

7. (SALE OF VACANT SCHOOL LAND, APPLICATIONS NO. 4833 (OF CLAIRE J. VIERRA OF SANTA CLARA, CALIFORNIA - S.W.O. 5386), AND NO. 4837 (OF WM. T. HOWARD, JR., OF HAYWARD, CALIFORNIA - S.W.O. 5391), SACRAMENTO LAND DISTRICT, NAPA COUNTY.)

An offer was received from Claire J. Vierra of Santa Clara, California, to purchase the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 36, T. 11 N., R. 5 W., M.D.M., containing 40 acres in Napa County.

Mrs. Vierra made an offer of \$240, being \$6 per acre. The Assessor of Napa County advised that contiguous lands were assessed at from \$2.50 to \$3.50 per acre, thus indicating a market value for the subject land of \$5 to \$7 per acre. The subject land is of about the same character as contiguous lands.

Said land was appraised by a member of the Commission's staff at \$8 per acre, and, accordingly, Mrs. Vierra forwarded an amount sufficient to cover the minimum appraised value of \$8 per acre, or \$320.

Before said land was advertised for sale the application of Mr. Wm. T. Howard, Jr., of Hayward, California, was received and filed. Mr. Howard made an offer of \$320, or \$8 per acre.

The land is rocky and mountainous, is covered with dense chaparral, and is fair for grazing. It has soil of third quality, is at an elevation of from 1900 to 2,185 feet, and there is an intermittent stream on it. This land is accessible by an existing road to Cedar Valley Hunting Lodge, about one-half mile to the north. This road continues to the south, but is impassable due to washouts. The land is now under lease to Mrs. Vierra, the first applicant, and adjoins land owned by her brother. This makes it more valuable to her for grazing than for any other purpose. It has some value for hunting; Mr. Howard, the second applicant, proposes to use it for that purpose.

The land was advertised for sale with a stipulation that no offer of less than \$320 would be accepted. Mrs. Vierra and Mr. Howard both bid \$320.

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 THE NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 36, T. 11 N., R. 5 W., M.D.M., TO THE FIRST APPLICANT, CLAIRE J. VIERRA, AT A CASH PRICE OF \$320, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

8. (SALE OF VACANT SCHOOL LANDS, APPLICATION NO. 10512, LOS ANGELES LAND DISTRICT, KERN COUNTY, G. MENDIBURU - S.W.O. 5417.) An offer has been received from Mr. Mendiburu of Bakersfield, California, to purchase Section 36, T. 32 S., R. 37 E., M.D.M., containing 640 acres in Kern County.

Mr. Mendiburu made an offer of \$6400, or \$10 per acre. The Assessor of Kern County has assessed contiguous land at \$1.25 per acre, thus indicating an appraised value of the contiguous lands to be \$2.50 per acre. The subject lands are of about the same character as contiguous lands, but are better than some of the lands nearby.

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An inspection and appraisal by a member of the Commission's staff on October 11, 1950, set the minimum value of this land at \$10 per acre.

The land is level, is good grazing land, and can be irrigated from wells. The soil is of first quality sandy loam, and supports a good growth of sagebrush. It is accessible by an old road from Mojave to Randburg, about one mile north.

The land was advertised for sale with a stipulation that no offer of less than \$6400 would be accepted. Mr. Mendiburu bid \$6400.

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. 32 S., R. 37 E., M.D.M., TO THE SINGLE BIDDER, MR. G. MENDIBURU, AT A CASH PRICE OF \$6400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

9. (SALE OF VACANT SCHOOL LANDS, APPLICATION NO. 10514, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, NORMAN M. TWISSELMANN - S.W.O. 5422.) An offer has been received from Mr. Twisselmann of Bakersfield, California, to purchase Section 16, T. 13 N., R. 9 E., S.B.M., containing 640 acres in San Bernardino County.

Mr. Twisselmann made an offer of \$1,280, or \$2 per acre. The Assessor of San Bernardino County has assessed contiguous land at \$1.25 per acre, thus indicating an appraised value of the contiguous lands to be \$2.50 per acre. The subject land is of about the same character as contiguous lands.

An inspection and appraisal by a member of the Commission's staff on February 7, 1952, set the minimum value of this land at \$2.50 per acre.

The land is sandy and may be grazed for about six months in the year. The soil is of third quality, and supports a fair growth of greasewood and sagebrush. It is not accessible by an existing road.

Before advertising the land for sale, Mr. Twisselmann was advised that the minimum appraised value was \$2.50 per acre. Mr. Twisselman posted the necessary amount to meet the appraised value of \$1600.

The land was then advertised for sale with a stipulation that no offer of less than \$1500 would be accepted. Mr. Twisselmann bid \$1600.

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 16, T. 13 N., R. 9 E., S.B.M., TO THE SINGLE BIDDER, MR. NORMAN M. TWISSELMANN, AT A CASH PRICE OF \$1600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

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