

MINUTE ITEM

16. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10613, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY; HUGH M. NEIGHBOUR - S.W.O. 5651.

After consideration of Calendar Item 3 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 NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 11, T. 6 S., R. 22 E., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY APPROVED OCTOBER 6, 1856 (CONTAINING A TOTAL OF 80 ACRES), IN RIVERSIDE COUNTY;
2. FINDS THAT THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND N $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 11, T. 6 S., R. 22 E., S.B.M., ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVES THE SELECTION OF THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF SE $\frac{1}{4}$, CONTAINING 80 ACRES; AND
4. AUTHORIZES THE SALE OF THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND N $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 11, T. 6 S., R. 22 E., S.B.M., CONTAINING 60 ACRES, FOR CASH, TO HUGH M. NEIGHBOUR, AT THE APPRAISED PRICE OF \$5,419.80, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 3 (2 pages)

CALENDAR ITEM

3.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10613, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY; HUGH M. NEIGHBOUR - S.W.O. 5651.

On June 22, 1953, an application was received from Hugh M. Neighbour of Santa Ana, California, to purchase, under the indemnity selection procedure, vacant federal land described as the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11, T. 6 S., R. 22 E., S.B.1., as shown on official United States plat of survey approved October 6, 1856 (containing 60 acres), in Riverside County. The applicant offered \$300, or an average of \$5 per acre. Before the United States Bureau of Land Management would approve the State's selection of the above-described land, the State was required to amend its application to select all of the federal land adjacent thereto described as the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11, T. 6 S., R. 22 E., S.B.M. (containing 20 acres). This latter acreage is therefore being acquired solely for the State and will not be subject to purchase by the applicant, Hugh M. Neighbour, under his application.

A staff appraisal shows that the 60 acres of land is not suitable for cultivation without artificial irrigation and establishes the total value of the parcel at \$5,419.80, or an average of \$90.33 per acre, which amount has been deposited by the applicant.

THE PROPERTY (NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11, T. 6 S., R. 22 E., S.B.M.)

Location: Blythe is 5 miles southeast and Riverside 170 miles west. Elevation ranges between 275 and 405 feet.

Access: Year around. S $\frac{1}{2}$ accessible by public road and N $\frac{1}{2}$ by private road.

Water: There is no visible source of surface water; however, three commercial wells are located on a mesa within a half-mile radius to the east.

Cover: Scattered creosote and willows.

Highest Use: Agriculture, with a secondary use for recreational cabin sites.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMERGED IN THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 11, T. 6 S., R. 22 E., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY APPROVED OCTOBER 6, 1856 (CONTAINING A TOTAL OF 80 ACRES), IN RIVERSIDE COUNTY;
2. FIND THAT THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND N $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 11, T. 6 S., R. 22 E., S.B.M., ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.

CALENDAR ITEM 3. (CONTD.)

3. APPROVE THE SELECTION OF THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF SE $\frac{1}{4}$, CONTAINING 80 ACRES; AND
4. AUTHORIZE THE SALE OF THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND N $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 11, T. 6 S., R. 22 E., S.B.M., CONTAINING 60 ACRES, FOR CASH, TO HUGH M. NEIGHBOUR, AT THE APPRAISED PRICE OF \$5,419.80, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.