

GENERAL DESCRIPTION.

The sections, which comprise principally level land, are situated within a mile of Te Kuiti Post-office and railway-station, and are mostly suitable for residential or business purposes.

IMPROVEMENTS.

(a) Loadings for improvements on the following sections are to be paid for separately, in cash:—

Section 15, Block XI: Garage, £10.
 Section 25, Block XV: Dwelling, £350.
 Section 21, Block XVI: Shed, £20.
 Section 27, Block XVI: Fencing, £5.
 Section 3, Block XVII: Fencing, £4.
 Section 4, Block XVII: Fencing, £4.
 Section 5, Block XVII: Fencing, £5.
 Section 12, Block XVII: Shed, £60.
 Section 14, Block XVII: Fencing, £15.
 Section 25, Block XVII: Fencing and draining, £15.
 Section 26, Block XVII: Fencing, £17.
 Lots 1/3 of 2 of 3, Block XVIII: Fencing, £2.
 Section 6, Block XVIII: Dwelling, £350.
 Lot 1 of Sections 1/3, Block XXV: Fencing, £2.
 Lot 2 of Sections 1/3, Block XXV: Fencing, £2.
 Lot 3 of Sections 1/3, Block XXV: Fencing, £2.
 Lot 4 of Sections 1/3, Block XXV: Fencing, £2.
 Lot 5 of Sections 1/3, Block XXV: Fencing, £3.
 Lot 6 of Sections 1/3, Block XXV: Fencing, £3.
 Lot 7 of Sections 1/3, Block XXV: Fencing, £3.
 Lot 10 of Sections 1/3, Block XXV: Fencing, £2.
 Section 5, Block XXV: Fencing, £9.
 Section 6, Block XXV: Fencing, £9.
 Section 7, Block XXV: Fencing, £9.
 Lot 1 of 2, 4, and 5, Block XXVI: Fencing, 10s.
 Lot 2 of 2, 4, and 5, Block XXVI: Fencing, 10s.
 Lot 5 of 2, 4, and 5, Block XXVI: Fencing, 10s.
 Lot 6 of 2, 4, and 5, Block XXVI: Fencing, 10s.
 Lot 7 of 2, 4, and 5, Block XXVI: Fencing, £1.
 Lot 10 of 2, 4, and 5, Block XXVI: Fencing, £2.
 Section 3, Block XXVI: Whare, £100.
 Section 16, Block XXVIII: Fencing, £5.
 Section 18, Block XXVIII: Fencing, £5.
 Section 19, Block XXVIII: Fencing, £5.
 Section 20, Block XXVIII: Fencing, £5.

(b) Loadings for improvements on the following sections are to be paid for separately, in cash, or the amount may be left on instalment mortgage to the State Advances Superintendent:—

Section 17, Block XI: Dwelling, washhouse, storeroom, and cowshed, £1,130. Payable in cash, or to be secured by instalment mortgage for thirty years at 6 per cent.

Lot 3 of Section 3, Block XXVII: Dwelling, £270. Payable in cash, or to be secured by instalment mortgage for twenty years at 6 per cent.

Section 5, Block XXVII: Dwelling (seven rooms, garage, and shed), £585. Payable in cash, or to be secured by a cash deposit of £130, the balance remaining on instalment mortgage for thirty years at 6 per cent.

Section 6, Block XXVII: Dwelling, £120. Payable in cash, or to be secured by instalment mortgage for twenty years at 6 per cent.

TERMS AND CONDITIONS.

- The highest bidder shall be the purchaser.
- A half-year's rent at rate offered, together with rent for broken period from date of sale to 30th June, 1929, and lease and registration fees, together with valuation for improvements (if any), to be paid on fall of the hammer.
- 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.
- Rental payments to be made half-yearly in advance on 1st January and 1st July.
- The lessee will pay all rates, taxes, and other assessments which may become due and payable in respect of the land.
- The lessee will keep the land free of 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 sublet, transfer, or otherwise dispose of any interest in the land without the previous consent in writing of the lessor first had and obtained.
- 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 1s.

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 Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
 Auckland, 20th December, 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 local Lands and Survey Office, Queen Street, Te Kuiti, at 10 o'clock a.m. on Thursday, 11th April, 1929, under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.—TOWN LAND.
 Waitomo County.—Te Kuiti Township.

Section.	Block.	Area.	Upset Price.	Loading for Improvements.
		A. R. P.	£	£
8	III	0 1 5.3	147	..
1	IV	0 0 27	132	..
2	"	0 0 27	132	..
3	"	0 0 34	138	..
4	"	0 0 34	132	..
5	"	0 0 31.6	132	..
6	"	0 0 31.6	132	..
15	"	0 0 31.6	88	..
16	"	0 0 31.6	88	..
17	"	0 0 34	88	..
18	"	0 0 34	90	..
19	"	0 0 27	88	..
20	"	0 0 27	88	..
Part 3	VI	0 0 17	206	..
21	"	0 0 31.6	160	..
Lot 1 of 1	VII	0 0 19.5	295	..
6	"	0 1 9	711	650
Lot 2 of 20	VIII	0 0 17.85	764	..
10	IX	0 1 16.8	659	..
12	X	0 0 37.8	2,308	..
14	"	0 0 36.8	310	..
18	"	0 0 24	306	..
7	XI	0 2 14.3	333	..
9	"	0 3 33.2	476	..
11	"	0 3 11.2	430	800
13	"	0 3 15.6	257	..
16	"	0 3 9.8	475	400
21	XV	0 0 28	165	..
18	XVI	0 2 0	151	20
22	"	0 2 0	150	..
24	"	0 2 0	150	..
19	XVII	0 2 18.4	224	..
20	"	0 2 18	165	..
Lot 1 of 6 and 7	XIX	0 1 17.3	216	..
" 3 " 6 " 7	"	0 0 32.5	128	..
11	"	1 3 15.6	390	65
Lot 2 of 14	"	0 2 4.2	118	..
" 3 " 14	"	0 2 5.7	118	..
" 4 " 18	"	0 1 37	181	..
" 4 " 20 and 23	"	0 2 0	133	..
" 11 " 21 " 22	"	0 2 17.5	27	..
4	XXII	0 0 36.3	121	..
5	"	0 0 32	205	..
10	XXVIII	0 2 28.1	145	..

These sections, which comprise principally level land, are situated within three-quarters of a mile of Te Kuiti Post-office and railway-station, and are most suitable for residential or business purposes.

IMPROVEMENTS.

Improvements, which are to be paid for separately in cash, except where otherwise stated, comprise—

Section 6, Block VII: Seven-roomed dwelling, garage, and shed, valued at £650, payable in cash or by instalment mortgage to the State Advances Superintendent for thirty years; interest at 6 per cent.

Section 12, Block X: Building, valued at £100, amount being included in the upset price.