

to 3,000 feet, with some fairly open land. The land contains intermittent water holes, but none was found as all were dry at this season. The land is accessible by existing private road only through locked gates. It is greatly overgrazed, and its principal value to the first applicant, Mr. McCullough, who owns adjacent lands, is to protect his range.

The land was advertised for sale in the Hollister Free Lance on August 1, 1951, with the stipulation that no offer of less than \$3,600.00 would be accepted. Pursuant to the advertising and prior to the expiration of the 30-day period, the application (4826, Sacramento Land District) of J. A. Pfeiffer of San Juan Bautista, California, was received and filed. Mr. Pfeiffer made an offer of \$4,860.00, or \$6.75 per acre. No other applications for said lands were received pursuant to the advertising.

Mr. McCullough, as the first applicant, has the right, within 20 days after notice, to deposit the amount necessary to meet the price fixed by the Commission.

UPON MOTION DILY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF THE $3\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 25, AND ALL OF SECTION 36, T. 15 S., R. 9 E., M.D.M., TO THE FIRST APPLICANT, CHARLES F. McCULLOUGH, JR., AT A CASH PRICE OF \$4,860.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS. IN THE EVENT THE FIRST APPLICANT, MR. McCULLOUGH, FAILS TO EXERCISE HIS RIGHT TO MEET THE PRICE FIXED BY THE COMMISSION, THE SUBJECT LAND SHALL BE SOLD TO THE SECOND APPLICANT, MR. J. A. PFEIFFER, WHO IS THE HIGH BIDDER, AT \$4,860.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

4. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 4743 (OF CHRISTOPHER WINOVICH OF PALO ALTO, CALIFORNIA - S.W.O. 5262), AND APPLICATION NO. 4822 (OF H. J. NOREN OF MOUNT HAMILTON, CALIFORNIA - S.W.O. 5375), SACRAMENTO LAND DISTRICT, IN SANTA CLARA COUNTY.)

An offer was received from Mr. Christopher Winovich to purchase the $\frac{1}{2}$ of $SW\frac{1}{4}$ and $SE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 16, T. 8 S., R. 5 E., M.D.M., containing 120 acres in Santa Clara County (the remainder of the section, being the $\frac{1}{2}$ and $SE\frac{1}{4}$, containing 480 acres, is located across the county line in Stanislaus County). Mr. Winovich made an offer of \$270.00, or \$2.25 per acre, for the 120 acres in Santa Clara County. The Assessor of Santa Clara County has assessed contiguous land at \$2.00 per acre, thus indicating a market value for the land of \$4.00 per acre.

An appraisal on July 28, 1951, by the Commission's staff gives a value of \$2.25 per acre. The land is sandy, very rocky, precipitous mountains, cut by canyons, with elevations ranging from 1,000 to 2,500 feet. The soil is about third grade, and the land contains two small springs with a maximum volume of 100 gallons per day. The land has been burnt over and the grazing is very sparse, the covering being chamise. The land is accessible by an existing Forest Service road (through locked gates), which is very rough and impassable except by jeep. The contiguous land is very much better grazing land, and is fenced.

The land was advertised for sale on August 1, 1951, with the stipulation that no offer of less than \$270.00 for the 120 acres would be accepted. Pursuant to the advertising and prior to the 30-day period, the application (4822,

Sacramento Land District) of H. J. Noren was received and filed. Mr. Noren made an offer of only \$2.00 per acre, and was advised by the staff that his offer was inadequate and not commensurate with the minimum price of \$2.75 per acre as appraised by the staff on July 23, 1951. Mr. Noren thereupon remitted an additional amount of \$350.00 to increase his offer to \$5.00 per acre. Subsequently, on August 28, 1951, Mr. Noren decided to raise his offer to \$8.00 per acre, which he said he was reluctant to do for a parcel of land which is worth approximately \$5.00 per acre. Mr. Noren advised Mr. Ireland that ingress and egress to the remaining 480 acres of vacant land in the section, as well as to his own patented land, depended on the 120 acres here involved. He stated that if he is the successful applicant he expects to make application for the contiguous 480 acres in Stanislaus County. The notice having been published in the Los Gatos Daily Times on August 1, 1951, the 30 days following said publication expired on August 31, 1951.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF THE NW¹ OF SW¹ AND SW¹ OF SW¹ OF SECTION 16, T. 8 S., R. 5 E., M.D.M., TO CHRISTOPHER WINOVICH AT A CASH PRICE OF \$960.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS. IN THE EVENT THE FIRST APPLICANT, MR. WINOVICH, FAILS TO EXERCISE HIS RIGHT TO MEET THE PRICE FIXED BY THE COMMISSION, THE SUBJECT LAND SHALL BE SOLD TO THE SECOND APPLICANT, H. J. NOREN, WHO IS THE HIGH BIDDER, AT A CASH PRICE OF \$960.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

5. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 4783, SACRAMENTO LAND DISTRICT, STANISLAUS COUNTY, J. A. HAM - S.W.O. 5328.) An offer has been received from Mr. Ham of Los Gatos, California, to purchase Section 36, T. 5 S., R. 5 E., M.D.M., containing 640 acres in Stanislaus County.

Mr. Ham has made an offer of \$4,480.00, or \$7.00 per acre. The Assessor of Stanislaus County has assessed contiguous land at \$3.00 per acre, thus indicating an appraised value of the land of \$5.00 per acre. An appraisal on July 27, 1951, by the Commission's staff gives a value of \$7.00 per acre.

The land is sandy, mountainous, and cut by canyons, at an elevation from 1,500 feet in the canyon to 2,700 feet on top. Soil is about third grade. The land contains a few small intermittent water holes which are dry now but can be developed. There is a scattering growth of sage brush, oak and chamise. The land is good for grazing if not overgrazed, the forage consisting of filaree and wild oats. The land will carry about one head to twenty acres about six months in the year. The land is not accessible by existing road. The principal value is to the applicant, who owns adjoining land and wants to protect his range from hunters. The land is at present under lease to the applicant at an annual rental of 30¢ per acre. The lease expires September 23, 1955, or upon the sale of the land. The land was advertised for sale with a stipulation that no offer of less than \$4,480.00 would be accepted. Mr. Ham bid \$4,480.00.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF SECTION 36, T. 5 S., R. 5 E., M.D.M., TO THE SINGLE BIDDER, MR. J. A. HAM, AT A CASH PRICE OF \$4,480.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.