

10. (SALE OF VACANT SCHOOL LANDS, APPLICATION NO. 10547, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, DON M. COOK - S.W.O. 5512.) An offer has been received from Don M. Cook of Monterey Park, Los Angeles County, California, to purchase Sections 16 and 36, T. 5 N., R. 21 E., and Section 36, T. 6 N., R. 21 E., S.B.M., containing 1,920 acres in San Bernardino County. Mr. Cook made an offer of \$3,840, or \$2 per acre.

The Assessor of San Bernardino County has assessed contiguous lands at approximately \$2 per acre, thus indicating the appraised value of those lands to be \$4 per acre. An inspection and appraisal by a member of the Commission's Staff on October 14, 1952, sets the minimum value of this land at \$5 per acre.

The subject lands are sandy and gravelly, at an elevation of from 1,240 to 1,490 feet. The lands in Section 36, T. 5 N., R. 21 E., and Section 36, T. 6 N., R. 21 E., S.B.M., are accessible by poor existing roads. The soil is of first and second quality. The lands support sagebrush, greasewood and cacti. The only value of the lands in Sections 16 and 36, T. 5 N., R. 21 E., S.B.M., is for farming, if water can be obtained from wells in sufficient quantity to irrigate. Section 36, T. 6 N., R. 21 E., S.B.M., is typical desert land, and is poor grazing land.

Before advertising the lands for sale, Mr. Cook was advised that the minimum appraised value was \$5 per acre. Mr. Cook posted the necessary amount to meet the appraised value of \$9600. The lands were then advertised for sale with a stipulation that no offer of less than \$9600 would be accepted. Mr. Cook bid \$9600. No other application for said lands was received pursuant to the advertising.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF SECTIONS 16 AND 36, T. 5 N., R. 21 E., AND SECTION 36, T. 6 N., R. 21 E., S.B.M., CONTAINING 1,920 ACRES IN SAN BERNARDINO COUNTY, TO THE SINGLE BIDDER, MR. DON M. COOK, AT A CASH PRICE OF \$9600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

There being no further business to come before the Commission, the meeting was adjourned.