

19. (SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, SCRIP APPLICATION NO. 4872, SACRAMENTO LAND DISTRICT, SAN BENITO COUNTY, R. G. WILKINS - S.W.O. 5461.) An offer has been received from R. G. Wilkins of San Jose, California, to purchase the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, T. 15 S., R. 7 E., M.D.M., containing 40 acres in San Benito County. This land may be obtained by the State from the Federal Government through use of base. Mr. Wilkins made an offer of \$200, or \$5 per acre.

The Assessor of San Benito County has assessed land in the vicinity from \$2 to \$6 per acre, thus indicating its appraised value to be from \$4 to \$12 per acre.

An inspection and appraisal by James K. Stonier, an independent appraiser, of San Jose, California, on February 7, 1954, sets the minimum value at \$7.50 per acre. Mr. Wilkins posted the necessary amount to meet this value. The subject land is mountainous, cut by canyons, and is located on a talus slope. The soil is of third quality and supports oak and chaparral. No timber of commercial value exists. The land is fair for grazing purposes but is not suitable for agriculture without artificial irrigation. It has no possible reservoir site and water is not available. Access is provided by an existing road over private property.

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 SW $\frac{1}{4}$ OF SECTION 28, T. 15 S., R. 7 E., M.D.M., CONTAINING 40 ACRES IN SAN BENITO COUNTY, TO R. G. WILKINS AT THE APPRAISED CASH PRICE OF \$300, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS, UPON THE LISTING (CONVEYANCE) OF SAID LAND TO THE STATE BY THE FEDERAL GOVERNMENT.

20. (SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, SCRIP APPLICATION NO. 4887, SACRAMENTO LAND DISTRICT, SANTA CLARA COUNTY, JAMES K. STONIER - S.W.O. 5496.) An offer has been received from James K. Stonier, of San Jose, California, to purchase the W $\frac{1}{2}$ of SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 27, SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Lots 7, 8, 9 and 10 of Section 29, Lot 3 of Section 32, N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 33, and SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35. T. 7 S., R. 4 E., and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 6, T. 8 S., R. 4 E., M.D.M., containing 564 acres in Santa Clara County. Mr. Stonier made an offer of \$2,820, or \$5 per acre.

The Assessor of Santa Clara County has assessed land in the vicinity from \$2 to \$4 per acre, thus indicating its appraised value to be from \$4 to \$8 per acre. The subject land is similar in character to contiguous land.

An inspection and appraisal by a member of the Commission's Staff on October 8 and 9, 1953, sets the minimum value at \$5 per acre. The subject land, situated at an elevation of from 2,500 to 3,000 feet, is rocky, mountainous and cut by canyons. The soil is of third quality and supports dense chaparral, a few digger pine and scrub oak. The land contains no springs and is considered poor for grazing purposes. Its principal value is for hunting purposes. Access is available over an existing private road with locked gates.