

MINUTE ITEM

4/28/66

29. SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE LAND DISTRICT, SAN BERNARDINO COUNTY; ROGER O. SCHAFER, APP. NO. 57, S.W.O. 8107; WILLIAM G. WELLS, APP. NO. 97, S.W.O. 8211.

After consideration of Calendar Item 16 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE THREE PARCELS HEREINAFTER DESCRIBED ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND,
2. AUTHORIZES THE SALE OF SAID PARCELS IN SAN BERNARDINO COUNTY, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDERS, AS FOLLOWS:

PARCEL NO. 1 ($N\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 16, T. 8 N., R. 13 E., S.B.M., CONTAINING 80 ACRES) TO WILLIAM G. WELLS AT THE CASH PRICE OF \$3,950.00; PARCEL NO. 2 ($N\frac{1}{2}$ OF $SE\frac{1}{4}$ AND $NE\frac{1}{4}$ OF $SW\frac{1}{4}$ OF SECTION 36, T. 9 N., R. 15 E., S.B.M., CONTAINING 120 ACRES) AND PARCEL NO. 3 ($SE\frac{1}{4}$ OF $SE\frac{1}{4}$ OF SECTION 36, T. 9 N., R. 15 E., S.B.M., CONTAINING 40 ACRES) TO ROGER O. SCHAFER, AT CASH PRICES OF \$5,541.60 AND \$1,885.20 FOR PARCELS NOS. 2 AND 3, RESPECTIVELY.

Attachment

Calendar Item 16 (3 pages)

16.

SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE LAND DISTRICT, SAN BERNARDINO COUNTY; ROGER O. SCHAFER, APP. NO. 57, S.W.O. 8107; WILLIAM G. WELLS, APP. NO. 97, S.W.O. 8211.

On March 2, 1965, an offer was received from Mr. Roger O. Schafer of Yorba Linda, California, to purchase the following State land:

- Parcel No. 1 - $N\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 16, T. 8 N., R. 13 E., S.B.M., containing 80 acres.
- Parcel No. 2 - $N\frac{1}{2}$ of $SE\frac{1}{4}$ and $NE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 36, T. 9 N., R. 15 E., S.B.M., containing 120 acres.
- Parcel No. 3 - $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 36, T. 9 N., R. 15 E., S.B.M., containing 40 acres.

All parcels are located in San Bernardino County, and contain a total of 240 acres.

A staff appraisal indicates that the lands are not suitable for cultivation without artificial irrigation, and established land values as follows:

<u>Parcel No.</u>	<u>Acres</u>	<u>Price Per Acre (Average)</u>	<u>Appraised Value</u>
1	80	\$48.25	\$3,860

Location: Approximately 23 road-miles north and east of desert community of Amboy.

Access: Kelso road, periodically maintained by the County, passes through the parcel.

Water: No surface water.

Terrain: Flat.

Elevation: High 4,080'; low 3,800'.

Cover: Moderately scattered desert shrubs with several cacti.

Highest and Best Use: Recreational and cabin site, with limited grazing.

<u>Parcel No.</u>	<u>Acres</u>	<u>Price Per Acre (Average)</u>	<u>Appraised Value</u>
2	120	\$44.00	\$5,280
3	40	\$46.00	\$1,840

CALENDAR ITEM 16. (CONT'D.)

Location: Approximately 8.7 miles northwest of Essex.
Access: Good public access over oiled and dirt county roads, and traversed by dirt road maintained by County.
Water: No surface water.
Terrain: Flat, gentle slope.
Elevation: High 2,245'; low 2,190'.
Cover: Creosote, saltbush, annuals and occasional Joshua trees.

Highest and Best Use: Desert recreational and cabin sites, with limited grazing.

Subsequent to the staff appraisal, Mr. Schafer amended his offer in writing, concurring with the appraised value of the three parcels in accordance with regulations. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised values of \$3,860, \$5,280, and \$1,840 for Parcels Nos. 1, 2, and 3, respectively. Pursuant to advertising, the following bids were received:

<u>Parcel</u>	<u>Bidder</u>	<u>Acres</u>	<u>Appraised Value</u>	<u>Bid</u>
1	Roger O. Schafer App. 57, S.W.O. 8107	80	\$3,860.00	\$3,930.40
	William G. Wells App. 97, S.W.O. 8211	80	\$3,860.00	\$3,950.00
2	Roger O. Schafer App. 57, S.W.O. 8107	120	\$5,280.00	\$5,541.60
3	Roger O. Schafer App. 57, S.W.O. 8107	40	\$1,840.00	\$1,885.20

All bids received were accompanied with the minimum required deposits and were regular in all respects.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE THREE PARCELS HEREINAFTER DESCRIBED ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND,
2. AUTHORIZE THE SALE OF SAID PARCELS IN SAN BERNARDINO COUNTY, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDERS, AS FOLLOWS:

PARCEL NO. 1 ($N\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 16, T. 8 N., R. 13 E., S.B.M., CONTAINING 80 ACRES) TO WILLIAM G. WELLS AT THE CASH PRICE OF \$3,950.00; PARCEL NO. 2 ($N\frac{1}{2}$ OF $SE\frac{1}{4}$ AND $NE\frac{1}{4}$ OF $SW\frac{1}{4}$ OF SECTION 36,

CALENDAR ITEM 16. (CONTD.)

T. 9 N., R. 15 E., S.B.M., CONTAINING 120 ACRES) AND PARCEL NO. 3
(SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 36, T. 9 N., R. 15 E., S.B.M. CONTAINING
40 ACRES) TO ROGER O. SCHAFER, AT CASH PRICES OF \$5,541.60 AND
\$1,885.20 FOR PARCELS NOS. 2 AND 3, RESPECTIVELY.