

MINUTE ITEM

1/26/66

27. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NUMBER 5535, SACRAMENTO LAND DISTRICT, MODOC COUNTY; WILLIAM R. AND ALTA MILLER - S.W.O. 81/41.

After consideration of Calendar Item 1 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT ALL OF SECTION 16, T. 43 N., R. 17 E., M.D.M., CONTAINING 640 ACRES IN MODOC COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO WILLIAM R. AND ALTA MILLER AT THE TOTAL CASH PRICE OF \$9,600.

Attachment
Calendar Item 1 (1 page)

1.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NUMBER 5535, SACRAMENTO LAND DISTRICT, MODOC COUNTY; WILLIAM R. AND ALTA MILLER - S.W.O. 8141.

An application has been received from William R. and Alta Miller of Redding, California, to purchase all of Section 16 T. 43 N., R. 17 E., M.D.M., containing 640 acres in Modoc County.

THE PROPERTY

Location: Eight airline miles northeast of Cedarville.

Access: From Cedarville by seven miles of paved State highway (No. 299), then $2\frac{1}{2}$ miles graded county road, then $\frac{1}{2}$ mile by jeep trail.

Water: About three miles upstream, Sand Creek runs year-round. However, water sinks before it reaches the subject parcel. There is an intermittent flow of water for a short distance in the $SE\frac{1}{4}$ of $NW\frac{1}{4}$.

Terrain: Rolling to hilly; smooth to washed and gullied; modern to steep slope; elevation 4,500' to 5,100'.

Highest and Best Use: Grazing domestic livestock.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation, and establishes an average value of \$15 per acre (\$9,600 total) for all of Section 16. The applicants amended their original offer in writing to meet the appraised value. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised value. During the advertising period, William R. and Alta Miller submitted the minimum cash required to qualify their previous written offer of \$9,600. No further bids were received.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT ALL OF SECTION 16, T. 43 N., R. 17 E., M.D.M., CONTAINING 640 ACRES IN MODOC COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO WILLIAM R. AND ALTA MILLER AT THE TOTAL CASH PRICE OF \$9,600.