

39. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10899, LOS ANGELES LAND DISTRICT, KERN COUNTY, JENNINGS LAND COMPANY - S.W.O. 6322.) The following report was presented to the Commission:

"An offer has been received from Jennings Land Company of Riverside, California, to purchase the NE $\frac{1}{4}$ of Section 36, T. 30 S., R. 39 E., M.D.M., Sections 2, 4, 8, 10, 12, 14, 18, 22, 24, 26, 28, SW $\frac{1}{4}$ and E $\frac{1}{2}$ of Section 32 and Section 34, T. 31 S., R. 39 E., M.D.M., Sections 2, 4, Lots 1 and 2 of NE $\frac{1}{4}$ and Lot 1 of SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 6, Sections 8, 10, 12, 14 and 18, T. 32 S., R. 39 E., M.D.M., Sections 2, 4, 6, 8, 10, 12, 14, 18, 20, 22, 24, 28, 30, 32 and 34, T. 31 S., R. 40 E., M.D.M., and Sections 2, 4, 6, 10 and 12, T. 32 S., R. 40 E., M.D.M., containing a total of 26,153.94 acres in Kern County. The applicant made an offer of \$133,969.70, or \$5 per acre for all lands except Section 12, T. 32 S., R. 39 E., for which an offer of \$10 per acre was made.

"The Assessor of Kern County has assessed contiguous lands at 50¢ to \$1.25 per acre.

"An inspection and appraisal by a member of the Commission's staff from March 5, 1956 to March 14, 1956 establishes the average value of the subject lands in accordance with the following parcel breakdown:

"Parcel 1: NE $\frac{1}{4}$ of Section 36, T. 30 S., R. 39 E., Sections 2, 4, 8 and 10, T. 31 S., R. 39 E., M.D.M., containing a total of 2741.04 acres, at an average price of \$10 per acre, or a total value of \$27,410.40.

"Parcel 2: Sections 12, 14, 18, 22, 24 and 26, T. 31 S., R. 39 E., M.D.M., containing a total of 3851.24 acres at an average price of \$10 per acre, or a total value of \$38,512.40.

"Parcel 3: Section 28, SW $\frac{1}{4}$ and E $\frac{1}{2}$ of Section 32 and Section 34, T. 31 S., R. 39 E., and Sections 2 and 4, T. 32 S., R. 39 E., M.D.M., containing a total of 3044.56 acres at an average price of \$10 per acre, or a total value of \$30,445.60.

"Parcel 4: Lots 1 and 2 of NE $\frac{1}{4}$, Lot 1 of SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 6, Sections 8, 10, 12, 14 and 18, T. 32 S., R. 39 E., M.D.M., containing a total of 3620.05 acres at an average price of \$11 per acre, or a total value of \$39,820.55.

"Parcel 5: Sections 2, 4, 6, 8 and 10, T. 31 S., R. 40 E., M.D.M., containing a total of 3218.17 acres at an average price of \$11 per acre, or a total value of \$35,399.87.

"Parcel 6: Sections 12, 14, 18, 20 and 22, T. 31 S., R. 40 E., M.D.M., containing a total of 3213.81 acres at an average price of \$12.50 per acre, or a total value of \$40,172.63.

"Parcel 7: Sections 24, 28, 30, 32 and 34, T. 31 S., R. 40 E., M.D.M., containing a total of 3214.72 acres at an average price of \$11 per acre, or a total value of \$35,361.92.

"Parcel 8: Sections 2, 4, 6, 10 and 12, T. 32 S., R. 40 E., M.D.M., containing a total of 3250.35 acres at an average price of \$9 per acre, or a total value of \$29,253.15.

"Before the land was advertised for sale the applicant was advised of the appraised value, whereupon the necessary amount to meet the total appraised value of \$276,376.52 was posted.

"In the interest of the State, it was not considered expedient to advertise for sale under one notice the entire 26,153.94 acres and require the submission of bids on that basis. Accordingly, for the purpose of allowing submission of bids on portions of the lands in the subject application, the area was divided into 8 separate parcels, with approximately 5 sections per parcel as outlined above. Publication of notices of sale of the 8 separate parcels occurred simultaneously in the Bakersfield Californian, Bakersfield, Kern County, California. The individual published notices specified that bids were required to include all lands described therein.

"Prior to advertising, the application (10925, Los Angeles Land District, S.W.O. 6365) of John Granstra of Harris, Iowa, was received and filed to purchase Section 24, T. 31 S., R. 40 E., M.D.M., containing 640 acres. The applicant made an offer of \$3200, or \$5 per acre. Pursuant to publication the applicant submitted a check in the amount of \$3,872.38, as an increase of his original offer to purchase said section. The check was acknowledged and returned to him immediately on the basis that his additional offer was not submitted in accordance with the published notice of sale. No further offer was received from the applicant during the publication period.

"Prior to advertising, the application (10945, Los Angeles Land District, S.W.O. 6395) of Eugene L. Graffenstein of Di Giorgio, California, was received and filed to purchase Section 2, T. 32 S., R. 40 E., M.D.M., containing 668.56 acres. The applicant made an offer of \$3342.80, or \$5 per acre. Said application was cancelled at the request of the applicant prior to publication of notice of sale.

"Both applicants were notified in writing of the proposed method of advertising the lands for sale under the prior application of Jennings Land Company, and copies of notices ordering publication in the Bakersfield Californian were furnished them. No further bids were received pursuant to advertising."

The Executive Officer explained to the Commission that the reason for breaking this particular application down into parcels, to be bid on separately, was to make it more possible to have competitive bidding.

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

THE SALE IS AUTHORIZED OF THE NE $\frac{1}{4}$ OF SECTION 36, T. 30 S., R. 39 E., M.D.M., SECTIONS 2, 4, 8, 10, 12, 14, 18, 22, 24, 26, 28, SW $\frac{1}{4}$ AND E $\frac{1}{2}$ OF SECTION 32 AND SECTION 34, T. 31 S., R. 39 E., M.D.M., SECTIONS 2, 4, LOTS 1 AND 2 OF NE $\frac{1}{4}$ AND LOT 1 OF SW $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF SECTION 6, SECTIONS 8, 10, 12, 14 AND 18, T. 32 S., R. 39 E., M.D.M., SECTIONS 2, 4, 6, 8, 10, 12, 14, 18, 20, 22, 24, 28, 30, 32 AND 34, T. 31 S., R. 40 E., M.D.M., AND SECTIONS 2, 4, 6, 10 AND 12, T. 32 S., R. 40 E., M.D.M., CONTAINING A TOTAL OF 26,153.94 ACRES IN KERN COUNTY, TO THE FIRST APPLICANT, JENNINGS LAND COMPANY, AT A CASH PRICE OF \$276,376.52, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.