

19. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5281, SACRAMENTO LAND DISTRICT, KERN COUNTY, JEANETTE L. TURPIN - S.W.O. 6483.)

After presentation of Calendar Item No. 10 attached, Mr. Andy Charlton appeared before the Commission on behalf of Mrs. Helen C. Rankin to protest the sale of the land to Jeanette L. Turpin. He stated that he had been in the area in question for the past fifteen years, and personally could verify the fact that Mrs. Rankin had been using the property for that length of time, but indicated that all other pertinent information on which Mrs. Rankin was basing her protest was included in the report made by the staff.

A brief discussion followed, during which it was brought out that the Commission under the law was required to sell the land to the first applicant providing said applicant was willing to meet the high bid, and therefore the Commission had no discretion in the matter.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE FOLLOWING RESOLUTION WAS ADOPTED:

THE COMMISSION DETERMINES THAT THE SW $\frac{1}{4}$  OF NW $\frac{1}{4}$ , E $\frac{1}{2}$  OF NW $\frac{1}{4}$ , NW $\frac{1}{4}$  OF NE $\frac{1}{4}$  AND E $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF SECTION 16, T. 29 S., R. 32 E., M.D.M., CONTAINING 240 ACRES IN KERN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZES THE SALE OF SAID LAND TO THE FIRST APPLICANT, JEANETTE L. TURPIN, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$3,600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 10 (2 pages)

SALE OF VACANT SCHOOL LAND

10.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5281, SACRAMENTO LAND DISTRICT, KERN COUNTY, JEANETTE L. TURPIN - S.W.O. 6483.)

An offer has been received from Jeanette L. Turpin of Gardena, California, to purchase the SW $\frac{1}{4}$  of NW $\frac{1}{4}$ , E $\frac{1}{2}$  of NW $\frac{1}{4}$ , NW $\frac{1}{4}$  of NE $\frac{1}{4}$  and E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 16, T. 29 S., R. 32 E., M.D.M., containing 240 acres in Kern County. The applicant made an offer of \$800, or \$20 per acre for the E $\frac{1}{2}$  of E $\frac{1}{2}$  of NE $\frac{1}{4}$ , and \$1,600, or \$8 per acre for the balance of the land.

The Assessor of Kern County has assessed contiguous land at \$1.75 to \$7.75 per acre.

An inspection and appraisal by a member of the Commission's staff on March 8, 1956 establishes the value of the subject land at an average of \$10 per acre, or a total value of \$2,400.

The land was advertised for sale with a stipulation that no offer of less than \$2,400 would be accepted.

Pursuant to advertising, the application (5289, Sacramento Land District, S.W.O. 6510) of Helen C. Rankin of Caliente, California, was received with a letter of protest dated September 24, 1956. Mrs. Rankin made a bid of \$3,600, or \$15 per acre. Mrs. Rankin's application stated that the land is presently occupied by herself and that all water on the land has heretofore been appropriated by her family and predecessors-in-interest for about 100 years. The inspection by a member of the staff does not reveal that there is any water upon this parcel of land. However, the inspection does reveal that the "Rutherford Knotty Pine Sawmill" is possibly on the State land, and that the operator of the sawmill placed the mill at that location under the impression that it was property being leased from the Rankin Estate.

Pursuant to Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (September 27, 1956) within which to submit the additional amount to meet the highest bid received. The first applicant, Jeanette L. Turpin, met the high bid within the period specified above.

On October 23, Mrs. Rankin, as one of the heirs of Leroy Rankin and Executrix of the Estate of Leroy Rankin, deceased, protested the sale of this land to anyone other than herself, on the basis that the State ownership was brought to her attention only a few weeks ago, and that the parcel for sale is entirely surrounded by lands of the Rankin ranch. Mrs. Rankin expressed a desire to appear at the Commission meeting.

The matter of the sale of this land was referred to the State Lands Commission at its meeting held November 8, 1956 in Sacramento, at which time action was taken to defer consideration of the sale until the next regular meeting. This deferral was for the purpose of allowing Mrs. Rankin to appear personally before the Commission to present her views. Both Mrs. Rankin and the original applicant, Jeanette L. Turpin, have been advised in advance of the meeting date.

SALE OF VACANT SCHOOL LAND 10. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION DETERMINE THAT THE SW $\frac{1}{4}$  OF NW $\frac{1}{4}$ , E $\frac{1}{2}$  OF NW $\frac{1}{4}$ , NW $\frac{1}{4}$  OF NE $\frac{1}{4}$  AND E $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF SECTION 16, T. 29 S., R. 32 E., M.D.M., CONTAINING 240 ACRES IN KERN COUNTY IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, JEANETTE L. TURPIN, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$3,600, SUBJECT TO ALL STATUTORY RESERVATIONS, INCLUDING MINERALS.