

MINUTE ITEM

11/17/66

27. SALE OF VACANT STATE SCHOOL LAND, SHASTA COUNTY; APP. NO. 5543, SACRAMENTO LAND DISTRICT, NOEL F. AND SHIRLEY F. EVANS - S.W.O. 8184.

After consideration of Calendar Item 1 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 21, T. 31 N., R. 3 E., M.D.M., CONTAINING 40 ACRES IN SHASTA COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDERS, NOEL F. AND SHIRLEY F. EVANS, AT THE CASH PRICE OF \$4,666.99.

Attachment

Calendar Item 1 (2 pages)

1.

SALE OF VACANT STATE SCHOOL LAND, SHASTA COUNTY; APP. NO. 5543, SACRAMENTO LAND DISTRICT, NOEL F. AND SHIRLEY F. EVANS - S.W.O. 8184.

On December 2, 1865, an application was received from Noel F. and Shirley F. Evans of Shingletown, California, to purchase the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, T. 31 N., R. 3 E., M.D.M., containing 40 acres in Shasta County.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation, and establishes land and timber values as follows:

<u>DESCRIPTION</u>	<u>PRICE</u>	<u>APPRAISED VALUE</u>
<u>NE$\frac{1}{4}$ of NE$\frac{1}{4}$ of Section 21</u>		
<u>Land Value</u>		
4 acres Cabin site	at \$50 per acre	\$ 200
36 acres Recreation	at \$30 per acre	\$1,080
<u>Timber Value</u>		
Ponderosa Pine, 52 M.B.M.	at \$25 per M	\$1,300
Sugar Pine, 21 M.B.M.	at \$25 per M	\$ 525
White Fir, 30 M.B.M.	at \$7 per M	\$ 210
Incense Cedar, 1 M.B.M.	at \$4 per M	\$ 4
40 acres at \$83 per acre (average). Total value = \$3,320		

Location: Three miles west of Lassen National Park, one mile south from Highway 44.

Access: From Viola by three miles of Highway 44, then by 3/4 mile of unimproved dirt road that crosses private land. Access during winter months not possible due to snow conditions.

Water: No visible signs of water. Manzanita Creek, an intermittent stream, is located one-quarter mile to the north. Subsurface water unknown.

Terrain: Level to rolling.

CALENDAR ITEM 1. (CONTD.)

Elevation: 4,920 to 4,960 feet.
Cover: 90 percent heavy brush; 10 percent old growth pine, white fir, and incense cedar.
Highest and Best Use: Cabin site and recreation.

The applicants amended their offer in writing, concurring with the appraised value of \$3,320. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised value of \$3,320. Pursuant to advertising, the following bids were received:

<u>Bidder</u>	<u>Bid</u>
Noel F. Evans & Shirley F. Evans App. 5543, S.W.O. 8184	\$4,666.99
W. G. Wells App. 5565, S.W.O. 8253	\$3,844.00
Frank V. Amaral App. 5564, S.W.O. 8252	\$3,660.00

All bids received were accompanied by the minimum required deposits, and were regular in all respects.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 21, T. 31 N., R. 3 E., M.D.M., CONTAINING 40 ACRES IN SHASTA COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDERS, NOEL F. AND SHIRLEY F. EVANS, AT THE CASH PRICE OF \$4,666.99.