

MINUTE ITEM

11. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5482, SACRAMENTO LAND DISTRICT, MODOC COUNTY, WARREN J. FLOURNOY - S.W.C. 7641.

After consideration of Calendar Item 14 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT SECTIONS 16 AND 36, T. 40 N., R. 13 E., M.D.M., AS SHOWN ON THE OFFICIAL U. S. PLAT OF SURVEY APPROVED AUGUST 29, 1872, CONTAINING A TOTAL OF 1,280 ACRES, MORE OR LESS, IN MODOC COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRMS THE ONE 15-DAY EXTENSION GRANTED TO THE APPLICANT, WARREN J. FLOURNOY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL AMOUNT TO MEET THE APPRAISED VALUES, AND
3. AUTHORIZES THE SALE OF SAID LANDS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, WARREN J. FLOURNOY, AT A CASH PRICE OF \$19,200.

Attachment

Calendar Item 14 (1 page)

CALENDAR ITEM

14.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5482, SACRAMENTO LAND DISTRICT, MODOC COUNTY, WARREN J. FLOURNOY - S.W.O. 7641.

An offer was received from Warren J. Flournoy of Likely, California, to purchase Sections 16 and 36, T. 40 N., R. 13 E., M.D.M., as shown on the official U. S. plat of survey approved August 29, 1872, containing a total of 1,280 acres, more or less, in Modoc County, for \$2,560, or \$2 per acre.

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation and establish their value at \$15 per acre, or a total of \$9,600 per parcel. One 15-day extension was granted to the applicant within which to deposit the required funds. The applicant deposited the necessary amount to meet the appraised value.

Section 16 is approximately five miles north of Likely, and is approximately one-half mile east of the new location of Highway 395, across roadless federal lands. No water is available on the parcel; however, there is water approximately two miles north and three miles southeast of the parcel.

Alturas is approximately 16 airline miles north-northwest of Section 36. Access is over federal lands and through one unlocked gate. Water is available at Nelson Spring, west of the parcel in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26; the water rights to this spring are held by Mr. Flournoy.

The highest and best use of both parcels is considered to be limited grazing, with hunting the secondary use. The approximate elevation of the subject parcels is 5000 feet. The principal vegetative cover consists of sagebrush with a limited amount of grass and weeds.

The lands were advertised for sale with a stipulation that bids must be in excess of \$9,600 for each parcel. The notice further provided that bids could be submitted on all of said lands or on all lands in any one parcel above described. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTIONS 16 AND 36, T. 40 N., R. 13 E., M.D.M., AS SHOWN ON THE OFFICIAL U. S. PLAT OF SURVEY APPROVED AUGUST 29, 1872, CONTAINING A TOTAL OF 1,280 ACRES, MORE OR LESS, IN MODOC COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM THE ONE 15-DAY EXTENSION GRANTED TO THE APPLICANT, WARREN J. FLOURNOY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL AMOUNT TO MEET THE APPRAISED VALUES, AND
3. AUTHORIZE THE SALE OF SAID LANDS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, WARREN J. FLOURNOY, AT A CASH PRICE OF \$19,200.