

MINUTE ITEM

20. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5503, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, UNITED STATES PLYWOOD CORPORATION - S.W.J. 7781.

After consideration of Calendar Item 6 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 14, T. 4 S., R. 2 E., H.M. (CONTAINING 32.8 ACRES MORE OR LESS) IN HUMBOLDT COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, UNITED STATES PLYWOOD CORPORATION, AT A CASH PRICE OF \$10,423.84.

Attachment
Calendar Item 6 (1 page)

CALENDAR ITEM

6.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5503, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, UNITED STATES PLYWOOD CORPORATION - S.W.O. 7781.

An offer was received from United States Plywood Corporation of Arcata, California, to purchase the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 14, T. 4 S., R. 2 E., H.M. (containing 40 acres more or less) in Humboldt County for \$200 (or average price of \$5 per acre). Computation from private survey information indicates that the subject parcel contains 32.8 acres. The application was filed on December 13, 1960, subject to an application filed on March 16, 1959. Subsequently, the prior application was canceled at the request of the applicant, and United States Plywood Corporation thereby became the first applicant.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes the total value of the parcel, including timber, at \$10,423.84 (or an average of \$317.80 per acre), which amount has been deposited by the applicant.

The parcel is located two airline miles due West of Briceland. It is accessible by three miles of private logging road, which is gravelled to within one-quarter mile of the parcel, where an abandoned branch leads to and the southwest corner. A county road lies three-quarters of a mile due South but because of the terrain it is impractical to make a shorter route than via Briceland. A small intermittent stream originates in the southern half of the parcel. The entire parcel drains south and west. Utilities are available at Briceland, and public transportation is available at Garberville, eight miles east from Briceland. The vegetative cover is mainly hardwood, tan oak, myrtle, chinquapila, and spot growths of merchantable Douglas fir. The elevation ranges between 900 and 1300 feet. The highest and best use of the parcel would be for forestry, development (commercial timber), with recreation as a secondary use.

The land was advertised for sale with a stipulation that bids must be in excess of \$10,423.84; no bids resulted therefrom.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 14, T. 4 S., R. 2 E., H.M. (CONTAINING 32.8 ACRES MORE OR LESS) IN HUMBOLDT COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, UNITED STATES PLYWOOD CORPORATION, AT A CASH PRICE OF \$10,423.84.