

MINUTE ITEM

11/17/66

28. SALE OF VACANT STATE SCHOOL LAND, MODOC COUNTY; APP. NO. 5544, SACRAMENTO LAND DISTRICT, L. J. FEE - S.W.O. 7969.

After consideration of Calendar Item 3 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 16, T. 46 N., R. 17 E., M.D.M., CONTAINING 40 ACRES IN MODOC 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 BIDDER, L. J. FEE, AT THE CASH PRICE OF \$1,500.

Attachment

Calendar Item 3 (1 page)

3.

SALE OF VACANT STATE SCHOOL LAND, MODOC COUNTY; APP. NO. 5544, SACRAMENTO LAND DISTRICT, L. J. Fee - S.W.O. 7969.

On December 6, 1965, an application was received from L. J. Fee of Fort Bidwell, California, to purchase the  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$  of Section 16, T. 46 N., R. 17 E., M.D.M., containing 40 acres in Modoc County.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation, and establishes the value of \$30 per acre, or a total value of \$1,200.

THE PROPERTY

Location: 7 airline miles east of Fort Bidwell and one mile west of the Nevada state line.

Access: Three miles of surface road, three miles of gravel road, and one mile of dirt road.

Water: No surface water; subsurface water is unknown.

Terrain: Level to low rolling hills, gentle to moderate slope.

Elevation: 5,240 to 5,280 feet.

Cover: Low sagebrush, scattered juniper, scattered bunch grass, and other low-growing plants.

Highest and Best Use: Reservoir site.

The applicant amended his offer in writing, concurring with the appraised value of \$1,200.

The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised value of \$1,200. As a result of advertising, the applicant, L. J. Fee, submitted the minimum cash required to qualify his previous written offer of \$1,200, and increased his bid to \$37.50 per acre, for a total of \$1,500. No further bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE  $SE\frac{1}{4}$  OF  $SE\frac{1}{4}$  OF SECTION 16, T. 46 N., R. 17 E., M.D.M., CONTAINING 40 ACRES IN MODOC 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 BIDDER, L. J. FEE, AT THE CASH PRICE OF \$1,500.