

elevation of 575 feet. It supports greasewood, chaparral and sparse desert growth, is poor grazing land, and has agricultural value only. The land is accessible by an existing road $2\frac{1}{2}$ miles north of Highway 60, and the soil is of first quality.

Before the land was advertised for sale, Mr. Earl was advised that the minimum appraised value was \$5 per acre. He posted the necessary amount to meet this value. The land was then advertised for sale with a stipulation that no offer of less than \$1,600 would be accepted. Mr. Earl bid \$1,600. No other application for said land was received pursuant to the advertising.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS RESOLVED AS FOLLOWS:

The sale is authorized of the $W\frac{1}{2}$ of Section 16, T. 7 S., R. 20 E., S.B.M., containing 320 acres in Riverside County, to the single bidder, Lloyd R. Earl, at a cash price of \$1,600, subject to all statutory reservations including minerals.

5. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10573, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, LLOYD R. EARL - S.W.O. 5574.) An offer has been received from Lloyd R. Earl of San Marino, California, to purchase the $SW\frac{1}{4}$ of $SW\frac{1}{4}$, $E\frac{1}{2}$ of $SW\frac{1}{4}$ and $E\frac{1}{2}$ of Section 36, T. 6 S., R. 19 E., S.B.M., containing 440 acres in Riverside County. Mr. Earl made an offer of \$880, or \$2 per acre.

The Assessor of Riverside County has assessed land in the vicinity of this land at \$1 to \$2 per acre, thus indicating the appraised value of nearby land to be from \$2 to \$4 per acre. The subject land is of about the same character. An inspection and appraisal by a member of the Commission's Staff on April 16, 1953, sets the minimum value at \$5 per acre, because of the possibility of obtaining water by drilling wells.

The land is sandy, not suitable for agriculture without artificial irrigation, is flat and lies at an elevation of 550 feet. It supports greasewood and sparse desert growth, is poor grazing land, and has agricultural value only. The land is accessible by an existing road through the section west to east, and the soil is of first quality. The sale would be subject to a right-of-way easement for a pipe line over the $N\frac{1}{2}$ of the $NE\frac{1}{4}$ of the section (P.R.C. No. 303.2).

Before the land was advertised for sale, Mr. Earl was advised that the minimum appraised value was \$5 per acre. He posted the necessary amount to meet this value. The land was then advertised for sale with a stipulation that no offer of less than \$2,200 would be accepted. Mr. Earl bid \$2,200. No other application for said land was received pursuant to the advertising.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS RESOLVED AS FOLLOWS:

The sale is authorized of the $SW\frac{1}{4}$ of $SW\frac{1}{4}$, $E\frac{1}{2}$ of $SW\frac{1}{4}$ and $E\frac{1}{2}$ of Section 36, T. 6 S., R. 19 E., S.B.M., containing 440 acres in Riverside County, to the single bidder, Lloyd R. Earl, at a cash price of \$2,200, subject to all statutory reservations, including minerals, and subject also to an existing right-of-way easement for pipe line over the $N\frac{1}{2}$ of $NE\frac{1}{4}$ of said Section.