

*Small Grazing-run in Wellington Land District for Lease.*

District Lands and Survey Office,  
Wellington, 12th November, 1928.

NOTICE is hereby given that the undermentioned small grazing-run is open for selection in terms of the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m., on Monday, the 10th December, 1928.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, on Wednesday, 12th December, 1928, at 10.30 o'clock a.m., but if any applicant so desires he may be examined by the Land Board of any other district.

Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who within two years immediately preceding date of ballot have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force, and to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand; and to applicants who, while domiciled in New Zealand, have served beyond New Zealand as members of any of His Majesty's Forces in connection with any war other than the war with Germany.

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

## SCHEDULE.

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

*Patea County.—Nukumaru Survey District.*

(Victoria College Endowment.)

SECTION 1, Block I: Area, 2,185 acres. Capital value, £1,500. Half-yearly rent, £37 10s.

Weighted with £550, valuation for improvements comprising felling and grassing and 140 chains fencing. This sum is payable in cash, or may be secured on first mortgage to the State Advances Superintendent.

This section is situated on the right bank of the Waitotara River, at Pua. Access is from Waitotara Township, about sixteen miles by dray-road. School two miles distant. About 800 acres have been felled and grassed, but 500 acres have reverted to bracken fern and scrub; 200 acres in fair grass, and 100 acres in good grass. Easy river frontage, with good homestead-site and home-paddocks. The soil is of medium to light loam resting on clay and papa formation. Section is well watered by streams and springs. Altitude, 90 ft. to 800 ft. above sea-level. No buildings.

## ABSTRACT OF CONDITIONS OF LEASE.

1. Applicants to be seventeen years of age and upwards.
  2. Terms of lease: Twenty-one years, with right of renewal; or in the event of subdivision into allotments, right to a lease of one allotment, compensation for loss of right to new lease of other allotments, and valuation for improvements.
  3. Rent commences from date of lease, and is payable half-yearly, in advance, on 1st March and 1st September in each year.
  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 March or 1st September following is also payable.
  5. No person may hold more than one run, except on the recommendation of the Land Board, and with the approval of the Minister of Lands.
  6. Improvements: Lessee is required to improve the run within one year to the value of one year's rental; within two years, to the value of two years' rental, and within six years, to the value of four years' rental. In addition to the foregoing, on bush land, improvements are also to be effected within six years to the value of 10s. per acre for every acre of first-class land, and 5s. per acre for every acre of second-class land. Any money paid as valuation for improvements will be allowed as substantial improvements upon the land.
  7. On expiry of term of lease, lessee's improvements will be valued and protected.
  8. Residence must commence within three years in the case of bush land or swamp land and within one year in the case of open or partly open land, and be continuous until the expiration of the lease. Under certain conditions personal residence may be dispensed with after ten years.
  9. Roads may be taken without payment of compensation.
  10. Lease is liable to forfeiture if conditions are violated.
- Full particulars may be obtained at this office.

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

*Lands in North Auckland Land District for Sale by Public Auction.*

North Auckland District Lands and Survey Office,  
Auckland, 12th November, 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 North Auckland District Lands and Survey Office, Auckland, on Thursday, 20th December, 1928, at 10.30 o'clock a.m., under the provisions of the Land for Settlements Act, 1925, and the Land Act, 1924, and amendments.

## FIRST SCHEDULE.

## NORTH AUCKLAND LAND DISTRICT.

## SETTLEMENT LAND.—SUBURBAN LAND.

*Waitemata County.—Tirirangi Survey District.—Waari Hamlet Settlement.*

SECTION 63: Area, 5 acres 1 rood 1.9 perches. Upset price, £400.

Weighted with £400, valuation for buildings consisting of house of four rooms (bathroom and washhouse under one roof), fowlhouse, and small shed. This amount is to be paid for in cash or by a deposit of £50, balance to be secured by mortgage for twenty years with interest at 5 per cent. to New Zealand discharged soldiers, 5½ per cent. to others.

Situated about 15 chains from Oratia Railway-station, and one mile from Henderson School. About two acres in grass, browntop predominating, three acres ploughed and in danthonia; balance swamp. Watered by swampy creek. Property is ring fenced, most of posts being totara. Subdivided into three paddocks, but subdivisional fencing poor—three wires, no battens.

Property suitable as a worker's home.

## SECOND SCHEDULE.

## CROWN LAND.—RURAL LAND.

*Franklin County.—Hunua Parish.*

PART Section 24: Area, 1 acre 2 roods 14 perches. Upset price, £350.

Formerly the site of the Hunua Butter Factory at Hunua, twelve miles distant from Papakura Railway-station and dairy factory by good metalled road. The portion of the land not occupied with buildings is covered with blackberry.

Buildings, included in capital value, consist of two main rooms—butter-room (32 ft. by 29 ft., 11 ft. stud), and engine-room (42 ft. by 24 ft., 9 ft. stud). Whole building built on a 4 ft. concrete wall, and the timber is heart of kauri, in good condition. Boiler-room is a lean-to (20 ft. by 12 ft., with 10 ft. stud). Most windows are broken and buildings in general dilapidated condition. The machinery has been removed.

## 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.

Title to the land in the First Schedule will be subject to Part XIII of the Land Act, 1924, and section 85 of the Land for Settlement Act, 1925.

Title to the land in the Second Schedule 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.

O. N. CAMPBELL,  
Commissioner of Crown Lands.