

MINUTE ITEM

16. (SALES OF VACANT STATE SCHOOL LAND.)

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
2	6293	The McCloud River Lumber Company
5	6676	National Chloride Company of America
6	6793	Clarence Brown
18	6631	Kenneth D. Fobes
23	6776	George S. Haas

Attachments

Calendar Items 2, 5, 6,
18 and 23 (5 pages)

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

2.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5219, SACRAMENTO LAND DISTRICT, SISKIYOU COUNTY, THE McCLOUD RIVER LUMBER COMPANY - S.W.O. 6293.)

An offer has been received from The McCloud River Lumber Company of McCloud, California, to purchase Section 16, T. 42 N., R. 1 E., and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 16, T. 42 N., R. 2 E., M.D.M., containing 680 acres in Siskiyou County. The applicant made an offer of \$3,400, or \$5 per acre.

An inspection and appraisal by a member of the Commission's staff on October 8, 1957 establishes the value of the subject land at an average of \$10 per acre, for a total of \$6,800, including land and timber thereon. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the value of \$6,800. The land was advertised for sale with a stipulation that bids must be in excess of \$6,800. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 42 N., R. 1 E., AND SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 16, T. 42 N., R. 2 E., M.D.M., CONTAINING 680 ACRES IN SISKIYOU COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, THE McCLOUD RIVER LUMBER COMPANY, AT A CASH PRICE OF \$6,800, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

5.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11137, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, NATIONAL CHLORIDE COMPANY OF AMERICA - S.W.O. 6676.)

An offer has been received from the National Chloride Company of America of Los Angeles, California, to purchase Sections 16 and 36, T. 4 N., R. 12 E., Section 16, T. 4 N., R. 13 E., Section 36, T. 5 N., R. 11 E., the $W\frac{1}{2}$ of $NW\frac{1}{4}$, $NE\frac{1}{4}$ of $NW\frac{1}{4}$, $W\frac{1}{2}$ of $SW\frac{1}{4}$, $NE\frac{1}{4}$ of $SW\frac{1}{4}$, $SE\frac{1}{4}$ of $NE\frac{1}{4}$ and $SE\frac{1}{4}$ of Section 36, T. 5 N., R. 12 E., and Section 16, T. 5 N., R. 13 E., S.B.M., containing a total of 3,640 acres in San Bernardino County. The applicant made an offer of \$7,280, or \$2 per acre.

Pursuant to Section 6210.4(a) of the Public Resources Code, 14.7 acres in the $N\frac{1}{2}$ of $N\frac{1}{2}$ of Section 16, T. 5 N., R. 13 E., S.B.M., embraced in a right-of-way granted October 7, 1884 under Section 478 of the Civil Code to the Southern Pacific Railroad Company must be reserved from sale, thereby leaving 625.3 acres, more or less, salable.

An inspection and appraisal by a member of the Commission's staff on July 17, 1957, establishes the value of the subject lands as follows:

DESCRIPTION	ACRES	APPRAISED VALUE	PRICE PER ACRE
Section 16, T. 4 N., R. 12 E.	640	\$3,398.40	(\$5.31 per acre average)
Section 36, T. 4 N., R. 12 E.	640	\$3,200.00	
Section 16, T. 4 N., R. 13 E.	640	\$3,200.00	(\$5.00 per acre)
Section 36, T. 5 N., R. 11 E.	640	\$1,920.00	
Section 36, T. 5 N., R. 12 E.	440	\$4,400.00	(\$10.00 per acre)
Section 16, T. 5 N., R. 13 E.	625.3	\$7,503.60	

for a total of \$23,622. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the total appraised value of \$23,622. The land was advertised for sale with a stipulation that bids must be in excess of the values stated above. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE AREA IN SECTIONS 16 AND 36, T. 4 N., R. 12 E., SECTION 16, T. 4 N., R. 13 E., SECTION 36, T. 5 N., R. 11 E., $W\frac{1}{2}$ OF $NW\frac{1}{4}$, $NE\frac{1}{4}$ OF $NW\frac{1}{4}$, $W\frac{1}{2}$ OF $SW\frac{1}{4}$, $NE\frac{1}{4}$ OF $SW\frac{1}{4}$, $SE\frac{1}{4}$ OF $NE\frac{1}{4}$ AND $SE\frac{1}{4}$ OF SECTION 36, T. 5 N., R. 12 E., AND SECTION 16, T. 5 N., R. 13 E., S.B.M., EXCEPTING THEREFROM PURSUANT TO SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE THE AREA EMBRACED IN A RIGHT-OF-WAY HERETOFORE GRANTED BY THE STATE, CONTAINING A TOTAL OF 3,625.3 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, NATIONAL CHLORIDE COMPANY OF AMERICA, AT A CASH PRICE OF \$23,622, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

6.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11220, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, CLARENCE BROWN - S.W.O. 6793.)

An offer has been received from Clarence Brown of Beverly Hills, California, to purchase the $N\frac{1}{2}$ and $SE\frac{1}{4}$ of Section 25, and the $NE\frac{1}{4}$ of Section 26, T. 4 N., R. 1 E., Lots 1 and 2 of $SW\frac{1}{4}$ and $S\frac{1}{2}$ of Lot 1 of $NW\frac{1}{4}$ of Section 30, and Lots 1 and 2 of $NW\frac{1}{4}$ and $E\frac{1}{2}$ of Section 31, T. 4 N., R. 2 E., S.B.M., containing a total of 1,308.97 acres in San Bernardino County. The applicant made a total offer of \$90,553.46, or an average of \$69.17+ per acre, the minimum value established by prior appraisals.

A review of the appraisals by a member of the Commission's staff indicates that no change in value has occurred subsequent to the original appraisals. The original inspections and appraisals made by a member of the Commission's staff on May 15, 16 and 17, 1957, establish the values as follows:

DESCRIPTION	APPRAISED VALUES	ACREAGE	PRICE PER ACRE
$N\frac{1}{2}$ and $SE\frac{1}{4}$ of Section 25, T. 4 N., R. 1 E., S.B.M.	\$35,200.00	480	(\$73.33+ per acre average)
$NE\frac{1}{4}$ of Section 26, T. 4 N., R. 1 E., S.B.M.	\$13,600.00	160	(\$85.00 per acre)
Lots 1 and 2 of $SW\frac{1}{4}$ and $S\frac{1}{2}$ of Lot 1 of $NW\frac{1}{4}$ of Section 30, T. 4 N., R. 2 E., S.B.M.	\$12,265.33	194.41	(\$63.09+ per acre average)
Lots 1 and 2 of $NW\frac{1}{4}$ and $E\frac{1}{2}$ of Section 31, T. 4 N., R. 2 E., S.B.M.	\$29,488.13	474.56	(\$62.13+ per acre average)

The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The lands were advertised for sale with a stipulation that bids must be in excess of the values stated above. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE AREA IN THE $N\frac{1}{2}$ AND $SE\frac{1}{4}$ OF SECTION 25, THE $NE\frac{1}{4}$ OF SECTION 26, T. 4 N., R. 1 E., LOTS 1 AND 2 OF $SW\frac{1}{4}$ AND $S\frac{1}{2}$ OF LOT 1 OF $NW\frac{1}{4}$ OF SECTION 30, AND LOTS 1 AND 2 OF $NW\frac{1}{4}$ AND $E\frac{1}{2}$ OF SECTION 31, T. 4 N., R. 2 E., S.B.M., CONTAINING A TOTAL OF 1,308.97 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LANDS TO THE SINGLE APPLICANT, CLARENCE BROWN, AT A CASH PRICE OF \$90,553.46, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

18.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5310, SACRAMENTO LAND DISTRICT, MONO COUNTY, KENNETH D. FOBES - S.W.O. 6631.)

An offer has been received from Kenneth D. Fobes of Morongo Valley, California, to purchase the $E\frac{1}{2}$ of $NW\frac{1}{4}$ and $NE\frac{1}{4}$ of Section 16, T. 4 N., R. 25 E., M.D.M., containing 240 acres in Mono County. The applicant made an offer of \$516, or \$2.15 per acre.

An inspection and appraisal by a member of the Commission's staff on July 25, 1957 establishes the value of the subject land at \$15 per acre, for a total value of \$3,600. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant posted the necessary amount to meet the value of \$3,600. The land was advertised for sale with a stipulation that bids must be in excess of \$3,600.

Prior to advertising, the application of Fred Strosnider of Bridgeport, California (5325, Sacramento Land District, S.W.O. 6734), was filed. The applicant made an offer of \$480, or \$2 per acre. Pursuant to advertising, the applicant increased his offer to \$5,520, or \$23 per acre.

Pursuant to advertising, the bid of Walter Herz of Pasadena, California (5340, Sacramento Land District, S.W.O. 6830), was received. A bid of \$4,800, or \$20 per acre was submitted.

Under Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (January 20, 1958) within which to submit the additional amount of \$1,915 to meet the highest bid received. The first applicant, Kenneth D. Fobes, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $E\frac{1}{2}$ OF $NW\frac{1}{4}$ AND $NE\frac{1}{4}$ OF SECTION 16, T. 4 N., R. 25 E., M.D.M., CONTAINING 240 ACRES IN MONO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, KENNETH D. FOBES, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$5,520, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALES OF VACANT SCHOOL LAND

23.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11209, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, GEORGE S. HAAS - S.W.O. 6776.)

An offer has been received from George S. Haas of Los Angeles, California, to purchase the SW $\frac{1}{4}$ of Section 25, T. 4 N., R. 1 E., S.B.M., containing 160 acres in San Bernardino County. The applicant made an offer of \$10,800, or \$67.50 per acre, the minimum value established by a prior appraisal.

A review of the appraisal by a member of the Commission's staff indicates that no change in value has occurred subsequent to the original inspection and appraisal made on May 15, 1957. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$10,800. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SW $\frac{1}{4}$ of SECTION 25, T. 4 N., R. 1 E., S.B.M., CONTAINING 160 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, GEORGE S. HAAS, AT A CASH PRICE OF \$10,800, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.