

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.

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

The sale is authorized of 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, to the single bidder, Harry Pon, at a cash price of \$7,342.80, subject to all statutory reservations including minerals.

7. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10575, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, SHIRLEY JUNE GILLIS - S.W.O. 5580.) An offer has been received from Shirley June Gillis of Reseda, California, to purchase the $N\frac{1}{2}$ of $SW\frac{1}{4}$ and $SE\frac{1}{4}$ of Section 16, T. 10 N., R. 3 W., S.B.M., containing 240 acres in San Bernardino County. Miss Gillis made an offer of \$480, or \$2 per acre.

The Assessor of San Bernardino County is assessing land in the immediate vicinity at \$2.50 per acre, thus indicating the appraised value of the land in the vicinity to be \$5 per acre.

The subject land is similar to nearby land with better slope. An inspection and appraisal by a member of the Commission's Staff on June 19, 1953, sets the minimum value at \$5 per acre. The land is on a flat ridge and lies at an elevation of 2200 to 2300 feet. The soil is of second quality silt and clay and is sparsely covered by sagebrush and small desert growth. A good graded road adjoins on the east. Adjacent land to north and east appears to be subdivided into acreage lots.

Before the land was advertised for sale, Miss Gillis was advised that the minimum appraised value was \$5 per acre. She posted the necessary amount to meet the appraised value of \$1200.

Before the land was advertised for sale, the application (10604, Los Angeles Land District, S.W.O. 5631) of Harry Pon of Azusa, California, to purchase the subject land and other land was received and filed. Mr. Pon made an offer of \$2 per acre, and subsequent to the appraisal increased his offer to the appraised value of \$5 per acre.

The land was advertised for sale with a stipulation that no offer of less than \$1200 would be accepted. 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 $N\frac{1}{2}$ of the $SW\frac{1}{4}$ and $SE\frac{1}{4}$ of Section 16, T. 10 N., R. 3 W., S.B.M., containing 240 acres in San Bernardino County, to the first applicant, Shirley June Gillis, at a cash price of \$1200, subject to all statutory reservations including minerals.