

MINUTE ITEM

16. SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5486, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, ANDREW DALMAN - S.W.O. 7647.

After consideration of Calendar Item 4 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE S $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SECTION 21, T. 27 N., R. 16 E., M.D.M., CONTAINING 80 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRMS THE SEVEN-DAY EXTENSION GRANTED TO THE APPLICANT, ANDREW DALMAN, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE;
3. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, ANDREW DALMAN, AT A CASH PRICE OF \$2,568, THE HIGH BID, WITH THE UNDERSTANDING THAT THE COMMISSION WILL CONSIDER CANCELLATION AND WITHDRAWAL OF ANDREW DALMAN'S APPLICATION IF HE DOES NOT DESIRE TO COMPLETE THE TRANSACTION.

Attachment
Calendar Item 4 (1 page)

CALENDAR ITEM

4.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5486, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, ANDREW DALMAN - S.W.O. 7647.

An offer has been received from Andrew Dalman of Anaheim, California, to purchase to $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 21, T. 27 N., R. 16 E., M.D.M., containing 80 acres in Lassen County, for \$1,200, or \$15 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at an average of \$28.50 per acre, or a total of \$2,280. One seven-day extension was granted to the applicant within which to deposit the required funds. The applicant deposited the necessary amount to meet this value.

The parcel is located approximately three miles northwest of the community of Herlong. Access to the parcel is by private, unimproved dirt road, approximately two miles from the State highway. The highest and best use of the parcel is considered to be grazing, with a secondary use for quail hunting. The parcel could be developed into a small farming unit if water were available; however, it is estimated that a well of from 200' to 700' would have to be drilled in order to secure water. The property is gently rolling, with an approximate elevation of 4000'. The vegetative cover is principally sagebrush, bronco and bunch grasses, with a limited amount of greasewood.

The land was advertised for sale with a stipulation that bids must be in excess of \$2,280.

Pursuant to advertising, Mace Gazda of Chicago, Illinois, submitted a bid of \$2,568, or \$32.10 per acre (App. 5506, Sacramento Land District, S.W.O. 7798).

Under Section 2302(d) of Article 5 of the rules and regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (February 14, 1961) within which to submit the additional amount of \$288 to meet the highest bid received. On February 23, 1961, the first applicant, Andrew Dalman, met the high bid.

IT IS RECOMMENDED THAT THE COMMISSION: (1) FIND THAT THE $S\frac{1}{2}$ OF $SW\frac{1}{4}$ OF SECTION 21, T. 27 N., R. 16 E., M.D.M., CONTAINING 80 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; (2) CONFIRM THE SEVEN DAY EXTENSION GRANTED TO THE APPLICANT, ANDREW DALMAN, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; (3) AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, ANDREW DALMAN, AT A CASH PRICE OF \$2,568, THE APPRAISED AND PUBLISHED VALUE.