

MINUTE ITEM

12/14/66

23. SALE OF VACANT STATE SCHOOL LAND, DEL NORTE COUNTY; ROBINET LOGGING CO., APP. NO. 5541, SACRAMENTO LAND DISTRICT - S.W.O. 8174.

After consideration of Calendar Item 29 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT LOT 2 OF SECTION 35, T. 19 N., R. 1 W., H.M., CONTAINING 29.30 ACRES IN DEL NORTE COUNTY, IS 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, ROBINET LOGGING CO., AT THE CASH PRICE OF \$31,602.00.

Attachment

Calendar Item 29 (2 pages)

29.

SALE OF VACANT STATE SCHOOL LAND, DEL NORTE COUNTY; ROBINET LOGGING CO.,  
APP. NO. 5541, SACRAMENTO LAND DISTRICT - S.W.O. 8174.

On October 4, 1965, an application was received from Robinet Logging Co. of Smith River, California, to purchase Lot 2 of Section 35, T. 19 N., R. 1 W., H.M., containing 29.30 acres in Del Norte County.

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

<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
Lot 2 of Section 35	
<u>Land Value</u>	
29.30 acres Forestry	at \$26.00 per acre - \$ 761.80
<u>Timber Value</u>	
	<u>PRICE PER M.B.M.</u>
Old Growth Redwood 110 M.B.M.	at \$43.00 \$ 4,730.00
Second Growth Redwood 658 M.B.M.	at \$10.00 \$ 6,580.00
Second Growth Douglas Fir 610 M.B.M.	at \$32.00 \$19,520.00
29.30 acres at \$1,078.25 per acre (average), total value - \$31,592.73	

Location: 25 miles northerly of Crescent City, California,  
and 9 miles southerly of Brookings, Oregon.

Access: No public access. Access via public road north  
from Crescent City 21 miles, then easterly four  
miles via a rock-surfaced, one-land, private  
road.

Water: Three small year-round streams flow south through  
the parcel.

Terrain: Mountainous, with steep slope.

Elevation: 700' to 1,000".

CALENDAR ITEM 29. (CONTD.)

Cover:

Commercial second-growth Redwood and Douglas Fir timber, with some widely scattered merchantable old-growth Redwood trees. There is an understory of Tan Oak, Madrone, and Huckleberry Brush.

Highest and Best Use: Forestry and recreation.

The applicant amended his offer in writing, concurring with the appraised value of \$31,592.73. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised value of \$31,592.73. As a result of advertising, the applicant, Robinet Logging Co., submitted the minimum cash required to qualify its previous written offer of \$31,592.73 and increased its bid to \$1,078.56+ per acre for a total of \$31,602.00. No further bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT LOT 2 OF SECTION 35, T. 19 N., R. 1 W., H.M., CONTAINING 29.30 ACRES IN DEL NORTE COUNTY, IS 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 QUALITY FIELD BIDDER, ROBINET LOGGING CO., AT THE CASH PRICE OF \$31,602.00.