

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

Auckland District Lands and Survey Office,
Auckland, 9th September, 1941.

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, 24th October, 1941.

Applicants should appear personally for examination at the Auckland District Lands and Survey Office, Auckland, on Wednesday, 29th October, 1941, 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, 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, and lease fee.

SCHEDULE.

AUCKLAND LAND DISTRICT.—TOWN LAND.

Te Kuiti Borough.—Te Kuiti Native Township.

SECTIONS 15 and 17, Block XI: Area, 1 acre 2 roods 28.6 perches. Capital value, £240; half-yearly rent, £6.

A residential building-site situated in Awakino Road, three-quarters of a mile from Te Kuiti Post-office. Access by tar-sealed road from Te Kuiti. Town water-supply, and electric-power are available.

Any further information required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(H.O. 7/581/45; D.O. D.P. 2519.)

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

District Lands and Survey Office,
Gisborne, 9th September, 1941.

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 District Lands and Survey Office, Gisborne, up to 4 o'clock p.m. on Wednesday, 8th October, 1941.

Applicants should appear personally for examination at the District Lands and Survey Office, Gisborne, on Friday, 10th October, 1941, 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 documentary evidence of their financial position and farming experience.

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.

SCHEDULE.

GISBORNE LAND DISTRICT.—FIRST-CLASS LAND.—SETTLEMENT LAND.

Wairoa County.—Opoiti Survey District.—Clydebank Settlement.

SECTION 5, Block XIV: Area, 704 acres 2 roods. Capital value, £1,610*; half-yearly rent, £40 5s.

* Capital value includes the sum of £290 for improvements belonging to the Crown, comprising half-share 189 chains boundary-fencing and part value of felling and grassing.

Weighted with £2,470 for improvements, comprising dwelling, washhouse, man's room, wool-shed, cow-shed, shed, plantations, fencing, felling, and grassing. This sum is payable in cash or may be secured on first mortgage to the State Advances Corporation for a term of thirty-five years with interest at the rate of 4½ per cent. reducible to 4¼ per cent. for prompt payment. The half-yearly instalment under the mortgage will be £71 11s. 3d. gross and £65 7s. 9d. net. The mortgage will contain a special covenant providing for the application of phosphatic manures. The costs of this mortgage (£9 13s.) are payable by the applicant.

Special Covenant.—The successful applicant is required to deposit with the State Advances Corporation the sum of £250, the amount to be refunded as permanent improvements are effected to the property to the satisfaction of the State Advances Corporation.

The property is situated on the Mangopoiki Road, about six miles from Frasertown by good metalled road, about one mile from school, and about ten miles from Wairoa Dairy-factory, Saleyards, and Freezing-works. Section is well watered and is subdivided into nine paddocks. It comprises generally easy hill country, all of which has been previously cleared and grassed. Manuka is showing in parts, whilst blackberry is also in evidence.

NOTE.—Possession will be given on 1st November, 1941. Any further particulars required may be obtained from the undersigned.

H. L. PRIMROSE,
Commissioner of Crown Lands.

(H.O. 26/8490; D.O. R.L.S. 300.)

Grazing-run in Hawke's Bay Land District for Selection.

District Lands and Survey Office,
Napier, 9th September, 1941.

NOTICE is hereby given that the undermentioned property is open for selection on Small Grazing-run lease under Part V of the Land Act, 1924 (term of lease, twenty-one years), and applications will be received at the District Lands and Survey Office, Napier, up to 4 o'clock p.m. on Tuesday, 7th October, 1941.

Applicants should appear personally for examination at the District Lands and Survey Office, Napier, on Thursday, 9th October, 1941, 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 documentary evidence of their financial position and farming experience.

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.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—SECOND-CLASS LAND.

Hawke's Bay County.—Maungaharuru Survey District.

SMALL Grazing-run 103: Area, 3,069 acres. Capital value, £1,540; half-yearly rent, £30 16s.

Weighted with £655 for improvements, comprising a five-roomed wooden dwelling (portion of one room to be completed), 420 chains of fencing (road-line, boundary, and internal), and grassing. This sum is payable in cash, or, after payment of a deposit of £55, the balance may be repaid as follows: £275 to be secured by a clause in the lease providing for forty half-yearly payments of £10 19s. 1d., comprising principal and interest; and £325 on mortgage for a term of seven years based on a twenty-year table repayable by fourteen half-yearly instalments of £12 18s. 11d., comprising principal and interest, and one final instalment of £245 7s. All costs incidental to the preparation and registration of the mortgage, and estimated at £4 11s. 6d., will be payable by the successful applicant.

This property is situated about five miles from Te Pohue Post-office, twenty miles from Eskdale Railway-station, one mile and a half from the Ohurakura School, and fifty miles from the Heretaunga Dairy-factory and Stortford Lodge Saleyards. Access is from the Napier-Taupo Main Highway four miles distant by formed metalled road. The soil is very light pumiceous on a clay formation: fairly well watered by creeks and springs. The area comprises fern, tutu, and manuka country, and is suitable as a grazing proposition for an adjoining owner. Will carry five hundred sheep and fifty head of cattle.

Any further particulars required may be obtained from the undersigned.

F. R. BURNLEY,
Commissioner of Crown Lands.

(H.O. 26/21545; D.O. S.G.R. 212.)

Town Land in Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 10th September, 1941.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Wellington, up till 4 o'clock p.m. on Friday, 24th October, 1941.

Applicants should appear personally for examination at the District Lands and Survey Office, Wellington, on Wednesday, 29th October, 1941, 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.