

4. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10596, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY, FRANK A. NEUHAUSEN - S.W.O. 5621.) On December 23, 1952, Frank A. Neuhausen advised that on January 3, 1946, he purchased Lot 2 (or NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of fractional Section 36, T. 13 S., R. 1 E., S.B.M., containing 40 acres in San Diego County, from Henry G. Wilson, who had secured title there-to under a tax sale on March 21, 1938. The tax sale of the land was without authority of law and the tax deed issued to Mr. Wilson by the Tax Collector conveyed no title as said Lot 2 had previously, on June 30, 1926, been forfeited to the State for the nonpayment of delinquent interest and penalties as provided by Section 3513 of the Political Code, and the land became vacant State school land.

In view of the fact that Mr. Neuhausen secured no title to the land and has been paying taxes thereon since he purchased it in 1946, it was suggested that he file an application to purchase it and deposit the appraised price.

An inspection and appraisal by a member of the Commission's Staff on July 7, 1953, sets the minimum price at \$5 per acre. The land lies at an elevation of 1900 feet and is mountainous. It adjoins San Vicente Rancho, five miles from Ramona. The soil, which is second quality, supports heavy brush and fair graze. It is not accessible by any existing road, and there is slight possibility of water from wells.

The Assessor of San Diego County assesses adjoining land at \$2.50 per acre, thus indicating an appraised value of \$5 per acre.

Mr. Neuhausen was advised that the minimum appraised value was \$5 per acre. He posted the necessary amount to meet that value.

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

In view of the fact that Mr. Neuhausen was apparently victimized through a void tax sale, the sale is authorized of Lot 2 (or NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of fractional Section 36, T. 13 S., R. 1 E., S.B.M., containing 40 acres in San Diego County, to Frank A. Neuhausen, at a cash price of \$200, without advertising, subject to all statutory reservations including minerals.

5. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10574, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, MARLYN STOCKDALE - S.W.O. 5577.) An offer has been received from Marlyn Stockdale of Los Angeles, California, to purchase the NW $\frac{1}{4}$ of Section 36, T. 8 N., R. 5 W., S.B.M., containing 160 acres in San Bernardino County. Mr. Stockdale made an offer of \$800, or \$5 per acre.

The Assessor of San Bernardino County has assessed land in the immediate vicinity at \$2.50 per acre, thus indicating the appraised value of nearby land to be \$5 per acre. The subject land is of about the same character. An inspection and appraisal by a member of the Commission's Staff on June 12, 1953 sets the minimum value at \$5 per acre.

The land is sandy, fairly flat, with a north-to-south slope, and lies at an elevation of 2500 feet. The soil is of first quality and supports dense desert growth of sagebrush and greasewood. It is poor grazing land and is accessible by an existing dirt road.

The land was advertised for sale with a stipulation that no offer of less than \$5 per acre would be accepted. Mr. Stockdale bid \$800. 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 NW $\frac{1}{4}$ of Section 36, T. 8 N., R. 5 W., S.B.M., containing 160 acres in San Bernardino County, to the single bidder, Marlyn Stockdale, at a cash price of \$800, subject to all statutory reservations including minerals.

6. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10604, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, HARRY PON - S.W.O. 5631.) An offer has been received from Harry Pon of Azusa, California, to purchase Section 16, T. 8 N., R. 2 W., W $\frac{1}{2}$, NE $\frac{1}{4}$ and S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 36, T. 9 N., R. 2 W., Section 16, T. 11 N., R. 3 W., and fractional Section 36, T. 12 N., R. 4 W., S.B.M., containing 2,471.40 acres in San Bernardino County. Mr. Pon made an offer of \$4,942.80, or \$2 per acre.

The Assessor of San Bernardino County advised that the assessed value of land in the immediate vicinity is \$1.25 per acre, thus indicating the appraised value of the land to be \$2.50 per acre. An inspection and appraisal by a member of the Commission's Staff on June 19, 1953, sets the minimum value of Section 16, T. 8 N., R. 2 W., S.B.M., consisting of 640 acres, at \$3 per acre; the W $\frac{1}{2}$, NE $\frac{1}{4}$ and S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 36, T. 9 N., R. 2 W., S.B.M., consisting of 560 acres, at \$4 per acre; Section 16, T. 11 N., R. 3 W., S.B.M., consisting of 640 acres, at \$3 per acre; and fractional Section 36, T. 12 N., R. 4 W., S.B.M., consisting of 631.40 acres, at \$2 per acre. Appraisal values are based primarily on accessibility, quality of soil being secondary. All parcels are quite poor.

The land in Section 16, T. 8 N., R. 2 W., S.B.M., is flat, rocky, nearly level and lies at an elevation of 2700 feet. It is located two miles from a graded desert road and about one mile from a desert trail which is nearly impassible. There is very little desert growth, and the soil is of third quality. The land in Section 36, T. 9 N., R. 2 W., S.B.M., is flat, sloping toward the southwest, lies at an elevation of 2600 to 2900 feet, and is about six miles from Barstow. The soil is of third quality, sandy, sparsely covered with sagebrush and scattered greasewood of poor quality and water is not likely. A blacktop road some 200 feet east and graded road cut across extreme southeast corner. The land in Section 16, T. 11 N., R. 3 W., S.B.M., is level, lies at an elevation of 2100 feet and is 7 $\frac{1}{2}$ miles north of Hinkley. The soil is of third quality, sandy, sparsely covered with sagebrush and greasewood of very poor quality. A poor desert road, passible to within one-half mile of the land, and through deep sand for a short distance, adjoins the land on the east. The land in fractional Section 36, T. 12 N., R. 4 W., S.B.M., is level, the soil is of third quality, and is inaccessible by any vehicle other than a four-wheel-drive car across Harper Lake.

Before the land was advertised for sale, Mr. Pon was advised that the minimum appraised value was \$7,342.80. He posted the necessary amount to meet the appraised value. The land was then advertised for sale with a stipulation that no offer of less than \$7,342.80 would be accepted. Mr. Pon bid \$7,342.80. No other application for the land was received pursuant to the advertising.