

MINUTE ITEM

17. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5278, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, VIOLA DOROTHY RUSS McBRIDE - S.W.O. 6470.

After consideration of Calendar Item 3 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE E $\frac{1}{2}$  OF FRACTIONAL SECTION 36, T. 1 N., R. 2 W., H.M., HUMBOLDT COUNTY (CONTAINING 297.21 ACRES MORE OR LESS, BY COMPUTATION) IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRMS A 52-DAY EXTENSION GRANTED TO THE APPLICANT, VIOLA DOROTHY RUSS McBRIDE, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
3. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, AND SUBJECT ALSO TO SUCH RIGHTS AS MAY BE OWNED THROUGH THE USE OF WATER FROM A SPRING LOCATED UPON THE ABOVE-DESCRIBED LAND AND PARTICULARLY SUCH RIGHTS OBTAINED THROUGH LICENSE NO. 4130 ISSUED BY THE STATE WATER RIGHTS BOARD OF THE STATE OF CALIFORNIA OR ITS PREDECESSOR, TO THE FIRST APPLICANT, VIOLA DOROTHY RUSS McBRIDE, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$247,345.

Attachment  
Calendar Item 3 (2 pages)

CALENDAR ITEM

3.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5278, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, VIOLA DOROTHY RUSS McBRIDE - S.W.O. 6470.

An offer was received from Viola Dorothy Russ McBride of Ferndale, California, to purchase the  $E\frac{1}{2}$  of fractional Section 36, T. 1 N., R. 2 W., H.M., Humboldt County (containing 297.21 acres more or less, by computation), for \$640.

THE PROPERTY

Location: Ferndale is twenty-two miles north of the parcel. Elevation is between 1,000 and 2,100 feet.

Access: The parcel can be reached from Ferndale by the Bear River Road (south 15 miles); thence 7 miles south and east on a private graveled ranch road. The parcel can be reached from Rio Dell by graveled county road (southwest 7 miles) and 13 miles of private road; thence 3 miles to north-east corner of tract.

Water: The South Fork of the Bear River and branches thereof flow through the parcel.

Cover: Commercial timber consists of white fir and Douglas fir. A hardwood understory consists of tan oak and madrone. Only the tan oak hardwood has a merchantable potential.

Highest Use: The highest and best use of the parcel would be for timber growth, with a secondary use for recreation.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the total value of the parcel at \$239,551.26 (or an average of \$806 per acre) including timber, which amount has been deposited by the applicant.

The land was advertised for sale with a stipulation that bids must be in excess of \$239,551.26, the value established by staff appraisal.

The following offers were received:

<u>Applicant</u>	<u>Original Offer</u>	<u>Increased Offer</u>
H. R. Hansen, Jr., dba Hansen Logging Company, Fortuna, California	\$ 640	-
United States Plywood Corporation, Arcata, California	1,600	\$247,345
Pierre P. Cranger, Los Angeles, California	640	-
Alpha Products Co., Berkeley, California	640	-

CALENDAR ITEM 3. (CONTD.)

Under Section 2302(d) of Article 5 of the rules and regulations of the State Lands Commission, the first applicant was allowed twenty days from date of opening of bids (May 31, 1962) within which to submit the additional amount of \$7,793.74 to meet the highest qualified bid. The first applicant, Viola Dorothy Russ McBride, met the highest bid within the period specified.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE E $\frac{1}{2}$  OF FRACTIONAL SECTION 36, T. 1 N., R. 2 W., H.M., HUMBOLDT COUNTY (CONTAINING 297.21 ACRES MORE OR LESS, BY COMPUTATION) IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM A 52-DAY EXTENSION GRANTED TO THE APPLICANT, VIOLA DOROTHY RUSS McBRIDE, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
3. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, AND SUBJECT ALSO TO SUCH RIGHTS AS MAY BE OWNED THROUGH THE USE OF WATER FROM A SPRING LOCATED UPON THE ABOVE-DESCRIBED LAND AND PARTICULARLY SUCH RIGHTS OBTAINED THROUGH LICENSE NO. 4130 ISSUED BY THE STATE WATER RIGHTS BOARD OF THE STATE OF CALIFORNIA OR ITS PREDECESSOR, TO THE FIRST APPLICANT, VIOLA DOROTHY RUSS McBRIDE, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$247,345.