

MINUTE ITEM

26. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11226, LOS ANGELES LAND DISTRICT, KERN COUNTY, HENRY I. MILLER, JR. - S.W.O. 6802.

After consideration of Calendar Item 1 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT SECTION 16, T. 32 S., R. 35 E., M.D.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY ACCEPTED APRIL 6, 1940 (CONTAINING 665.80 ACRES MORE OR LESS), IN KERN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRMS THE TWO EXTENSIONS TOTALING 32 DAYS GRANTED TO THE APPLICANT, HENRY I. MILLER, JR., 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, HENRY I. MILLER, JR., AT A CASH PRICE OF \$22,400.

Attachment

Calendar Item 1 (2 pages)

CALENDAR ITEM

1.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11226, LOS ANGELES LAND DISTRICT, KERN COUNTY, HENRY I. MILLER, JR. - S.W.O. 6802.

An offer was received from Henry I. Miller, Jr., of Mojave, California, to purchase Section 16, T. 32 S., R. 35 E., M.D.M. (containing 640 acres more or less), in Kern County, for \$1,280 (or an average price of \$2 per acre). Calculations made by the Division from the official United States plat of dependent resurvey accepted April 6, 1940, indicates the acreage to be 665.80 acres.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes its value at an average of \$33.64 per acre, for a total of \$22,400. Two extensions totaling 32 days were granted to the applicant within which to deposit the required funds. The applicant deposited the necessary amount to meet the appraised value.

The parcel is approximately eight miles northwest of Mojave and two miles northwest of U. S. Highway 466. Two unimproved dirt roads permit entry to the parcel by way of each of two major canyons. A road (constructed and maintained by the applicant) originates near the southquarter-corner of the mouth of the main canyon and meanders through the parcel. A spring exists in the west (main) canyon. It is reasonably estimated that water can also be obtained by drilling behind the fault line in the NW $\frac{1}{4}$ of the parcel. The existing water supply, with a fair-to-good future potential for a supplemental supply, causes an excellent water potential to be assigned the subject parcel. The elevation ranges between 4100 and 5500 feet. Vegetative cover consists of forage grasses and plants during the spring, and sage, mesquite, cacti, Yucca trees, Joshua trees, and Coulter pine. The highest and best use of the subject parcel would be for homesites and cabinsites on less severe topographic relief areas (approximately 120 acres). A secondary use would be for stock grazing (approximately 182 acres); and the property affords fair recreational use, including bird and game hunting (approximately 365 acres).

The land was advertised for sale with a stipulation that bids must be in excess of \$22,400. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTION 16, T. 32 S., R. 35 E., M.D.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY ACCEPTED APRIL 6, 1940 (CONTAINING 665.80 ACRES MORE OR LESS), IN KERN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM THE TWO EXTENSIONS TOTALING 32 DAYS GRANTED TO THE APPLICANT, HENRY I. MILLER, JR., WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE;

CALENDAR ITEM 1. (CONTD.)

3. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, HENRY I. MILLER, JR., AT A CASH PRICE OF \$22,400.