

at an annual rental of \$44.54 with right of renewal for an additional period of ten years, for the installation, maintenance and use of a water pipe line.

6. (Sale of Vacant Federal Land, Obtained through Use of Base, Scrip Application No. 4709, Sacramento Land District, Inyo County - Howard W. Dougherty - Sac. W.O. 194) The Commission was informed that an offer has been received from Mr. Dougherty of Los Angeles, California, to purchase the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 33, T. 24 S., R. 43 E., M.D.M., containing 40 acres in Inyo County. This land may be obtained by the State from the Federal Government through use of base. Mr. Dougherty has made an offer of \$200.00 or \$5.00 per acre.

The Assessor of Inyo County has assessed contiguous lands at \$8.25 per acre, thus indicating an appraised value of those lands of \$16.50 per acre. However, in view of the extensive land holdings of the City of Los Angeles in that part of Inyo County, assessments are not an accurate measure of value. The land applied for is practically flat, alkaline and barren of vegetation save a small amount of sage brush. The soil is sandy and salty and while there was no indication of water, water might be obtained at a depth of a few inches to a few feet, but the water is too brackish for irrigation or watering live stock and is not potable. It is strictly desert land and its only value is for use as a stock pile site for Searles Lake salts accumulated during the summer and which cannot be mined or hauled in the winter. The land is on a Highway, lying about two miles north of Trona. An appraisal by the Commission's staff indicates that the offer as made is adequate.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Commission to file for this land with the Federal Government, and upon the approval of the selection, the sale of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 33, T. 24 S., R. 43 E., M.D.M., to Mr. Howard W. Dougherty at a cash price of \$200.00, subject to all statutory reservations including minerals.

7. (Sale of Vacant Federal Land, Obtained through Use of Base, Scrip Application No. 4713, Sacramento Land District, Napa County - Faye F. Hoehn - Sac. W.O. 198) The Commission was informed that an offer has been received from Mrs. Hoehn of Sanitarium, Napa County, California, to purchase the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, T. 8 N., R. 5 W., M.D.M., containing 40 acres in Napa County. This land may be obtained by the State from the Federal Government through use of base. Mrs. Hoehn has made an offer of \$400.00 or \$10.00 per acre.

The Assessor of Napa County has assessed adjacent lands on the north at \$3.75 and on the east at \$7.50 per acre and land on the west and south at \$10.00 to \$11.00 per acre, thus indicating an appraised value of the land applied for of from \$7.50 to \$22.00 per acre. However the land on the west and south is accessible by a road, while the subject land is a quarter of a mile, approximately, from the road. The land is rocky hilltop at an elevation of from 1100 to 1600 feet; is covered with dense brush, greasewood, manzanita, and chaparral. The soil is very thin. The land has no grazing or agricultural value, its only value being for a homesite on a small portion not exceeding 5 acres, which can be leveled. There is no water on the land; no timber; no indication of mining assessment work. An appraisal by the Commission's staff indicates that the offer as made for the subject land is adequate.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the Commission to file for this land with the Federal Government, and upon the approval of the selection, the sale of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, T. 8 N., R. 5 W., M.D.M., to Mrs. Faye F. Hoehn at a cash price of \$400.00, subject to all statutory reservations, including minerals.