

MINUTE ITEM

4/28/66

28. SALE OF VACANT STATE SCHOOL LAND, SAN BERNARDINO COUNTY; ANSON E. MURPHY AND HERBERT MURPHY, APP. NO. 46, RIVERSIDE LAND DISTRICT - S.W.O. 8082.

After consideration of Calendar Item 26 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT PARCEL NO. 1 ($N\frac{1}{2}$ OF $N\frac{1}{2}$ OF SECTION 16, T. 8 N., R. 16 E.) AND PARCEL NO. 2 ($S\frac{1}{2}$ OF $N\frac{1}{2}$ AND $S\frac{1}{2}$ OF SECTION 16, T. 8 N., R. 16 E., S.B.M.), CONTAINING A TOTAL OF 640 ACRES IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO ANSON E. MURPHY AND HERBERT MURPHY, THE HIGHEST QUALIFIED BIDDERS, AT THE CASH PRICES OF \$6,856 AND \$18,528 FOR PARCELS NOS. 1 AND 2, RESPECTIVELY.

Attachment

Calendar Item 26 (2 pages)

SALE OF VACANT STATE SCHOOL LAND, SAN BERNARDINO COUNTY; ANSON E. MURPHY AND HERBERT MURPHY, APP. NO. 46, RIVERSIDE LAND DISTRICT - S.W.O. 8082.

On February 1, 1965, an offer was received from Anson E. Murphy and Herbert Murphy of Long Beach, California, to purchase the following:

Parcel No. 1 - $N\frac{1}{2}$ of $N\frac{1}{2}$ of Section 16, T. 8 N., R. 16 E., S.B.M., containing 160 acres.

Parcel No. 2 - $S\frac{1}{2}$ of $N\frac{1}{2}$ and $S\frac{1}{2}$ of Section 16, T. 8 N., R. 16 E., S.B.M., containing 480 acres.

Both parcels are located in San Bernardino County, and contain a total of 640 acres.

A staff appraisal indicates that the lands are not suitable for cultivation without artificial irrigation, and establishes land values as follows:

<u>Parcel No.</u>	<u>Acres</u>	<u>Price Per Acre (Average)</u>	<u>Appraised Value</u>
1	160	\$41.75	\$ 6,680.00
2	480	\$37.50	\$18,000.00

Location: Essex is 4.75 miles southeasterly from the subject parcels.

Access: Good paved county road.

Water: No surface water.

Terrain: Flat slope.

Elevation: 1,920' at the southeast corner; 2,000' at the northwest corner.

Cover: Fair coverage of sage and creosote brush.

Highest and Best Use: Desert homesites and limited grazing.

Subsequent to appraisal, the applicants amended their offer in writing, concurring with the appraised value for both parcels in accordance with regulations. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised values of \$6,680 and \$18,000 for Parcels Nos. 1 and 2, respectively. As a result of advertising, the applicants, Anson E. Murphy and Herbert Murphy, increased their bid to \$42.85 and \$38.60 per acre for a total of \$6,856 and \$18,528 for Parcels Nos. 1 and 2, respectively. No further bids were received pursuant to advertising.

CALENDAR ITEM 26. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 1 ($N\frac{1}{2}$ OF $N\frac{1}{2}$ OF SECTION 16, T. 8 N., R. 16 E.) AND PARCEL NO. 2 ($S\frac{1}{2}$ OF $N\frac{1}{2}$ AND $S\frac{1}{2}$ OF SECTION 16, T. 8 N., R. 16 E., S.B.M.), CONTAINING A TOTAL OF 640 ACRES IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO ANSON E. MURPHY AND HERBERT MURPHY, THE HIGHEST QUALIFIED BIDDERS, AT THE CASH PRICES OF \$6,856 AND \$18,528 FOR PARCELS NOS. 1 AND 2, RESPECTIVELY.