

STANDARD

STANDARD B & P "NORSTAR"

The State's application to select the land has been accepted by the Bureau of Land Management, subject to future approval and listing.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS RESOLVED AS FOLLOWS:

THE SALE IS AUTHORIZED OF THE SW $\frac{1}{4}$ OF NW $\frac{1}{4}$, S $\frac{1}{2}$ OF SW $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF SECTION 23, T. 36 N., R. 12 E., M.D.M., CONTAINING 280 ACRES IN LASSEN COUNTY, TO ROGER C. PATTERSON AT THE APPRAISED CASH PRICE OF \$1,400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS, UPON THE LISTING (CONVEYANCE) OF SAID LAND TO THE STATE BY THE FEDERAL GOVERNMENT.

15. (SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, SCRIP APPLICATION NO. 4796, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, HUDSON A. STOVER - S.W.O. 5342.) An offer has been received from Hudson A. Stover of Blue Lake, Humboldt County, California, to purchase the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 29, T. 8 N., R. 3 E., H.M., containing 120 acres in Humboldt County. This land may be obtained by the State from the Federal Government through use of base. Mr. Stover made an offer of \$600, or \$5 per acre.

The Assessor of Humboldt County has assessed land in the vicinity from \$3 to \$11.75 per acre, thus indicating its appraised value to be from \$6 to \$23.50 per acre.

An inspection and appraisal by Harold Trott, an independent appraiser of Eureka, California, on January 21, 1954, sets the minimum value, including timber, at \$13 per acre. Mr. Stover posted the necessary amount to meet this value.

The NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, T. 8 N., R. 3 E., H.M., containing 40 acres, is principally flat prairie land with soil of third quality which supports Douglas fir and small tan oak. The land provides excellent summer range for grazing purposes for two months of the year. Fifty thousand board feet of merchantable Douglas fir timber of poor quality exists on the land. During periods of favorable weather conditions, the property may be reached by jeep over an old Indian trail. Otherwise, no access is available. There are no springs, water holes or possible reservoir sites. The land is not suitable for agriculture without artificial irrigation.

The NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 29, T. 8 N., R. 3 E., H.M., containing 80 acres, is rocky and mountainous with a small amount of open prairie land. The soil is of third quality which supports pepperwood, tan oak, madrone, Douglas fir, seedling fir, chinquapin and white oak. Six thousand board feet of merchantable Douglas fir timber exists on the land. No water is available during six months of the year. No possible reservoir site exists. Access is available over a well constructed private logging road which traverses the land.

The State's application to select the land has been accepted by the Bureau of Land Management, subject to future approval and listing.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS RESOLVED AS FOLLOWS:

THE SALE IS AUTHORIZED OF THE NE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 23, AND NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 29, T. 8 N., R. 3 E., H.M., CONTAINING 120 ACRES IN HUMBOLDT COUNTY, TO HUDSON A. STOVER AT THE APPRAISED CASH PRICE OF \$1,560, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS, UPON THE LISTING (CONVEYANCE) OF SAID LAND TO THE STATE BY THE FEDERAL GOVERNMENT.

16. (SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, SCRIP APPLICATION NO. 4770, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, EVERETT MILTON COTTRELL - S.W.O. 5309.) An offer has been received from Everett Milton Cottrell of Bridgeville, Humboldt County, California, to purchase the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4, T. 1 S., R. 5 E., H.M., containing 40 acres in Humboldt County. This land may be obtained by the State from the Federal Government through use of base. Mr. Cottrell made an offer of \$200, or \$5 per acre.

The Assessor of Humboldt County has assessed land in the vicinity at \$2.50 per acre, thus indicating its appraised value to be \$5 per acre.

An inspection and appraisal by Mr. Harold Trott of Eureka, California, an independent appraiser, sets the minimum value at \$17.50 per acre, which includes timber value. Mr. Cottrell posted the necessary amount to meet this value. The subject land is sandy, rocky, mountainous and cut by canyons. The soil is of third quality and supports 38 M.B.F. of Douglas fir timber. Tan oak, madrona and white oak are also prevalent. The land has no possible reservoir site and is not suitable for agriculture without artificial irrigation. A portion of the land is fair for grazing purposes, and water is available throughout the year as the South Fork of the Van Duzen River flows through it. It is accessible by an existing road to within 200 yards. There is a cabin site with ample water. However, construction of about ten miles of expensive right of way would be required to provide access. Very good fishing is also available.

The State's application to select the land has been accepted by the Bureau of Land Management, subject to future approval and listing.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS RESOLVED AS FOLLOWS:

THE SALE IS AUTHORIZED OF THE NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 5, T. 1 S., R. 5 E., H.M., CONTAINING 40 ACRES IN HUMBOLDT COUNTY, TO EVERETT MILTON COTTRELL AT THE APPRAISED CASH PRICE OF \$700, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS, UPON THE LISTING (CONVEYANCE) OF SAID LAND TO THE STATE BY THE FEDERAL GOVERNMENT.

17. (SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, SCRIP APPLICATION NO. 4907, SACRAMENTO LAND DISTRICT, CALAVERAS COUNTY, GERALD C. BURKE - S.W.O. 5542.) An offer has been received from Gerald C. Burke of San Francisco, California, to purchase Lot 1 (or NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 20, T. 4 N., R. 11 E., M.D.M., containing 45.81 acres in Calaveras County. This land may be obtained by the State from the Federal Government through use of base. Mr. Burke made an offer of \$229.05, or \$5 per acre.

The Assessor of Calaveras County has assessed land in the vicinity from \$4 to \$5 per acre, thus indicating its appraised value to be from \$8 to \$10 per acre.