

MINUTE ITEM

11/17/66

29. SALE OF VACANT STATE SCHOOL LAND, SAN BENITO COUNTY; APP. NO. 5563, SACRAMENTO LAND DISTRICT, JOAN S. DYER, S.W.O. 8251; (ORIGINAL APPLICANT, W. W. KALAR, APP. NO. 5550, SACRAMENTO LAND DISTRICT, S.W.O. 8208).

After consideration of Calendar Item 2 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT LOT 7 AND THE  $S\frac{1}{2}$  OF  $S\frac{1}{2}$  OF SECTION 36, T. 18 S., R. 11 E., M.D.M., CONTAINING 197.68 ACRES IN SAN BENITO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, JOAN S. DYER, AT THE CASH PRICE OF \$5,159.45.

Attachment

Calendar Item 2 (2 pages)

2.

SALE OF VACANT STATE SCHOOL LAND, SAN BENITO COUNTY; APP. NO. 5563, SACRAMENTO LAND DISTRICT, JOAN S. DYER, S.W.O. 8251; (ORIGINAL APPLICANT, W. W. KALAR, APP. NO. 5550, SACRAMENTO LAND DISTRICT, S.W.O. 8208).

On March 17, 1966, an application was received from W. W. Kalar of Burrel, California, to purchase Lot 7 and the  $S\frac{1}{2}$  of  $S\frac{1}{2}$  of Section 36, T. 18 S., R. 11 E., M.D.M., containing 197.68 acres in San Benito County.

The applicant later amended his offer in writing, concurring with the appraised value of \$3,854.76.

THE PROPERTY

Location: Coalinga is approximately 30 miles southeasterly of the property.

Access: No public-road access; completely surrounded by private land.

Water: No surface water; subsurface water is unknown.

Terrain: Mostly mountainous, steep to moderately gentle slopes.

Elevation: Low, 2,875 feet at the northwest corner of  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$ ; high, 3,500 feet at NW corner of Lot 7.

Cover: 50 acres covered with grass; 30 acres of woodland; balance covered with dense brush.

Highest and Best Use: Grazing, rated poor.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the value of \$19.50 per acre or a total of \$3,854.76 for the parcel. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised value. Pursuant to advertising, the following bids were received.

<u>Bidder</u>	<u>Bid</u>
W. W. Kalar App. 5550, SWO 8208	\$3,963.48
Herman Akers App. 5562, SWO 8250	\$5,050.72
Joan S. Dyer App. 5563, SWO 8251	\$5,159.45

CALENDAR ITEM 2. (CONTD.)

All bids received were accompanied by the minimum required deposits and were regular in all respects.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT LOT 7 AND THE S $\frac{1}{2}$  OF S $\frac{1}{2}$  OF SECTION 36, T. 18 S., R. 11 E., M.D.M., CONTAINING 197.68 ACRES IN SAN BENITO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, JOAN S. DYER, AT THE CASH PRICE OF \$5,159.45.