

MINUTE ITEM

27. SELECTIONS AND SALES OF VACANT FEDERAL LAND.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SELECTION AND SALE OF FEDERAL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
22	5715	Maud D. Bulski
23	5359	Bloss A. Elias
13	5662	F. E. Fairfield

Attachments

Calendar Items Nos. 22,
23, and 13 (4 pages)

CALENDAR ITEM

22.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 4979, SACRAMENTO LAND DISTRICT, NAPA COUNTY, MAUD D. BULSKI - S.W.O. 5715.

An offer has been received from Maud D. Bulski of San Francisco, California, to purchase the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, S $\frac{1}{2}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$, N $\frac{1}{2}$ of SW $\frac{1}{4}$, and SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, and N $\frac{1}{2}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$ of NE $\frac{1}{4}$, and NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, T. 8 N., R. 4 W., M.D.M., containing 560 acres in Napa County. These lands may be obtained by the State under the indemnity selection procedure. The applicant made an offer of \$2,800, or \$5 per acre.

A staff appraisal shows that the lands are not suitable for cultivation without artificial irrigation and establishes their value at \$15.00 per acre, or a total of \$8,400. The applicant deposited the necessary amount to meet this value.

The selection of the subject land is considered to be to the advantage of the State in that it will assist the State in satisfying the loss to the School Land Grant and in addition, after sale, will place the land on the tax rolls of the county in which it is situated.

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

The Bureau of Land Management by Decision dated August 12, 1958, allowed the State's application except for the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, and rejected the Public Sale Application of Walter D. Priest as to a portion thereof, described as the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 23. Mr. Priest appealed the Decision of the Manager rejecting the aforementioned land from his Public Sale Application; however, the Director of the Bureau of Land Management in Washington, D. C., upheld the rejection Decision.

Many residents of the area filed protests with the Bureau of Land Management on behalf of Mr. Priest against the allowance of the State's indemnity selection application. As a result of the various protests filed, Mr. Priest was advised that, at such time as the matter of sale of the land involved was submitted to the Commission for consideration, he would be advised well in advance of the meeting date in the event he wished to appear. Such advance notice of the Commission's consideration of this matter on March 24, 1960, has been furnished to Mr. Priest.

IT IS RECOMMENDED THAT THE COMMISSION: (1) DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LANDS EMBRACED IN THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$, S $\frac{1}{2}$ OF NE $\frac{1}{4}$, SE $\frac{1}{4}$, N $\frac{1}{2}$ OF SW $\frac{1}{4}$, AND SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 14, AND N $\frac{1}{2}$ OF NE $\frac{1}{4}$, SE $\frac{1}{4}$ OF NE $\frac{1}{4}$, AND NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 23, T. 8 N., R. 4 W., M.D.M., CONTAINING 560 ACRES IN NAPA COUNTY; (2) FIND THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; (3) APPROVE THE SELECTION OF SAID LANDS; AND (4) AUTHORIZE THE SALE OF SAID LANDS, FOR CASH, TO MAUD D. BULSKI AT THE APPRAISED PRICE OF \$8,400, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, UPON THE LISTING (CONVEYANCE) OF SAID LANDS TO THE STATE BY THE FEDERAL GOVERNMENT.

CALENDAR ITEM

23.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10496, LOS ANGELES LAND DISTRICT, INYO COUNTY, BLOSS A. ELIAS - S.W.O. 5359.

An offer has been received from Bloss A. Elias of Tecopa, California, to purchase the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 33, T. 21 N., R. 7 E., S.B.M., containing 40 acres in Inyo County. This land may be obtained by the State under the indemnity selection procedure. The applicant made an offer of \$200, or \$5 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$40 per acre, or a total of \$1,600. The applicant deposited the necessary amount to meet this value.

The selection of the subject land is considered to be to the advantage of the State in that it will assist the State in satisfying the loss to the School Land Grant and in addition, after sale, will place the land on the tax rolls of the county in which it is situated.

The State's application to select the land has been accepted by the Bureau of Land Management and the land was listed (conveyed) to the State on August 10, 1959.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 33, T. 21 N., R. 7 E., S.B.M., CONTAINING 40 ACRES IN INYO COUNTY;
2. FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LAND; AND
4. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO BLOSS A. ELIAS, AT THE APPRAISED PRICE OF \$1,600, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

13.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 4957-A, C, E AND F, SACRAMENTO LAND DISTRICT, MONO COUNTY, F. E. FAIRFIELD - S.W.O. 5662.

An offer has been received from F. E. Fairfield of Long Beach, California, to purchase the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 8, E $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 17, NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 21, W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 28, S $\frac{1}{2}$ of Section 29, N $\frac{1}{2}$ and W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 32, and NW $\frac{1}{4}$ of Section 33, T. 9 N., R. 22 E., M.D.M., containing a total of 1,320 acres in Mono County. These lands may be obtained by the State under the indemnity selection procedure. The applicant made an offer of \$6,600, or \$5 per acre.

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation and establish their values as follows:

	<u>PRICE PER</u> <u>ACRE</u>	<u>TOTAL</u> <u>VALUE</u>
NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 8	\$ 20	\$ 800
E $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 17	15	3,000
NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20	15	600
E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 21	15	1,200
W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 28	12 av.	960
S $\frac{1}{2}$ of Section 29	12 av.	3,840
N $\frac{1}{2}$ and W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 32	12 av.	4,800
NW $\frac{1}{4}$ of Section 33	12 av.	<u>1,920</u>
TOTAL APPRAISED VALUE		\$ 17,120

The applicant deposited the necessary amount to meet the total appraised value of \$17,120.

The selection of the subject land is considered to be to the advantage of the State in that it will assist the State in satisfying the loss to the School Land Grant, and in addition, after sale, will place the land on the tax rolls of the county in which it is situated.

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

CALENDAR ITEM 13. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LANDS EMBRACED IN THE NW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 8, E $\frac{1}{2}$ OF NW $\frac{1}{4}$, SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ AND E $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SECTION 17, NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 20, E $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF SECTION 21, W $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SECTION 28, S $\frac{1}{2}$ OF SECTION 29, N $\frac{1}{2}$ AND W $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SECTION 32, AND NW $\frac{1}{4}$ OF SECTION 33, T. 9 N., R. 22 E., M.D.M., CONTAINING A TOTAL OF 1,320 ACRES IN MONO COUNTY;
2. FIND THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LANDS; AND
4. AUTHORIZE THE SALE OF SAID LANDS, FOR CASH, TO F. E. FAIRFIELD AT THE APPRAISED PRICE OF \$17,120, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, UPON THE LISTING (CONVEYANCE) OF SAID LANDS TO THE STATE BY THE FEDERAL GOVERNMENT.