

Enclosure 3 in No. 2.

TABLE III.—INCOMPLETE TRANSACTIONS.

RETURN of LANDS under Negotiation for Purchase to the North of Auckland the Conveyances relating to which have not been prepared, to 30th June, 1877.

District.	Name of Block.	Area estimated marked thus.*	Amount of Purchase Money agreed on or estimated.*	Amount of Payments to date.	Nature of Title. Whether adjudicated on or not.	When Purchase is likely to be completed, and cause of present delay.	Capabilities of Land and General Remarks.
Hokianga	Tairārei ...	Acres. 915	£ 106 15 0	£ 50 0 0	Not yet adjudicated on; claim in.	As soon as Court sits at Hokianga.	Soil good, undulating; light forest.
	Tautehere ...	693	104 0 0	...	Memorial ordered; awaiting consent of some of the parties, and survey of adjoining lands.	When Motu Karaka and Tapuwae are settled for.	"
	Motu Karaka and Tapuwae; portion surveyed, 8,374 acres; unsurveyed, estimated at 5,000 acres	13,374	Not fixed, but about 3s. per acre.	...	Not yet adjudicated on; claims sent in for hearing.	The surveyed portion soon after Court at Hokianga; the other first Court after.	"
Bay of Islands	Otaruru, 6,860 acres; Hue Hue, 5,277 acres	12,157	Not fixed, about 1s. 6d. per acre.	...	Not yet adjudicated on; Crown Grant; awaiting Succession Order.	...	Good soil, light forest, but broken.
	Te Kowhai ...	73	18 5 0	...	Not adjudicated on; claim in for hearing.	"	Good soil.
	Puketutu ...	6,050	756 5 0	...	Not adjudicated on; claim in for hearing.	As soon as Court sits at Whangarei.	Fair quality; partly bush.
Whangarei	Te Taheke, 3,810 acres;	6,553	819 2 6	...	Not adjudicated on; claim in for hearing.	"	Soil most indifferent; good along river; coal; ordinary forest; some valuable kauri.
	Waipareira, 2,743 acres	Not adjudicated on; no claim in for hearing.	"	Soil indifferent; broken, but contains coal and kauri forest; adjoining above.
	Waitomotomo ...	25,000	*At 2s. 6d per acre.	...	Not adjudicated on; no claim in for hearing.	It is uncertain whether these blocks will be purchased; price not agreed to by Natives.	Open, second quality land; good along river banks.
Kaipara	Papakauri ...	10,000	At 3s. per acre; agreed on.	...	Not adjudicated on; claim in for hearing.	When Court sits at Whangarei.	Kauri forest and other bush; fair average soil.
	Omaikao ...	3,777	450 0 0	Kauri and totara forest.
	Kaipatiki ...	20,000	2,000 0 0	1,920 0 0	Title Grant held by Trustees for	Uncertain; purchase suspended at present by instruction.	Rich lands, suitable for farms; South Kaipara.
Bay of Islands	Mokau ...	451	...	20 0 0	Claim dismissed on hearing	{ These lands are said to be the property of the Crown already. Surplus lands. }	Broken land, chiefly forest. The whole block contains 31,408 acres, but one out of three owners has not agreed to sell.
	Te Mata ...	4,644	...	40 0 0	"	"	The other two owners are infants. Their Trustees have signed an agreement to sell, but they have no power by law at present to carry it out.
	Kotake and Te Whau	15,000	...	60 0 0	"	"	Poor land.
Mangakahia	Mataki ...	500	...	30 0 0	Not adjudicated on.	{ Owners will not sell; I consider these purchases impracticable. }	"
	Tautoro and Patutumu	3,600	...	65 0 0	"	"	Unsurveyed, position indefinite.
	Nuhaka ...	800	...	30 0 0	"	"	"
		123,587	...	2,215 0 0			

* Where price or acreage is estimated it is marked thus*.

NOTE.—The amounts advanced on these purchases were all paid prior to the transactions having been handed over to me for completion.—J. W. P.