

MINUTE ITEM

10. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10761, LOS ANGELES LAND DISTRICT, INYO COUNTY; AMERICAN POTASH AND CHEMICAL CORPORATION - S.W.O. 5957.

After consideration of Calendar Item 5 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE NE $\frac{1}{2}$  OF NE $\frac{1}{4}$  OF SECTION 28, T. 23 S., R. 43 E., M.D.M. (CONTAINING 40 ACRES), IN INYO COUNTY, AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY ACCEPTED SEPTEMBER 17, 1857;
2. FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVES THE SELECTION OF SAID LAND; AND
4. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO AMERICAN POTASH AND CHEMICAL CORPORATION, AT THE APPRAISED PRICE OF \$2000, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 5 (1 page)

CAL/NDAR ITEM

5.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10761, LOS ANGELES LAND DISTRICT, INYO COUNTY; AMERICAN POTASH AND CHEMICAL CORPORATION - S.W.O. 5957.

An offer was received from American Potash and Chemical Corporation to purchase the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 28, T. 23 S., R. 43 E., M.D.M. (containing 40 acres) in Inyo County, as shown on official United States plat of survey accepted September 17, 1857, for \$200 (or an average of \$5 per acre).

Staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes the total value of the parcel at \$2000 (or an average of \$50 per acre), which amount has been deposited by the applicant.

A hard-surface county road runs north and south about 300' east of the subject parcel. The parcel is north of Trona 10 miles by hard-surface road and 300' of dirt road. An abandoned county road which runs north and south through the parcel parallels the hard-surface county road to the east and is considered to be abandoned and subject to closure. There are no indications of natural water. Domestic water for Trona and the surrounding area is piped in from 30 miles away by the Searles Valley Development Company. The subject tract is at an elevation of 2,350 feet and is practically level. Vegetative cover is largely creosote, with some saltbush and desert holly. The highest and best use of the parcel would be for desert-cabin sites, with grazing as a secondary use.

The selection of the subject land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

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 February 21, 1963.

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 NE $\frac{1}{4}$  OF SECTION 28, T. 23 S., R. 43 E., M.D.M. (CONTAINING 40 ACRES), IN INYO COUNTY, AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY ACCEPTED SEPTEMBER 17, 1857;
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 AMERICAN POTASH AND CHEMICAL CORPORATION, AT THE APPRAISED PRICE OF \$2000, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.