

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

District Lands and Survey Office,
Auckland, 3rd May, 1932.

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 District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, 23rd May, 1932.

Applicants should appear personally before the Land Board for examination at the District Lands and Survey Office, Auckland, on Tuesday, 24th May, 1932, at 10.30 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.

SCHEDULE.

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

Waipa County.—Tautari Settlement Survey District.

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

SECTION 6s: Area, 203 acres 2 roods 19 perches. Capital value, £305. Half-yearly rent, £7 12s. 6d.

Weighted with £557, for improvements consisting of clearing and grassing, dwelling of five rooms (old), cowbyre and separator-room, 40 chains road boundary fence (wire-netted), half-share in 140 chains boundary fence (wire-netted), 200 chains subdivisional fence (parts in bad order), electric-power line and fittings, shelter-belts, garden, &c. This sum is payable by a cash deposit of £57; balance to remain on instalment mortgage over a period of twenty years, half-yearly instalments £20 15s. 5d. in the case of a civilian, interest 5½ per cent., and £19 18s. 4d. in the case of a New Zealand discharged soldier, interest 5 per cent.

Slightly undulating to hilly section situated on the Maru Road, two miles from Pukeatua P.O., and two miles and a half from Pukeatua School, seventeen miles from Te Awamutu Railway-station, Dairy Factory, and Saleyards. Access is from Te Awamutu Railway-station by a metalled road for sixteen miles and clay road one mile.

Practically the whole of the section has been cleared and grassed, but the pasture has deteriorated and become overgrown. Section is affected with ragwort, and is suitable only for sheep-farming at the present time, but should make a good dairy-farm when cleared of ragwort.

The soil is a sandy loam of fair quality resting on clay formation. The section is watered by creeks and springs.

There is a sum of approximately £55 owing to the Te Awamutu Electric-power Board for the installation of an electric stove and a water-heater. The successful applicant will require to accept responsibility for the payment of this amount to the Power Board, which will probably be prepared to accept payment over a period to be arranged.

Form of lease may be perused and full particulars obtained at the office of the Commissioner of Crown Lands, Auckland.

K. M. GRAHAM,
Commissioner of Crown Lands.

(L. and S. 26/1064.)

Land in Taranaki Land District for Selection on Renewable Lease.

District Lands and Survey Office,
New Plymouth, 3rd May, 1932.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924, and applications will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Monday, 23rd May, 1932.

Applicants should appear personally for examination at the District Lands and Survey Office, New Plymouth, on Wednesday, 25th May, 1932, 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.

SCHEDULE.

TARANAKI LAND DISTRICT.—SECOND-CLASS LAND.

Ohura County.—Ohura Survey District.

(Exempt from the payment of rent for three years.)

SECTION 18, 19, and 20, Block XIII: Area, 540 acres 3 roods. Capital value, £710. Half-yearly rent, £14 4s.

After payment of the first half-year's rent, lease fee, and broken period rent (if any), a remission of rent for a period

of three years will be granted, provided improvements to the value of £71 are effected annually during the exemption period.

Weighted with £1,420, for improvements comprising dwelling, cottage, cow shed and yards, wool shed and yards, four sheds, about 600 chains fencing, about 520 acres felling and grassing, of which about 200 acres are in good grass. This amount is payable in cash, or may be secured on first mortgage by arrangement with the Superintendent, State Advances Department.

Situated about eight miles from the Ohura Railway-station, and about three miles from the Tatu School. Access by good metalled road. Cream cart passes the homestead.

The sections are attractively situated, being on both sides of the road and easy to work. There are about 100 acres ploughable, about 30 acres flat, the remainder being easy to fairly high hills. Part is shady, but most of the property is suitable for mixed farming.

This holding in its present condition should carry approximately 25 dairy cows, 200 breeding-ewes, and 40 head mixed cattle. If well managed, this property should, within a short time, be capable of a much heavier carrying capacity.

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

A. D. ARMIT,
Commissioner of Crown Lands.

(L. and S. 31/619.)

Settlement Lands in Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 3rd May, 1932.

NOTICE is hereby given that the undermentioned sections are open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Tuesday, 24th May, 1932.

Applicants should appear personally for examination at the District Lands and Survey Office, Wellington, on Wednesday, 25th May, 1932, 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.

SCHEDULE.

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

Masterton County.—Te Ore Ore Settlement.

SECTION 3s: Area, 72 acres 2 roods 26 perches. Capital value, £2,500. Half-yearly rent, £62 10s.

Situated in the Te Ore Ore Settlement, four miles from Masterton Post-office and Saleyards, and five miles from Railway-station and Dairy Factory; two miles from Te Ore Ore School. Access is by good metalled road. The property comprises all flat land, and is all ploughable when the remaining 26 acres have been stumped. The whole area is in fair pasture, but about 26 acres requires stumping, ploughing, and sowing. The soil is of a good quality resting on clay formation. It is subdivided into six paddocks, and is well watered by water-races, while a pump at the milking-shed supplies the dwelling.

This is an ideal dairy-farm and is also suitable for cropping. It is free from noxious weeds. Fencing and draining requires attention. Electric power is connected to the dwelling and milking-shed.

Improvements.—Improvements included in the capital value consist of felling and grassing, stumping, fencing, and draining. Improvements not included in the capital value, and which have to be paid for separately, consist of a good four-roomed dwelling (requires painting and small additions), milking-shed and good yards, hay-shed, fowl-house, and calf-pens, valued at £350. This sum is payable by instalments extending over a period of fifteen years; the half-yearly instalments to be based on a 34½-year table, will amount to £11 7s. 6d.

Stock: The successful applicant shall have the right to take over all stock and chattels on this property at valuation to be agreed upon. Failing disposal of the stock to the incoming tenant, the Crown reserves the right to dispose of same within a reasonable time.

Special condition: The successful applicant must take over the responsibility of the guarantee given to the Wairarapa Electric-power Board, which guarantee has two years to run, at a minimum annual consumption of power to the extent of £20.