

MINUTE ITEM

31. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10562, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY; MOLYBDENUM CORPORATION OF AMERICA - S.W.O. 5541.

After consideration of Calendar Item 7 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN LOTS 1, 2, 3, AND 4, AND THE $S\frac{1}{2}$, BEING ALL, OF FRACTIONAL SECTION 20, T. $15\frac{1}{2}$ N., R. 15 E., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY ACCEPTED MAY 20, 1942 (CONTAINING 438.20 ACRES MORE OR LESS), IN SAN BERNARDINO COUNTY;
2. FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVES THE SELECTION OF SAID LAND; AND
4. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO MOLYBDENUM CORPORATION OF AMERICA, AT THE APPRAISED PRICE OF \$18,185.30, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 7 (2 pages)

CALENDAR ITEM

7.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10562, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY; MOLYBDENUM CORPORATION OF AMERICA - S.W.O. 5541.

An offer was received from Molybdenum Corporation of America of Los Angeles, California, to purchase Lots 1, 2, 3, and 4, and the S $\frac{1}{2}$, being all, of fractional Section 20, T. 15 $\frac{1}{2}$ N., R. 15 E., S.B.M., as shown on official United States plat of survey accepted May 20, 1942 (containing 438.20 acres more or less), in San Bernardino County, for \$2,191 (or an average of \$5 per acre).

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the total value of the parcel at \$18,185.30 (or an average of \$41.50 per acre), which amount has been deposited by the applicant.

The desert community of Nipton is approximately 6.7 miles east of the subject parcel, U. S. Highway 91-466 is 3.6 miles west, and Baker is 42.5 miles west. The Nipton County Road runs east and west, traversing the N $\frac{1}{2}$ of the parcel; and the Ivanpah County Road runs north and south, intersecting the Nipton Road. After intersection, the Nipton road continues north as an unimproved dirt road. Another unimproved dirt road parallels the Nipton road to the west. No surface water exists; however, the applicant has developed an underground source of water on the parcel and placed improvements thereon through exercise of a prior right when the land was Federally owned. Elevation ranges between 2,680 and 2,840 feet. Vegetative cover consists of a strong growth of saltbush, with some creosote. The highest and best use of the parcel would be for homesites, with grazing a secondary use.

The selection of the subject land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

The State's application to select the land has been accepted by the Bureau of Land Management, and the land was listed (conveyed) to the State on December 15, 1960.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN LOTS 1, 2, 3, AND 4, AND THE S $\frac{1}{2}$, BEING ALL, OF FRACTIONAL SECTION 20, T. 15 $\frac{1}{2}$ N., R. 15 E., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY ACCEPTED MAY 20, 1942 (CONTAINING 438.20 ACRES MORE OR LESS), IN SAN BERNARDINO COUNTY;
2. FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LAND; AND

CALENDAR ITEM 7. (CONTD.)

4. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO MOLYBDENUM CORPORATION OF AMERICA, AT THE APPRAISED PRICE OF \$18,185.30, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.