

MINUTE ITEM

19. SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11539, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, IRVING P. AUSTIN - S.W.O. 7477.

After consideration of Calendar Item 2 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION FINDS THAT THE $W\frac{1}{2}$ OF $W\frac{1}{2}$, $NE\frac{1}{4}$ OF $NW\frac{1}{4}$, $SE\frac{1}{4}$ OF $SW\frac{1}{4}$ AND $E\frac{1}{2}$ OF SECTION 36, T. 6 N., R. 2 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY ACCEPTED MAY 29, 1920, CONTAINING 560 ACRES MORE OR LESS, IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, IRVING P. AUSTIN, AT A CASH PRICE OF \$10,220.

Attachment

Calendar Item 2 (1 page)

CALENDAR ITEM

2.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11539, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, IRVING F. AUSTIN - S.W.O. 7477.

An offer has been received from Irving P. Austin of Long Beach, California, to purchase the $W\frac{1}{2}$ of $W\frac{1}{2}$, $NE\frac{1}{4}$ of $NW\frac{1}{4}$, $SE\frac{1}{4}$ of $SW\frac{1}{4}$ and $E\frac{1}{2}$ of Section 36, T. 6 N., R. 2 E., S.B.M., as shown on official U. S. plat of survey approved March 10, 1857, and on the official U. S. plat of survey accepted May 29, 1920, containing 560 acres more or less, in San Bernardino County, for \$1,120, or \$2 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 \$18.25 per acre, for a total of \$10,220. The applicant deposited the necessary amount to meet this value.

Lucerne Valley is located 20 miles, by dirt road, southwest of the parcel. There is no known water supply locally. Vegetative cover consists principally of saltbush, greasewood and cactus. The elevation ranges between 3600 and 4200 feet. The terrain is steep and mountainous, except the $N\frac{1}{2}$ of $NW\frac{1}{4}$ and $SW\frac{1}{4}$ of $NW\frac{1}{4}$ which are moderately sloping and rolling in character. The highest and best use of the $N\frac{1}{2}$ of $NW\frac{1}{4}$ and $SW\frac{1}{4}$ of $NW\frac{1}{4}$ would be for cabin sites, with that of the balance being recreational.

The land was advertised for sale with a stipulation that bids must be in excess of \$10,220. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$ OF $W\frac{1}{2}$, $NE\frac{1}{4}$ OF $NW\frac{1}{4}$, $SE\frac{1}{4}$ OF $SW\frac{1}{4}$ AND $E\frac{1}{2}$ OF SECTION 36, T. 6 N., R. 2 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY ACCEPTED MAY 29, 1920, CONTAINING 560 ACRES MORE OR LESS, IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, IRVING P. AUSTIN, AT A CASH PRICE OF \$10,220.