

7. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 4924, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, FRED E. KEENE - S.W.O. 5576.) An offer has been received from Fred E. Keene of Bieber, Lassen County, California, to purchase the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, T. 1 N., R. 5 E., H.M., containing 80 acres in Humboldt County. Mr. Keene made an offer of \$400, or \$5 per acre.

The Assessor of Humboldt County has assessed contiguous land at \$2.50 per acre, plus \$1 per thousand for timber thereon, thus indicating its appraised value to be \$5 per acre, plus the timber value.

An inspection and appraisal was made by an independent appraiser on May 2, 1954. Said appraisal, on file with the Commission, establishes a value of \$240 on the land and a value of \$3,600 for the timber thereon, for a total appraised value of \$3,840.

Before the land was advertised for sale, Mr. Keene was advised that the minimum appraised value was \$3,840. He posted the necessary amount to meet this value.

The land was advertised for sale with a stipulation that no offer of less than \$3,840 would be accepted. Pursuant to the advertising the application (No. 5046, Sacramento Land District, S.W.O. 5843) of L. C. Bliss, Jr., of Bridgeville, Humboldt County, to purchase the subject land was received and filed. Mr. Bliss made an offer of \$5,000 for the subject land and timber thereon. Mr. Keene, 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, IT WAS RESOLVED AS FOLLOWS:

THE SALE IS AUTHORIZED OF THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 16, T. 1 N., R. 5 E., H.M., CONTAINING 80 ACRES IN HUMBOLDT COUNTY, TO THE FIRST APPLICANT, FRED E. KEENE, AT A CASH PRICE OF \$5,000, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS. IN THE EVENT THE FIRST APPLICANT FAILS TO EXERCISE HIS RIGHT TO MEET THE PRICE FIXED BY THE COMMISSION, THE SUBJECT LAND IS TO BE SOLD TO THE SECOND APPLICANT, MR. L. C. BLISS, JR., WHO IS THE HIGH BIDDER, AT \$5,000, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

8. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 4917, SACRAMENTO LAND DISTRICT, MENDOCINO COUNTY, ERNEST M. MCKEE, JR. - S.W.O. 5557.) An offer has been received from Ernest M. McKee, Jr., of Ukiah, California, to purchase the N $\frac{1}{2}$, NW $\frac{1}{4}$ of SW $\frac{1}{4}$, N $\frac{1}{2}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 16, T. 23 N., R. 11 W., M.D.M., containing 480 acres in Mendocino County. Mr. McKee made an offer of \$960, or \$2 per acre.

The Assessor of Mendocino County has assessed land adjacent to and in the vicinity of the subject land at \$5 per acre, thus indicating its appraised value to be \$10 per acre. The subject land is less suitable for grazing purposes than other land in the vicinity; however, it has some young growth timber of very poor density.

An inspection and appraisal was made by an independent appraiser on June 2, 1954. This appraisal, on file with the Commission, establishes the value at \$8 per acre.