

MINUTE ITEM

1/26/66

28. SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE LAND DISTRICT, RIVERSIDE COUNTY; HUGH L. HUBBARD, JR., APPLICATION NO. 88, S.W.O. 8185; (ORIGINAL APPLICANT, VICTOR S. RUZICKA, APPLICATION NO. 80, S.W.O. 8165).

After consideration of Calendar Item 3 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE NE $\frac{1}{4}$ AND W $\frac{1}{2}$ OF SECTION 16, T. 5 S., R. 22 E., S.B.M., CONTAINING 480 ACRES IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, HUGH L. HUBBARD, JR., AT THE CASH PRICE OF \$22,010.

Attachment

Calendar Item 3 (2 pages)

3.

SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE LAND DISTRICT, RIVERSIDE COUNTY; HUGH L. HUBBARD, JR., APPLICATION No. 88, S.W.O. 8185; (ORIGINAL APPLICANT, VICTOR S. RUZICKA, APPLICATION NO. 80, S.W.O. 8165).

On August 9, 1965, an offer was received from Mr. Victor S. Ruzicka of Glendale, California, to purchase the NE $\frac{1}{4}$ and W $\frac{1}{2}$ of Section 16, T. 5 S., R. 22 E., S.B.M., containing 480 acres in Riverside County, at \$15 per acre.

The Property

- Location:** Eleven miles northeast of Blythe, with the Blythe-Midland County road running through the northeast corner.
- Access:** The tract has approximately 800' of double frontage on the Blythe-Midland County road; it is 11 $\frac{1}{2}$ miles southeast by this road to Blythe, and to U. S. Highway No. 60-70.
- Water:** No surface water. Subsurface water prospects are unknown, but there is a well three miles south for irrigation use.
- Terrain:** Gentle slope, surface smooth except for several small washes.
- Elevation:** High of 570' in NW corner; low of 520' in SE corner.
- Cover:** Several small washes traverse the parcel north to south and support a good stand of mesquite, Palo Verde trees that are exceptional in size, and some smaller shrubs.
- Highest and best use:** Limited recreation and grazing.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the value at an average of \$25 per acre (\$12,000 total) for the parcel. The applicant amended his offer in writing, concurring with the appraised value. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised value. Pursuant to advertising, the following bids were received:

<u>Parcel</u>	<u>Bidder</u>	<u>Acres</u>	<u>Appraised Value</u>	<u>Bid</u>
NE $\frac{1}{4}$ and W $\frac{1}{2}$	Victor S. Ruzicka Application No. 80 S.W.O. 8165	480	\$12,000	\$12,120
	Hugh L. Hubbard, Jr. Application No. 88 S.W.O. 8185	480	\$12,000	\$22,010

All bids received were in proper form, accompanied by the minimum required deposits.

CALENDAR ITEM 3. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE NE $\frac{1}{4}$ AND W $\frac{1}{2}$ OF SECTION 16, T. 5 S., R. 22 E., S.B.M., CONTAINING 480 ACRES IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, HUGH L. HUBBARD, JR., AT THE CASH PRICE OF \$22,010.