

MINUTE ITEM

12. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10598, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, SEARLES VALLEY DEVELOPMENT COMPANY - S.W.O. 5623.

After consideration of Calendar Item 15 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE NW $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SW $\frac{1}{4}$ , S $\frac{1}{2}$  OF SW $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SW $\frac{1}{4}$ , AND E $\frac{1}{2}$  OF SW $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SECTION 4, S $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  AND S $\frac{1}{2}$  OF SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 5, AND W $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , NW $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , W $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , SE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , N $\frac{1}{2}$  OF SE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , NE $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF NE $\frac{1}{4}$  AND S $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 8, T. 25 S., R. 43 E., M.D.M., CONTAINING A TOTAL OF 131.25 ACRES IN SAN BERNARDINO COUNTY;
2. FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. CONFIRMS THE THREE EXTENSIONS TOTALING 85 DAYS GRANTED TO THE APPLICANT, SEARLES VALLEY DEVELOPMENT COMPANY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE;
4. APPROVES THE SELECTION OF SAID LAND; AND
5. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO SEARLES VALLEY DEVELOPMENT COMPANY, AT THE APPRAISED PRICE OF \$15,487.50, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 15 (2 pages)

CALENDAR ITEM

15.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10598, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, SEARLES VALLEY DEVELOPMENT COMPANY - S.W.O. 5623.

An offer was received from Searles Valley Development Company of Trona, California, to purchase the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , S $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , and E $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 4, S $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  and S $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 5, and W $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , W $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , N $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  and S $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 8, T. 25 S., R. 43 E., M.D.M., containing a total of 131.25 acres in San Bernardino County. The land may be obtained by the State under the indemnity selection procedure. The applicant made an offer of \$656.25, or \$5 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at an average of \$118 per acre, or a total of \$15,487.50. Three extensions totaling 85 days were granted within which to deposit the required funds. The applicant deposited the necessary amount to meet this value.

The subject parcel is the connecting tract between the communities of Trona and Pioneer Point and has excellent access by hard-surface county road. The south 30 acres are excellent subdivision lands adjoining Trona, and the northwest 25 acres are suitable for small tract subdivision, but are cut by two small washes and could be utilized only after flood protection work had been done. Utilities and public services are available on the parcel. The elevation of the parcel ranges from 1620' to 1630'.

The selection of the subject land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

The State's application to select the land has been accepted by the Bureau of Land Management, and the land was listed (conveyed) to the State on April 12, 1960.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE NW $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SW $\frac{1}{4}$ , S $\frac{1}{2}$  OF SW $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SW $\frac{1}{4}$  AND E $\frac{1}{2}$  OF SW $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SECTION 4, S $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  AND S $\frac{1}{2}$  OF SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 5, AND W $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , NW $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , W $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , SE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , N $\frac{1}{2}$  OF SE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , NE $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF NE $\frac{1}{4}$ , SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF NE $\frac{1}{4}$  AND S $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 8, T. 25 S., R. 43 E., M.D.M., CONTAINING A TOTAL OF 131.25 ACRES IN SAN BERNARDINO COUNTY;
2. FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;

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3. CONFIRM THE THREE EXTENSIONS TOTALING 85 DAYS GRANTED TO THE APPLICANT, SEARLES VALLEY DEVELOPMENT COMPANY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE;
4. APPROVE THE SELECTION OF SAID LAND; AND
5. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO SEARLES VALLEY DEVELOPMENT COMPANY, AT THE APPRAISED PRICE OF \$15,487.50, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.