

A small holding, situated approximately five miles from Paeroa and three miles from Netherton, at junction of Netherton-Awaiti-Paeroa Roads. First-class level land in pasture which shows signs of running out; blackberry requires attention. This area would work in suitably with other land held in the locality.

Terms and Conditions of Lease.

1. Six months' rent at the rate offered, loading for improvements, and £2 2s. (lease fee) must be deposited on acceptance of tender.
2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. Rent payable half-yearly in advance.
4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.
5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
6. Lessee not to use or remove any gravel without the consent of the Land Board.
7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
8. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.
9. Lease liable to forfeiture if conditions are violated.
10. Lessee to keep buildings insured.
11. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

Form of lease may be perused and further particulars obtained on application to the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(L. and S. 9/2740.)

Land in Auckland Land District for Selection on Optional Tenure.

District Lands and Survey Office,
Auckland, 19th March, 1935.

NOTICE is hereby given that the undermentioned section is open for selection on optional tenure under the Land Act, 1924, and applications will be received at the Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Friday, 26th April, 1935.

Applicants should appear personally for examination at the Auckland District Lands and Survey Office, Auckland, on Tuesday, 30th April, 1935, 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.

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

SCHEDULE.

AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Waipa County.—Parish of Waipa.

ALLOTMENT 222: Area, 256 acres. Capital value, £128. Deposit on deferred payments, £8: Half-yearly instalments on deferred payments, £3 18s. Renewable lease: Half-yearly rent, £2 11s. 3d.

Weighted with £525 for improvements, consisting of dwelling of four rooms with attached lean-to of two rooms, clearing and grassing, approximately 75 chains road boundary-fencing, approximately 230 chains of subdivisional fencing; half-share in 170 chains of boundary-fencing. This sum is payable in cash or by a deposit of £10, the balance of £515 to remain on instalment mortgage, payable in the case of a New Zealand discharged soldier over a period of thirty-six years and a half by instalments of principal and interest (5 per cent.) combined totalling £15 9s. per half-year, and in the case of a civilian, over a period of thirty-four years and a half by instalments of principal and interest (5½ per cent.) combined totalling £16 14s. 9d. per half-year.

A grazing property, situated on Kemp's Road, two miles from Glen Massey Post-office, six miles from Ngaruawahia Railway-station and Saleyards. Hilly and broken land of poor quality of which only a very small part is ploughable. Approximately 10 acres of poor pasture, approximately 220 acres felled and grassed, mostly reverted to fern, balance of 26 acres in natural state of standing bush. Ragwort and blackberry require attention.

Any further particulars required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(L. and S. 26/13468.)

Land in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 20th March, 1935.

NOTICE is hereby given that the undermentioned section will be offered for sale by public auction for cash at the District Lands and Survey Office, State Fire Insurance Building, Wellington, on Wednesday, 24th April, 1935, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924.

SCHEDULE.

WELLINGTON LAND DISTRICT.—VILLAGE LAND.—VILLAGE OF KOHANGA.

SECTIONS 7, 9, 10, 12, 14, 15, 16, 19, and 20: Area, 2 acres 1 rood 18 perches. Upset price, £12 10s.

These sections, which comprise all flat land in grass, are situated in the Village of Kohanga, on the bank of the Wangaehu river at Mangamahu. Access by formed and metalled roads.

Any further information required may be obtained from the undersigned.

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.

(L. and S. 52881.)

Education Reserve in Wellington Land District for Lease by Public Auction.

District Lands and Survey Office,
Wellington, 19th March, 1935.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, Wellington, at 2.30 o'clock p.m. on Wednesday, 24th April, 1935, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—EDUCATION RESERVE.

Manawatu County.—Foxton Suburbs.

SECTION 325: Area, 4 acres 1 rood 10 perches. Upset annual rental, £5.

Weighted with £11 for improvements, consisting of 22 chains of road and boundary fencing, this sum is payable in cash on the fall of the hammer.

This section is situated at the corner of Avenue Road and Baker Street, in the Borough of Foxton, one mile and a quarter from post-office, school, &c. All level and suitable for a building-site or for poultry-farming. Soil of a sandy loam. Section is badly infested with gorse, lupins, &c.

Term of lease, twenty-one years, with perpetual right of renewal at revaluation.

Possession will be given on day of sale.

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

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.

(L. and S. 9/369.)

Pastoral Run in Canterbury Land District for License by Public Auction.

District Lands and Survey Office,
Christchurch, 19th March, 1935.

NOTICE is hereby given that the undermentioned pastoral run will be offered for license by public auction at the District Lands Office, Timaru, at 1.30 o'clock p.m. on Wednesday, 24th April, 1935, under the provisions of the Land Act, 1924.