

MINUTE ITEM

2/23/67

31. SALE OF VACANT STATE SCHOOL LAND, APP. NO. 101, RIVERSIDE LAND DISTRICT, INYO COUNTY; ARCHIE G. HALL - S.W.O. 8220.

After consideration of Calendar Item 21 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT PARCEL NO. 2, EMBRACING THE $W\frac{1}{2}$ OF $NE\frac{1}{4}$ OF SECTION 36, T. 22 N., R. 7 E., AND PARCEL NO. 3, EMBRACING THE $E\frac{1}{2}$ OF $NE\frac{1}{4}$ OF SECTION 36, T. 22 N., R. 7 E., S.B.M., ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF THESE PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, ARCHIE G. HALL, AT THE APPRAISED CASH PRICES OF \$3,000 AND \$3,200, RESPECTIVELY.

Attachment

Calendar Item 21 (2 pages)

21.

SALE OF VACANT STATE SCHOOL LAND, APP. NO. 101, RIVERSIDE LAND DISTRICT, INYO COUNTY; ARCHIE G. HALL - S.W.O. 8220.

On April 14, 1966, an application was received from Archie G. Hall of Watsonville, California, to purchase the following:

- Parcel No. 1 - NW $\frac{1}{4}$ of Section 36, T. 22 N., R. 7 E., S.B.M. - 160 acres
- Parcel No. 2 - W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 36, T. 22 N., R. 7 E., S.B.M. - 80 acres
- Parcel No. 3 - E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 36, T. 22 N., R. 7 E., S.B.M. - 80 acres

The parcels, situated in Inyo County, contain a total of 320 acres (see Exhibit "A").

Parcel No. 1 was later withdrawn from the application at the applicant's request.

A staff appraisal shows that the lands are not suitable for cultivation without artificial irrigation, and establishes the values at \$37.50 per acre or \$3000 for Parcel No. 2, and at \$40 per acre or \$3200 for Parcel No. 3.

The applicant amended his offer in writing, concurring with the appraised values established.

THE PROPERTY

- Location: The town of Shoshone is approximately five miles due west; Las Vegas is approximately 90 miles easterly.
- Access: Via three miles of bladed dirt road from county road northerly of parcels.
- Water: No surface water. Proven water wells one mile easterly, at depths of 270 feet to 300 feet.
- Terrain: Slightly sloped to flat, with considerable surface rock.
- Elevation: Low of 2,080 feet to a high of 2,560 feet.
- Cover: Sparse saltbush, creosote and desert fir, with some annual forbs and a very little grass.
- Highest and Best Use: Desert-type recreational cabin sites.

Parcels 2 and 3 were advertised for sale with the stipulation that any new bids must be in excess of the appraised values. No further bids were received pursuant to such advertising.

CALENDAR ITEM 21. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 2, EMBRACING THE $W\frac{1}{2}$ OF $NE\frac{1}{4}$ OF SECTION 36, T. 22 N., R. 7 E., AND PARCEL NO. 3, EMBRACING THE $E\frac{1}{2}$ OF $NE\frac{1}{4}$ OF SECTION 36, T. 22 N., R. 7 E., S.B.M., ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF THESE PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, ARCHIE G. HALL, AT THE APPRAISED CASH PRICES OF \$3000 AND \$3200, RESPECTIVELY.