

14. (SALES OF VACANT SCHOOL LAND.)

Upon motion duly made and unanimously carried, the Commission authorized the sale of school lands in accordance with the recommendations made to the Commission in the calendar items attached hereto and tabulated as follows:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
4	6505	Hope S. Bagby
5	6540	Rex Monroe
8	6513	Walter J. Wild
9	6452	M.K.P. Company
10	6486	Ray D. Martin, Sr.
13	6320	Herald E. Pilson

Attachments

Calendar Items 4, 5, 8,
9, 10 and 13 (6 pages)

SALE OF VACANT SCHOOL LAND

4.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5287, SACRAMENTO LAND DISTRICT, MONTEREY COUNTY, HOPE S. BAGBY - S.W.O. 6505.)

An offer has been received from Hope S. Bagby of San Miguel, California, to purchase the E $\frac{1}{2}$ of NW $\frac{1}{4}$, NE $\frac{1}{4}$ of SW $\frac{1}{4}$, NW $\frac{1}{4}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$ and Lots 1, 2 and 3 of Section 18, T. 22 S., R. 14 E., M.D.M., containing 455.93 acres in Monterey County. The applicant made an offer of \$980.25, or \$2.15 per acre.

The Assessor of Monterey County has assessed contiguous land at an average of \$3.50 per acre.

An inspection and appraisal by a member of the Commission's staff on April 5, 1956 established the average value of the subject land at \$7.50 per acre, or a total amount of \$3,420. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale the applicant was advised of the appraised value, whereupon she posted the necessary amount to meet the appraised value of \$3,420.

The land was advertised for sale with a stipulation that no offer of less than \$3,420 would be accepted. No other application was received pursuant to the advertising.

Prior to advertising and prior to filing of the subject application, the application (5238, Sacramento Land District, S.W.O. 6334) of Duane E. Mitchell of Paso Robles, California, was received and filed. Said application was cancelled at the request of the applicant prior to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF THE E $\frac{1}{2}$ OF NW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, NW $\frac{1}{4}$ OF NE $\frac{1}{4}$, SE $\frac{1}{4}$ AND LOTS 1, 2 AND 3 OF SECTION 18, T. 22 S., R. 14 E., M.D.M., CONTAINING 455.93 ACRES IN MONTEREY COUNTY, TO THE SINGLE APPLICANT, HOPE S. BAGBY, AT THE CASH PRICE OF \$3,420, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

SALE OF VACANT SCHOOL LAND

5.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11045, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, REX MONROE - S.W.O. 6540.)

An offer has been received from Rex Monroe of Whittier, California, to purchase the $S\frac{1}{2}$ of $NW\frac{1}{4}$, $SW\frac{1}{4}$ OF $SW\frac{1}{4}$, $E\frac{1}{2}$ OF $SW\frac{1}{4}$ and $E\frac{1}{2}$ OF SECTION 36, T. 8 N., R. 3 W., S.B.M., containing 520 acres in San Bernardino County. The applicant made an offer of \$5,200, or \$10 per acre, the minimum value established by a prior appraisal.

The Assessor of San Bernardino County has assessed contiguous land at \$2.75 per acre.

An inspection and appraisal by a member of the Commission's staff on May 22, 1956 establishes the value of the subject land at \$10 per acre. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that no offer of less than \$5,200 would be accepted.

Pursuant to advertising, the application (11061, Los Angeles Land District, S.W.O. 6564) of Albert M. Carmona and George H. Rodda, Jr. of Encino and Pasadena, California, respectively, was received. The applicants submitted a bid of \$7,895, or \$15.18+ per acre.

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 (January 25, 1957) within which to submit the additional amount to meet the highest bona fide bid received. The first applicant, Rex Monroe, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF THE $S\frac{1}{2}$ OF $NW\frac{1}{4}$, $SW\frac{1}{4}$ OF $SW\frac{1}{4}$, $E\frac{1}{2}$ OF $SW\frac{1}{4}$ AND $E\frac{1}{2}$ OF SECTION 36, T. 8 N., R. 3 W., S.B.M., CONTAINING 520 ACRES IN SAN BERNARDINO COUNTY, TO THE FIRST APPLICANT, REX MONROE, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$7,895, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

STANDARD B & P "NOIEAR" ®

RD B & P "NOIEAR" ®

SALE OF VACANT SCHOOL LAND

8.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5290, SACRAMENTO LAND DISTRICT, YOLO COUNTY, WALTER J. WILD - S.W.O. 6513.)

An offer has been received from Walter J. Wild of Sacramento, California, to purchase Lot 5 of Section 19, T. 10 N., R. 2 W., M.D.M., containing 8.40 acres in Yolo County. The applicant made an offer of \$16.80, or \$2 per acre.

The Assessor of Yolo County has assessed contiguous land at \$6 per acre.

An inspection and appraisal by a member of the Commission's staff on January 7, 1957 establishes the value of the subject land at \$25 per acre. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant was advised of the appraised value, whereupon he posted the necessary amount to meet the appraised value of \$210.

The land was advertised for sale with a stipulation that no offer of less than \$210 would be accepted.

Pursuant to advertising, the application (5302, Sacramento Land District, S.W.O. 6595) of Merlin J. Taber, Jr. of Capay, California, was received. The applicant submitted a bid of \$420, or \$50 per acre.

Pursuant to advertising, the application (5303, Sacramento Land District, S.W.O. 6596) of Madeleine E. Davis and Ralph Marshall Davis, Jr. of Woodland, California, was received submitting a bid of \$310, or \$36.90+ per acre.

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 (February 21, 1957) within which to submit the additional amount to meet the highest bid received. The first applicant, Walter J. Wild, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF LOT 5 OF SECTION 19, T. 10 N., R. 2 W., M.D.M., CONTAINING 8.40 ACRES IN YOLO COUNTY, TO THE FIRST APPLICANT, WALTER J. WILD, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$420, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

SALE OF VACANT SCHOOL LAND

9.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10982, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, M.K.P. COMPANY - S.W.O 6452.)

An offer has been received from M.K.P. Company of Downey, California, to purchase Section 36, T. 6 N., R. 11 E., N $\frac{1}{2}$ of N $\frac{1}{2}$ and S $\frac{1}{2}$ of S $\frac{1}{2}$ of Section 36, T. 6 N., R. 12 E., W $\frac{1}{2}$ of NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 36, T. 6 N., R. 13 E., S.B.M., containing 1,200 acres in San Bernardino County, excluding therefrom 12.75 acres in Section 36, T. 6 N., R. 11 E., pursuant to the provisions of Section 6210.4a of the Public Resources Code, the area included in a right-of-way heretofore granted by the State, leaving a net area of 1,187.25 acres. The applicant made an offer of \$2,400, or \$2 per acre.

The Assessor of San Bernardino County has assessed contiguous land at \$3.80 per acre.

An inspection and appraisal by a member of the Commission's staff on October 15, 1956 establishes the value of the subject land at a total amount of \$8,096.25. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale the applicant was advised of the appraised value, whereupon the necessary amount to meet the appraised value of \$8,096.25 was posted.

The land was advertised for sale with a stipulation that no offer of less than \$8,096.25 would be accepted. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF SECTION 36, T. 6 N., R. 11 E., N $\frac{1}{2}$ OF N $\frac{1}{2}$ AND S $\frac{1}{2}$ OF S $\frac{1}{2}$ OF SECTION 36, T. 6 N., R. 12 E., W $\frac{1}{2}$ OF NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF SECTION 36, T. 6 N., R. 13 E., S.B.M., CONTAINING 1,200 ACRES IN SAN BERNARDINO COUNTY, EXCLUDING THEREFROM 12.75 ACRES IN SECTION 36, T. 6 N., R. 11 E., PURSUANT TO THE PROVISIONS OF SECTION 6210.4a OF THE PUBLIC RESOURCES CODE, THE AREA INCLUDED IN A RIGHT-OF-WAY HERETOFORE GRANTED BY THE STATE UNDER EASEMENT NO. 39 (675 P.C.), LEAVING A NET AREA OF 1,187.25 ACRES, TO THE SINGLE APPLICANT, M.K.P. COMPANY, AT THE CASH PRICE OF \$8,096.25, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

SALE OF VACANT SCHOOL LAND

10.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11007, LOS ANGELES LAND DISTRICT, KERN COUNTY, RAY D. MARTIN, SR. - S.W.O. 6486.)

An offer has been received from Ray D. Martin, Sr. of Arcadia, California, to purchase Section 8, T. 32 S., R. 40 E., M.D.M., containing 640 acres in Kern County. The applicant made an offer of \$3,200, or \$5 per acre.

The Assessor of Kern County has assessed contiguous land at \$1.25 per acre.

An inspection and appraisal by a member of the Commission's staff on November 29, 1956 establishes the value of the subject land at \$15 per acre. Said appraisal also indicates that said land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale the applicant was advised of the appraised value, whereupon he posted the necessary amount to meet the appraised value of \$9,600.

The land was advertised for sale with a stipulation that no offer of less than \$9,600 would be accepted. No other application was received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZE THE SALE OF SECTION 8, T. 32 S., R. 40 E., M.D.M., CONTAINING 640 ACRES IN KERN COUNTY, TO THE SINGLE APPLICANT, RAY D. MARTIN, SR., AT THE CASH PRICE OF \$9,600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

SALE OF VACANT SCHOOL LAND

13.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10897, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, HERALD E. PILSON - S.W.O. 6320.)

An offer has been received from Mr. Herald E. Pilson of Twentynine Palms, California, to purchase Section 16, T. 2 N., R. 6 E., S.B.M., containing 640 acres in San Bernardino County.

The Assessor of San Bernardino County has assessed contiguous land at \$2 to \$14 per acre.

An inspection and appraisal by a member of the Commission's staff September 26, 1956 established the value of the subject land at \$15 per acre for a total of \$9,600. This appraisal also indicated that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that no offer of less than \$9,600 would be accepted. All offers received for the subject land are listed in the following tabulation:

<u>Application No.</u>	<u>Applicant</u>	<u>Offer Prior to Advertising</u>	<u>Offer Pursuant to Advertising</u>
10897 L.A.	H. E. Pilson	\$1,280 9,600	
10910 L.A.	E. L. Okenfuss	\$1,280	\$14,100
11002 L.A.	S. J. Nunn	\$4,800	\$13,000*

* Increased to \$16,350 twenty days after close of bid period.

Pursuant to Section 2302(d) of the rules and regulations the first applicant was allowed twenty days from the date of opening of bids (February 1, 1957) within which to submit the additional amount to meet the highest bid received. The first applicant, Herald E. Pilson, met the high bid within the specified period.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTION 16, T. 2 N., R. 6 E., S.B.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY IS NOT SUITABLE FOR CULTIVATION.
2. AUTHORIZE THE SALE OF THE SUBJECT LAND TO THE FIRST APPLICANT, HERALD E. PILSON, AT A CASH PRICE OF \$14,100, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.