24. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10477, LOS ANGELES LAND DISTRICT, OF GEORGE HENDRICKS AND ELLA HENDRICKS, SAN DIEGO COUNTY - SWO 5250, AND SECOND APPLICATION NO. 10479, LOS ANGELES LAND DISTRICT, OF LELAND L. SHAW - SWO 5252) The Commission was informed as follows: On June 13, 1950, an offer was received from George Hendricks and Ella Hendricks of Palm City, California, to purchase the SE¼ of SW¼ and S½ of SE¼ of Section 16, T. 18 S., R. 5 E., S.B.M., containing 120 acres in San Diego County. Said applicants made an offer of $361.20, or $3.01 per acre.

On June 15, 1950, an offer was received from Leland L. Shaw of Palm City, California, to purchase said land, and also the NE¼ of NW¼ of said Section 16, containing a total of 160 acres. Said application was numbered 10479, Los Angeles Land District - SWO 5252. By the filing of said application, Mr. Shaw became a second applicant for the SE¼ of SW¼ and the S½ of SE¼ of said Section 16. Mr. Shaw offered $84.00, or $2.10 per acre, for the NE¼ of NW¼, and $600.00, or $5.00 per acre, for the SE¼ of SW¼ and S½ of SE¼ of said Section 16.

The Assessor of San Diego County has assessed contiguous land at $2.50 per acre, thus indicating an appraised value of the land of $5.00 per acre. An appraisal by the Commission's staff indicates that the offer of Mr. Shaw of $2.10 per acre for the NE¼ of NW¼ is adequate, and the offer of Mr. Shaw of $5.00 per acre for the SE¼ of SW¼ and S½ of SE¼ of said Section 16 is adequate. Said lands are sandy, rocky, mountainous, cut by canyons and covered with sagebrush, chapparal and sparse desert growth. The soil is of third quality. The land is accessible by Highway No. 94. There is possible access to water.

Said land were advertised for sale with the stipulation that no bid of less than $84.00 would be accepted for the NE¼ of NW¼ of Section 16, T. 18 S., R. 5 E., S.B.M., and that no bid of less than $600.00 would be accepted for the SE¼ of SW¼ and S½ of SE¼ of said Section 16.

Mr. Shaw bid $84.00 for the NE¼ of NW¼ and $600.00 for the SE¼ of SW¼ and S½ of SE¼ of said Section 16.

George Hendricks and Ella Hendricks did not bid on the NE¼ of NW¼ and bid only $361.20 on the SE¼ of SW¼ and S½ of SE¼.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF THE NE¼ OF NW¼ OF SECTION 16, T. 18 S., R. 5 E., S.B.M., CONTAINING 40 ACRES, TO LELAND L. SHAW AT A CASH PRICE OF $84.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS; THAT THE COMMISSION AUTHORIZE THE SALE OF THE SE¼ OF SW¼ AND S½ OF SE¼ OF SECTION 16, T. 18 S., R. 5 E., S.B.M., CONTAINING 120 ACRES, TO THE FIRST APPLICANT, GEORGE HENDRICKS AND ELLA HENDRICKS, AT A CASH PRICE OF $600.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS, SHOULD GEORGE HENDRICKS AND ELLA HENDRICKS NOT ACCEPT, IT IS FURTHER AUTHORIZED THAT THE SE¼ OF SW¼ AND S½ OF SE¼ OF SECTION 16, T. 18 S., R. 5 E., S.B.M., BE SOLD TO LELAND L. SHAW AT THE CASH PRICE OF $600.00.

25. UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE MINUTES OF THE MEETING OF OCTOBER 23, 1950, WERE APPROVED AND CONFIRMED AS SUBMITTED.

26. UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS DECIDED TO DEFER SETTING A DATE FOR THE NEXT COMMISSION MEETING.