

13. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 4997, SACRAMENTO LAND DISTRICT, LAKE COUNTY, J. D. CHILCOTE - S.W.O. 5763.) The following report was presented to the Commission by the staff:

"An offer has been received from J. D. Chilcote of Clearlake Oaks, California, to purchase the S $\frac{1}{2}$ of Section 16, T. 14 N., R. 7 W., M.D.M., containing 320 acres in Lake County. Mr. Chilcote made an offer of \$640, or \$2 per acre.

"An inspection and appraisal was made by an independent appraiser on July 10, 1954. The appraisal, on file with the Commission, establishes the value at \$2.50 per acre.

"Before the land was advertised for sale, Mr. Chilcote was advised that the appraised value was \$2.50 per acre. He posted the necessary amount to meet the appraised value of \$800.

"The land was advertised for sale with a stipulation that no offer of less than \$800 would be accepted. Pursuant to the advertising the application (5068, Sacramento Land District, S.W.O. 5873) of Frances V. Baker of Clearlake Oaks, California, was received and filed. Mrs. Baker made an offer of \$1,120, or \$3.50 per acre. On December 16, 1954, Mrs. Baker, the second applicant, requested the cancellation of her application, giving as the reason therefor that she had been misinformed concerning the location of the vacant State school land applied for. She had been led to believe that the subject land was adjacent to her present holdings and, based upon that assumption, a bid was submitted. Mrs. Baker's application was cancelled on December 16, 1954, and her offer refunded.

"On December 17, 1954, the Commission authorized the sale of the subject land to the first applicant, J. D. Chilcote, at a cash price of \$1,120, subject to all statutory reservations including minerals, and directed that in the event the first applicant, Mr. Chilcote, failed to exercise his right to meet the price fixed by the Commission the subject land be sold to the second applicant, Mrs. Frances V. Baker, who was the highest bidder, at \$1,120, subject to all statutory reservations including minerals. The first applicant, J. D. Chilcote, had 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 COMMISSION RESCINDS THE ACTION ADOPTED AT ITS MEETING OF DECEMBER 17, 1954, WITH RESPECT TO THE SUBJECT LAND AND AUTHORIZES THE SALE OF THE S $\frac{1}{2}$ OF SECTION 16, T. 14 N., R. 7 W., M.D.M., CONTAINING 320 ACRES IN LAKE COUNTY, TO THE FIRST APPLICANT, J. D. CHILCOTE, AT THE APPRAISED CASH PRICE OF \$800, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.