

## 25. SALE OF VACANT SCHOOL LAND, SAN BERNARDINO COUNTY; PAUL LOWREY - N-0325.

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

## THE COMMISSION:

1. FINDS THAT THE N $\frac{1}{2}$  OF SECTION 13, T. 4 N., R. 3 E., S.B.M., CONTAINING 320 ACRES MORE OR LESS IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
2. AUTHORIZES THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST BIDDER, PAUL LOWREY, AT THE CASH PRICE OF \$28,800.

Attachment

Calendar Item 18 (2 pages)

CALENDAR ITEM

18.

SALE OF VACANT SCHOOL LAND  
SAN BERNARDINO COUNTY

2/70  
App. 149  
Riverside  
N-0325  
LHG

Under an exchange transaction with the United States Bureau of Land Management (Exchange 75, S.W.C. 6205), the State acquired, for the benefit of Mr. Paul Lowrey, the following described land in San Bernardino County:

$N\frac{1}{2}$  of Section 13, T. 4 N., R. 3 E., S.B.M., containing 320 acres more or less.

Transfer of title to the State by the United States was accomplished by United States Patent dated May 23, 1968.

THE PROPERTY:

Location: 25 road miles east of Lucerne Valley.

Suitability for Cultivation:

Less than 50% of the land is suitable for cultivation without artificial irrigation.

Access: Good public dirt roads to the property.

Water: No surface water; subsurface water possible at 164' depth. Water may be purchased in 2000-gallon loads at \$8.00 per load.

Terrain: Flat, gently rolling desert.

Elevation: High, 2880'; low, 2820'.

Cover: Desert brush.

Highest and Best Use:

Recreational homesites.

Minimum Appraised Value:

\$28,800.

OTHER PERTINENT INFORMATION:

During 1955, pursuant to established regulatory procedure whereunder members of the public could apply to the State Lands Commission for the acquisition of vacant Federal land through the medium of a State exchange with the United States, applications were received from numerous individuals. Upon receipt of such applications, the State, in December 1955, pursuant to the provisions of Sections 6443 and 8552 of the Public Resources Code and Section 8 of the Taylor Grazing Act (Act of Congress approved

CALENDAR ITEM 18. (CONTD.)

June 28, 1934, as amended), filed an exchange application with the United States Bureau of Land Management on behalf of the applicants. By Commission action on February 23, 1967, the exchange of land was authorized, with the stipulation that the land would be sold under regulations in effect at the date of the original application (1955).

The lands have been appraised and advertised in accordance with regulations in effect in 1955. Mr. Paul Lowrey, the original (first) applicant, was the only bidder. His bid was \$28,800.

EXHIBIT:                   A. Location map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE  $N\frac{1}{2}$  OF SECTION 13, T. 4 N., R. 3 E., S.B.M. CONTAINING 320 ACRES MORE OR LESS IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
2. AUTHORIZE THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST BIDDER, PAUL LOWREY, AT THE CASH PRICE OF \$28,800.