

24. SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE LAND DISTRICT, SAN BERNARDINO COUNTY; NICHOLAS FISHER, APP. NO. 85, S.W.O. 8172; JOSEPH J. BODO, APP. NO. 86, S.W.O. 8173; (ORIGINAL APPLICANT, EBBIE H. DAVIS, S.W.O. 8076).

After consideration of Calendar Item 23 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE $N\frac{1}{2}$ OF $N\frac{1}{2}$, AND $S\frac{1}{2}$ OF $N\frac{1}{2}$ OF SECTION 36, T. 19 N., R. 12 E., S.B.M., CONTAINING 320 ACRES IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND,
2. AUTHORIZES THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST TWO QUALIFIED BIDDERS, AS FOLLOWS:

NICHOLAS FISHER, AS TO THE $N\frac{1}{2}$ OF $N\frac{1}{2}$ OF SAID SECTION 36;
JOSEPH BODO, AS TO THE $S\frac{1}{2}$ OF $N\frac{1}{2}$ OF SAID SECTION 36;

AT THE CASH PRICE OF \$3,281.60 (\$20.51 PER ACRE) FOR EACH PARCEL.

Attachment

Calendar Item 23 (2 pages)

23.

SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE LAND DISTRICT, SAN BERNARDINO COUNTY; NICHOLAS FISHER, APP. NO. 85, S.W.O. 8172; JOSEPH J. BODO, APP. NO. 86, S.W.O. 8173; (ORIGINAL APPLICANT, EBBIE H. DAVIS, S.W.O. 8076).

On January 20, 1965, an offer was received from Mr. Ebbie H. Davis of Las Vegas, Nevada, to purchase four separately described parcels within Section 36, T. 19 N., R. 12 E., S.B.M., containing 640 acres in San Bernardino County, at \$5 per acre. Subsequently, he amended his application to purchase only two parcels in the N $\frac{1}{2}$ of the section described as the N $\frac{1}{2}$ of N $\frac{1}{2}$ and S $\frac{1}{2}$ of N $\frac{1}{2}$, containing a total of 320 acres.

The Property

- Location: The land is situated in the northeast corner of San Bernardino County, in the southern portion of Mesquite Valley, about 50 miles northeast of Baker.
- Access: A county-maintained dirt road terminates at the northwest corner of the land.
- Water: Water for limited domestic and stock use appears favorable at a depth of about 50 feet. Water at depths of 200 feet or more is considered to be too saline for irrigation use.
- Terrain: Flat desert to gentle slopes.
- Elevation: 2,540 to 2,600 feet.
- Cover: The easterly portion of the land is barren; the westerly portion has a strip of mesquite along the west edge of a dry lake bed.
- Highest and Best Use: Limited grazing.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the value at an average of \$17.50 per acre for a total of \$2,800 for each parcel. The applicant amended his offer in writing, concurring with the appraised value of both parcels. The land was advertised for sale with the stipulation that bids must be in excess of the appraised value of \$2,800 for each parcel. Pursuant to advertising, the following bids were received:

CALENDAR ITEM 23 (CONTD.)

<u>Parcel</u>	<u>Application Bidder</u>	<u>Acres</u>	<u>Appraised Value</u>	<u>Bid</u>
1. N $\frac{1}{2}$ of N $\frac{1}{2}$	Nicholas Fisher App. 85, S.W.O. 8172	160	\$2,800.00	\$3,281.60
	Ebbie H. Davis	160	\$2,800.00	\$2,800.00
2. S $\frac{1}{2}$ of N $\frac{1}{2}$	Joseph Bodo App. 86, S.W.O. 8173	160	\$2,800.00	\$3,281.60
	Ebbie H. Davis	160	\$2,800.00	\$2,800.00

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE N $\frac{1}{2}$ OF N $\frac{1}{2}$, AND S $\frac{1}{2}$ OF N $\frac{1}{2}$ OF SECTION 36, T. 19 N., R. 12 E., S.B.M., CONTAINING 320 ACRES IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND,
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JOSEPH BODO, AS TO THE S $\frac{1}{2}$ OF N $\frac{1}{2}$ OF SAID SECTION 36;

AT THE CASH PRICE OF \$3,281.60 (\$20.51 PER ACRE) FOR EACH PARCEL.