

MINUTE ITEM

11/18/65

25. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NUMBER 5528, SACRAMENTO LAND DISTRICT, MENDOCINO COUNTY; HARWOOD INVESTMENT COMPANY - S.W.O. 8066.

After consideration of Calendar Item 18 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE NW $\frac{1}{4}$ OF NW $\frac{1}{4}$, AND SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 24, T. 21 N., R. 16 W., M.D.M., CONTAINING 80 ACRES IN MENDOCINO 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 HARWOOD INVESTMENT COMPANY AT THE TOTAL CASH PRICE OF \$60,080.

Attachment

Calendar Item 18 (1 page)

18.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NUMBER 5528, SACRAMENTO LAND DISTRICT, MENDOCINO COUNTY; HARWOOD INVESTMENT COMPANY - S.W.O. 8063.

An application has been received from Harwood Investment Company of Branscomb, California, to purchase the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24, T. 21 N., R. 16 W., M.D.M., containing 80 acres in Mendocino County.

The Property

- Location: The parcels are located three miles northeast of Branscomb.
- Access: Both parcels can be reached via one mile of dirt road and one-half mile of washed-out logging road from the county road one mile east of Branscomb.
- Water: There is a year-round stream in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24, but no permanent surface water in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$.
- Terrain: Mountainous, rocky to smooth, moderate to very steep slope; elevation 1,750' to 2,100'.
- Highest and Best Use: Timber reproduction.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation, and establishes an average value of \$722.95 per acre (\$28,900.00 total) for the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, and \$720.50 per acre (\$28,820.00 total) for the SE $\frac{1}{4}$ of NW $\frac{1}{4}$. Harwood Investment Company amended its offer in writing, concurring with the appraised value. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised value. As a result of advertising, Harwood Investment Company increased its bid to \$751 per acre, for a total of \$30,040 for each parcel. No further bids were received.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE NW $\frac{1}{4}$ OF NW $\frac{1}{4}$, AND SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 24, T. 21 N., R. 16 W., M.D.M., CONTAINING 80 ACRES IN MENDOCINO 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 HARWOOD INVESTMENT COMPANY AT THE TOTAL CASH PRICE OF \$60,080.