

MINUTE ITEM

9/23/65

21. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 32, RIVERSIDE LAND DISTRICT, SAN BERNARDINO COUNTY; WILLIAM J. SWALLOW, JR. - S.W.O. 8062.

After consideration of Calendar Item 8 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 $E\frac{1}{4}$, $W\frac{1}{2}$ OF $E\frac{1}{2}$, $E\frac{1}{2}$ OF $W\frac{1}{2}$, AND $W\frac{1}{2}$ OF $W\frac{1}{2}$ OF SECTION 36, T. 5 N., R. 23 E., S.B.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO WILLIAM J. SWALLOW, JR., THE HIGHEST QUALIFIED BIDDER, AT THE CASH PRICES OF \$8,240.00, \$8,000.00, \$7,680.00 AND \$7,680.00 FOR THE RESPECTIVE PARCELS, TOTALING \$31,600.00.

Attachment

Calendar Item 8 (2 pages)

8.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 32, RIVERSIDE LAND DISTRICT, SAN BERNARDINO COUNTY; WILLIAM J. SWALLOW, JR. - S.W.O. 8062.

An application was received from Mr. William J. Swallow, Jr., of Yorba Linda, California, to purchase four separate parcels described as the E $\frac{1}{2}$ of E $\frac{1}{2}$, W $\frac{1}{2}$ of E $\frac{1}{2}$, E $\frac{1}{2}$ of W $\frac{1}{2}$, and W $\frac{1}{2}$ of W $\frac{1}{2}$ of Section 36, T. 5 N., R. 23 E., S.B.M., containing 640 acres in San Bernardino County. Prior to advertising, an offer was received from Mr. Roger O. Schafer of Thousand Oaks, California, to purchase the E $\frac{1}{2}$ of W $\frac{1}{2}$ and W $\frac{1}{2}$ of W $\frac{1}{2}$ of said section.

THE PROPERTY

- Location: 30 miles south of Needles and 7 miles west of Havasu Landing on Havasu Lake.
- Access: A paved county road traverses all four parcels.
- Water: No surface water. Subsurface water is estimated to be at 400 feet.
- Terrain: Typical rolling desert - smooth to rocky.
- Cover Creosote bush, saltbush, prickly pear, and barrel cactus; Palo Verde trees in arroyos, and filare and annuals throughout.
- Highest Use: Desert recreation cabin sites, and grazing for domestic livestock.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation, and establishes values as shown in the tabulation below. Mr. Swallow amended his offer in writing as to all four parcels, concurring with the appraised value in accordance with regulations. Mr. Schafer amended his offer in writing only as to the W $\frac{1}{2}$ of W $\frac{1}{2}$ of Section 36, which resulted in cancellation of the E $\frac{1}{2}$ of W $\frac{1}{2}$ from his application. The land was advertised for sale with the stipulation that bids must be in excess of the appraised values. As a result of advertising, the following bids were received:

<u>APPLICANT</u>	<u>APP. NO.</u>	<u>PARCEL</u>	<u>APPRAISED VALUES</u>	<u>BIDS</u>
Wm. J. Swallow, Jr.	32-Riverside S.W.O. 8062	E $\frac{1}{2}$ of E $\frac{1}{2}$	\$7,920.00	\$8,240.00
		W $\frac{1}{2}$ of E $\frac{1}{2}$	\$7,680.00	\$8,000.00
		E $\frac{1}{2}$ of W $\frac{1}{2}$	\$7,360.00	\$7,680.00
		W $\frac{1}{2}$ of W $\frac{1}{2}$	\$7,360.00	\$7,680.00
Roger O. Schafer	57-Riverside S.W.O. 8107	W $\frac{1}{2}$ of W $\frac{1}{2}$	\$7,360.0	\$7,377.00

All bids received were in proper form, accompanied by the minimum required deposits.

CALENDAR ITEM 8. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE $E\frac{1}{2}$ OF $E\frac{1}{4}$, $W\frac{1}{2}$ OF $E\frac{1}{2}$, $E\frac{1}{2}$ OF $W\frac{1}{2}$, AND $W\frac{1}{2}$ OF $W\frac{1}{2}$ OF SECTION 36, T. 5 N., R. 23 E., S.B.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO WILLIAM J. SWALLOW, JR., THE HIGHEST QUALIFIED BIDDER, AT THE CASH PRICES OF \$8,240.00, \$8,000.00, \$7,680.00 AND \$7,680.00 FOR THE RESPECTIVE PARCELS, TOTALING \$31,600.00.