UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

Ephrata, Washington

INVITATION FOR BIDS

November 15, 1955

Sealed bids will be received at the office of the Project Manager, Bureau of Reclamation, 32 C Street, N.W., Ephrata, Washington, until 2:00 P.M., December 16, 1955, for the purchase of the following described land for townsite or other non-agricultural purposes:

> All that portion of the W½ of Section 5 and the E½ of Section 6, T. 18 N., R. 24 E., W. M., lying southerly of right of way for PSH No. 18 and westerly of the centerline of the West Canal of the Columbia Basin Project, except a school site and an operation and maintenance site of the United States Bureau of Reclamation, as shown on the map attached hereto and marked Exhibit "A".

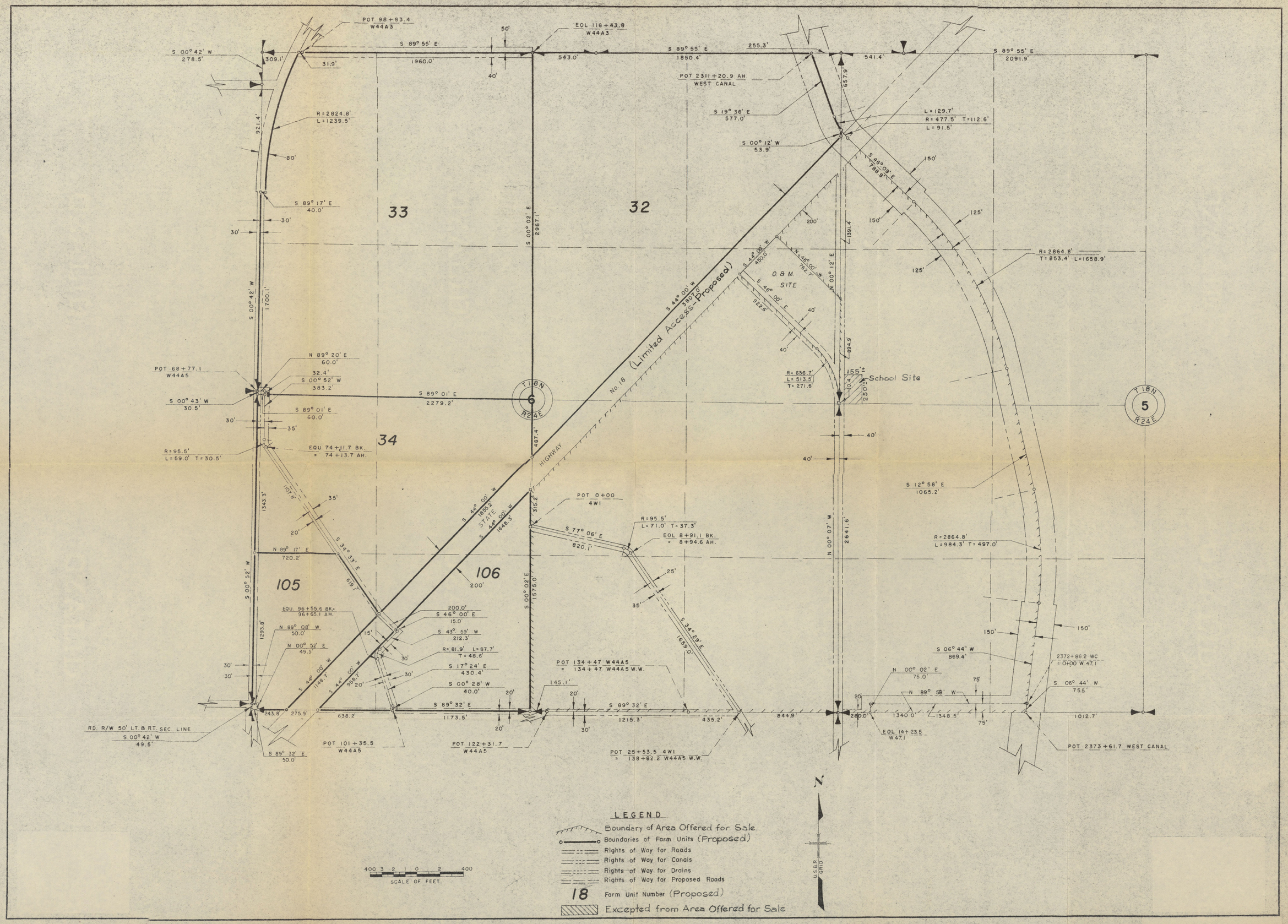
The land available for purchase is undeveloped and there are no structural improvements on the premises except a 6-inch well 217 feet deep. The tract contains a gross area of 339.3 acres and is located approximately 11 miles due south of Quincy, Washington, the nearest town. The tract is bisected by a blacktopped county arterial road which is known as the Low Gap Road leading northward from the Royal Slope.

The land offered for purchase is to be sold to the highest bidder. No bid will be accepted that contemplates payment of a sum less than $26,850. A bid deposit of 10 per cent of the total amount bid, in the form of a bank draft, cashier's check, or certified check, made payable to the Bureau of Reclamation, must accompany the bid. Within 30 days from the date of acceptance of the successful bid, the person submitting same shall remit the balance of the purchase price, together with the sum of $42,146.10 to cover the applicable construction and development period operation and maintenance charges. This payment shall be made in the same form as specified above for the deposit. Failure to remit the remainder of the amount bid and the construction and development period operation and maintenance charges payable will result in the forfeiture of the sum deposited, as liquidated damages. The right is reserved to reject any or all bids and to waive any informality in bids.

Upon receipt of a check covering the balance of the bid and construction and development period operation and maintenance charges, there will be delivered to the purchaser at the address shown on the bid a deed to the property purchased, in the form indicated on Exhibit "B" attached hereto.

Envelopes containing bids must be sealed, marked and addressed to the Project Manager, Bureau of Reclamation, Ephrata, Washington. The following notation should appear in the lower left-hand corner of the envelope: "Bid for purchase of site in Sections 5 and 6, T. 18 N., R. 24 E., W. M., to be opened at 2:00 P.M., Pacific Standard Time, December 16, 1955."

P. R. Nalder
Project Manager



33
32
34
105
106
No. 18 (Limited Access-Proposed)
HIGHWAY
STATE
O. & M. SITE
School Site
T 18 N
R 24 E
6
5
POT 98+83.4 W44A3
EOL 118+43.8 W44A3
POT 2311+20.9 AH WEST CANAL
POT 68+77.1 W44A5
EQU 74+11.7 BK. = 74+13.7 AH.
POT 0+00 4W1
EOL 8+91.1 BK. = 8+94.6 AH.
EQU. 96+55.6 BK = 96+65.1 AH.
POT 134+47 W44A5 = 134+47 W44A5 W.W.
POT 101+35.5 W44A5
POT 122+31.7 W44A5
POT 25+53.5 4W1 = 138+82.2 W44A5 W.W.
EOL 14+23.5 W47.1
POT 2373+61.7 WEST CANAL
RD. R/W 50' LT. & RT. SEC. LINE
S 00° 42' W 49.5'
S 89° 32' E 50.0'
S 00° 42' W 278.5'
S 89° 55' E 1960.0'
S 89° 55' E 1850.4'
S 89° 55' E 2091.9'
S 00° 02' E 2967.1'
S 00° 42' W 1700.1'
S 00° 52' W 1343.3'
S 00° 52' W 1293.8'
S 00° 02' E 1575.0'
N 00° 07' W 2641.6'
N 00° 12' E 1391.4'
S 89° 01' E 2279.2'
S 89° 32' E 1173.5'
S 89° 32' E 1215.3'
S 44° 00' W 3807.0'
S 44° 00' W 1855.2'
S 44° 00' W 1648.3'
S 44° 00' W 1148.7'
S 44° 00' W 958.7'
S 44° 00' W 450.0'
S 46° 00' E 922.6'
S 46° 09' E 788.9'
S 12° 58' E 1065.2'
S 06° 44' W 869.4'
S 06° 44' W 75.5'
N 89° 58' W 1340.0'
N 00° 02' E 75.0'
N 89° 17' E 720.2'
S 34° 33' E 619.1'
S 34° 29' E 1659.0'
S 77° 06' E 820.1'
S 19° 36' E 577.0'
S 00° 12' W 53.9'
S 00° 43' W 30.5'
S 00° 52' W 1343.3'
S 00° 52' W 1293.8'
S 00° 02' E 2967.1'
S 00° 02' E 1575.0'
R = 2824.8' L = 1239.5'
R = 95.5' L = 59.0' T = 30.5'
R = 95.5' L = 71.0' T = 37.3'
R = 81.9' L = 87.7' T = 48.6'
R = 636.7' L = 513.5' T = 271.6'
R = 2864.8' T = 853.4' L = 1658.9'
R = 2864.8' L = 984.3' T = 497.0'
L = 129.7' R = 477.5' T = 112.6' L = 91.5'
S 46° 00' E 15.0'
S 43° 59' W 212.3'
S 17° 24' E 430.4'
S 00° 28' W 40.0'
S 89° 17' E 40.0'
S 89° 32' E 50.0'
N 89° 20' E 60.0'
N 89° 08' W 50.0'
N 00° 52' E 49.5'
N 00° 02' E 75.0'
N 00° 07' W 2641.6'
2372+86.2 WC = 0+00 W 47.1
LEGEND
Boundary of Area Offered for Sale
Boundaries of Farm Units (Proposed)
Rights of Way for Roads
Rights of Way for Canals
Rights of Way for Drains
Rights of Way for Proposed Roads
18 Farm Unit Number (Proposed)
Excepted from Area Offered for Sale
SCALE OF FEET
400 3 2 1 0 2 400
N
U.S.B.R. GRID

EXHIBIT "A"

Exhibit "B"

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

Columbia Basin Project, Washington

D E E D

THIS DEED, made this ____ day of _____, 19__, pursuant to the Columbia Basin Project Act (57 Stat. 14) as amended, hereinafter styled the Project Act, between THE UNITED STATES OF AMERICA, hereinafter referred to as the Grantor, acting through such officer as is authorized therefor by the Secretary of the Interior, and _____ whose address is _____ _____, for himself, his devisees, successors or assigns, hereinafter referred to as the Grantee;

WITNESSETH, THAT:

2. WHEREAS, the Grantee is desirous of and qualified for acquiring the hereinafter described land;

3. NOW, THEREFORE, for and in consideration of _____ _____($_____) to it in hand paid, the Grantor hereby bargains, sells and conveys to the Grantee the following described land situated in Grant County, State of Washington, to-wit:

(Land Description)

together with all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, subject, in addition to the statutory title covenants, to the following reservation, exceptions, and other outstanding rights:

(a) The reservation, hereby made to the United States, of a right of way for ditches or canals constructed or to be constructed by the authority of the United States for the project, this reservation being of the same character and scope as that created, with respect to certain public lands, by the Act of August 30, 1890 (26 Stat. 371, 391), as it has been or may hereafter be amended.

(b) All presently used rights of way and easements of record as well as all rights of way for laterals, drains, roads and proposed roads as the same are shown on the Farm Unit plat of Irrigation Block 77, as recorded in the Grant County Auditor's Office, on _____, File No. _____, Book _____, Page _____, Columbia Basin plats.

IN WITNESS WHEREOF, the Grantor, above named, has caused this deed to be executed the day and year first above written.

THE UNITED STATES OF AMERICA

The Secretary of the Interior

_____

Regional Director, Region 1
Bureau of Reclamation

STATE OF IDAHO)
) ss
County of Ada)

On this ___ day of _____, 1956, personally appeared before me _____, to me known to be the official of the United States of America that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said United States, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____

Notary Public in and for the State of Idaho, residing at Boise.
My commission expires:

(SEAL)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

Ephrata, Washington

PROPOSAL FOR PURCHASE OF LAND

To the Project Manager
Columbia Basin Project
Ephrata, Washington

Pursuant to the accompanying advertisement, and subject to all of the provisions thereof, the undersigned proposes to purchase the tract of land described below for the amount indicated in the space provided therefor.

Land Description	Amount Bid
All that portion of the W½ of Section 5 and the E½ of Section 6, T. 18 N., R. 24 E., W.M., lying southerly of right of way for PSH No. 18 and westerly of the centerline of the West Canal of the Columbia Basin Project, except school site and operation and maintenance site of the U. S. Bureau of Reclamation.	$

Enclosed is _____
(bank draft, cashier's check, certified check)

for $_____(10 per cent of amount bid).

_____
(Bidder)

_____

_____
(Post Office Address)

_____
(Date)

GENERAL INFORMATION ON PROPERTY IN SECTIONS 5 AND 6, TOWNSHIP 18N., RANGE 24 E., W.M. OFFERED FOR SALE UNDER INVITATION FOR BID DATED NOVEMBER 15, 1955

LOCATION

The 339.3 acres of land offered for sale are located in Sections 5 and 6, Township 18N., Range 24E., W.M. The property is located adjacent to and on the southeast side of U. S. Highway No. 10 (PSH No. 18) near its junction with Primary State Highway No. 7. The property is about 11 miles south of the city of Quincy, 22 miles southwest of Ephrata, and about 30 miles west of the city of Moses Lake. It is centrally located in the southern portion of the Quincy Basin. The West Canal forms the eastern boundary of the property. A county arterial road, known as the "Low-Gap Road" extends from U. S. Highway No. 10 southward through this property to the Frenchman Hills. Subsequent road construction calls for extension of this road over the crest of the Frenchman Hills and onto the western portion of the Royal Slope.

TOPOGRAPHY

The topography of the property can be characterized as rather gently rolling. In general, the land falls away on three sides from a centrally-located, slightly-higher point. A detailed topographic map on the scale of 1" = 100 feet with contour lines shown at one-foot intervals is available from the Bureau of Reclamation at Ephrata.

SOILS

The soils of this property are of high quality; grading and excavation would not be difficult. Test pits which have been dug indicate that caliche, hardpan, or other hinderance to excavation and drainage is found generally only in excess of 10 to 12 feet below the surface of the ground.

CLIMATE

The general area is characterized by hot summers and comparatively mild winters. Temperatures range from an average minimum in January of about 16 degrees to an average maximum in July of about 89 degrees, but extremes of sub-zero and plus-100 degrees have been experienced. There is a high percentage of sunshine except during the three winter months. The average frost-free period is about 150 days. Precipitation is scant, possibly about 7.5 inches annually, occurring principally from November to February. As a result, humidity is low and evaporation relatively great during the warmest weather. Snow fall amounts to about 12 inches annually, but there is no more than 6 inches average fall in the most extreme months.

IRRIGATION DEVELOPMENT

The property is located in the vicinity of four irrigation blocks. Irrigation Blocks 76 and 78 received water for the first time in the spring of 1955 on a testing-year basis. The first deveopment period year for Blocks 76 and 78 will be 1956. There are 101 farm units

in Block 76 of which 50 used irrigation water in 1955. There are 108 farm units in Irrigation Block 78 of which 40 used water in 1955. Irrigation Blocks 77 and 79 are scheduled to receive irrigation water on a testing-year basis in 1958. There are 100 farm units platted in Irrigation Block 77, and 90 farm units platted in Irrigation Block 79. In total, there are 499 farm units platted in four irrigation blocks in the vicinity of property offered for sale, of which 90 were using irrigation water in 1955. Settlement of nearly all farm units in an irrigation block usually is achieved in the third or fourth development period year.

TRANSPORTATION

The property is adjacent to U. S. Highway No. 10 which enters the Columbia Basin Project from the west. It is a principal access to the Project area from Seattle and other coastal points, by way of Snoqualmie Pass and Ellensburg. U. S. Highway No. 10 extends eastward to Moses Lake and beyond to Ritzville where it connects with U. S. Highway 395 and thence to Spokane and points east. Primary State Highway No. 7 extends northward from near the property to the city of Quincy, a distance of 11 miles. An alternate route of Primary State Highway No. 7 extends northeast to the cities of Ephrata, Soap Lake, Grand Coulee Dam, and other points. The State Department of Highways has announced its plan to make U. S. Highway No. 10 a limited access highway through this area. The nearest railroads are the mainline of the Great Northern Railroad at Quincy and Ephrata, and the branch line of the Milwaukee Railroad at Moses Lake.

WATERMASTER'S OFFICE

The Bureau of Reclamation has established on a 10-acre site adjacent to the Low-Gap Arterial Road a Watermaster's office which includes an office building, 4 residences, and shops, garages and other facilities. Bureau of Reclamation employees at this office are engaged in the operation and maintenance of the irrigation systems serving the irrigable lands in the southern portion of the Quincy Basin.

WATER WELL

An old water well is located on the property. An inspection of the well was made in October 1955. It was found to be 217 feet deep with water standing at 182 feet below the ground surface. The well is cased with a 6-inch diameter casing to a depth of 36 feet. The well may be a satisfactory source of water for domestic purposes; however, the prospective yield, even if the well is cleaned out, is not known.

MUNICIPAL AND INDUSTRIAL WATER

The West Canal is the eastern border of the property. Authority and procedures are established whereby water can be sold by the Bureau of Reclamation at special rates from the project canals for municipal, industrial, and other miscellaneous uses.