

Weighted with £490 for improvements, consisting of dwelling, cow-shed, outbuilding, clearing and grassing, 40 chains road-boundary fencing, 80 chains of subdivisional fencing, and half-share in 100 chains of boundary-fencing. This amount may be paid in cash, or, after payment of a cash deposit of £10, £300 may remain on mortgage to the Mortgage Corporation of New Zealand, payable over a period of thirty years by instalments of £9 6s. each half-year, and the remaining £180 on mortgage to the Lands and Survey Department, payable over a period of thirty-six years and a half by instalments of £6 5s. 10d. each half-year.

A mixed-farming property, situated on Mangamahoe Road, four miles from Otorohanga Railway-station, Post-office, School, and Dairy Factory; cream collected at gate. Access by metalled road to within quarter of a mile of section. Flat to easy undulating land, a steep bluff dividing the property. Approximately 65 acres medium to good pasture (ragwort-infested), balance in natural state of fern, manuka, and tutu.

Tauamarunui County.—Ongarue Survey District.

Section 13, Block X: Area, 560 acres. Capital value, £380. Deposit on deferred payments, £15: Half-yearly instalment on deferred payments, £11 17s. 3d. Renewable lease: Half-yearly rent, £9 10s.

Weighted with £622 10s. for improvements, consisting of cottage, wool-shed, felling and grassing, 60 chains road-boundary fencing, 80 chains subdivisional fencing, half-share in 160 chains boundary-fencing. This amount may be paid in cash, or, after the payment of a deposit of £422 10s., the balance, £200, may remain on instalment mortgage payable in the case of a New Zealand discharged soldier over a period of twenty-five years and a half by instalments of principal and interest (5 per cent.) combined totalling £7 per half-year; in the case of a civilian over a period of twenty-four years and a half by instalments of principal and interest (5½ per cent.) combined totalling £7 10s. per half-year.

A grazing property, situated on Koromiko Road, seven miles from Waimiha Railway-station, Post-office, and School, and nineteen miles from Ongarue Saleyards. Access by metalled road. Approximately 180 acres in medium pasture, balance of 380 acres in natural state of standing bush. Land in front is easy to steep, at back of cleared area it is easy undulating. The area is standing bush is steep and broken.

SECOND SCHEDULE.

FIRST-CLASS SETTLEMENT LAND.

Rotorua County.—Reporoa Settlement.

SECTION 24s: Area, 126 acres 0 roods 21 perches. Capital value, £380; half-yearly rent, £9 10s.

Weighted with £770 for improvements, consisting of dwelling, cow-shed, outbuilding, clearing and grassing, approximately 40 chains of drains, 110 chains of road-boundary fencing, 70 chains of subdivisional fencing, and half-share in 70 chains of boundary-fencing. This amount may be paid in cash, or, after payment of a deposit of £20, the balance, £750, may 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 £22 10s. per half-year; 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 £24 7s. 6d. per half-year.

A dairying property, comprising mostly flat land, and situated at Reporoa, twenty-four miles from Rotorua by good formed pumice road. Reporoa Post-office and School are four miles from the property. Approximately 80 acres fair to worn-out pasture, 16 acres fallow, 20 acres swamp land (rough feed), 10 acres in natural state of scrub.

Full particulars may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(L. and S. 26/27903, 26/19610, and 26/22417.)

Lands in the Auckland Land District for Selection.

District Lands and Survey Office,
Auckland, 16th October, 1935.

NOTICE is hereby given that the undermentioned sections are open for leasing, and applications will be received at the District Lands and Survey Office, Auckland, up to 11 o'clock a.m. on Tuesday, 29th October, 1935.

The land described in the First Schedule is offered in terms of the Land Act, 1924, and may be selected on renewable lease—term, sixty-six years. The land described in the Second Schedule is offered in terms of section 9 of the Reserves and other Lands Disposal and Public Bodies Empowering Act, 1914, and is available for selection on "change paddock" lease—term, twenty-one years.

Both areas must be selected together; and applications for the sections separately will not be considered.

Applicants should appear personally for examination at the District Lands and Survey Office, Auckland, on Thursday, 31st October, 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.

FIRST SCHEDULE.

AUCKLAND LAND DISTRICT.—THIRD-CLASS LAND.

(EXEMPT FROM PAYMENT OF RENT AND MORTGAGE INTEREST FOR FIVE YEARS.)*

Rotorua County.—Rotorua Survey District.

SECTION 3, Block I: Area, 397 acres. Capital value, £100. Deposit on deferred payments, £10: Half-yearly instalment on deferred payments, £2 18s. 6d. Renewable lease: Half-yearly rent, £2.

* *Special Terms.*—The successful applicant will be required to pay one half-year's rent (£2) upon allotment and thereafter will in each succeeding year up to five years maintain existing improvements and effect further improvements of a value not less than the equivalent of the annual rent and mortgage-interest charge. Conditional on the required improvements and maintenance being effected, no rent or mortgage interest will be charged for five years. If the lessee-mortgagor fails to observe the foregoing conditions, or in lieu thereof to make payment of the respective charges as they become due, the lease will be subject to forfeiture.

Improvements in existence, and which must be paid for as stated below, comprise dwelling, cow-byre, clearing and grassing, 60 chains road-boundary fencing, 100 chains subdivisional fencing, and half-share in 190 chains boundary-fencing.

A grazing property, situated on the Kopu Kopu Road, thirteen miles from Ngongotaha Railway-station, Dairy Factory, and Saleyards. All heavy bush country running into open fern at the back; two-thirds easy and ploughable, balance broken by gullies. Approximately 50 acres of good pasture, 177 acres felled and grassed (now reverted), balance of 170 acres in natural state. Ragwort requires attention.

SECOND SCHEDULE.

AUCKLAND LAND DISTRICT.—THIRD-CLASS LAND.

Rotorua County.—Rotorua Survey District.

LOT 1 of Section 12, Block VIII: Area, 40 acres 3 roods 13 perches. Capital value, £130; half-yearly rent, £3 5s.

NOTE.—No exemption of rental charges in respect of this property can be granted.

Improvements in existence, and which must be paid for as stated below, comprise cow-byre, clearing and grassing, 40 chains of road-boundary fencing, 10 chains of subdivisional fencing, and half-share in 25 chains of boundary-fencing.

Suitable as a "change paddock" or run-off area. Situated on the Hamurana Road, six miles from the Ngongotaha Railway-station, Dairy Factory, and Saleyards. Some 10 acres in good pasture, 15 acres in worn-out pasture (rough feed only), 15 acres in natural state. Ragwort requires attention.

Improvement Loading.

These properties are weighted with £775 for improvements in existence, the amount being payable in cash or by a deposit of £5, the balance of £770 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 £23 2s. 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 £25 0s. 6d. per half-year (less remission of the interest portion of the instalments under "Special Terms" above).

Full particulars may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(L. and S. 26/17732.)