

MINUTE ITEM

1/7/70  
LHG

47. SALE OF 320 ACRES SCHOOL LAND IN SAN BERNARDINO COUNTY TO VICTOR HARLAND PINCKNEY, JR. - N-0324.

After consideration of Calendar Item 41 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT PARCEL NO. 1 - SE $\frac{1}{4}$  OF SECTION 11, T. 4 N., R. 3 E., S.B.M., CONTAINING 160 ACRES M/L, AND PARCEL NO. 2 - SW $\frac{1}{4}$  OF SECTION 12, T. 4 N., R. 3 E., S.B.M., CONTAINING 160 ACRES M/L, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
2. AUTHORIZES THE SALE OF PARCEL NO. 1 AT THE CASH PRICE OF \$16,000, AND OF PARCEL NO. 2 AT THE CASH PRICE OF \$16,960, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST BIDDER, VICTOR HARLAND PINCKNEY, JR.

Attachment

Calendar Item 41 (2 pages)

CALENDAR ITEM

12/69  
App. 148  
Riverside  
N-0324

41.

SALE OF VACANT SCHOOL LAND  
SAN BERNARDINO COUNTY

Under an exchange transaction with the United States Bureau of Land Management (Exchange 75, S.W.O. 6213), the State acquired, for the benefit of Mr. Victor Harland Pinckney, Jr., the following described lands in San Bernardino County:

Parcel No. 1 - SE $\frac{1}{4}$  of Section 11, T. 4 N., R. 3 E., S.B.M.  
(160 acres M/L)

Parcel No. 2 - SW $\frac{1}{4}$  of Section 12, T. 4 N., R. 3 E., S.B.M.  
(160 acres M/L)

Transfer of title to the State by the United States was accomplished by United States Patent dated May 23, 1968.

THE PROPERTY:

Location: 26 road miles east of Lucerne Valley, San Bernardino County.

Suitability for Cultivation:

Less than 50% of the land is suitable for cultivation without artificial irrigation.

Access: Public road within 500 ft., BLM lands intervening.

Water: No surface water; subsurface water possible at depths in excess of 164 feet.

Terrain: Flat rolling desert.

Elevation: High 2900'; low 2830'.

Cover: Desert brush.

Highest and Best Use:

Recreational homesites.

Minimum Appraised Value:

Parcel No. 1 - \$16,000.00.

Parcel No. 2 - \$16,960.00.

OTHER PERTINENT INFORMATION:

During 1955, pursuant to established regulatory procedure whereunder members of the public could apply to the State Lands Commission for the acquisition of vacant Federal land through the medium of a State exchange with the United States, applications were received from numerous individuals. Upon receipt of such applications, the State, in December 1955, pursuant to the provisions of Sections 6443 and 8552 of the

CALENDAR ITEM 41. (CONTD.)

Public Resources Code and Section 8 of the Taylor Grazing Act (Act of Congress approved June 28, 1934, as amended), filed an exchange application with the United States Bureau of Land Management, on behalf of the applicants. By Commission action on February 23, 1967, the exchange of land was authorized by the Commission, with the further stipulation that the land would be sold under regulations in effect at the date of the original application (1955).

The lands have been appraised and advertised in accordance with regulations in effect in 1955. Mr. Victor Harland Pinckney, Jr., the original (first) applicant, was the only bidder. His bid was \$16,000 for Parcel No. 1 and \$16,960.00 for Parcel No. 2.

EXHIBIT: A. Location map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 1 - SE $\frac{1}{4}$  OF SECTION 11, T. 4 N., R. 3 E., S.B.M., CONTAINING 160 ACRES M/L AND PARCEL NO. 2 - SW $\frac{1}{4}$  OF SECTION 12, T. 4 N., R. 3 E., S.B.M., CONTAINING 160 ACRES M/L ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
2. AUTHORIZE THE SALE OF PARCEL NO. 1 AT THE CASH PRICE OF \$16,000.00, AND OF PARCEL NO. 2 AT THE CASH PRICE OF \$16,960.00, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST BIDDER, VICTOR HARLAND PINCKNEY, JR.