

MINUTE ITEM

10/2/69

29. SALE OF 640 ACRES OF STATE SCHOOL LAND IN KERN COUNTY TO GREAT WESTERN CITIES, INC. - W-8407.

After consideration of Calendar Item 13 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT PARCEL NO. 1, THE NE $\frac{1}{4}$ ; PARCEL NO. 2, THE SE $\frac{1}{4}$ ; PARCEL NO. 3, THE E $\frac{1}{2}$  OF W $\frac{1}{2}$ ; PARCEL NO. 4, THE W $\frac{1}{2}$  OF W $\frac{1}{2}$ , ALL IN SECTION 20, T. 31 S., R 39 E., M.D.M., CONTAINING A TOTAL OF 640 ACRES MORE OR LESS IN KERN COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST QUALIFIED BIDDER, GREAT WESTERN CITIES, INC., AT THE CASH PRICE OF \$57,000 FOR PARCEL NO. 1; \$60,000 FOR PARCEL NO. 2; \$59,000 FOR PARCEL NO. 3; AND \$64,000 FOR PARCEL NO. 4.

Attachment

Calendar Item 13 (2 pages)

CALENDAR ITEM

10/69  
W-8407

13.

SALE OF VACANT SCHOOL LAND  
RIVERSIDE LAND DISTRICT  
APPLICATION NO. 161

LOCATION: Approximately 85 miles southeast of Bakersfield, adjacent to California City, Kern County.

APPRAISAL INFORMATION:

<u>Description</u>	<u>Parcel No.</u>	<u>Acreage</u>	<u>Total Value</u>
NE $\frac{1}{4}$ , Section 20, T. 31 S., R. 39 E., M.D.M.	1	160 m/1	\$52,320
SE $\frac{1}{4}$ , Section 20, T. 31 S., R. 39 E., M.D.M.	2	160 m/1	\$55,800
E $\frac{1}{2}$ of W $\frac{1}{2}$ , Section 20, T. 31 S., R. 39 E., M.D.M.	3	160 m/1	\$54,840
W $\frac{1}{2}$ of W $\frac{1}{2}$ , Section 20, T. 31 S., R. 39 E., M.D.M.	4	160 m/1	\$59,560

DESCRIPTION:

Legal Description: As in recommendation.

Suitability for Cultivation:  
Not suitable for cultivation without artificial irrigation.

Access: Randsburg-Mojave road crosses all parcels.

Water: No surface water - underground water unknown.

Terrain: Flat, slight to moderate slopes.

Elevation: 2,245 feet to 2,190 feet.

Cover: Scattered desert brush and some cactus.

Highest and Best Use:  
Residential-recreational development.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Pt. 3, Chs. 1 & 2, Sec. 7301.
- b. Administrative Code: Title 2, Div. 3, Secs. 2300-2303, as amended May 10, 1969.

EXHIBIT: A. Location map.

BID INFORMATION: The original application was filed by Edwards Town Inc., but during processing of the application Edwards Town Inc. merged with other corporations, with Great Western Cities, Inc., being the surviving body and successor in interest to

CALENDAR ITEM 13. (CONTD.)

the application. The lands were advertised, stating that bids would be received for all parcels, any one parcel, or any combination of parcels. Great Western Cities, Inc., the only bidder, offered \$57,000 for Parcel No. 1; \$60,000 for Parcel No. 2; \$59,000 for Parcel No. 3; \$64,000 for Parcel No. 4. These bids total \$240,000, which is \$17,480 more than the staff's minimum appraised value.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 1, THE NE $\frac{1}{4}$ ; PARCEL NO. 2, SE $\frac{1}{4}$ ; PARCEL NO. 3, THE E $\frac{1}{2}$  OF W $\frac{1}{2}$ ; PARCEL NO. 4, THE W $\frac{1}{2}$  OF W $\frac{1}{2}$ , ALL IN SECTION 20, T. 31 S., R. 39 E., M.D.M., CONTAINING A TOTAL OF 640 ACRES MORE OR LESS IN KERN COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST QUALIFIED BIDDER, GREAT WESTERN CITIES, INC., AT THE CASH PRICE OF \$57,000 FOR PARCEL NO. 1; \$60,000 FOR PARCEL NO. 2; \$59,000 FOR PARCEL NO. 3; AND \$64,000 FOR PARCEL NO. 4.