

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, North Auckland, Auckland.

O. N. CAMPBELL,  
Commissioner of Crown Lands.

(L. and S. 9/2420.)

*Land in the North Auckland Land District for Sale or Selection.*

North Auckland District Lands and Survey Office,  
Auckland, 1st July, 1930.

NOTICE is hereby given that the undermentioned land will be opened for selection in terms of the Land Act, 1924, and applications will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, 25th August, 1930.

Applicants should appear personally before the Land Board for examination at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 27th August, 1930, at 10 o'clock a.m., but if any applicant is unable to attend he may be examined by any other Land Board, or by any Commissioner of Crown Lands.

The land may, at the option of the applicant, be purchased for cash, or on deferred payments, or be selected on renewable lease.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

*Hobson County.—Mangakahia Survey District.*

SECTIONS 6 and 18, Block XIV: Area, 442 acres 1 rood. Capital value, £500. Deposit on deferred payments, £25; half-yearly instalment on deferred payments, £15 8s. 9d. Renewable lease: Half-yearly rent, £10.

Weighted with £780, for improvements consisting of three-roomed cottage, sheep-yards, 308 chains of fencing, clearing, and grassing. This sum may be paid in cash or by a cash deposit of £80, with balance on mortgage for 36½ years if the selector is a discharged soldier and for 34½ years if the selector is any other person. Half-yearly instalment of principal and interest, £21 in the case of a discharged soldier and £22 15s. in the case of any other person.

Situated on branch road off Kirikopuni-Parakao Road, seven and a half miles from Kirikopuni, three-quarters of a mile from Pekapekarau School, eight and a half miles from Kirikopuni Railway-station and dairy factory. Watered by good creeks. Soil fair to good clay and some poor on gum land portion, resting on clay and sandstone. About 15 acres flat; balance undulating to hilly. Subdivided into four paddocks. Suitable for sheep and few cattle, but few cows could be milked if desired. Ninety acres in good pasture—paspalum, danthonia, rye, and cocksfoot—90 acres in worn-out pasture. Forty acres in fern and grass. Surface sown. Two hundred and twenty-five acres gum land in fern, tea-tree, scrub, and rushes.

Full particulars may be obtained at this office.

O. N. CAMPBELL,  
Commissioner of Crown Lands.

(L. and S. 9/2420.)

*Settlement Lands in Auckland Land District for Selection on Renewable Lease.*

Auckland District Lands and Survey Office,  
Auckland, 1st July, 1930.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and amendments, and applications will be received at the Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Friday, 22nd August, 1930.

Applicants should appear personally before the Land Board for examination at the Auckland District Lands and Survey Office, Auckland, on Wednesday, 26th August, 1930, at 10 o'clock a.m., but if any applicant is unable to attend he may be examined by any other Land Board, or by any Commissioner of Crown Lands.

The ballot will be held immediately upon conclusion of the examination of applicants.

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; 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; 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; and to landless applicants in respect of whom the Board, after taking into consideration the experience and skill of the applicants in farming operations, the proximity of their homes to the lands the subject-matter of the ballot, and any other relevant considerations, is of opinion that they should be entitled to preference equally with applicants of any of the hereinbefore specified classes.

SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.—SETTLEMENT LAND.

*Tauranga County.—Waiare Settlement.*

SECTION 48: Area, 134 acres. Capital value, £1,520. Half-yearly rent, £38.

Weighted with £535, for improvements comprising a good four-roomed dwelling, washhouse, cow-byre (three double bails), engine-room (power laid on), maize crib, motor-garage, water-supply, pipe-line, 75 chains boundary-fencing, and 143 chains internal fences, hedges, and grassing. This sum is payable either in cash or by a cash deposit of £35, the balance being secured on instalment mortgage for twenty years, with interest at 5½ per cent. per annum, viz.—forty half-yearly instalments of £20 15s. 5d. A portion of the fencing and grassing is included in the capital value.

Dairying property, situated on the Te Matai Road, four miles from Te Puke Post-office, school, railway-station, dairy factory, and saleyards.

The section comprises mostly good area table-lands, with easy gullies and a deep gorge at back and through the middle back portion of the section. Subdivided into eight paddocks, a little ragwort showing. The soil is of medium pumiceous loam resting on pumice formation. Approximately 25 acres good pasture, 12 acres worn-out pasture, 68 acres poor pasture; balance in natural state. Watered by small spring and pipe-line from adjoining section. This property, when fully improved, can be made into a good dairy farm.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease: Thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.

2. Rent: Five per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.

3. Applicants to be twenty-one years of age and upwards.

4. Applicants to furnish with applications statutory declaration, 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. No persons may hold more than one allotment.

7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.

8. Lessee to reside continuously on the land and pay all rates, taxes, and assessments.

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. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

11. 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.

12. Lease is liable to forfeiture if conditions are violated.

Full particulars may be obtained from the Commissioner of Crown Lands, Auckland.

K. M. GRAHAM,  
Commissioner of Crown Lands.

(L. and S. 26/7429.)