

MINUTE ITEM

32. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10587, LOS ANGELES LAND DISTRICT, KERN COUNTY, UNITED STATES BORAX COMPANY, A CORPORATION - S.W.O. 5600.

After consideration of Calendar Item 2 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 N $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF SECTION 10, T. 11 N., R. 8 W., S.E.M.. AS SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY ACCEPTED APRIL 18, 1941 (CONTAINING 80 ACRES MORE OR LESS, IN KERN COUNTY);
2. FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVES THE SELECTION OF SAID LAND; AND
4. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO UNITED STATES BORAX COMPANY, A CORPORATION, AT THE APPRAISED PRICE OF \$11,700, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment
Calendar Item 2 (1 page)

CALENDAR ITEM

2.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10587, LOS ANGELES LAND DISTRICT, KERN COUNTY, UNITED STATES BORAX COMPANY, A CORPORATION - S.W.O. 5600.

An offer was received March 27, 1953, from United States Borax Company, a corporation, to purchase the $N\frac{1}{2}$ of $NE\frac{1}{4}$ of Section 10, T. 11 N., R. 8 W., S.B.M., as shown on official United States plat of dependent resurvey accepted April 18, 1941 (containing 80 acres more or less, in Kern County), at \$400 (or an average price of \$5 per acre).

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the total value of the parcel at \$11,700 (or an average price of \$146.25 per acre). The applicant deposited the necessary amount to meet this value.

The parcel is 6.5 miles north of Boron and U. S. Highway 466. The highest and best use of the parcel is for home sites. There is no surface water on the parcel; however, there are excellent wells on adjacent lands. Access is by private improved dirt road, owned and maintained by the applicant. Roads border the subject property on the west and east lines. Vegetation is better than average desert type, consisting of desert grasses and some creosote bush, and during seasons with a normal rainfall, palatable grasses and forage produce limited feed for cattle or sheep. The terrain is smooth desert with an elevation of 2474 feet.

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 February 17, 1961.

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 $N\frac{1}{2}$ OF $NE\frac{1}{4}$ OF SECTION 10, T. 11 N., R. 8 W., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY ACCEPTED APRIL 18, 1941 (CONTAINING 80 ACRES MORE OR LESS, IN KERN COUNTY);
2. FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LAND; AND
4. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO UNITED STATES BORAX COMPANY, A CORPORATION, AT THE APPRAISED PRICE OF \$11,700, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.