reverting to fern. In its present condition it is estimated to carry 75 dry sheep and 30 head of cattle.

*Whangamomona County.—Ngatimaru Survey District.*

Sections 15, 19, and 20, Block IV: Area, 699 acres 0 roods 21 perches. Capital value, £345. Half-yearly rent, £6 18s.

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

*Special Condition.*—The successful applicant must also take over a renewable lease of Sections 18 and 29, Block IV, Ngatimaru Survey District (area, 244 acres 2 roods 32 perches), at an annual rent of £4 5s. An exemption from rent for a period of five years will be allowed under this lease providing improvements to the value of £10 are effected annually. The whole property is weighted with valuation for improvements to an amount of £1,185, which sum is either payable in cash or may be secured by way of first mortgage on arrangement with the State Advances Department.

This grazing proposition is situated about two miles from the Pohokura Railway-station and school. It is of papa and sandstone formation. It is subdivided into four paddocks. Improvements comprise about 400 chains fencing (fair order), dwelling and lean-to, wool-shed yards, and dip. Estimated carrying capacity 300 dry sheep and 40 head of cattle.

## ABSTRACT OF CONDITIONS OF LEASE.

*"Cash" System.*

1. Applicants to be seventeen years of age and upwards.
2. Applicants to furnish statutory declarations with applications, and, on being declared successful, deposit one-fifth of the purchase-money; the balance, with Crown-grant fee, is payable within thirty days. The Crown-grant fee is £1 for first 100 acres or less, and  $\frac{1}{4}$ d. for each additional acre.
3. *Improvements.*—Purchaser must, within ten years, improve the land to the extent of £1 an acre on first-class land, 10s. an acre on second-class land, and 5s. an acre on third-class land, otherwise no Crown grant can issue.

4. Roads may be taken through the land at any time within seven years upon payment of twice the amount paid by the original purchaser for the area taken for such roads.

*Deferred Payments.*

1. Term of license: Thirty-four and one-half years.
2. Deposit: Such amount as may be fixed by the Land Board, being not less than 3 per cent. of the price of the land, together with £1 ls. (license fee).
3. The balance of the purchase-money, together with interest thereon at the rate of  $5\frac{1}{2}$  per cent. per annum, shall be payable by half-yearly instalments extending over the above-mentioned period.
4. With the first half-yearly instalment there shall be paid the interest on balance of purchase-money for period between date of license and date of commencement of term thereof.
5. 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 remaining unpaid.
6. Upon payment of the purchase-money in full, and of all interest thereon, a certificate of title in respect of the land purchased shall be issued to the purchaser on payment of the prescribed Crown-grant fee.
7. The interest of the licensee shall be subject to forfeiture in the event of his failure to pay any instalment of principal and interest due under the license or to comply with any of the conditions thereof.
8. Applicants to be seventeen years of age and upwards.
9. Purchaser shall execute required statutory declaration, and shall execute license within thirty days after being notified that it is ready for signature.
10. Residence on land comprised in the license is to commence within four years on bush or swamp land, and within one year on open or partly open land, and shall be continuous thereafter for ten years.
11. *Improvements.*—Licensee 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.
12. Licensee to pay all rates, taxes, and assessments.
13. Transfer not allowed until after completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.
14. Roads may be taken through the lands at any time within seven years from date of license.
15. License is liable to forfeiture if conditions are violated.

*Renewable 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.
  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 land 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.