

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

Washington 25, D. C.

March 30, 1953

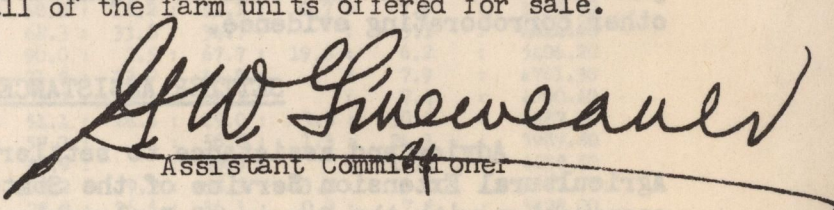
TO THE RECIPIENT OF THIS PUBLIC ANNOUNCEMENT:

The accompanying copy of Public Announcement No. 14 for the Columbia Basin Irrigation Project in the State of Washington will inform you how to acquire one of the listed farm units. One hundred **eight** full-time farm units in the South-Columbia Basin Irrigation District, ranging in size from 38.4 to 107.3 irrigable acres, will be sold in accordance with the terms of this announcement.

The announcement has been prepared pursuant to the Columbia Basin Project Act (57 Stat. 14, 16 U.S.C. 835, as amended). This act is somewhat different from other Federal Reclamation laws in that it provides for sale of land owned by the United States in the Columbia Basin Project rather than for the opening of public land to homestead entry. The reason for this is that most of the land in the project to be offered to settlers must be purchased by the United States from private owners.

There are also enclosed a Farm Application Blank (Form No. 7-511a) and a fact sheet of information which you should read if you intend to apply for the purchase of a farm unit.

An application for purchase must be in the office of the Bureau of Reclamation, Ephrata, Washington, by 2:00 p.m., May 14, 1953, if it is to be treated as filed simultaneously with other applications received up to that time. Applications received after that time will be considered only in the event that qualified applicants who file before that time do not purchase all of the farm units offered for sale.


Assistant Commissioner

Attachments

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
Washington, D. C.

Public Announcement No. 14

March 13, 1953

COLUMBIA BASIN PROJECT, WASHINGTON
SOUTH-COLUMBIA BASIN IRRIGATION DISTRICT

PUBLIC ANNOUNCEMENT OF THE SALE OF FULL-TIME FARM UNITS

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LANDS COVERED

Section 1. Offer of Farm Units for Sale.--It is hereby announced that certain farm units in the South-Columbia Basin Irrigation District, Columbia Basin Project, Washington, will be sold to qualified applicants in accordance with the provisions of this announcement. Applications to purchase farm units may be submitted beginning at 2:00 p. m., March 30, 1953.

The farm units hereby offered for sale by the United States are all in Block 15, Franklin County, Washington, and are described as follows:

Irrigation Block No.	Farm Unit No.	Total Acreage	Tentative Irrigable Acreage			Non-Irrigable	Price
			Total	Class 1	Class 2	Class 3	
15	1	127.8	99.0	3.4	67.1	28.5	\$ 5535.00
	3	113.7	94.1		68.5	25.6	4719.70
	4	133.9	107.3	19.5	48.8	39.0	17674.70
	5	128.0	99.4	15.6	62.8	21.0	5377.80
	6	68.6	56.5	53.5	3.0		3402.10
	7	75.3	65.8	42.5	23.3		3957.50
	11	56.7	50.7	41.6	9.1		3150.90
	12	56.4	50.2	45.8	4.4		3018.20
	15	80.9	79.0	50.1	28.9		4741.90
	16	81.1	75.0	5.2	69.8		4881.10
	17	83.5	73.1	39.3	33.8		4396.40
	18	74.0	67.0	47.8	19.2		4027.00
	19	63.3	54.6	54.6			3284.70
	20	108.6	94.3	22.5	32.3	39.5	4500.20
	21	71.3	58.7	49.1	9.4	0.2	2742.90
	22	88.1	67.4		33.6	33.8	2934.50
	28	81.3	75.5	37.5	38.0		4648.50
	29	81.5	78.4	25.8	52.6		4775.70
	30	81.3	71.8	55.4	15.8	0.6	4694.80
	31	80.9	60.8	42.5	18.3		4501.10
	32	71.8	60.7	39.6	21.1		3956.60
	33	69.9	61.3	29.8	30.4	1.1	4128.10
	34	63.0	58.2	32.7	25.5		3885.00
	35	65.5	58.0	16.2	41.1	0.7	3955.70
	36	73.4	68.3	33.6	34.7		4444.60
	37	96.2	90.0	2.5	67.7	19.8	5406.20
	38	79.7	71.8	22.9	48.9		4761.30
	39	79.6	72.2	10.1	62.1		4700.40
	40	81.3	51.1	28.6	19.0	3.5	4487.80
	41	81.6	57.3		56.0	1.3	3989.80
	42	82.0	66.9		66.9		4238.50
	43	81.6	78.2	9.7	55.3	13.2	4387.70
	46	80.6	72.8	36.5	36.1	0.2	3328.00
	50	95.7	87.6	19.9	65.2	2.5	3562.50
	51	125.4	82.7	43.6	33.0	6.1	3735.00
	52	115.4	99.7	79.5	18.6	1.6	5091.60
	53	79.4	72.1	33.6	38.5		3972.80
	54	75.0	62.6	4.2	58.4		3477.80
	55	74.8	58.4	24.8	33.6		3279.60
	56	74.6	62.9	22.9	40.0		3168.40
	57	65.3	47.9		42.1	5.8	2455.30
	58	67.0	65.7		65.7		3614.80
	59	67.0	38.4		38.4		2562.40
	60	73.7	71.8		71.8		4309.90

Irrigation : Farm :		Tentative Irrigable Acreage :								
Block	Unit	Total	Class			Class		Non-		
No.	No.	Acreage	Total	1	2	3	Irrigable	Price		
15	61	73.7	66.6		53.8	12.8	7.1	\$ 3942.90		
	62	86.0	81.4		81.4		4.6	4941.70		
	63	85.5	72.1	0.5	53.5	18.1	13.4	4370.50		
	64	73.7	66.6		30.3	36.3	7.1	3872.50		
	65	92.3	75.7	4.5	66.5	4.7	16.6	4980.00		
	66	85.6	79.9	28.8	51.1		5.7	5647.00		
	70	81.6	70.6		47.2	23.4	11.0	3732.10		
	72	79.3	67.4		43.5	23.9	11.9	3697.80		
	73	68.5	56.2		37.7	18.5	12.3	1519.60		
	76	84.6	78.9	22.2	56.7		5.7	5794.20		
	77	85.0	80.4	10.0	70.4		4.6	5230.60		
	80	86.2	81.4		81.4		4.8	4888.80		
	81	86.4	82.1		82.1		4.3	4930.30		
	82	72.9	63.7		43.6	20.1	9.2	1658.70		
	83	97.0	84.9		83.4	1.5	12.1	2870.30		
	84	74.3	72.3	9.6	61.0	1.7	2.0	3617.00		
	85	74.1	71.1	23.6	46.7	0.8	3.0	3577.60		
	86	84.7	66.5	32.3	29.4	4.8	18.2	2800.60		
	87	156.1	100.3	4.1	94.6	1.6	55.8	4048.70		
	89	177.1	102.2		53.3	48.9	74.9	1949.30		
	90	187.7	90.2		87.0	3.2	97.5	2026.80		
	91	54.3	44.9		44.9		9.4	728.80		
	92	80.1	74.9		71.1	3.8	5.2	3380.10		
	93	80.0	76.2		73.5	2.7	3.8	3538.40		
	94	86.1	72.2		59.8	12.4	13.9	4079.90		
	95	74.6	65.1		54.6	10.5	9.5	3685.00		
	96	117.3	106.0		82.3	23.7	11.3	5928.70		
	97	102.8	89.6		89.6		13.2	5840.00		
	98	103.9	99.4		99.4		4.5	5594.70		
	99	99.8	88.4		44.6	43.8	11.4	4564.40		
	100	113.7	100.8		63.9	36.9	12.9	5222.00		
	107	100.0	83.7	1.8	76.0	5.9	16.3	5611.60		
	108	82.8	74.7	3.7	70.9	0.1	8.1	4270.60		
	112	84.1	60.5	11.0	38.0	11.5	23.6	3723.30		
	115	80.3	74.5		63.3	11.2	5.8	4568.90		
	116	80.3	73.9		73.9		6.4	4670.70		
	117	80.3	54.4		51.2	3.2	25.9	3649.70		
	118	72.9	61.9		42.6	19.3	11.0	3692.40		
	119	118.5	105.0		80.6	24.4	13.5	5409.80		
	121	80.1	66.2		62.5	3.7	13.9	4529.80		
	128	162.4	71.7		66.5	5.2	90.7	3490.30		
	130	79.2	75.2		68.5	6.7	4.0	4516.00		
	131	99.7	89.4		31.0	58.4	10.3	4835.20		
	132	99.9	78.0		40.6	37.4	21.9	4360.50		
	142	121.5	94.0		69.1	24.9	27.5	3179.90		
	143	127.3	104.5		72.5	32.0	22.8	2788.20		
	150	97.8	79.7		34.0	45.7	18.1	4533.60		
	151	112.2	103.5	3.2	75.7	24.6	8.7	5762.40		
	153	124.3	103.0	58.8	35.6	8.6	21.3	5715.90		
	154	141.8	83.7	47.3	34.8	1.6	58.1	4565.20		
	155	119.6	100.9	1.3	71.7	27.9	18.7	4789.10		
	157	113.1	99.6	16.4	45.2	38.0	13.5	3096.70		
	158	98.0	79.2	0.5	66.7	12.0	18.8	2240.10		
	159	95.1	81.9	0.2	78.2	3.5	13.2	2140.50		
	165	107.7	56.4		53.8	2.6	51.3	2947.10		
	166	86.8	78.6		72.2	6.4	8.2	2820.80		
	167	128.5	84.1		77.5	6.6	44.4	3587.10		
	176	102.1	96.5		93.8	2.7	5.6	4869.80		
	177	105.4	88.4		88.0	0.4	17.0	2356.90		
	178	99.2	92.7	0.3	84.3	8.1	6.5	4547.00		
	179	77.0	66.6	38.7	27.9		10.4	4339.40		
	182	85.4	81.4		71.0	10.4	4.0	4630.60		
	183	92.9	90.0		80.6	9.4	2.9	2265.00		
	191	85.6	67.1		67.1		18.5	1765.30		

The official plat of this irrigation block is on file in the office of the County Auditor, Franklin County, Pasco, Washington, and copies are on file in the office of the Bureau of Reclamation at Ephrata, Washington, and the Regional office at Boise, Idaho.

Section 2. Limit of Acreage Which May Be Purchased.--The lands covered by this announcement have been divided into farm units. Each of the farm units represents the acreage which, in the opinion of the Regional Director, Region I, Bureau of Reclamation, will support an average-size family at a suitable level of living. The law provides that with certain minor exceptions not more than one farm unit in the entire project may be held by any one owner or family. A family is defined as comprising husband or wife, or both, together with their children under 18 years of age, or all of such children if both parents are dead.

PREFERENCE OF APPLICANTS

Section 3. Nature of Preference.--A preference right to purchase the farm units described above will be given to veterans (and in some cases to their husbands or wives or guardians of minor children) who submit applications during a 45-day period beginning at 2 p. m., March 30, 1953, and ending at 2 p. m., May 14, 1953, and who, at the time of making application, are in one of the following five classes:

- a. Persons, including those under 21 years of age, who have served in the Army, Navy, Marine Corps, Air Force, or Coast Guard of the United States for a period of at least ninety (90) days at any time between September 16, 1940, and July 3, 1952, inclusive, and have been honorably discharged.
- b. Persons, including those under 21 years of age, who have served in the Army, Navy, Marine Corps, Air Force, or Coast Guard of the United States during the period prescribed in subsection a. of this section regardless of length of service, and who have been discharged on account of wounds received or disability incurred during such period in the line of duty, or subsequent to a regular discharge, have been furnished hospitalization or awarded compensation by the Government on account of such wounds or disability.
- c. The spouse of any person in either of the first two classes listed in this section, if the spouse has the consent of such person to exercise his or her preference right. (See subsection 7. c. of this announcement regarding the provision that a married woman must be head of a family.)
- d. The surviving spouse of any person in either of the first two classes listed in this section, or in the case of the death or marriage of such spouse, the minor child or children of such person by guardian duly appointed and qualified and who furnishes to the examining board acceptable evidence of such appointment and qualification.
- e. The surviving spouse of any person whose death has resulted from wounds received or disability incurred in the line of duty while serving in the Army, Navy, Marine Corps, Air Force, or Coast Guard during the period described in subsection a. of this section, or in the case of death or marriage of such spouse, the minor child or children of such person by a guardian duly appointed and qualified and who furnishes to the examining board acceptable evidence of such appointment and qualification.

Section 4. Definition of Honorable Discharge.--An honorable discharge means:

- a. Separation from the service by means of an honorable discharge or by the acceptance of resignation or a discharge under honorable conditions.
- b. Release from active duty under honorable conditions to an inactive status, whether or not in a reserve component or retirement.

Any person who obtains an honorable discharge as herein defined shall be entitled to veterans preference even though such person thereafter resumes active military duty.

QUALIFICATIONS REQUIRED OF PURCHASERS

Section 5. Examining Board.--An examining board of three members has been appointed by the Regional Director, Region I, Bureau of Reclamation, to determine the qualifications and fitness of applicants to undertake the purchase, development, and operation of a farm on the Columbia Basin Project. The board will make careful investigations to verify the statements and representations made by applicants. Any false statements may constitute grounds for rejection of an application, and cancellation of the applicant's right to purchase a farm unit.

Section 6. Minimum Qualifications.--Certain minimum qualifications have been established which are considered necessary for the successful development of farm units. Applicants must meet these qualifications in order to be eligible for the purchase of farm units. Failure to meet them in any single respect will be sufficient cause for rejection of an application. No added credit will be given for qualifications in excess of the required minimum. The minimum qualifications are as follows:

- a. Character and Industry.--An applicant must be possessed of honesty, temperate habits, thrift, industry, seriousness of purpose, record of good moral conduct, and a bona fide intent to engage in farming as an occupation.

b. Farm Experience.--Except as otherwise provided in this subsection, an applicant must have had a minimum of two years (24 months) of full-time farm experience, which shall consist of participation in actual farming operations, after attaining the age of 15 years. Time spent in agricultural courses in an accredited agricultural college or time spent in work closely associated with farming, such as teaching vocational agriculture, agricultural extension work, or field work in the production or marketing of farm products, which, in the opinion of the board will be of value to an applicant in operating a farm, may be substituted for full-time farm experience. Such substitution shall be on the basis of one year (academic year of at least nine months) of agricultural college courses or one year (twelve months) of work closely associated with farming for six months of full-time farm experience. Not more than one year of full-time farm experience of this type will be allowed. A farm youth who actually resided and worked on a farm after attaining the age of 15 and while attending school may credit such experience as full-time experience.

Applicants who have acquired their experience on an irrigated farm will not be given preference over those whose experience was acquired on a nonirrigated farm, but all applicants must have had farm experience of such nature as in the judgement of the examining board will qualify the applicant to undertake the development and operation of an irrigated farm by modern methods.

c. Health.--An applicant must be in such physical condition as will enable him to engage in normal farm labor.

d. Capital.--An applicant must possess assets worth at least \$4,500 in excess of liabilities. Assets must consist of cash, property readily convertible into cash or property such as livestock, farm machinery and equipment, which, in the opinion of the board, will be useful in the development and operation of a new, irrigated farm. In considering the practical value of property which will be useful in the development of a farm, the board will not value household goods at more than \$500 or a passenger car at more than \$500. Assets not useful in the development of a farm will be considered if the applicant furnishes, at the board's request, evidence of the value of the property and proof of its conversion into useful form before execution of a purchase contract.

Section 7. Other Qualifications Required.--Each applicant (except guardian) must meet the following requirements:

a. Be a citizen of the United States or have declared an intention to become a citizen of the United States.

b. Not own outright, or control under a contract to purchase, more than ten acres of crop land or a total of 160 acres of land at the time of execution of a purchase contract for a farm unit.

c. If a married woman, or a person under 21 years of age who is not eligible for veterans preference, be the head of a family. The head of a family is ordinarily the husband, but a wife or a minor child who is obliged to assume major responsibility for the support of a family may be the head of a family.

WHERE AND HOW TO SUBMIT AN APPLICATION

Section 8. Filing Application Blanks.--Any person desiring to purchase a farm unit offered for sale by this announcement must fill out the attached application blank and file it with the Land Settlement Branch, Bureau of Reclamation, Ephrata, Washington, in person or by mail. Additional application blanks may be obtained from the office of the Bureau of Reclamation at Ephrata, Washington; Post Office Box 937, Boise, Idaho; or Washington, D. C. No advantage will accrue to an applicant who presents an application in person. Each application submitted, including the evidence of qualification to be submitted following the public drawing, will become a part of the records of the Bureau of Reclamation and cannot be returned to the applicant.

SELECTION OF QUALIFIED APPLICANTS

Section 9. Priority of Applications.--All applications will be classified for priority purposes as follows:

a. First Priority Group.--All complete applications filed prior to 2 p. m., May 14, 1953, by applicants who claim veterans preference. All such applications will be treated as simultaneously filed.

b. Second Priority Group.--All complete applications filed prior to 2 p. m., May 14, 1953, by applicants who do not claim veterans preference. All such applications will be treated as simultaneously filed.

c. Third Group.--All complete applications filed after 2 p. m., May 14, 1953. Such applications will be considered in the order in which they are filed if any farm units are available for sale to applicants within this group.

Section 10. Public Drawing.--After the priority classification, the board will conduct a public drawing of the names of the applicants in the First Priority Group as defined in sub-section 9.a. of this announcement. Applicants need not be present at the drawing to participate therein. The names of a sufficient number of applicants (not less than four times the number of farm units to be offered for sale) shall be drawn and numbered consecutively in the order drawn for the purpose of establishing the order in which the applications drawn will be examined by the board to determine whether the applicants meet the minimum qualifications prescribed in this announcement, and to establish the priority of qualified applicants for the selection of farm units. After such drawing, the board shall notify each applicant of his respective standing as a result of the drawing.

Section 11. Submission of Evidence of Qualification.--After the drawing, a sufficient number of applicants, in the order of their priority as established by the drawing, will be supplied with forms on which to submit evidence of qualification, showing that they meet the qualifications set forth in sections 6 and 7 of this announcement and, in case veterans preference is claimed, establishing proof of such preference, as set forth in section 3 of this announcement. Full and accurate answers must be made to all questions. The completed form must be mailed or delivered to the Land Settlement Branch, Bureau of Reclamation, Ephrata, Washington, within 20 days of the date the form is mailed to the last address furnished by the applicant. Failure of an applicant to furnish all of the information requested or to see that information is furnished by his references within the time period specified will subject his application to rejection.

Section 12. Examination and Interview.--After the information outlined in section 11 of this announcement has been received or the time for submitting such statements has expired, the board shall examine in the order drawn a sufficient number of applications together with the evidence of qualification submitted to determine the applicants who will be permitted to purchase farm units. This examination will determine the sufficiency, authenticity, and reliability of the information and evidence submitted by the applicants.

If the applicant fails to supply any of the information required or the board finds that the applicant's qualifications do not meet the requirements prescribed in this announcement, the applicant shall be disqualified and shall be notified by the board, by registered mail, of such disqualification and the reasons therefor and of the right to appeal to the Regional Director, Region 1, Bureau of Reclamation. All appeals must be received in the office of the Land Settlement Branch, Bureau of Reclamation, Ephrata, Washington, within 15 days of the applicant's receipt of such notice or, in any event, within 30 days from the date when the notice is mailed to the last address furnished by the applicant. The Land Settlement Branch will promptly forward the appeal to the Regional Director.

If the examination indicates that an applicant is qualified, the applicant may be required to appear for a personal interview with the board for the purpose of: (a) affording the board any additional information it may desire relative to his qualifications; (b) affording the applicant any information desired relative to conditions in the area and the problems and obligations relative to development of a farm unit; and (c) affording the applicant an opportunity to examine the farm units.

If an applicant fails to appear before the board for a personal interview on the date requested, he will thereby forfeit his priority position as determined by the drawing.

If the board finds that an applicant's qualifications fulfill the requirements prescribed in this announcement, such applicant shall be notified, in person or by registered mail, that he is a qualified applicant and shall be given an opportunity to select one of the farm units available then for purchase. Such notice will require the applicant to make a field examination of the farm units available to him and in which he is interested, to select a farm unit, and to notify the board of such selection within the time specified in the notice.

SELECTION OF FARM UNITS

Section 13. Order of Selection.--The applicants who have been notified of their qualification for the purchase of a farm unit will successively exercise the right to select a farm unit in accordance with the priority established by the drawing. If a farm unit becomes available through failure of a qualified applicant to exercise his right of selection or failure to complete his purchase, it will be offered to the next qualified applicant who has not made a selection at the time the unit is again available. An applicant who is considered to be disqualified as a result of the personal interview will be permitted to exercise his right to select, notwithstanding his disqualification, unless he voluntarily surrenders this right in writing. If, on appeal, the action of the board in disqualifying an applicant as a result of the personal interview is reversed by the Regional Director, the applicant's selection shall be effective, but if such action of the board is upheld by the Regional Director, the farm unit selected by this applicant will become available for selection by qualified applicants who have not exercised their right to select.

If any of the farm units listed in this announcement remain unselected after all qualified applicants whose names were selected in the drawing have had an opportunity to select a farm unit, and if additional applicants remain in the First Priority Group, the board will follow the same procedure outlined in section 10 of this announcement in the selection of additional applicants from this group.

If any of the farm units remain unselected after all qualified applicants in the First Priority Group have had an opportunity to select a farm unit, the board will follow the same procedure to select applicants from the Second Priority Group, and they will be permitted to exercise their right to select a farm unit in the manner prescribed for the qualified applicants from the First Priority Group.

Any farm units remaining unselected after all qualified applicants in the Second Priority Group have had an opportunity to select a farm unit will be offered to applicants in the Third Group in the order in which their applications were filed, subject to the determination of the board, made in accordance with the procedure prescribed herein, that such applicants meet the minimum qualifications prescribed in this announcement.

If any farm units offered by or under this announcement remain unsold for a period of two years following the date of this announcement, the District Manager, Columbia River District, Bureau of Reclamation, may sell, lease or otherwise dispose of such units to qualified applicants without regard to the provisions of section 10 of this announcement.

Section 14. Failure to Select.--If any applicant refuses to select a farm unit or fails to do so within the time specified by the board, such applicant shall forfeit his position in his priority group and his name shall be placed last in that group.

PURCHASE OF SELECTED UNIT

Section 15. Execution of Purchase Contract.--When a farm unit is selected by an applicant as provided in section 13 of this announcement, the District Manager will promptly give the applicant a written notice confirming the availability to him of the unit selected and will furnish the necessary purchase contract, together with instructions concerning its execution and return. In that notice the District Manager will also inform the applicant of the amount of the irrigation charges assessed by the South-Columbia Basin Irrigation District or, if such charges have not been assessed, of an estimate of the amount of the charges for the first year of the development period, to be deposited with the District Manager.

If the purchase is made subsequent to April 1 of any year following the first year of the development period, a deposit will be required to cover the payment of water charges for the next full irrigation season following the purchase.

Section 16. Terms of Sale.--Contracts for the sale of farm units pursuant to this announcement will contain, among others, the following principal provisions:

a. **Down Payment.**--An initial or down payment of not less than 20 per cent of the purchase price of the lands being purchased from the United States will be required. Larger proportions, or the entire amount of the price, may be paid initially at the purchaser's option.

b. **Schedule for Payment of Balance: Interest Rate.**--If only a portion of the purchase price is paid initially, the remainder will be payable within a period of 20 years following the date of the contract. No payments on the principal, except the down payment, will be required during the first three years and the District Manager may postpone such payments for as long as the first five years of the contract. Interest on the unpaid balance at the rate of three per cent per annum, however, will be payable annually. When payments on the principal are resumed, they will be payable each year. The schedule of principal payments, which will be established by the District Manager, will provide for relatively small payments during the first years and larger payments during the later years of the contract period. Payment of any or all installments, or any portion thereof, may be made before their due dates at the purchaser's option.

c. **Development Requirements.**--In order that the irrigable area of the entire farm unit shall be developed with reasonable dispatch, each purchaser will be required, as a minimum, to clear, level, irrigate, and plant to crops by the end of each of the calendar years indicated below, and to maintain in crops thereafter, the following percentages of irrigable land as tentatively or finally classified:

Size of Farm Unit in Irrigable Acres	Percentage of land classified tentatively or finally as irrigable to be developed by end of each year. (Period will begin with year of purchase if contract is executed and water is available on or before May 1 of that year; otherwise period will begin with the next calendar year.)				
	2nd year	3rd year	4th year	5th year	
10 to 40	75	--	--	--	
41 to 60	50	75	--	--	
61 to 80	50	65	75	--	
81 to 100	40	60	65	75	
101 to 160	35	50	65	75	

d. Residence Requirements.--A major objective of the settlement program for the Columbia Basin Project is to assist and encourage the permanent settlement of farm families. In keeping with this objective, each purchaser will be required to do the following with respect to residence: (1) within one year from the date of his contract, or within one year from the date that water is available to the irrigation block in which the farm unit is located, whichever is later, to initiate residence by actually moving onto the unit, such residence to be maintained by living thereon for not less than 12 months within an 18-month period following the initial date of residence, and (2) before receiving title to the unit under the purchase contract, to establish a permanent and habitable dwelling on the unit. The time for compliance with the initiation of residence may be extended by the District Manager for periods of as long as six months, upon his determination that an extension is necessary to avoid undue hardship to the purchaser and that it will not be detrimental to the orderly development of the irrigation block. The latest permissible date for initiating residence, however, will not be extended for more than one year in addition to the one-year period specified above. In extraordinary situations, the requirements under (1) and (2) above may be waived entirely upon the determination by the Regional Director, after recommendation by the District Manager, that such waiver will be in the interest of orderly development of the block. Any such waiver, however, shall be conditioned on the requirement that the purchaser reside close enough to his unit to permit him to develop it through his own efforts.

e. Speculation and Landholding Limitations.--Purchase contracts and deeds covering farm units offered by this announcement will include provisions governing (1) maximum permissible sizes of holdings of irrigable land; (2) continued conformance of land to the area and boundaries of the farm unit plat for the block; (3) prices at which land can be resold during a period of five years following the date on which water is made available to the irrigation block; (4) disposal of land should it become excess at any time; and (5) limitations as to total area that may be operated on the project whether as lessee or as owner or both.

f. Copies of Contract Form.--The terms listed above, and all other standard contract provisions, are contained in the purchase contract form, copies of which may be obtained by writing to the Bureau of Reclamation, Ephrata, Washington.

IRRIGATION CHARGES

Section 17. Water Rental Charges.--During the irrigation season of 1954, while some construction activities will be continuing and the system is being tested, it is expected that water will be furnished on a temporary rental basis to those desiring it. The terms of payment, which will be at a fixed rate per acre-foot of water used, will be announced by the Regional Director before the beginning of the irrigation season.

Section 18. Development Period Charges.--Pursuant to the provisions of the repayment contract of October 9, 1945, between the United States and the South-Columbia Basin Irrigation District in the Columbia Basin Project, the Secretary of the Interior will announce a development period of ten years during which time payment of construction charge installments will not be required. This period probably will commence with the calendar year 1955. During the development period, water rental charges will average an estimated \$5.50 per year for each irrigable acre as tentatively or finally classified. This figure is preliminary and subject to change because all the data needed to fix the charges are not available nor can they be obtained now. In any event, there will be a minimum charge per farm unit each year whether or not water is used. A notice establishing the details of the plan to be followed and announcing charges and governing provisions for the first year of the development period will be issued prior to January 1 of that year, by the Regional Director, who has the responsibility for fixing charges.

The present plans of the Regional Director are (a) to vary the minimum charge according to the anticipated relative repayment ability of the various land classes; (b) to provide for a small minimum charge for the first year and to increase it each year thereafter so that the charge for the tenth year will be approximately equal to the combined construction and operation and maintenance charge for the following year; and (c) to charge for water in excess of the amount furnished for the minimum charge on an acre-foot basis. The minimum charge will entitle each user to a quantity of water to be specified by the Regional Director, varying with the water requirement classification of the land and the size of the farm unit.

In addition to the water rental charges, the Irrigation District will levy an additional charge to cover administrative costs and probable delinquencies in collections.

Section 19. Construction Period Repayment Charges.--

a. Operation and Maintenance Charges.--After the development period has ended, water users will pay a charge for operation and maintenance of the project irrigation system which will be uniform for the irrigation blocks throughout the project. These charges may or may not be graduated among land classes. Assessment procedure will be left for the Irrigation District Board of Directors to determine, but, in any case, there will be an annual minimum charge per acre. In order to encourage careful use of water, this

annual minimum charge will entitle the water user to one-half acre-foot of water per acre less than the amount of water normally required. The normal requirements for the various classes of land will be determined and announced as provided in the repayment contract with the South-Columbia Basin Irrigation District. Water in excess of the quantity covered by the minimum charge will be paid for on an acre-foot basis in accordance with an ascending, graduated scale.

b. Construction Charges.--The contract between the United States and the South-Columbia Basin Irrigation District requires the payment of construction charges for the project irrigation system during the forty years following the development period. The average construction charge per irrigable acre for the entire project will be \$2.12 per year. Thus, the total construction charge payment will average \$85 per irrigable acre, but that amount was predicated on an estimated total direct irrigation cost of not to exceed \$280,782,180 as indicated by Article 6 of the repayment contract, an amount that it now appears is likely to be exceeded. The contract further provides that construction charges shall be graduated according to the relative repayment ability of the land; consequently, the charge per irrigable acre will be larger for the better lands than for the poorer lands. This allocation of construction charges by classes of land will be made as soon as practicable.

Douglas McKay
Secretary of the Interior

GPO-37-80974

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

Columbia Basin Project, Ephrata, Washington

IMPORTANT INFORMATION TO APPLICANTS

LOCATION

The farms to be sold are in the South-Columbia Basin Irrigation District, Franklin County, Washington. They are situated 15 to 26 miles north of the city of Pasco (population 14,114) and 6 to 14 miles west of the town of Eltopia (population 190). The center of the area in which the farms lie is about 130 miles southwest of Spokane and about 180 miles southeast of Seattle. Grand Coulee Dam, the key structure of the project, is 110 miles to the north. The farms will be served from lateral systems stemming from the Potholes East Canal and are scheduled to receive first water in 1954.

FILING APPLICATIONS

A Farm Application Blank completely and accurately filled out should be mailed or delivered to the Bureau of Reclamation, Ephrata, Washington. Applications received before the closing date for simultaneous filing will be considered as having been filed at the same time. Those who file applications after that time will have far less chance of purchasing a farm unit than those who file before.

Veterans of World War II should not submit proof of their veterans status until they are requested to do so. Only those who obtain low priority numbers in the public drawing to be held in conjunction with this sale will be required to submit veterans proof and other corroborating evidence.

SETTLER ASSISTANCE

Advice and assistance to settlers will be provided by the Agricultural Extension Service of the State College of Washington in cooperation with the Bureau of Reclamation. This aid will include surveys for land leveling and locating farm ditches and the furnishing of information with respect to planning and laying out farm fields, developing domestic water systems, crop and livestock programs, weed and erosion control, and construction of dwellings and farm buildings.

CLASSIFICATION OF LAND

The land in these farm units is characterized by gently undulating to rolling relief. Textures range from loamy sands to fine sandy loams. Typical soils in this series are underlain with a semi-pervious lime or caliche sub-strata. However, the lime or caliche seldom occurs above the five-foot level. The soil, topography, and drainage conditions have been grouped into the following classes which reflect the relative suitability of the land for irrigation.

Class 1--has deep soil, not more than 5% slope, and is well suited to the production of row crops such as potatoes sugar beets, and truck crops, as well as hay and pasture.

Class 2--lands occur mainly in the 2S (S for soil) and 2T (T for topography) subclasses. About 60 per cent of this land class is 2S representing soils which are slightly more sandy than Class 1 lands. There also are a few small areas of 2S soil which are slightly shallower than Class 1 lands. The 2T lands have practically the same depth and quality of soil as Class 1, but have steeper or rougher topography. Generally, the 2T in this area is rougher but not steeper than the Class 1 lands. Small areas are classed as 2R which indicates some loose rock in the plow zone. Land in Class 2ST has deficiencies of both soil and topography. Class 2 land is well adapted to diversified farming, but should not be farmed as intensively as Class 1.

Class 3--is divided into the same subclasses. Land in these subclasses is irrigable, but is suited principally for the production of hay and pasture.

Land that is too rough, steep, sandy, rocky, or for other reasons is unsuited for economical farm operations, is designated as Class 6 and is considered as nonirrigable. Land that is too high to be served by the water delivery system and land that will be used for right of way for roads and ditches is also termed nonirrigable.

The classification described above has been made before the application of irrigation water and is, therefore, regarded as a tentative classification only which is subject to change when cultivation and irrigation of the farm units demonstrates the maximum acreage in such units that can efficiently and successfully be placed in irrigated crop production. The contracts with the three Columbia Basin Irrigation Districts provide for a final classification of the farm units before the expiration of the development period so that the construction charges payable under the terms of the repayment contract can be based upon the actual irrigable acreage of each farm unit.

CLIMATE

The climate in this area is characterized by hot, dry summers and relatively temperate winters and is favorable for efficient production

of a wide variety of crops under irrigation. Data collected during the past ten years at weather recording stations in the area indicate maximum temperatures during July have averaged 91.4 and minimum January temperatures have averaged 19.7. The average annual precipitation is only about eight inches. Weather records also reveal that there is an average frost-free period of between 170 and 200 days in this area. The actual growing season for most crops is even longer than this frost-free period would indicate. The area has a considerable number of wind storms during the months of March, April, May, and June.

IMPROVEMENTS

One of the units (Farm Unit 4) has a full set of farm buildings. The well on this unit is not included in the appraised value as it will be reserved to be sold for a community domestic water system. All but 6 of the units have been dry-land farmed and have higher appraised values than the units in native grass and sagebrush.

WATER REQUIREMENTS

Normal irrigation water requirements of the land in these farm units will vary from 3.50 to 5.00 acre-feet per acre annually. Proposals with respect to water charges are covered in sections 17, 18, and 19 of the accompanying public announcement.

DOMESTIC WATER

It will be necessary for settlers to provide their own domestic water service. Ground water studies indicate that an adequate water supply for domestic purposes can be obtained from wells 565 to 760 feet in depth. In most cases, settlers will find it advantageous to organize into groups and drill a single well to serve several families. There may be a few isolated farm units which it would be infeasible to serve from a community system. In such cases the cost of an individual water system served by a well 565 feet deep would be approximately \$5,000. However, current studies indicate that community systems can be constructed at savings of over 50 per cent of the above cost.

CREDIT

The Bureau of Reclamation can extend credit only for the purchase of farm units. Additional credit that may be necessary for financing the development of the farm units must be obtained by the settlers from such sources as the Farmers Home Administration, Production Credit Associations, local banks, farm machinery dealers, relatives, and others.

INQUIRIES

Personal or written inquiries regarding the sale of the farm units listed in the announcement should be made at the office of the Bureau of Reclamation, Ephrata, Washington.