

The Assessor of San Bernardino County has assessed land in the vicinity at \$1.25 per acre, thus indicating an appraised value of \$2.50 per acre. The subject land is similar in character to contiguous land.

An inspection and appraisal by a member of the Commission's Staff on October 30, 1953, sets the minimum value of the land at \$3 per acre.

The land is sandy and level and lies in a shallow valley sloping toward the north. The soil is of second quality, fairly heavily covered with sagebrush and other low desert growth. The land is fair for grazing purposes, but supports no springs, and is not suitable for agriculture without artificial irrigation. It is not accessible by an existing road.

Before the land was advertised for sale, Mr. Veale was advised that the minimum appraised value was \$3 per acre. He posted the necessary amount to meet that value. The land was then advertised for sale with a stipulation that no offer of less than \$1,920 would be accepted. No other application was received pursuant to the advertising.

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

The sale is authorized of Section 16, T. 2 N., R. 12 E., S.B.M., containing 640 acres in San Bernardino County, to the single bidder, Wilbur C. Veale, at a cash price of \$1,920, subject to all statutory reservations including minerals.

14. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10635, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY, LYNN RATCLIFF - S.W.O. 5691.) An offer has been received from Lynn Ratcliff of La Mesa, California, to purchase the  $W\frac{1}{2}$ ,  $NE\frac{1}{4}$ , and  $SW\frac{1}{4}$  of  $SE\frac{1}{2}$  of Tract 50, T. 18 S., R. 6 E., S.B.M., containing 518.78 acres in San Diego County. Mr. Ratcliff made an offer of \$2,593.90, or \$5 per acre.

The Assessor of San Diego County has assessed land in the vicinity from \$3.50 to \$4 per acre, thus indicating its appraised value to be from \$7 to \$8 per acre.

An inspection and appraisal by a member of the Commission's Staff on November 19, 1953, sets the minimum value of the land at \$6 per acre.

The subject land lies on a south slope of rolling hills at 3,500 feet elevation. One fairly large gully crosses the land and carries off water after rains. The land contains no springs, is not suitable for agriculture without artificial irrigation, but is fair grazing land which could be improved by removal of brush. The land is accessible by an existing road. The soil is of first quality, supporting a heavy growth of greasewood and other desert growth, a few oak trees and chaparral.

Before the land was advertised for sale, Mr. Ratcliff was advised that the minimum appraised value was \$6 per acre. He posted the necessary amount to meet that value. The land was then advertised for sale with a stipulation that no offer of less than \$3,112.68 would be accepted. No other application was received pursuant to the advertising.

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

The sale is authorized of the  $W\frac{1}{2}$ ,  $NE\frac{1}{4}$ , and  $SW\frac{1}{4}$  of  $SE\frac{1}{4}$  of Tract 50, T. 18 S., R. 6 E., S.B.M., containing 518.78 acres in San Diego County, to the single bidder, Lynn Ratcliff, at a cash price of \$3,112.68, subject to all statutory reservations including minerals.

15. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10631, LOS ANGELES LANDS DISTRICT, SAN BERNARDINO COUNTY, PACIFIC GAS AND ELECTRIC COMPANY - S.W.O. 5682.) An offer has been received from the Pacific Gas and Electric Company of San Francisco, California, to purchase the  $S\frac{1}{2}$  of  $SE\frac{1}{4}$ ,  $W\frac{1}{2}$  of  $SW\frac{1}{4}$  and  $SE\frac{1}{4}$  of  $SW\frac{1}{4}$  of Section 16, T. 6 N., R. 10 E.,  $S\frac{1}{2}$  of  $NE\frac{1}{4}$  of Section 36, T. 6 N., R. 12 E.,  $SW\frac{1}{4}$  of  $NW\frac{1}{4}$ ,  $N\frac{1}{2}$  of  $SW\frac{1}{4}$  and  $SE\frac{1}{4}$  of Section 36, T. 7 N., R. 8 E.,  $NE\frac{1}{4}$  of  $SE\frac{1}{4}$  and  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of Section 36, T. 7 N., R. 16 E.,  $NW\frac{1}{4}$  of  $SW\frac{1}{4}$  and  $SE\frac{1}{4}$  of  $NE\frac{1}{4}$  of Section 16, T. 7 N., R. 23 E., S.B.M., containing 720 acres in San Bernardino County.

The Pacific Gas and Electric Company has made an offer of \$3,600, or \$5 per acre. The Assessor of San Bernardino County has assessed land in the immediate vicinity at \$1.25 to \$2.50 per acre, thus indicating an appraised value of \$2.50 to \$5 per acre. An appraisal by the Commission's Staff indicates that the offer as made is adequate.

The  $S\frac{1}{2}$  of  $SE\frac{1}{4}$ ,  $W\frac{1}{2}$  of  $SW\frac{1}{4}$  and  $SE\frac{1}{4}$  of  $SW\frac{1}{4}$  of Section 16, T. 6 N., R. 10 E., S.B.M., containing 200 acres, lies close to U. S. Highway 66, 11 miles west of Amboy. The land slopes to the south and supports sparse desert growth. The soil is principally rough silty clay of third quality. There is no possible reservoir site. The land is not accessible by an existing road.

The  $S\frac{1}{2}$  of  $NE\frac{1}{4}$  of Section 36, T. 6 N., R. 12 E., S.B.M., containing 80 acres, lies one-half mile north of U. S. Highway 66, and four miles east of Amboy. The land is flat and sandy and supports sparse desert growth. The soil is of third quality. There is no possible reservoir site. The land is not accessible by an existing road.

The  $SW\frac{1}{4}$  of  $NW\frac{1}{4}$ ,  $N\frac{1}{2}$  of  $SW\frac{1}{4}$  and  $SE\frac{1}{4}$  of Section 36, T. 7 N., R. 8 E., S.B.M., containing 280 acres, lies four miles south of U. S. Highway 66, is rough, partially mountainous and covered with surface rock. It is poor for grazing purposes. The soil is of third quality, supporting sagebrush and fairly heavy desert growth. There is no possible reservoir site. The land is not accessible by an existing road.

The  $NE\frac{1}{4}$  of  $SE\frac{1}{4}$  and  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of Section 36, T. 7 N., R. 16 E., S.B.M., containing 80 acres, lies four miles southeast of U. S. Highway 66, six miles south of Essex. The land is rough, rocky in the portion which lies at the foot of the mountains, and is partially covered by rocks and desert growth. The soil is of third quality and supports only sagebrush and sparse desert growth. There is no possible reservoir site. The land is not accessible by an existing road.

The  $NW\frac{1}{4}$  of  $SW\frac{1}{4}$  and  $SE\frac{1}{4}$  of  $NE\frac{1}{4}$  of Section 16, T. 7 N., R. 23 E., S.B.M., containing 80 acres, lies  $1\frac{1}{2}$  to  $2\frac{1}{2}$  miles east of U. S. Highway 95, approximately ten miles south of Needles. The land is rough and lies in a small valley. The soil is of third quality, supports sagebrush and sparse desert growth, and is partially covered with rock. There is no possible reservoir site. The land is not accessible by an existing road.