

8. (Sale of Vacant Federal Land, Obtained through Use of Base, Scrip Application No. 4710, Sacramento Land District, San Bernardino County - Howard W. Dougherty - Sac. W.O. 195) The Commission was informed that an offer has been received from Mr. Dougherty of Los Angeles, California, to purchase Lot 2 and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, N $\frac{1}{2}$ of SE $\frac{1}{4}$ and Lot 7b of Section 31, T. 25 S., R. 43 E., and Lot 4 of Section 4, and Lot 1 of Section 5, T. 26 S., R. 43 E., M.D.M., containing 246.87 acres in San Bernardino County. This land may be obtained by the State from the Federal Government through use of base. Mr. Dougherty has made an offer of \$1,234.35 or \$5.00 per acre.

The Assessor of San Bernardino County has assessed contiguous land with improvements at \$4.00 to \$8.00 per acre, thus indicating an appraised value of the land of \$8.00 to \$16.00 per acre. The subject land lies within the shore line of Searles Dry Lake. The land is flat, level, alkaline and entirely barren of vegetation, on which nothing can grow. Trona, the nearest settlement, is two to four miles northerly and westerly of the land, which can be reached by auto although there is no regular road. All of the land is in the potash reserve, but the applicant has waived all right to claim compensation and has filed the mineral waiver required by the Bureau of Land Management. 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 Lot 2 and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, N $\frac{1}{2}$ of SE $\frac{1}{4}$ and Lot 7b of Section 31, T. 25 S., R. 43 E., and Lot 4 of Section 4, and Lot 1 of Section 5, T. 26 S., R. 43 E., M.D.M., to Mr. Howard W. Dougherty at a cash price of \$1,234.35, subject to all statutory reservations including minerals.

9. (Sale of Vacant Federal Land, Obtained through Use of Base, Scrip Application No. 4708, Sacramento Land District, Napa County - California Medical Missionary and Benevolent Association - Sac. W.O. 192) The Commission was informed that an offer has been received from the California Medical Missionary and Benevolent Association, of Sanitarium, Napa County, California, to purchase the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, N $\frac{1}{2}$ of SE $\frac{1}{4}$, SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and Lot 1 of Section 1, T. 8 N., R. 6 W., M.D.M., containing 167.59 acres in Napa County. This land may be obtained by the State from the Federal Government through use of base. The California Medical Missionary and Benevolent Association has made an offer of \$1340.72 or \$8.00 per acre.

The Assessor of Napa County has assessed adjacent land on the north, south and east, which contain orchards and water at from \$5.85 to \$9.40 per acre, while the land on the west which is better land than the subject land is assessed at \$2.50 per acre. An appraisal by the Commission's staff indicates that the offer as made for the subject land, \$8.00 per acre is adequate. The subject land has been burned over and there is very little vegetation on the cleared portion. The land is very rough and mountainous, ranging in elevation from 800 to 1700 feet. There is no water except a small amount of seepage in the SE $\frac{1}{4}$ or NE $\frac{1}{4}$. Applicant hopes to get water by drilling wells. The soil is rocky and shallow. The cover is scrub oak, madrone and manzanita brush. The land is non-agricultural and very poor grazing. There is no road to the land, but it can be reached by going through private property and then by foot for half a mile. There is no indication of mining assessment work. The westerly 40 acres is a steep rocky bluff. There is no merchantable timber.

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 SW $\frac{1}{4}$, N $\frac{1}{2}$ of SE $\frac{1}{4}$, SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and

Lot 1 of Section 1, T. 8 N., R. 6 W., M.D.M., to the California Medical Missionary and RENEVCLNT Association at a cash price of \$1340.72, subject to all statutory reservations including minerals.

10. (Sale of Vacant School Land, Application No. 4694, Sacramento Land District, Kern County - Louis J. Friedman - Sac. W.O. 163) The Commission was informed that an offer has been received from Mr. Friedman of San Francisco, California, to purchase the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 36, T. 25 S., R. 34 E., M.D.M., containing 120 acres in Kern County.

Mr. Friedman has made an offer of \$300.00 or \$2.50 per acre. The Assessor of Kern County has assessed contiguous land at \$1.50 to \$1.75 per acre, thus indicating an appraised value of the land of \$3.00 to \$3.50 per acre, however, the subject land is inferior and consists mostly of rocky, brushy dump. An appraisal by the Commission's staff indicates that the offer as made is adequate.

The land is steep and rough at an elevation of 2800 to 3000 feet. There is no water on the land. The soil is rocky decomposed granite. The cover is brush, juniper and digger pine. There is a small amount of spring grazing. The land can be reached by a very poor road from Weldon, which is 3 miles south of the land. There is no indication of mining assessment work.

The land was advertised for sale with a stipulation that no offer of less than \$300.00 would be accepted. Mr. Friedman bid \$300.00.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the sale of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 36, T. 25 S., R. 34 E., M.D.M., to the single bidder Mr. Louis J. Friedman at a cash price of \$300.00, subject to all statutory reservations, including minerals.

11. (Sale of Vacant School Land, Application No. 4689, Sacramento Land District, San Bernardino County - H. W. Dougherty - Sac. W.O. 152) The Commission was informed that an offer has been received from Mr. Dougherty of Los Angeles, California, to purchase Section 16, T. 26 S., R. 43 E., M.D.M., containing 640 acres in San Bernardino County. Mr. Dougherty has made an offer of \$1,920.00 or \$3.00 per acre. The Assessor of San Bernardino County has assessed contiguous lands at \$3.00 per acre, thus indicating an appraised value of the land of \$6.00 per acre but these lands include improvements and subject land is not worth over \$3.00 per acre. An appraisal by the Commission's staff indicates that the offer as made is adequate.

The subject land is flat level land lying within the original lines of Searles Lake. There is no water on the land. The soil is sandy alkaline; no cover, the land being barren on which nothing can grow; it is strictly desert. There is a desert road running within a few rods of the southwest corner of the section which was found. There is no indication of mining assessment work. The land lies about 8 miles southeasterly of Trona. Land appraised at \$3.00 per acre.

The land was advertised for sale with a stipulation that no offer of less than \$1,920.00 would be accepted. Mr. Dougherty bid \$1,920.00.

Upon motion duly made and unanimously carried, a resolution was adopted authorizing the sale of Section 16, T. 26 S., R. 43 E., M.D.M., to the single bidder Mr. H. W. Dougherty at a cash price of \$1,920.00, subject to all statutory reservations, including minerals.