

MINUTE ITEM

1/26/66

29. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5529, SACRAMENTO LAND DISTRICT, MENDOCINO COUNTY; UNION LUMBER COMPANY - S.W.O. 8075.

After consideration of Calendar Item 4 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 SE $\frac{1}{4}$  OF SECTION 35, T. 21 N., R. 16 W., M.D.M., CONTAINING 40 ACRES IN MENDOCINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING MINERALS, TO UNION LUMBER COMPANY AT THE TOTAL CASH PRICE OF \$29,280.

Attachment

Calendar Item 4 (1 page)

4.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5529, SACRAMENTO LAND DISTRICT, MENDOCINO COUNTY; UNION LUMBER COMPANY - S.W.O. 8075.

An application has been received from Union Lumber Company of Fort Bragg, California, to purchase the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 35, T. 21 N., R. 16 W., M.D.M., containing 40 acres in Mendocino County.

The Property

Location: Five miles south of Branscomb.

Access: Five miles of private main line hauling road of the Union Lumber Company from the county road at Branscomb.

Water: No permanent surface water.

Terrain: Mountainous, smooth to rocky, steep slope; elevation 1,500' to 2,000'.

Highest and best use: Commercial timber production.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation, and establishes an average value of \$732 per acre (\$29,280 total) for the parcel, including 1,012 M.B.F. of merchantable Redwood and Douglas Fir timber. Union Lumber 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. During the advertising period, Union Lumber Company submitted the minimum cash required to qualify its previous written offer of \$29,280. No further bids were received.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE SW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 35, T. 21 N., R. 16 W., M.D.M., CONTAINING 40 ACRES IN MENDOCINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING MINERALS, TO UNION LUMBER COMPANY AT THE TOTAL CASH PRICE OF \$29,280.