

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—VILLAGE LAND.

Papakura Town Board.—Papakura Village.

SECTION 74, Block XI: Area, 1 rood. Capital value, £35; half-yearly rent, 17s. 6d.

This section is situated at the corner of King Edward and Onslow Roads, one quarter of a mile by metalled road from Papakura. Section is flat but low lying, with gorse in evidence. Soil is clay. Town water-supply available.

Any further information required may be obtained from the undersigned.

L. J. POFF,
Commissioner of Crown Lands.

(H.O. 22/1450/1174; D.O. 22/4101.)

Land in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 11th April, 1939.

NOTICE is hereby given that the undermentioned section will be offered for sale by public auction for cash or on deferred payments at the Lands Office, Rotorua, at 2 o'clock p.m., on Wednesday, 17th May, 1939, under the provisions of the Land Act, 1924.

SCHEDULE.

AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Taupo County.—Takapu Survey District.

SECTION 2, Block VI: Area, 3 acres 3 roods 20 perches.* Upset price, £300.†

* Area subject to slight alteration.

† Improvements included in the upset price comprise a dwelling, water-supply, road boundary and boundary fencing, and clearing.

This section, which is situated at the northern end of the "Broadlands" Small-farm Block in the Reporoa District, approximately thirty miles from Rotorua, is not suitable as a separate holding but would be useful to work in conjunction with adjoining land.

Terms of Sale.

Cash.—One-fifth of the purchase price on the fall of the hammer and the balance within thirty days.

Deferred Payments.—A deposit of not less than £50 and the balance over a period of thirty-four and a half years by half-yearly instalments of £3 5s. per £100.

Any further particulars required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(H.O. 36/26; D.O. 21/56.)

Land in Auckland Land District for Selection on Renewable Lease.

Auckland District Lands and Survey Office,
Auckland, 12th April, 1939.

NOTICE is hereby given that the undermentioned property is open for selection on renewable lease under the Land Act, 1924; and applications will be received at the Auckland District Lands and Survey Office, Auckland, up to 11 o'clock a.m., on Friday, 26th May, 1939.

Applicants should appear personally for examination at the Auckland District Lands and Survey Office, Auckland, on Tuesday, 30th May, 1939, 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.

Applicants are required to produce for inspection when examined documentary evidence of their financial position, such as bank pass-books, certificates or letters of credit from managers of banks, financial institutions, or mercantile firms, or from private persons or parents undertaking to give financial assistance. Persons undertaking to assist financially should state to what extent they are prepared to do so and supply guarantees of their own financial position.

The ballot will be held immediately upon conclusion of the examination of applicants, and the successful applicant is required to pay immediately at conclusion of ballot a deposit comprising the first half-year's rent, broken-period rent, lease fee, and amount of weighting for improvements.

This property is situated within the Hauraki Mining District and is offered in terms of section 153 of the Land Act, 1924, which provides that no right to any mineral under the surface shall pertain to the lessee, whose rights shall be to the surface soil only.

SCHEDULE.

AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Ohinemuri County.—Hauraki Mining District.

SECTIONS 35 and 47, Block XIV, Ohinemuri Survey District, and Section 62, Block II, Aroha Survey District: Area, 88 acres 2 roods 36 perches. Capital value, £135; half-yearly rent, £2 14s.

Weighted with £5 (payable in cash) for improvements, comprising approximately 10 acres of rough pasture.

This is a grazing property situated on Rahu Road, six miles from Paeroa Post-office, two miles from Karangahake School and Railway-station and seven miles from Paeroa Saleyards; access is by sealed and metalled road from Paeroa. Undulating to hilly and broken country of which about 10 acres is in rough feed the balance being covered in fern, blackberry, and scrub, with pockets of light native bush; watered by a stream on Section 35. Not suitable as a separate holding but is capable of being made into a useful run-off area for a Hauraki Plains farmer when developed.

Any further information required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(H.O. 22/1450/1109 and 1127, 22/1432/56; D.O. R.L. 942, 1396, M.D. L.O. 459.)

Education Reserve in Taranaki Land District for Lease by Public Tender.

District Lands and Survey Office,
New Plymouth, 12th April, 1939.

NOTICE is hereby given that written tenders, marked on the outside "Tender for Lease," will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m., on Tuesday, 16th May, 1939, for a lease of the undermentioned education reserve under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.—EDUCATION RESERVE.

Whangamomona County.—Ngatimaru Survey District.

SECTION 12, Block XI: Area, 460 acres. Minimum annual rent, £12.

Improvements comprising old dwelling, 40 acres poor grass, half-share 18 chains boundary fencing, 50 chains fencing are included in the rental value.

This is a grazing and dairying property situated on Kirai Road about one mile and a half from Huiakama Village and four miles from Te Wera Railway-station. The whole area, with the exception of about 20 acres, has been felled and grassed but has reverted to fern and scrub. Access is from the main road by one and a half miles of clay road.

NOTE.—The property is described for the information of intending selectors who are recommended nevertheless to make a personal inspection as the Department is not responsible for the absolute accuracy of the above description.

Abstract of Terms and Conditions of Lease.

1. One half-year's rent at the rate offered and lease fee of £2 2s. must accompany each tender and will be refunded if tender not accepted.

2. Term of lease: 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 expiration or if it is sooner determined, the new lease offered for disposal 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 and the amount so paid by the incoming tenant shall be paid to the original lessee after deducting rent or other payments in arrear. Failing disposal, the land and improvements revert to the Crown.

4. No transfer, mortgage, sublease, or subdivision allowed without the consent of the Land Board.

5. Lessee to maintain in good substantial repair all improvements, to trim all live hedges and to yield up all improvements in good order and condition at the expiration of the lease. Buildings must be kept insured.

6. 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.

7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.