

MINUTE ITEM

19. SALE OF STATE LAND, APPLICATION NO. 2, RIVERSIDE LAND DISTRICT, IMPERIAL COUNTY, R. A. ELLSWORTH - S.W.O. 7916.

After consideration of Calendar Item 18 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE TWO PARCELS, SECTION 12, AND THE NW $\frac{1}{4}$, AND THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 24, T. 10 S., R. 9 E., S.B.M., CONTAINING 909.23 ACRES, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE APPLICANT, R. A. ELLSWORTH, AT A CASH PRICE OF \$291,201.40.

Attachment

Calendar Item 18 (2 pages)

CALENDAR ITEM

18.

SALE OF STATE LAND, APPLICATION NO. 2, RIVERSIDE LAND DISTRICT, IMPERIAL COUNTY, R. A. ELLSWORTH - S.W.O. 7916.

Under an exchange transaction with the United States Bureau of Land Management (Exchange 52, S.W.O. 5670), the State acquired, for the benefit of R. A. Ellsworth, the following described lands in Imperial County:

Section 12, and the $NW\frac{1}{4}$ and $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 24, T. 10 S., R. 9 E., S.B.M., containing 909.23 acres more or less.

Transfer of title to the State by the United States was accomplished by United States Patent dated February 5, 1962. The application to purchase the land was filed by R. A. Ellsworth in 1953.

THE PROPERTY:

Section 12, T. 10 S., R. 9 E., S.B.M., is traversed by U. S. Highway 99 and is located approximately two airline miles northwest of the central area of Salton City. Access is considered excellent.

The parcel is bounded along the south and east section lines by the Salton Community Service District. An electric transmission line is on the property.

The land is fairly level, with a slope to the northeast. Elevation in the $SW\frac{1}{4}$ is -20 below sea level to -120 feet in the $NE\frac{1}{4}$. The section is traversed by Coral Wash, which meanders from southwest to northeast.

This is an excellent parcel for subdividing into commercial properties, and multi-family and single-family residences. It is well located, in an area of intense real estate activity, bounded on three sides by developments, and should produce a maximum number of lots at minimum cost to a developer.

The $NW\frac{1}{4}$, and $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 24, T. 10 S., R. 9 E., S.B.M., is located approximately 0.6 miles southwest of Truckhaven. Good access can be had from a maintained gravel road known as "Truckhaven Trail", which passes through the property, or over several paved roads on the adjoining real estate development lying to the north of and contiguous to subject property.

The Salton Community Services District boundary lines lie on the north, the east, and the south section lines of Section 24. Salton City is two miles southeast. The land is rolling and slopes to the northeast. Anza Wash cuts through the $NW\frac{1}{4}$ and Amerosa Wash through the $SW\frac{1}{4}$. Elevation ranges from 80 feet in the $SW\frac{1}{4}$ to a -5 feet at Station "Truck".

CALENDAR ITEM 18. (CONTD.)

The present development of Section 23, contiguous to the west section line, and of Section 13, contiguous to the north section line, indicates the advantageous position of the subject parcel for subdivision purposes.

The best economic use of this parcel would be for a small-tract and residential-lot development.

A staff appraisal establishes the value as follows:

Parcel 1 - Section 12, T. 10 S., R. 9 E., S.B.M.: 662.76 acres
at \$365.00 per acre, \$241,907.40 total value.

Parcel 2 - NW $\frac{1}{4}$, and the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 24, T. 10 S.,
R. 9 E., S.B.M.: 246.47 acres at \$200.00 per acre,
\$49,294.00 total value.

for a total of \$291,201.40, which amount has been deposited by the applicant.

The lands were advertised for sale with a stipulation that bids must be in excess of \$241,907.40 for the land in Parcel No. 1 and in excess of \$49,294.00 for land in Parcel No. 2. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE TWO PARCELS, SECTION 12, AND THE NW $\frac{1}{4}$, AND THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 24, T. 10 S., R. 9 E., S.B.M., CONTAINING 909.23 ACRES, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE APPLICANT, R. A. ELLSWORTH, AT A CASH PRICE OF \$291,201.40.