

MINUTE ITEM

14. SELECTION OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NUMBER 5067, HUMBOLDT COUNTY, SACRAMENTO LAND DISTRICT - S.W.O. 5870.

After consideration of Calendar Item 13 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. CONFIRMS CANCELLATION, FOR FAILURE TO MEET THE APPRAISED VALUE, OF THE APPLICATION OF HERMAN H. HOBI TO PURCHASE (PURSUANT TO THE PROVISIONS OF SECTIONS 2400 TO 2402, INCLUSIVE, OF TITLE 2, DIVISION 3, CALIFORNIA ADMINISTRATIVE CODE) THE $N\frac{1}{2}$ OF THE $SW\frac{1}{4}$ OF SECTION 3, AND THE $NW\frac{1}{4}$ OF THE $NW\frac{1}{4}$ OF SECTION 14, T. 4 S., R. 2 E., H.M., CONTAINING 110.6 ACRES IN HUMBOLDT COUNTY (APP. NO. 5067, SACRAMENTO LAND DISTRICT, S.W.O. 5870).
2. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT SAID FEDERAL LAND; AND
3. APPROVES THE SELECTION OF SAID LAND.

Attachment
Calendar Item 13 (3 pages)

CALENDAR ITEM

13.

SELECTION OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NUMBER 5067, HUMBOLDT COUNTY, SACRAMENTO LAND DISTRICT - S.W.O. 5870.

On September 2, 1954, an offer was received from Herman H. Hobi of Roseburg, Oregon, to purchase the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 3, containing approx. 80 acres, and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, T. 4 S., R. 2 E., H.M., containing approximately 40 acres, in Humboldt County. The land may be obtained by the State from the federal government under the indemnity selection procedure. The applicant offered the minimum of \$600, or \$5 an acre. Recent public and private surveys on the immediate vicinity show that the parcels contain 77.4 acres and 33.2 acres, respectively, or a total of 110.6 acres instead of the 120 acres indicated by the original United States plats of surveys.

A staff appraisal shows that less than 50% of the land is suitable for cultivation without artificial irrigation, and establishes the appraised values as follows:

| <u>DESCRIPTION</u> | <u>APPRAISED VALUE</u> |
|--|------------------------|
| N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 3 | |
| <u>Land Value</u> | |
| 77.4 acres at \$25.00 | \$ 1,935.00 |
| <u>Timber Value</u> | |
| Douglas Fir, 849 M.B.F. at \$20.40 | \$17,319.60 |
| 77.4 acres at \$248.77 per acre, total value - | \$19,254.80 |
| <u>Location:</u> 11 miles northwesterly of Brice land and 20 miles northwesterly of Garberville. | |
| <u>Access:</u> private logging road leading to property. | |
| <u>Water:</u> trace of year-round water in a draw traversing the west portion of the parcel. | |
| <u>Cover:</u> merchantable Douglas Fir, saw timber, and reproduction of poor to fair quality, covering 80% of area, with remaining 20% covered with hardwoods and brush. | |
| <u>Highest Use:</u> production of timber crops. | |
| <u>Present Use:</u> growing merchantable timber and reproduction. | |

CALENDAR ITEM 13 (CONT'D.)

| <u>DESCRIPTION</u> | <u>APPRAISED VALUE</u> |
|---|------------------------|
| NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14 | |
| <u>Land Value</u> | |
| 33.2 acres at \$25.00 | \$ 830.00 |
| <u>Timber Value</u> | |
| Douglas Fir, 716 M.B.F. at \$26.40 | \$ 18,902.40 |
| 33.2 acres at \$594.35 per acre, total value - | \$ 19,732.40 |
| <u>Location:</u> 3 miles northeasterly of Briceland, and 12 miles northwesterly from Garberville. | |
| <u>Access:</u> private logging road leading to property. | |
| <u>Water:</u> no evidence of surface water. | |
| <u>Cover:</u> merchantable Douglas Fir, saw timber and reproduction of fair quality, covering 80% of area, with remaining 20% covered with hardwoods and brush. | |
| <u>Highest Use:</u> production of timber crops. | |
| <u>Present Use:</u> growing merchantable timber and reproduction. | |

Due notice of the appraised values was given by certified mail to the applicant, who failed to deposit the appraised values within the 20-day time limit specified by Section 2402(c) of Title 2, Division 3, of the California Administrative Code; therefore, his application was cancelled.

The selection of the subject land is considered to be to the advantage of the State in that it will assist the State 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 July 28, 1958.

IT IS RECOMMENDED THAT THE COMMISSION:

1. CONFIRM CANCELLATION, FOR FAILURE TO MEET THE APPRAISED VALUE, OF THE APPLICATION OF HERMAN H. HOBI TO PURCHASE (PURSUANT TO THE PROVISIONS OF SECTIONS 2400 TO 2402, INCLUSIVE, OF TITLE 2, DIVISION 3, CALIFORNIA ADMINISTRATIVE CODE) THE NW $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 3, AND THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 14, T. 4 S., R. 2 E., H.M., CONTAINING 119.4 ACRES IN HUMBOLDT COUNTY (APP. NO. 5067, SACRAMENTO LAND DISTRICT, S.W.C. 5870).

CALENDAR ITEM 13 (CONT'D.)

2. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT SAID FEDERAL LAND; AND
3. APPROVE THE SELECTION OF SAID LAND.