

SCHEDULE.

AUCKLAND LAND DISTRICT.

Borough of Taurarunui.—Suburbs of Rangaroa.

SECTION 18, Block IV: Area, 9 acres 3 roods 30 perches. Upset annual rental, £3 10s.

Suitable as a farmlet, situated on the Rangaroa Road, approximately half a mile from Taurarunui Railway-station. The section is all in grass.

NOTE.—The right is reserved to the present tenant to remove, within fourteen days of allotment, all fencing erected by him during his occupation of the section.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.
2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. No compensation for improvements; but if lease is not renewed upon expiry the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the original lessee with the consent of the Land Board. Failing disposal, the land and improvements revert to the Crown without compensation.
4. No transfer, mortgage, sublease, or subdivision allowed without consent of Land Board.
5. Lessee to cultivate and improve the land and keep it clear of weeds.
6. Lessee to maintain in good substantial repair all buildings, fences, gates, and drains, and to keep clear all creeks, drains, ditches, and watercourses, to trim all live hedges, and to yield up all improvements in good order and condition at the expiration of the lease.
7. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.
8. No gravel to be removed from land without consent of the Land Board.
9. Lessee will not carry on any offensive trade.
10. Lessee to give notice to Land Board before making improvements.
11. Lessee to pay all rates, taxes, and assessments.
12. Lease is liable to forfeiture if conditions are violated.

Form of lease may be perused and full particulars obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(L. and S. 26/15713.)

Lands in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 4th December, 1934.

NOTICE is hereby given that the undermentioned sections will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, Government Buildings, Auckland, on Friday, 11th January, 1935, at 11 o'clock a.m., under the provisions of the Land Act, 1924.

SCHEDULE.

AUCKLAND LAND DISTRICT.

TOWN LAND.

Kawhia County.—Te Puru Township.

- Section 11, Block I: Area, 1 rood. Upset price, £35.
 Section 12, Block I: Area, 1 rood. Upset price, £35.
 Section 13, Block I: Area, 1 rood. Upset price, £35.
 Section 14, Block I: Area, 28 perches. Upset price, £15.
 Section 15, Block I: Area, 1 rood 21 perches. Upset price, £20.
 Section 21, Block II: Area, 1 rood 16 perches. Upset price, £25.

Te Puru Township adjoins the Town of Kawhia, on the west coast, approximately forty miles from Te Awamutu and Otorohanga. Sections, which comprise undulating land mostly in grass, are suitable for building-sites.

VILLAGE LAND.

Putaruru Town Board.—Putaruru Village.—Selwyn Settlement.

SECTION 7, Block II: Area, 1 rood. Upset price, £50.

Weighted with £1 5s. (to be paid in cash) for improvements, consisting of a half-share in five chains of boundary-fencing.

An elevated section suitable as a residence-site, having a frontage to Kensington Street, about twelve chains from the post-office. At present covered with rough grass, fern, &c.

Terms and conditions of sale and full particulars may be obtained at the office of the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.
(L. and S. 22/2736 and 25/794.)

Lands in Wellington Land District for Sale or Selection.

District Lands and Survey Office,
Wellington, 4th December, 1934.

NOTICE is hereby given that the undermentioned lands are 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, 17th December, 1934.

The lands in the First Schedule may, at the option of the applicants, be purchased for cash, or on deferred payments, or be selected on renewable lease.

The lands in the Second Schedule are available for selection on renewable lease only.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, at 10.30 o'clock a.m. on Wednesday, 19th December, 1934, but if any applicant so desires he may be examined by the Land Board of any other district.

The ballot will be held immediately after the examination of applicants.

FIRST SCHEDULE.

WELLINGTON LAND DISTRICT.

FIRST-CLASS LAND.

Masterton County.—Rewa Survey District.

(National Endowment.)

SECTION 1, Block XIII: Area, 1,265 acres. Capital value, £2,530. Deposit on deferred payments, £130; half-yearly instalment on deferred payments, £78. Renewable lease: Half-yearly rent, £50 12s.

Weighted with £1,995 for improvements, consisting of dwelling, stable, yards, cowbyre, implement-shed, 220 chains road fencing, and 260 chains boundary-fencing, felling and grassing, plantations and shelter-belts. Of this sum £500 must be paid in cash and the balance secured on mortgage—term, fifteen years—with interest at 4 per cent. per annum.

In the event of the successful applicant subsequently transferring the lease, the whole of the mortgage moneys may be called up.

A grazing property, subdivided into seven paddocks, situated on the Masterton—Stronvar Road, three miles from Ngahape School, thirty miles from Masterton Post-office and Saleyards, thirty-one miles from Masterton Railway-station and Dairy Factory. Access is from Masterton, which is thirty miles distant, by good metalled road.

Approximately 400 acres good rubble-rock country, balance easy hills but broken with gullies. About 400 acres in good pasture, 765 acres in worn-out pasture, and 100 acres in natural state. The soil is of a clayey nature resting on rock and poor papa formation; watered by streams inclined to dry up, but leaving three water-holes.

SECOND SCHEDULE.

THIRD-CLASS LAND.

Waitotara County.—Waipakura Survey District.

(Exempt from payment of rent for two years.)

SECTION 2, Block I: Area, 1,485 acres 0 roods 14 perches. Capital value, £370; half-yearly rent, £7 8s.

Weighted with the sum of £455 for improvements, comprising dwelling (in poor repair) wool-shed, pataka, yards, fencing, felling and grassing. This sum is payable in cash or by a deposit of £55, the balance (£400) to be secured on mortgage for a term of fifteen years, interest at 5½ per cent. per annum.

This property is situated on Kauarapoa Road, twenty miles from Aramoho School, twenty-two miles from Aramoho Post-office, Railway-station, and Dairy Factory, twenty-five miles from Wanganui Saleyards. Access by sixteen miles of metalled road and nine miles clay road from Wanganui. Mostly rough, broken, hilly land with a good homestead-site on road frontage. Approximately 700 acres of bush land has been felled, burnt, and sown, balance in natural state. Soil of light quality loam resting on clay, papa, and sandstone. Altitude 600 ft. to 1,500 ft. above sea-level. Subdivided into five paddocks.

Full particulars can be obtained from this office.

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.
(L. and S. 8/4/43 and 9/2500.)