

MINUTE ITEM

27. 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>
22	7682	Cloverdale Redwood Co.
25	7560	Joe N. Flores
23	7481	Anthony E. Gallo
24	7507	Max Neiman

Attachments

Calendar Items Nos. 22, 25,
23 and 24 (5 pages)

CALENDAR ITEM

22.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5491, SACRAMENTO LAND DISTRICT, SONOMA COUNTY, CLOVERDALE REDWOOD CO. - S.W.O. 7682.

An offer has been received from Cloverdale Redwood Co. of Cloverdale, California, to purchase Lot 7 of Section 6, T. 10 N., R. 12 W., M.D.M., containing 55.87 acres in Sonoma County, for \$22,348, or \$400 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value, including timber thereon, at an average of \$400 per acre, or a total of \$22,348.

The land was advertised for sale with a stipulation that bids must be in excess of \$22,348. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT LOT 7 OF SECTION 6, T. 10 N., R. 12 W., M.D.M., CONTAINING 55.87 ACRES IN SONOMA COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, CLOVERDALE REDWOOD CO., AT A CASH PRICE OF \$22,348.

CALENDAR ITEM

25.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5471, SACRAMENTO LAND DISTRICT, SAN BENITO COUNTY, JOE N. FLORES - S.W.O. 7560.

An offer has been received from Joe N. Flores of Laton, California, to purchase the $W\frac{1}{2}$ and the $SE\frac{1}{4}$ of Section 36, T. 19 S., R. 11 E., M.D.M., containing 480 acres in San Benito County, for \$4,800, or \$10 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$11.50 per acre, or a total of \$5,520. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$5,520. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$ AND THE $SE\frac{1}{4}$ OF SECTION 36, T. 19 S., R. 11 E., M.D.M., CONTAINING 480 ACRES IN SAN BENITO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, JOE N. FLORES, AT A CASH PRICE OF \$5,520.

CALENDAR ITEM

23.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11542, LOS ANGELES LAND DISTRICT, SAN LUIS OBISPO COUNTY, ANTHONY E. GALLO - S.W.O. 7481.

An offer has been received from Anthony E. Gallo of Corte Madera, California, to purchase Lots 1, 2, 3 and 4, being all of fractional Section 36, T. 10 $\frac{1}{2}$ N., R. 26 W., S.B.M., containing 139.77 acres in San Luis Obispo County, for \$1,118.16, or \$8 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre, or a total of \$1,397.70. The applicant has deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$1,397.70. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT LOTS 1, 2, 3 AND 4, BEING ALL OF FRACTIONAL SECTION 36, T. 10 $\frac{1}{2}$ N., R. 26 W., S.B.M., CONTAINING 139.77 ACRES IN SAN LUIS OBISPO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, ANTHONY E. GALLO, AT A CASH PRICE OF \$1,397.70.

CALENDAR ITEM

24.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11556, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, MAX NEIMAN - S.W.O. 7507.

An offer has been received from Max Neiman of San Diego, California, to purchase Section 16, T. 9 N., R. 9 E., Sections 16 and 36, T. 10 N., R. 9 E., and Section 36, T. 19 N., R. 8 E., S.B.M., containing a total of 2,560 acres in San Bernardino County, for \$5,120, or \$2 per acre.

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation and establish their values as follows:

	<u>PRICE PER ACRE</u>	<u>TOTAL VALUE</u>
Section 16, T. 9 N., R. 9 E., S.B.M.	\$ 10.	\$ 6,400.
Section 16, T. 10 N., R. 9 E., S.B.M.	10.	6,400.
Section 36, T. 10 N., R. 9 E., S.B.M.	10.	6,400.
Section 36, T. 19 N., R. 8 E., S.B.M.	5.	<u>3,200.</u>
TOTAL APPRAISED VALUE		\$22,400.

The applicant deposited the necessary amount to meet the total appraised value of \$22,400.

The lands were advertised for sale with a stipulation that bids must be in excess of the appraised values set forth above. The notice further provided that bids could be submitted on all lands in any parcel or combination of parcels above described.

A single unacceptable additional offer for one parcel was received pursuant to advertising. Buren B. Day of Oklahoma City, Oklahoma (S.W.O. 7728), submitted a sealed cash offer for Section 36, T. 19 N., R. 8 E., S.B.M. This offer, accompanied by letter of transmittal, is unacceptable inasmuch as the prescribed bid form was not used as required by the published notice and the rules and regulations of the State Lands Commission. The fact that the letter form of bid is unacceptable has been confirmed informally by the office of the Attorney General.

IT IS RECOMMENDED THAT THE COMMISSION:

1. REJECT THE OFFER OR BID OF BUREN B. DAY (S.W.O. 7728) FOR SECTION 36, T. 19 N., R. 8 E., S.B.M., FOR FAILURE TO COMPLY WITH THE SPECIFICATIONS SET FORTH IN AND REQUIRED BY THE TERMS OF THE PUBLISHED NOTICE AND THE RULES AND REGULATIONS OF THE STATE LANDS COMMISSION;

CALENDAR ITEM 24. (CONTD.)

2. FIND THAT SECTIONS 16 AND 36, T. 10 N., R. 9 E., S.B.M., SECTION 16, T. 9 N., R. 9 E., S.B.M., AND SECTION 36, T. 19 N., R. 8 E., S.B.M., CONTAINING A TOTAL OF 2,560 ACRES IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. AUTHORIZE THE SALE OF THE AFORESAID LANDS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, MAX NEIMAN, AT A CASH PRICE OF \$22,400.