

11. (SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, SCRIP APPLICATION NO. 10535, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, NORMAN M. TWISSELMANN - S.W.O. 5466.) An offer has been received from Norman M. Twisselmann of Bakersfield, California, to purchase the N $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 15, and E $\frac{1}{2}$  of SE $\frac{1}{4}$  of Section 18, T. 13 N., R. 9 E., and E $\frac{1}{2}$  of Section 31, T. 14 N., R. 9 E., S.B.M., containing 480 acres in San Bernardino County. This land may be obtained by the State from the Federal Government through use of base. The minimum price for scrip for this type of land has been set heretofore at \$5 per acre. Mr. Twisselmann made an offer of \$2400, or \$5 per acre.

The Assessor of San Bernardino County has assessed other land in the vicinity at \$2 per acre, thus indicating its appraised value to be \$4 per acre.

An inspection and appraisal by a member of the Commission's Staff on April 17, 1953, sets the minimum value at \$5 per acre. The land is of about the same character as contiguous land, lies at an elevation of 1000 feet, is sandy, flat and rocky in some portions. The soil is of first and second quality and supports sagebrush, chaparral, greasewood and sparse desert growth. It is poor grazing land, supports no streams, and agriculture would be possible only if water is obtainable. Land in Section 31 is accessible by an existing road.

The State's application to select the land has been accepted by the Bureau of Land Management, subject to future approval and listing.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS RESOLVED AS FOLLOWS:

The sale is authorized of the N $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 15, and E $\frac{1}{2}$  of SE $\frac{1}{4}$  of Section 18, T. 13 N., R. 9 E., and E $\frac{1}{2}$  of Section 31, T. 14 N., R. 9 E., S.B.M., containing 480 acres in San Bernardino County, to Norman M. Twisselmann at the appraised cash price of \$2400, subject to all statutory reservations including minerals, upon the listing (conveyance) of said land to the State by the Federal Government.

12. (SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, SCRIP APPLICATION NO. 10481, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, JOHN H. GEIER - S.W.O. 5264.) An offer has been received from John H. Geier of Arcadia, California, to purchase the W $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 1, E $\frac{1}{2}$  of SE $\frac{1}{4}$  and SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 2, and NE $\frac{1}{4}$  of Section 15, T. 7 S., R. 21 E., S.B.M., containing 360 acres in Riverside County. This land may be obtained by the State from the Federal Government through use of base. The minimum price for scrip for this type of land has been set heretofore at \$5 per acre. Mr. Geier made an offer of \$1800, or \$5 per acre.

The Assessor of Riverside County has assessed contiguous land at \$1.50 per acre, thus indicating its appraised value to be approximately \$3 per acre.

An inspection and appraisal by a member of the Commission's Staff on December 15, 1950, sets the minimum value at \$5 per acre. The land is similar to contiguous land and lies on the second mesa above Palo Verde Valley, approximately 12 miles west of Blythe. It is flat and sandy and the soil is of first quality, sparsely covered with desert growth. Water of poor quality is available from deep wells.