

4. (SALE OF VACANT SCHOOL LAND), APPLICATION NO. 4856 (OF FAY BRYAN OF SACRAMENTO, CALIFORNIA - S.W.O. 5431), APPLICATION NO. 4860 (OF THOMAS PERRY OF NORTH SACRAMENTO, CALIFORNIA - S.W.O. 5440), AND APPLICATION NO. 4862 (OF ROBERT L. PEGG AND VELMA E. PEGG OF RICHMOND, CALIFORNIA - S.W.O. 5443), SACRAMENTO LAND DISTRICT, PLACER COUNTY.)

An offer was received from Mr. Fay Bryan of Sacramento, California, to purchase the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 16, T. 15 N., R. 10 E., M.D.M., containing 40 acres in Placer County.

Mr. Bryan made an offer of \$200, or \$5 per acre. The Assessor of Placer County has assessed contiguous lands at \$6 per acre, thus indicating the appraised value of those lands to be \$12 per acre. Contiguous lands contain timber and have mining claims on them.

An inspection and appraisal by a member of the Commission's staff on April 9, 1951, set the minimum value of this land at \$5 per acre.

The land, at an elevation of from 1700 to 2200 feet, is rocky, mountainous, and cut by canyons. There is an intermittent spring on the land, but it is poor grazing land. The soil is of second quality and supports a scattering growth of pine and chaparral. The land is not accessible by an existing road.

The land was advertised for sale with a stipulation that no offer of less than \$200 would be accepted. Mr. Bryan bid \$200. Pursuant to the advertising and prior to the expiration of the 30-day period, the applications (4860, Sacramento Land District) of Thomas Perry of North Sacramento, California, and (4862, Sacramento Land District) of Robert L. Pegg and Velma E. Pegg of Richmond, California, were received and filed. Mr. Perry made an offer of \$250, or \$6.25 per acre, and Mr. and Mrs. Pegg made an offer of \$400, or \$10 per acre. No other applications for said land were received pursuant to the advertising.

Mr. Bryan, 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 DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 16, T. 15 N., R. 10 E., M.D.M., TO THE FIRST APPLICANT, MR. FAY BRYAN, AT A CASH PRICE OF \$400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS. IN THE EVENT THE FIRST APPLICANT, MR. BRYAN, FAILS TO EXERCISE HIS RIGHT TO MEET THE PRICE FIXED BY THE COMMISSION, THE SUBJECT LAND SHALL BE SOLD TO THE THIRD APPLICANTS, ROBERT L. PEGG AND VELMA E. PEGG, WHO ARE THE HIGH BIDDERS, AT \$400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

5. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10513, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, EDWARD J. SOEHNEL - S.W.O. 5419.) An offer has been received from Mr. Soehnel of Rialto, California, to purchase the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 36, T. 5 N., R. 24 E., S.B.M., containing 400 acres in San Bernardino County.

Mr. Soehnel made an offer of \$2000, or \$5 per acre. The Assessor of San Bernardino County has assessed contiguous land at \$2 to \$2.25 per acre,

thus indicating an appraised value of the subject land of \$4 to \$4.50 per acre. An appraisal by a member of the Commission's staff indicates that the offer as made is adequate.

Subject land is slightly rolling, cut by numerous flat washes, and covered with gravel. There is no vegetation of consequence, as rainfall averages about one-half inch per year. The east side of the N $\frac{1}{2}$ of the section is less than half a mile from Lake Havasu and possibly 50 feet higher in elevation. A new county road, which was being surfaced with black top at the time of inspection, crosses the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of the section, and a narrow gravel road touches the N $\frac{1}{2}$. The sole value is in its proximity to Havasu Landing Resort, one-quarter mile distant.

The land was advertised for sale with a stipulation that no offer of less than \$2000 would be accepted. Mr. Soehnel bid \$2000.

No other applications for said lands were received pursuant to the advertising.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF THE N $\frac{1}{2}$ AND S $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SECTION 36, T. 5 N., R. 24 E., S.B.M., TO THE SINGLE BIDDER, MR. EDWARD J. SOEHNEL, AT A CASH PRICE OF \$2000, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

6. (SALE OF VACANT SCHOOL LANDS, APPLICATION NO. 4718, SACRAMENTO LAND DISTRICT, INYO COUNTY, ROLAND H. WILEY - S.W.O. 5206.) An offer has been received from Mr. Wiley of Las Vegas, Nevada, to purchase Section 36, T. 21 $\frac{1}{2}$ N., R. 9 E., S.B.M., containing 640 acres in Inyo County.

Mr. Wiley made an offer of \$1,280, or \$2 per acre. The Assessor of Inyo County has assessed contiguous land at \$2 per acre, thus indicating an appraised value of the land applied for of \$4 per acre. However, the subject land is cut by washes and is too rocky for cultivation. An appraisal by the Commission's staff indicates that the offer as made is adequate.

The land is sandy, rocky, level to rolling, and is accessible by an existing road. The soil is of second quality and supports sagebrush, and the land is not suitable for agriculture without artificial irrigation.

The land was advertised for sale with a stipulation that no offer of less than \$1,280 would be accepted. Mr. Wiley bid \$1,280.

No other applications for said land were received pursuant to the advertising.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF SECTION 36, T. 21 $\frac{1}{2}$ N., R. 9 E., S.B.M., TO THE SINGLE BIDDER, MR. ROLAND H. WILEY, AT A CASH PRICE OF \$1,280, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.