

Section 2s.: Fencing valued at £178 4s. 6d. and ditches at £53 5s.

Section 3s.: Fencing valued at £150 15s.

Section 4s.: Fencing valued at £186 8s. and ditches at £82 15s.

Section 5s.: Fencing valued at £196 12s. and ditches at £31 15s.

(b) Improvements not included in the capital value, but which have to be paid for separately by the lessees, are as follows:—

Section 2s: Seven-roomed dwelling with e.l., cow-byre, and implement-shed, shearing-shed with garage and loft and yards, stable, loose-box and barn, windmill, pump and pipes, &c., valued at £985; payable in cash or by forty-two half-yearly instalments of £38 8s. 4d. Total half-yearly payments on lease, £175 10s. 10d.

NOTE.—The three-roomed cottage on the section is to be removed by the lessee of Section 3s at his own expense.

Section 3s: Three-roomed cottage at present on Section 2s to be removed at lessee's expense on to Section 3s within six months from date of selection. Valued at £80. Payable in cash or by fourteen half-yearly instalments of £6 18s. 3d. Total half-yearly payments on lease, £118 5s. 9d.

Section 4s: See special condition *re* turnip and grain crops.

Section 5s: Six-roomed dwelling with e.l., wool-shed and yards, stable with loft and leanto, implement-shed, cow-byre and garage, yards and dip, &c., valued at £1,045, payable in cash or by forty-two half-yearly instalments of £40 15s. 1d. Total half-yearly payments on lease, £160 12s. 7d.

GENERAL.

Fern Hill Settlement is situated from two to four miles from Centre Bush Township, railway-station, and school, and from six miles and three-quarters to nine miles from Winton Dairy Factory, by good metalled road. All level river-flat land of good quality. Practically all cultivated, with the greater part in good pasture. Altitude about 250 ft. above sea-level. Suitable for dairying or mixed farming.

Possession will be given on 1st April, 1930, from which date rent will commence. Successful applicants, however, will be permitted to take fencing and building material on to their holdings immediately after the ballot. The areas are subject to slight alteration on completion of survey.

DESCRIPTION OF SECTIONS.

Section 1s comprises 253 acres level river-flat land in good pasture. Well watered.

Section 2s: All level river-flat land. About 230 acres in good pasture, 16 acres in light native bush, and about 70 acres in wheat. (See special condition *re* crop.)

Section 3s: About 253 acres in good pasture. Watered by the Oreti River.

Section 4s: With exception of 6 acres of undulating land near west boundary, the whole section is level river-flat land. About 200 acres in good grass and 36 acres in turnips. Watered by small creeks. (See special conditions *re* grain and turnip crops.)

Section 5s: All river-flat land. About 195 acres in good pasture. Watered by the Oreti River and small creeks. (See special condition *re* crop.)

In fixing the values of Sections 1s, 3s, and 5s, only the sound land (as indicated on the plan) has been considered, a nominal value only having been placed on the light shingly part along the river frontage.

SPECIAL CONDITIONS.

(1) The lessee of Section 1s will be required to maintain in good and substantial repair at his own expense the existing river-protection bank near the northern and eastern boundaries to the satisfaction of the Commissioner of Crown Lands.

(2) The grain crops on Sections 2s, 4s, and 5s are the property of the former owners, who have the right of entry on the said sections for the purpose of protecting, harvesting, chaffing, and removing them at any time before 15th May, 1930.

The Government has the option of purchasing the crops on Sections 4s and 5s from the former owner of the property, and if the selector of either of these sections so desires, arrangements may be made for the exercise of this option and the resale of the crops to the selector, at the price paid by the Government. Any such resale will be for cash only, and notice of the desire of a selector to purchase the crop should be given to the Commissioner of Crown Lands not later than 1st March, 1930.

(3) The former owner has the right to remove the electric range from the house on Section 2s any time prior to the 29th March, 1930, provided that in place thereof he shall

re-install the coal and wood range, together with all piping and fittings.

(4) The right is reserved to the former owner to remove from the shearing-shed on Section 2s the two-stand shearing-machine installed therein.

(5) The turnip crop on Section 4s will be valued as at the date of possession, and the successful applicant for the section will be required to pay in cash the amount of the valuation.

As witness the hand of His Excellency the Governor-General, this 14th day of December, 1929.

JOHN G. COBBE, for Minister of Lands.

Opening Crown and National-endowment Lands in Auckland Land District for Selection on Renewable Lease.

CHARLES FERGUSSON, Governor-General.

IN pursuance and exercise of the powers and authorities conferred on me by the Land Act, 1924, I, General Sir Charles Fergusson, Baronet, Governor-General of the Dominion of New Zealand, do hereby declare that the Crown and national-endowment lands described in the Schedule hereto shall be open for selection on renewable lease on Friday, the twenty-first day of February, one thousand nine hundred and thirty, at the rentals mentioned in the said Schedule; and I do also declare that the said lands shall be leased under and subject to the provisions of the said Act.

SCHEDULE.

AUCKLAND LAND DISTRICT.—CROWN LAND.

THIRD-CLASS LAND.

Kawhia County.—Kawhia North Survey District.

(Exempt from payment of rent for a period of five years.)
SECTION 1, Block IV: Area, 1,332 acres 1 rood 39·2 perches. Capital value, £650. Half-yearly rent, £13.

Weighted with £1,020, value of improvements comprising six-roomed dwelling (old), cottage (four rooms), wool-shed, small shed, garage, and implement-shed; 25 chains road-boundary fencing and 600 chains subdivisional fencing, in poor repair; felling and grassing. Payable either in cash or on such terms as may be arranged with the State Advances Superintendent.

A grazing property situated on the Pirongia West Road, five miles from Oparau Post-office, school, and saleyards, and forty miles from Te Awamutu Railway-station. Soil is of light loam, resting on rubble and sandstone formation, section being steep and broken, rising from the Oparau River to an altitude of 1,100 ft. Whole area originally bush land, felled and grassed, but now practically all reverted to second growth. Foxglove requires attention. Section watered by running streams and the Oparau River.

Waitomo County.—Maungamangero Survey District.

(Exempt from payment of rent for a period of five years.)

Section 5, Block III: Area, 638 acres. Capital value, £400. Half-yearly rent, £8.

Weighted with £100, value of improvements comprising approximately 500 chains fencing (in poor order). Payable either in cash or by instalment mortgage over a term of ten years by half-yearly instalments of £6 11s. 4d. comprising principal and interest; with five years' remission of the interest portion of these instalments conditional upon improvements being effected annually to the value of the remission allowed.

A grazing property situated twenty miles from Te Kuiti Railway-station, six miles from Mairoa School, and nine miles from Waitanguru. About 600 acres have been felled and grassed, but have now reverted to second growth. Subdivided into four paddocks. Ragwort and Canadian thistle spreading. Watered by running streams.

Section 21, Block VI: Area, 462 acres. Capital value, £230. Half-yearly rent, £4 12s.

Weighted with £280, value of improvements comprising dwelling, cow-shed, small shed, approximately 80 chains road-boundary fencing, 200 chains subdivisional fencing, and felling and grassing. Payable either in cash or may remain on instalment mortgage to the State Advances Superintendent; term, 30 years; interest at 6 per cent.; half-yearly instalment, £10 2s. 4d.

NOTE.—This mortgage loading will be free of interest for two years, provided improvements to the value of £20 in excess of those required under the Land Act, 1924, are effected during the first year, and an additional £20 during the second year of the lease.

A grazing property situated on the Mangaotaki-Waikawa Road, twelve miles from Pio Pio Post-office and saleyards;