

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

Hokianga County.—Whangape Survey District.

(NATIONAL ENDOWMENT).

SECTION 13, Block X: Area, 310 acres. Capital value, £310. Deposit on deferred payments, £20. Half-yearly instalment on deferred payments, £9 8s. 6d. Renewable lease: Half-yearly rent, £6 4s.

Weighted with £740 for improvements, comprising dwelling (24 ft. by 27 ft.), 60 chains road fencing, 80 chains boundary fencing, 200 chains internal fencing, 230 acres felled and grassed, and one bridge. This sum is payable in cash, or, after payment of a deposit of £50, the balance may be paid over a term of thirty-six and a half years by instalments of principal and interest combined amounting to £20 14s. per half-year.

This property is situated on Broadwood—Herekino Road, three miles from Awaroa School, and seven miles from Broadwood Post-office and Saleyards by metalled road. Comprises approximately 160 acres easy undulating and 150 acres steep, hilly, and broken country. With the exception of 60 acres of standing bush the area has been cleared and felled, and approximately 230 acres grassed, balance of 20 acres is in fern. This section is sheltered and falls to the north. The soil is clay resting on sandstone formation; watered by small creeks and springs, which are ample during reasonable seasons but are likely to become restricted during dry weather. Property, which is subdivided into six paddocks, is suitable for dairying and grazing. Button-weed is in evidence on the front portion of the property.

Special Conditions.

The successful applicant for Section 13 must also acquire by way of transfer from the State Advances Corporation of New Zealand the fee-simple of Section 7 (25 acres 2 roods 6 perches) and the goodwill of the lease in perpetuity over Section 17 (496 acres 2 roods 34 perches), Block X, Whangape Survey District. The consideration for the transfer will be £1,270, of which £175 must be paid in cash and the balance of £1,095 secured on mortgage for a term of thirty-five years with interest at 4½ per cent. reducible to 4¼ per cent. per annum; the costs of the preparation and registration of the transfer and mortgage will be payable by the transferee. The mortgage will contain covenants providing for good husbandry, manuring, and such like.

Sections 7 and 17, which are separated by a road from Section 13, comprise easy hills in front but broken in parts at the back. About 330 acres fair to medium mixed pasture, 190 acres worn-out pasture reverted to fern. Subdivided into thirteen paddocks. Buildings comprise dwelling, garage, and cow-byre.

Any further particulars required may be obtained from the undersigned.

L. J. POFF,
Commissioner of Crown Lands.

(H.O. 26/13326; D.O. M.L./2297.)

Land in Auckland Land District for Selection on Renewable Lease.

Auckland District Lands and Survey Office,
Auckland, 24th July, 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 Monday, 28th August, 1939.

Applicants should appear personally for examination at the Auckland District Lands and Survey Office, Auckland, on Wednesday, 30th August, 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 and mortgage fees, and deposit in reduction 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.—Aroha Survey District.—Hauraki Mining District.

SECTIONS 34 and 35, Block III: Area, 410 acres 2 roods. Capital value, £205; half-yearly rent, £4 2s.

Weighted with £310 for improvements, comprising an old dwelling (in poor order), cow-shed, garage, water-supply, road-boundary fencing, half-share in boundary fencing, subdivisional fencing, grassing, and clearing (now reverted). This sum is payable in cash, or, after payment of a deposit of £30, the balance of £280 may be secured on mortgage to the State Advances Corporation of New Zealand payable over a period of twenty years by half-yearly instalments of principal and interest combined, interest being at the rate ruling as at date of selection, subject to a rebate of one-half per cent. for payment of the instalments on or before fourteen days after the due dates thereof.

This is a grazing proposition situated on the corner of the Pukewera and Taiari Roads six miles from Waihi Post-office, Railway-station, and Saleyards, and two miles from Waitawheta School; access is by metalled road from Waihi, cream being collected. Area comprises undulating to hilly land, broken in places, approximately 100 to 120 acres being readily ploughable. About 60 acres is in poor pasture, 150 acres in second growth and fern, balance of 200 acres in standing bush. Soil is light clay loam on clay over rhyolite rock formation; watered by permanent streams. Ragwort and blackberry are prevalent and require immediate attention. This property would be suitable as a run-off for a dairy-farmer on the Hauraki Plains.

Special condition.—No timber to be sold without the consent in writing of the Land Board first being obtained.

Any further information required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(H.O. 26/17828; D.O. H.P.L. 538 and 616.)

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

Auckland District Lands and Survey Office,
Auckland, 26th July, 1939.

NOTICE is hereby given that the undermentioned section is 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 Auckland District Lands and Survey Office, Auckland, up to 11 o'clock a.m. on Monday, 28th August, 1939.

Applicants should appear personally for examination at the Auckland District Lands and Survey Office, Auckland, on Wednesday, 30th August, 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 deposit in reduction of weighting for improvements.