



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION  
WASHINGTON 25, D. C.

SEP 27 1951

Hon. Albert Carl  
House of Representatives  
Washington 25, D. C.

My dear Mr. Carl:

There are enclosed for your information and use six copies of Columbia Basin Project Public Announcement No. 6, which announces the availability for purchase of 53 part-time farm units in the Quincy-Columbia Basin Irrigation District of the Columbia Basin Project, Washington. Complete details of this sale are contained in the public announcement and attachments thereto.

This announcement has been issued in accordance with the Columbia Basin Project Act of 1943, which provides for the sale of government-owned lands in the project at the appraised dry-land value, rather than for disposal through homesteading, inasmuch as most of the project land to be offered to settlers by the government must be purchased by the government from private owners.

It is hoped that the information regarding the Columbia Basin Project will be of interest to you. This office will provide you with additional copies of the public announcement if you wish to receive them, or copies can be sent directly to any interested persons whom you may indicate.

Sincerely yours,

(Sgd) G. W. Lineweaver

Acting Commissioner

Enclosures



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DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION  
WASHINGTON 25, D. C.

IN REPLY REFER TO:

*File* 420  
*Ca*

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*G. D. Guemener*  
Commissioner *tt*  
Acting

Enclosures





UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION  
WASHINGTON 25, D.C.

September 11, 1951

TO THE RECIPIENT OF THIS PUBLIC ANNOUNCEMENT:

The accompanying copy of Public Announcement No. 6 for the Columbia Basin Irrigation Project in the State of Washington will inform you how to acquire a part-time farm unit in Irrigation Block 701 of that project. Fifty-three part-time farm units in this block, ranging in size from .59 acre to 2.70 acres, will be sold in accordance with the terms of this announcement.

This announcement has been prepared pursuant to the Columbia Basin Project Act of 1943 (57 Stat. 14, 16 U.S.C. 835). This act provides that irrigation water may be delivered to part-time farm units of less than 10 irrigable acres each only when such units are established on land owned by the United States. The group of units covered by this announcement is the first to be offered for sale in the northern part of the project.

Part-time farm units in other parts of the project will be offered for sale when water becomes available and the need and demand for such units arise.

If you intend to apply for the purchase of a part-time farm unit you should read carefully the information on the reverse side of this letter as well as the terms and conditions of sale presented in the announcement.

There is enclosed a Farm Application Blank (Form 7-511a). Your application must be received in the office of the Bureau of Reclamation, Ephrata, Washington, by 2:00 p.m., October 26, 1951 if it is to be treated as simultaneously filed with other applications received up to that time. Applications filed after that time will be considered only if qualified applicants who previously filed did not purchase all of the part-time farm units offered for sale.

*Wesley R. Johnson*  
Acting Commissioner

Attachments

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION

Columbia Basin Project, Ephrata, Washington

IMPORTANT INFORMATION TO APPLICANTS FOR THE PURCHASE OF GOVERNMENT-OWNED PART-TIME FARM UNITS, IRRIGATION BLOCK 701, COLUMBIA BASIN PROJECT

1. LOCATION.--The part-time units to be sold are located in Irrigation Block 701, Quincy-Columbia Basin Irrigation District, Grant County, Washington. The center of the part-time unit area is situated one mile west of the corporate limits of Soap Lake (population 2,000), a popular health resort and trading center, and approximately five miles northeast of Ephrata (population 4,500), the county seat of Grant County. The City of Spokane is about 120 miles northeast, and Seattle some 180 miles northwest of the units.
2. CHARACTERISTICS OF THE LAND.--The units being offered are located on an alluvial fan which slopes gently toward the southeast. The soil is characterized by a surface horizon of sandy loam which grades into sand and gravel at depths of two to three feet. Although subject to wind erosion if improperly handled, the soils are well suited to a wide range of crops including vegetables and noncommercial orchards.
3. CLIMATE.--The climate in this area is characterized by hot, dry summers and mild 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 90° F. and minimum January temperatures have averaged 14° F. The average annual precipitation is only about eight inches. Weather records also reveal that there is an average frost-free period of between 140 and 190 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 high percentage of clear days and has occasional wind storms.
4. CHARACTERISTICS OF PART-TIME FARM UNITS.--The units offered for sale under the accompanying announcement are small. They are intended for use as rural residence sites with space enough for a large garden and the keeping of a limited amount of livestock. The production to be expected from the smaller units will normally be sufficient only for the needs of the resident family. From the larger units, under favorable circumstances, a small amount of cash income can be derived. For all part-time farm unit operators it will be imperative that they have some off-unit employment or some assured income. These units are not to be confused with full-time farm units.
5. IRRIGATION WATER.--Irrigation water is delivered to groups of part-time farm units by the Bureau of Reclamation as part of its contract with the Quincy-Columbia Basin Irrigation District. The part-time farm units offered for sale by this announcement are in two groups, known as Part-Time Farm Unit Areas 3 and 4. "Special Irrigation Water Distribution Systems" have been

constructed from each turnout to serve the individual part-time farms of each group. The special system that serves the units in Area 3 will deliver water through open laterals with concrete checks and turnouts to each part-time unit while the system for Area 4 consists of buried concrete pipe with risers and valves as turnouts for each part-time unit. The cost of these systems and the responsibility for maintaining them are charged against the units in the areas served. The unit operators in each area will cooperatively be responsible for the apportionment of water to the various users in their area. The normal irrigation water requirements of the land will vary from four to five acre-feet per acre annually. Water charges are covered in sections 19, 20 and 21 of the accompanying public announcement.

6. DOMESTIC WATER.--It is assumed that adequate supplies of ground water for domestic water may be found at depths ranging from 200 to 400 feet depending on the location of the wells. The part-time farm units have been grouped in such a manner that they may be served readily by one or more community domestic water systems. The probable cost would vary from \$400 to \$500 dependent on the scheme adopted. The Bureau of Reclamation has no authority to construct or operate such systems. The settlers can form an association for this purpose and seek financing through private capital or they can petition the irrigation district to create a local improvement district and finance through the sale of bonds.

7. CREDIT.--The Bureau of Reclamation can extend credit only for the purchase of the land and the cost of the special distribution system. Additional credit that may be necessary for financing the development of the units must be obtained from such sources as local banks, savings and loan associations, relatives, and others. Benefits under the "GI Bill of Rights" may help in some cases.

8. SETTLER ASSISTANCE.--Advice and assistance to settlers on Irrigation Block 701 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 farm ditch locations, and provision 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.

9. FILING APPLICATIONS.--Please note carefully the instructions contained in Section 9 in regard to submission of applications.

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UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION

DO NOT FILL IN

APPLICATION NUMBER

APPLICATION FOR FARM UNIT

APPLICATION IS FOR (check proper box)

☐

PART-TIME  
FARM UNIT

☐

FULL-TIME  
FARM UNIT

COLUMBIA BASIN PROJECT

DATE OF APPLICATION

FULL NAME OF APPLICANT (print or type)

APPLICANT'S POST OFFICE ADDRESS

PUBLIC ANNOUNCEMENT NO. 6, AUGUST 20, 1951

IS APPLICANT ENTITLED TO VETERAN'S PREFERENCE?  
(as set forth in Section 3 of announcement)

☐

YES

☐

NO

NOTE: Do not submit discharge papers  
until requested to do so.

I hereby apply for the right to purchase one of the farm units described in the above-named Public Announcement.

I certify that I have read the public announcement, that I am familiar with the qualifications required of applicants, and that I can meet all these requirements.

I agree to comply with the terms of this public announcement and, if my name is drawn as set forth in the announcement, I will submit such additional information and corroborating evidence as may be requested by the Examining Board.

SIGNATURE OF APPLICANT

DATE SIGNED

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

Public Announcement No. 6

AUG 20 1951

COLUMBIA BASIN PROJECT, WASHINGTON  
QUINCY-COLUMBIA BASIN IRRIGATION DISTRICT

PUBLIC ANNOUNCEMENT OF THE SALE OF PART-TIME FARM UNITS

-o-o-o-

LANDS COVERED

Section 1. Offer of Part-Time Farm Units for Sale.—It is hereby announced that certain part-time farm units in the Quincy-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 part-time farm units may be submitted beginning at 2:00 p.m., September 11, 1951.

The part-time farm units to which this announcement pertains are described as follows:

- a. Part-time Farm Units in Irrigation Block 701, Columbia Basin Project, Grant County, Washington, available to Veterans of World War II.

1	2	3	4	5	6
Part-Time : Farm Unit : Number :	Part-Time : Farm Unit : Area Number :	Total : Acreage : :	Irrigable : Acreage : :	Price : :	Estimated Cost : Special Distribu- tion System :
25	4	1.44	.75	\$ 75.00	\$378.00
28	3	1.75	1.16	100.00	352.00
30	4	2.59	2.11	150.00	792.00
31	4	2.04	1.61	150.00	640.00
32	4	1.34	.86	150.00	412.00
38	4	1.52	1.23	150.00	524.00
40	4	2.45	2.26	150.00	838.00
41	3	1.57	1.38	125.00	393.00
42	3	1.78	1.24	125.00	367.00
43	3	1.96	1.49	125.00	414.00
44	3	2.42	2.22	150.00	551.00
46	4	.92	.80	100.00	393.00
55	4	1.85	1.64	150.00	549.00
56	4	.80	.68	100.00	357.00
57	4	.75	.66	100.00	351.00
58	4	1.56	1.42	125.00	582.00
59	3	2.27	2.09	150.00	526.00
60	3	2.12	1.46	150.00	408.00
62	3	1.38	1.04	150.00	330.00
63	3	1.28	1.16	150.00	352.00
64	4	1.05	.95	125.00	439.00
66	4	.72	.63	100.00	342.00
67	4	.82	.73	100.00	372.00
68	4	2.27	2.12	300.00	795.00
87	4	1.06	.96	150.00	442.00
89	4	.91	.82	100.00	400.00
90	4	.75	.63	100.00	342.00
92	3	1.36	1.00	150.00	322.00
94	3	1.37	1.23	150.00	365.00
95	4	.87	.73	125.00	372.00
96	4	1.35	1.20	150.00	515.00
97	4	.93	.83	125.00	403.00
98	4	.70	.60	125.00	333.00
99	4	.86	.76	125.00	381.00
101	4	.93	.78	125.00	387.00
102	4	1.02	.61	175.00	336.00
103	4	.59	.33	125.00	250.00
105	4	.76	.64	150.00	345.00
107	3	2.02	1.59	200.00	433.00
108	3	2.06	1.33	200.00	384.00
:	:	:	:	:	:

- b. Part-time Farm Units in Irrigation Block 701, Columbia Basin Project, Grant County, Washington, available to Applicants Not Entitled to Veterans Preference.

1	2	3	4	5	6
Part-Time : Farm Unit : Number :	Part-Time : Farm Unit : Area Number :	Total : Acreage :	Irrigable : Acreage :	Price :	Estimated Cost : Special Distribution System :
29	3	1.73	1.38	\$100.00	\$393.00
39	4	1.32	1.16	125.00	503.00
45	4	2.03	1.87	150.00	719.00
47	4	1.58	1.37	150.00	567.00
61	3	2.70	2.18	175.00	543.00
65	4	.78	.69	100.00	360.00
69	4	2.27	2.15	300.00	804.00
88	4	.72	.62	100.00	339.00
91	3	1.47	1.33	150.00	384.00
93	3	1.40	1.04	150.00	330.00
100	4	.83	.66	150.00	351.00
104	4	.58	.47	125.00	293.00
106	4	.95	.67	150.00	354.00

The official plat of Irrigation Block 701 is on file in the office of the County Auditor, Grant County, Ephrata, 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.—With certain minor exceptions, not more than one full-time or part-time farm unit in the entire project may be held by any one owner or family. A family is defined as comprising husband and wife, or both, together with their children under 18 years of age, or all of such children if both parents are dead.

#### PREFERENCES OF APPLICANTS

Section 3. Preference Right of Veterans of World War II.—A preference right to purchase the part-time farm units described in subsection 1.a. above, representing 75 percent of the total number of units offered for sale by this announcement, will be given to veterans of World War II (and in some cases to their husbands or wives or minor children) who submit applications during a 45-day period beginning at 2:00 p.m., September 11, 1951, and ending at 2:00 p.m., October 26, 1951, and who at the time of making application are within one of the five following classes:

a. Persons, including those under 21 years of age, who have served in the Army, Navy, Marine Corps, or Coast Guard of the United States for a period of at least ninety (90) days at any time on or after September 16, 1940, and prior to the termination of World War II, and have been honorably discharged.

b. Persons, including those under 21 years of age, who have served in said Army, Navy, Marine Corps, or Coast Guard during the period prescribed in subsection a. above, 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 section 8 of this announcement regarding 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 a 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 resulted from wounds received or disability incurred in the line of duty while serving in said Army, Navy, Marine Corps, or Coast Guard during the period described in subsection a. above, 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.

Section 5. Preference Rights of Persons Not Establishing Veterans Preference.—A preference right to purchase the part-time farm units described in subsection 1.b. above, representing 25 percent of the total number of units offered for sale by this announcement, will be given to persons who do not claim veterans preference and who file applications during a 45-day period beginning at 2:00 p.m., September 11, 1951, and ending at 2:00 p.m., October 26, 1951.

#### QUALIFICATIONS REQUIRED OF PURCHASERS

Section 6. Examining Board.—An examining board of three members has been appointed by the Regional Director, Region 1, Bureau of Reclamation, to determine the qualifications and fitness of applicants to undertake the purchase, development, and operation of part-time farm units 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 part-time farm unit.

Section 7. Minimum Qualifications.—Certain minimum qualifications have been established which are considered necessary for the successful development of part-time farm units. Applicants must meet these qualifications in order to be eligible for the purchase of part-time 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, and a record of good moral conduct.

b. Capital.—An applicant must possess at least \$1,500 in excess of liabilities. Assets included in this net worth must consist of cash or property or assets readily convertible into cash. In considering the value of property convertible into cash, values represented by household goods or passenger cars will not be recognized by the board unless the applicant states that he will convert such property into cash.

Section 8. 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, an established farm unit or part-time farm unit on the Columbia Basin Project, Washington, and not own a total acreage of irrigable land in any Federal reclamation project which, together with the irrigable acreage of the part-time farm unit to be purchased, exceeds 160 acres at the time of execution of a contract for the purchase of a part-time 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 9. Filing Application.—Any person desiring to purchase a part-time farm unit offered for sale by this announcement must fill out the attached application form and file it with the Land Settlement Section, Bureau of Reclamation, Ephrata, Washington, in person or by mail. Additional application forms 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 and the corroborating evidence 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 10. Priority of Applications.—All applications will be classified for priority purposes as follows:

a. First Priority Group.—All complete applications filed prior to 2:00 p.m., October 26, 1951, 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 2:00 p.m., October 26, 1951, 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 2:00 p.m., October 26, 1951. 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 11. Public Drawings.--After the priority classification, the board will conduct public drawings of the names of the applicants in each of the two priority groups as defined in section 10 of this announcement. Applicants need not be present at the drawings to participate therein. The names of the applicants shall be drawn and numbered consecutively in the order drawn for the purpose of establishing the order in which the applications 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 drawings, the board shall notify each applicant of his respective standing as a result of the drawings.

Section 12. Submission of Corroborating Evidence.--After the drawings, a sufficient number of applicants, in the order of their priority as established by the drawings, will be supplied with forms on which to submit additional information corroborating their statements made in the application blank, and showing that they meet the qualifications set forth in sections 7 and 8 of this announcement. In case veterans preference is claimed, they will be required to submit 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 Section, 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 13. Examination and Interview.--After the information outlined in section 12 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 corroborating evidence submitted to determine the applicants who will be permitted to purchase part-time 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 Section, 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 Section 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 part-time farm unit; and (c) affording the applicant an opportunity to examine the part-time farm units.

If any 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 drawings.

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 part-time farm units available then for purchase. Such notice will require the applicant to make a field examination of the part-time 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 PART-TIME FARM UNITS

Section 14. Order of Selection.--The applicants who have been notified of their qualification for the purchase of a part-time farm unit will successively exercise the right to select a part-time farm unit in accordance with the priorities established in the two priority groups by the drawings. If a part-time farm unit becomes available through failure of a qualified applicant to exercise his right of selection or failure to complete his purchase contract, it will be offered to the next qualified applicant in the same priority group who has not made a selection at the time the part-time farm 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 part-time farm unit selected by this applicant will become available for selection by qualified applicants who have not exercised their right to select.

If any part-time farm units that are available to either of the priority groups remain unselected after all qualified applicants in that group have had an opportunity to select, such units shall be made available to qualified applicants remaining in the other priority group.

Any part-time farm units remaining unselected after all qualified applicants in both priority groups have had an opportunity to select a part-time farm unit will be offered to applicants in the Third Group in the order in which their applications were filed, subject to the determination by the board, made in accordance with the procedure prescribed for priority group applicants, that such applicants meet the minimum qualifications prescribed by this announcement.

If any part-time farm units offered by this announcement remain unselected 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 11 of this announcement.

Section 15. Failure to Select.—If any applicant refuses to select a part-time 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 16. Execution of Purchase Contract.—When a part-time farm unit is selected by an applicant as provided in section 14 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 Quincy-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. (See section 20 of this announcement.)

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

a. Down Payment.—An initial or down payment of \$100 to apply on the purchase price of the part-time farm unit as indicated in section 1 of this announcement 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 shall be payable within a period of 10 years following the date of the contract. The schedule of payments, which will be established by the District Manager, will provide for equal, annual payments to retire the principal with interest at 3 percent per annum. Payment of any or all installments, or any portion thereof, may be made without penalty before their due dates at the purchaser's option.

c. Payment for Special Irrigation Water Distribution System.—The cost of the Special Irrigation Water Distribution System, constructed by the United States between the points of water delivery for part-time farm unit areas and each part-time farm unit in those areas, shall be repaid to the United States by the purchasers of the part-time farm units. The term "part-time farm unit area" means the area embracing one or more part-time farm units which are to be served by a single special irrigation water distribution system. This cost will be divided among the part-time farm units and the share of the cost so apportioned to any particular part-time farm unit will be included as a separate item in the total amount to be paid to the United States under the sales contract. The exact amount to be charged against each unit will be determined by the District Manager prior to execution of contracts by purchasers.

It is the policy to distribute against the units covered by this announcement the total cost of the special distribution systems, as determined at the time of the execution of the contracts. It is now believed that the estimated cost for each unit, as indicated in section 1 of this announcement, will prove to be adequate, but the amounts to be stated in the contracts may possibly be greater than the estimates to be consistent with the policy above stated.

The amount allocated to each part-time farm unit shall be paid with interest at 3 percent per annum according to a schedule established by the District Manager which will provide for 10 equal, annual installments that coincide with those established for payment of the remainder of the purchase price. Any of these payments may be made without penalty at an earlier date. In instances where the combined amount of the annual installment on the remainder of the cost of the land and the annual installments for the special irrigation distribution system is more than \$50, the District Manager will establish schedules for semi-annual payments if the purchasers so desire.

d. Operation and Maintenance of the Special Irrigation Distribution System.—The Special Irrigation Water Distribution System shall be operated and maintained by the collective action of purchasers within the part-time farm unit area served by that system. This shall be done through an organization acceptable to the board of directors of

b. Construction Charges.--The contract between the United States and the Quincy-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. 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.

*R. A. Searles*

Acting Secretary of the Interior



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION  
WASHINGTON 25, D.C.

September 11, 1951

TO THE RECIPIENT OF THIS PUBLIC ANNOUNCEMENT:

The accompanying copy of Public Announcement No. 6 for the Columbia Basin Irrigation Project in the State of Washington will inform you how to acquire a part-time farm unit in Irrigation Block 701 of that project. Fifty-three part-time farm units in this block, ranging in size from .59 acre to 2.70 acres, will be sold in accordance with the terms of this announcement.

This announcement has been prepared pursuant to the Columbia Basin Project Act of 1943 (57 Stat. 14, 16 U.S.C. 835). This act provides that irrigation water may be delivered to part-time farm units of less than 10 irrigable acres each only when such units are established on land owned by the United States. The group of units covered by this announcement is the first to be offered for sale in the northern part of the project.

Part-time farm units in other parts of the project will be offered for sale when water becomes available and the need and demand for such units arise.

If you intend to apply for the purchase of a part-time farm unit you should read carefully the information on the reverse side of this letter as well as the terms and conditions of sale presented in the announcement.

There is enclosed a Farm Application Blank (Form 7-511a). Your application must be received in the office of the Bureau of Reclamation, Ephrata, Washington, by 2:00 p.m., October 26, 1951 if it is to be treated as simultaneously filed with other applications received up to that time. Applications filed after that time will be considered only if qualified applicants who previously filed did not purchase all of the part-time farm units offered for sale.

*Wiley R. Johnson*  
Acting Commissioner

Attachments

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION

Columbia Basin Project, Ephrata, Washington

IMPORTANT INFORMATION TO APPLICANTS FOR THE PURCHASE OF GOVERNMENT-  
OWNED PART-TIME FARM UNITS, IRRIGATION BLOCK 701, COLUMBIA BASIN PROJECT

1. LOCATION.--The part-time units to be sold are located in Irrigation Block 701, Quincy-Columbia Basin Irrigation District, Grant County, Washington. The center of the part-time unit area is situated one mile west of the corporate limits of Soap Lake (population 2,000), a popular health resort and trading center, and approximately five miles northeast of Ephrata (population 4,500), the county seat of Grant County. The City of Spokane is about 120 miles northeast, and Seattle some 180 miles northwest of the units.

2. CHARACTERISTICS OF THE LAND.--The units being offered are located on an alluvial fan which slopes gently toward the southeast. The soil is characterized by a surface horizon of sandy loam which grades into sand and gravel at depths of two to three feet. Although subject to wind erosion if improperly handled, the soils are well suited to a wide range of crops including vegetables and noncommercial orchards.

3. CLIMATE.--The climate in this area is characterized by hot, dry summers and mild 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 90° F. and minimum January temperatures have averaged 14° F. The average annual precipitation is only about eight inches. Weather records also reveal that there is an average frost-free period of between 140 and 190 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 high percentage of clear days and has occasional wind storms.

4. CHARACTERISTICS OF PART-TIME FARM UNITS.--The units offered for sale under the accompanying announcement are small. They are intended for use as rural residence sites with space enough for a large garden and the keeping of a limited amount of livestock. The production to be expected from the smaller units will normally be sufficient only for the needs of the resident family. From the larger units, under favorable circumstances, a small amount of cash income can be derived. For all part-time farm unit operators it will be imperative that they have some off-unit employment or some assured income. These units are not to be confused with full-time farm units.

5. IRRIGATION WATER.--Irrigation water is delivered to groups of part-time farm units by the Bureau of Reclamation as part of its contract with the Quincy-Columbia Basin Irrigation District. The part-time farm units offered for sale by this announcement are in two groups, known as Part-Time Farm Unit Areas 3 and 4. "Special Irrigation Water Distribution Systems" have been

constructed from each turnout to serve the individual part-time farms of each group. The special system that serves the units in Area 3 will deliver water through open laterals with concrete checks and turnouts to each part-time unit while the system for Area 4 consists of buried concrete pipe with risers and valves as turnouts for each part-time unit. The cost of these systems and the responsibility for maintaining them are charged against the units in the areas served. The unit operators in each area will cooperatively be responsible for the apportionment of water to the various users in their area. The normal irrigation water requirements of the land will vary from four to five acre-feet per acre annually. Water charges are covered in sections 19, 20 and 21 of the accompanying public announcement.

6. DOMESTIC WATER.--It is assumed that adequate supplies of ground water for domestic water may be found at depths ranging from 200 to 400 feet depending on the location of the wells. The part-time farm units have been grouped in such a manner that they may be served readily by one or more community domestic water systems. The probable cost would vary from \$400 to \$500 dependent on the scheme adopted. The Bureau of Reclamation has no authority to construct or operate such systems. The settlers can form an association for this purpose and seek financing through private capital or they can petition the irrigation district to create a local improvement district and finance through the sale of bonds.

7. CREDIT.--The Bureau of Reclamation can extend credit only for the purchase of the land and the cost of the special distribution system. Additional credit that may be necessary for financing the development of the units must be obtained from such sources as local banks, savings and loan associations, relatives, and others. Benefits under the "GI Bill of Rights" may help in some cases.

8. SETTLER ASSISTANCE.--Advice and assistance to settlers on Irrigation Block 701 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 farm ditch locations, and provision 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.

9. FILING APPLICATIONS.--Please note carefully the instructions contained in Section 9 in regard to submission of applications.

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UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION

DO NOT FILL IN

APPLICATION NUMBER

APPLICATION FOR FARM UNIT

APPLICATION IS FOR (check proper box)

☐

PART-TIME  
FARM UNIT

☐

FULL-TIME  
FARM UNIT

COLUMBIA BASIN PROJECT

DATE OF APPLICATION

FULL NAME OF APPLICANT (print or type)

APPLICANT'S POST OFFICE ADDRESS

PUBLIC ANNOUNCEMENT NO. 6, AUGUST 20, 1951

IS APPLICANT ENTITLED TO VETERAN'S PREFERENCE?  
(as set forth in Section 3 of announcement)

☐

YES

☐

NO

NOTE: Do not submit discharge papers  
until requested to do so.

I hereby apply for the right to purchase one of the farm units  
described in the above-named Public Announcement.

I certify that I have read the public announcement, that I am  
familiar with the qualifications required of applicants, and  
that I can meet all these requirements.

I agree to comply with the terms of this public announcement  
and, if my name is drawn as set forth in the announcement,  
I will submit such additional information and corroborating  
evidence as may be requested by the Examining Board.

SIGNATURE OF APPLICANT

DATE SIGNED

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

Public Announcement No. 6

AUG 20 1951

COLUMBIA BASIN PROJECT, WASHINGTON  
QUINCY-COLUMBIA BASIN IRRIGATION DISTRICT

PUBLIC ANNOUNCEMENT OF THE SALE OF PART-TIME FARM UNITS

-o-o-o-

LANDS COVERED

Section 1. Offer of Part-Time Farm Units for Sale.--It is hereby announced that certain part-time farm units in the Quincy-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 part-time farm units may be submitted beginning at 2:00 p.m., September 11, 1951.

The part-time farm units to which this announcement pertains are described as follows:

- a. Part-time Farm Units in Irrigation Block 701, Columbia Basin Project, Grant County, Washington, available to Veterans of World War II.

1	2	3	4	5	6
Part-Time	Part-Time	Total	Irrig-		Estimated Cost
Farm Unit	Farm Unit	Acreage	gable	Price	Special Distribu-
Number	Area Number		Acreage		tion System
25	4	1.44	.75	\$ 75.00	\$378.00
28	3	1.75	1.16	100.00	352.00
30	4	2.59	2.11	150.00	792.00
31	4	2.04	1.61	150.00	640.00
32	4	1.34	.86	150.00	412.00
38	4	1.52	1.23	150.00	524.00
40	4	2.45	2.26	150.00	838.00
41	3	1.57	1.38	125.00	393.00
42	3	1.78	1.24	125.00	367.00
43	3	1.96	1.49	125.00	414.00
44	3	2.42	2.22	150.00	551.00
46	4	.92	.80	100.00	393.00
55	4	1.85	1.64	150.00	549.00
56	4	.80	.68	100.00	357.00
57	4	.75	.66	100.00	351.00
58	4	1.56	1.42	125.00	582.00
59	3	2.27	2.09	150.00	526.00
60	3	2.12	1.46	150.00	408.00
62	3	1.38	1.04	150.00	330.00
63	3	1.28	1.16	150.00	352.00
64	4	1.05	.95	125.00	439.00
66	4	.72	.63	100.00	342.00
67	4	.82	.73	100.00	372.00
68	4	2.27	2.12	300.00	795.00
87	4	1.06	.96	150.00	442.00
89	4	.91	.82	100.00	400.00
90	4	.75	.63	100.00	342.00
92	3	1.36	1.00	150.00	322.00
94	3	1.37	1.23	150.00	365.00
95	4	.87	.73	125.00	372.00
96	4	1.35	1.20	150.00	515.00
97	4	.93	.83	125.00	403.00
98	4	.70	.60	125.00	333.00
99	4	.86	.76	125.00	381.00
101	4	.93	.78	125.00	387.00
102	4	1.02	.61	175.00	336.00
103	4	.59	.33	125.00	250.00
105	4	.76	.64	150.00	345.00
107	3	2.02	1.59	200.00	433.00
108	3	2.06	1.33	200.00	384.00

- b. Part-time Farm Units in Irrigation Block 701, Columbia Basin Project, Grant County, Washington, available to Applicants Not Entitled to Veterans Preference.

1	2	3	4	5	6
Part-Time : Farm Unit : Number :	Part-Time : Farm Unit : Area Number :	Total : Acreage : :	Irrig- : gable : Acreage :	Price :	Estimated Cost : Special Distribut- : tion System
29 :	3 :	1.73 :	1.38 :	\$100.00 :	\$393.00
39 :	4 :	1.32 :	1.16 :	125.00 :	503.00
45 :	4 :	2.03 :	1.87 :	150.00 :	719.00
47 :	4 :	1.58 :	1.37 :	150.00 :	567.00
61 :	3 :	2.70 :	2.18 :	175.00 :	543.00
65 :	4 :	.78 :	.69 :	100.00 :	360.00
69 :	4 :	2.27 :	2.15 :	300.00 :	804.00
88 :	4 :	.72 :	.62 :	100.00 :	339.00
91 :	3 :	1.47 :	1.33 :	150.00 :	384.00
93 :	3 :	1.40 :	1.04 :	150.00 :	330.00
100 :	4 :	.83 :	.66 :	150.00 :	351.00
104 :	4 :	.58 :	.47 :	125.00 :	293.00
106 :	4 :	.95 :	.67 :	150.00 :	354.00

The official plat of Irrigation Block 701 is on file in the office of the County Auditor, Grant County, Ephrata, 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.—With certain minor exceptions, not more than one full-time or part-time farm unit in the entire project may be held by any one owner or family. A family is defined as comprising husband and wife, or both, together with their children under 18 years of age, or all of such children if both parents are dead.

#### PREFERENCES OF APPLICANTS

Section 3. Preference Right of Veterans of World War II.—A preference right to purchase the part-time farm units described in subsection 1.a. above, representing 75 percent of the total number of units offered for sale by this announcement, will be given to veterans of World War II (and in some cases to their husbands or wives or minor children) who submit applications during a 45-day period beginning at 2:00 p.m., September 11, 1951, and ending at 2:00 p.m., October 26, 1951, and who at the time of making application are within one of the five following classes:

a. Persons, including those under 21 years of age, who have served in the Army, Navy, Marine Corps, or Coast Guard of the United States for a period of at least ninety (90) days at any time on or after September 16, 1940, and prior to the termination of World War II, and have been honorably discharged.

b. Persons, including those under 21 years of age, who have served in said Army, Navy, Marine Corps, or Coast Guard during the period prescribed in subsection a. above, 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 section 8 of this announcement regarding 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 a 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 resulted from wounds received or disability incurred in the line of duty while serving in said Army, Navy, Marine Corps, or Coast Guard during the period described in subsection a. above, 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.

**Section 5. Preference Rights of Persons Not Establishing Veterans Preference.**—A preference right to purchase the part-time farm units described in subsection 1.b. above, representing 25 percent of the total number of units offered for sale by this announcement, will be given to persons who do not claim veterans preference and who file applications during a 45-day period beginning at 2:00 p.m., September 11, 1951, and ending at 2:00 p.m., October 26, 1951.

#### QUALIFICATIONS REQUIRED OF PURCHASERS

**Section 6. Examining Board.**—An examining board of three members has been appointed by the Regional Director, Region 1, Bureau of Reclamation, to determine the qualifications and fitness of applicants to undertake the purchase, development, and operation of part-time farm units 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 part-time farm unit.

**Section 7. Minimum Qualifications.**—Certain minimum qualifications have been established which are considered necessary for the successful development of part-time farm units. Applicants must meet these qualifications in order to be eligible for the purchase of part-time 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, and a record of good moral conduct.

b. **Capital.**—An applicant must possess at least \$1,500 in excess of liabilities. Assets included in this net worth must consist of cash or property or assets readily convertible into cash. In considering the value of property convertible into cash, values represented by household goods or passenger cars will not be recognized by the board unless the applicant states that he will convert such property into cash.

**Section 8. 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, an established farm unit or part-time farm unit on the Columbia Basin Project, Washington, and not own a total acreage of irrigable land in any Federal reclamation project which, together with the irrigable acreage of the part-time farm unit to be purchased, exceeds 160 acres at the time of execution of a contract for the purchase of a part-time 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 9. Filing Application.**—Any person desiring to purchase a part-time farm unit offered for sale by this announcement must fill out the attached application form and file it with the Land Settlement Section, Bureau of Reclamation, Ephrata, Washington, in person or by mail. Additional application forms 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 and the corroborating evidence 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 10. Priority of Applications.**—All applications will be classified for priority purposes as follows:

a. **First Priority Group.**—All complete applications filed prior to 2:00 p.m., October 26, 1951, 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 2:00 p.m., October 26, 1951, 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 2:00 p.m., October 26, 1951. 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 11. Public Drawings.--After the priority classification, the board will conduct public drawings of the names of the applicants in each of the two priority groups as defined in section 10 of this announcement. Applicants need not be present at the drawings to participate therein. The names of the applicants shall be drawn and numbered consecutively in the order drawn for the purpose of establishing the order in which the applications 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 drawings, the board shall notify each applicant of his respective standing as a result of the drawings.

Section 12. Submission of Corroborating Evidence.--After the drawings, a sufficient number of applicants, in the order of their priority as established by the drawings, will be supplied with forms on which to submit additional information corroborating their statements made in the application blank, and showing that they meet the qualifications set forth in sections 7 and 8 of this announcement. In case veterans preference is claimed, they will be required to submit 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 Section, 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 13. Examination and Interview.--After the information outlined in section 12 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 corroborating evidence submitted to determine the applicants who will be permitted to purchase part-time 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 Section, 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 Section 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 part-time farm unit; and (c) affording the applicant an opportunity to examine the part-time farm units.

If any 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 drawings.

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 part-time farm units available then for purchase. Such notice will require the applicant to make a field examination of the part-time 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 PART-TIME FARM UNITS

Section 14. Order of Selection.--The applicants who have been notified of their qualification for the purchase of a part-time farm unit will successively exercise the right to select a part-time farm unit in accordance with the priorities established in the two priority groups by the drawings. If a part-time farm unit becomes available through failure of a qualified applicant to exercise his right of selection or failure to complete his purchase contract, it will be offered to the next qualified applicant in the same priority group who has not made a selection at the time the part-time farm 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 part-time farm unit selected by this applicant will become available for selection by qualified applicants who have not exercised their right to select.

If any part-time farm units that are available to either of the priority groups remain unselected after all qualified applicants in that group have had an opportunity to select, such units shall be made available to qualified applicants remaining in the other priority group.

Any part-time farm units remaining unselected after all qualified applicants in both priority groups have had an opportunity to select a part-time farm unit will be offered to applicants in the Third Group in the order in which their applications were filed, subject to the determination by the board, made in accordance with the procedure prescribed for priority group applicants, that such applicants meet the minimum qualifications prescribed by this announcement.

If any part-time farm units offered by this announcement remain unselected 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 11 of this announcement.

Section 15. Failure to Select.—If any applicant refuses to select a part-time 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 16. Execution of Purchase Contract.—When a part-time farm unit is selected by an applicant as provided in section 14 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 Quincy-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. (See section 20 of this announcement.)

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

a. Down Payment.—An initial or down payment of \$100 to apply on the purchase price of the part-time farm unit as indicated in section 1 of this announcement 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 shall be payable within a period of 10 years following the date of the contract. The schedule of payments, which will be established by the District Manager, will provide for equal, annual payments to retire the principal with interest at 3 percent per annum. Payment of any or all installments, or any portion thereof, may be made without penalty before their due dates at the purchaser's option.

c. Payment for Special Irrigation Water Distribution System.—The cost of the Special Irrigation Water Distribution System, constructed by the United States between the points of water delivery for part-time farm unit areas and each part-time farm unit in those areas, shall be repaid to the United States by the purchasers of the part-time farm units. The term "part-time farm unit area" means the area embracing one or more part-time farm units which are to be served by a single special irrigation water distribution system. This cost will be divided among the part-time farm units and the share of the cost so apportioned to any particular part-time farm unit will be included as a separate item in the total amount to be paid to the United States under the sales contract. The exact amount to be charged against each unit will be determined by the District Manager prior to execution of contracts by purchasers.

It is the policy to distribute against the units covered by this announcement the total cost of the special distribution systems, as determined at the time of the execution of the contracts. It is now believed that the estimated cost for each unit, as indicated in section 1 of this announcement, will prove to be adequate, but the amounts to be stated in the contracts may possibly be greater than the estimates to be consistent with the policy above stated.

The amount allocated to each part-time farm unit shall be paid with interest at 3 percent per annum according to a schedule established by the District Manager which will provide for 10 equal, annual installments that coincide with those established for payment of the remainder of the purchase price. Any of these payments may be made without penalty at an earlier date. In instances where the combined amount of the annual installment on the remainder of the cost of the land and the annual installments for the special irrigation distribution system is more than \$50, the District Manager will establish schedules for semi-annual payments if the purchasers so desire.

d. Operation and Maintenance of the Special Irrigation Distribution System.—The Special Irrigation Water Distribution System shall be operated and maintained by the collective action of purchasers within the part-time farm unit area served by that system. This shall be done through an organization acceptable to the board of directors of

the Quincy-Columbia Basin Irrigation District and having authority to order and apportion, among the part-time farm units eligible to receive water, the water to be delivered and to collect as a minimum, the necessary costs of the operation and maintenance of the special irrigation water distribution system.

e. Building Requirements.—A primary objective of the United States in its part-time farm unit program is to bring about early development by the establishment of suitable dwellings on all units. To attain this objective, a purchaser shall be required to furnish evidence of substantial completion of a dwelling on the part-time farm unit within 18 months of the date of the sales contract or commencement on the part-time farm unit within that period of a dwelling which will be substantially completed within two and a half years from the date of the contract. If the dwelling is only started within the above said 18-month period, the District Manager may require assurance in writing from a reputable person or agency that the construction of a dwelling on the part-time farm unit to be substantially completed within the required time will be financed. If title to the part-time farm unit is desired before the dwelling is substantially completed, this assurance of financing will be required. The United States will, if necessary, place the deed to the purchaser in escrow with an agent mutually agreeable to the parties to the contract upon condition that the deed be released to the purchaser or a person designated by the purchaser upon commencement of the construction of said dwelling. In extraordinary situations, the requirements concerning the completion date of the dwelling may be extended by the District Manager pursuant to his determination that such extension would be in the interest of the orderly development of the block, but in no case shall more than two extensions be made, neither of which shall exceed six months in length.

Dwellings, to meet the approval of the District Manager, shall be of long-lived materials, suitable for year-round occupancy and of attractive appearance. Unless these requirements are waived by the District Manager, dwellings shall be provided with domestic water piped in under pressure and sewage disposal facilities that meet the standards established by the Washington State Department of Health.

Section 18. 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 19. Water Rental Charges.—During the irrigation season of 1952, 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 20. Development Period Charges.—Pursuant to the provisions of the repayment contract of October 9, 1945, between the United States and the Quincy-Columbia Basin Irrigation District, the Secretary of the Interior will announce a development period of ten years for Irrigation Block 701, during which time payment of construction charge installments will not be required. This period probably will commence with the calendar year 1953. During the development period, water rental charges for these part-time farm units will be an estimated \$7.20 per irrigable acre per year. 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, irrigation charges will be assessed 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 these charges. The present plans of the Regional Director are these:

- a. It will be the policy of the United States to deliver water to each part-time farm unit area at one point.
- b. An allotment of water will be determined for each part-time farm unit area receiving service through one turnout on the basis of the acreage of land in each water duty class in the area.
- c. Charges will be fixed with the object each year of collecting the average estimated cost of operation and maintenance per irrigable acre multiplied by some factor determined to represent the additional costs resulting from the small size of part-time units.

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

#### Section 21. 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.

b. Construction Charges.--The contract between the United States and the Quincy-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. 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.

*RA Seales*

Acting Secretary of the Interior



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION  
WASHINGTON 25, D. C.

September 11, 1951

TO THE RECIPIENT OF THIS PUBLIC ANNOUNCEMENT:

The accompanying copy of Public Announcement No. 6 for the Columbia Basin Irrigation Project in the State of Washington will inform you how to acquire a part-time farm unit in Irrigation Block 701 of that project. Fifty-three part-time farm units in this block, ranging in size from .59 acre to 2.70 acres, will be sold in accordance with the terms of this announcement.

This announcement has been prepared pursuant to the Columbia Basin Project Act of 1943 (57 Stat. 14, 16 U.S.C. 835). This act provides that irrigation water may be delivered to part-time farm units of less than 10 irrigable acres each only when such units are established on land owned by the United States. The group of units covered by this announcement is the first to be offered for sale in the northern part of the project.

Part-time farm units in other parts of the project will be offered for sale when water becomes available and the need and demand for such units arise.

If you intend to apply for the purchase of a part-time farm unit you should read carefully the information on the reverse side of this letter as well as the terms and conditions of sale presented in the announcement.

There is enclosed a Farm Application Blank (Form 7-511a). Your application must be received in the office of the Bureau of Reclamation, Ephrata, Washington, by 2:00 p.m., October 26, 1951 if it is to be treated as simultaneously filed with other applications received up to that time. Applications filed after that time will be considered only if qualified applicants who previously filed did not purchase all of the part-time farm units offered for sale.

*Wesley R. Johnson*  
Acting Commissioner

Attachments

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION

Columbia Basin Project, Ephrata, Washington

IMPORTANT INFORMATION TO APPLICANTS FOR THE PURCHASE OF GOVERNMENT-  
OWNED PART-TIME FARM UNITS, IRRIGATION BLOCK 701, COLUMBIA BASIN PROJECT

1. LOCATION.--The part-time units to be sold are located in Irrigation Block 701, Quincy-Columbia Basin Irrigation District, Grant County, Washington. The center of the part-time unit area is situated one mile west of the corporate limits of Soap Lake (population 2,000), a popular health resort and trading center, and approximately five miles northeast of Ephrata (population 4,500), the county seat of Grant County. The City of Spokane is about 120 miles northeast, and Seattle some 180 miles northwest of the units.
2. CHARACTERISTICS OF THE LAND.--The units being offered are located on an alluvial fan which slopes gently toward the southeast. The soil is characterized by a surface horizon of sandy loam which grades into sand and gravel at depths of two to three feet. Although subject to wind erosion if improperly handled, the soils are well suited to a wide range of crops including vegetables and noncommercial orchards.
3. CLIMATE.--The climate in this area is characterized by hot, dry summers and mild 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 90° F. and minimum January temperatures have averaged 14° F. The average annual precipitation is only about eight inches. Weather records also reveal that there is an average frost-free period of between 140 and 190 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 high percentage of clear days and has occasional wind storms.
4. CHARACTERISTICS OF PART-TIME FARM UNITS.--The units offered for sale under the accompanying announcement are small. They are intended for use as rural residence sites with space enough for a large garden and the keeping of a limited amount of livestock. The production to be expected from the smaller units will normally be sufficient only for the needs of the resident family. From the larger units, under favorable circumstances, a small amount of cash income can be derived. For all part-time farm unit operators it will be imperative that they have some off-unit employment or some assured income. These units are not to be confused with full-time farm units.
5. IRRIGATION WATER.--Irrigation water is delivered to groups of part-time farm units by the Bureau of Reclamation as part of its contract with the Quincy-Columbia Basin Irrigation District. The part-time farm units offered for sale by this announcement are in two groups, known as Part-Time Farm Unit Areas 3 and 4. "Special Irrigation Water Distribution Systems" have been

constructed from each turnout to serve the individual part-time farms of each group. The special system that serves the units in Area 3 will deliver water through open laterals with concrete checks and turnouts to each part-time unit while the system for Area 4 consists of buried concrete pipe with risers and valves as turnouts for each part-time unit. The cost of these systems and the responsibility for maintaining them are charged against the units in the areas served. The unit operators in each area will cooperatively be responsible for the apportionment of water to the various users in their area. The normal irrigation water requirements of the land will vary from four to five acre-feet per acre annually. Water charges are covered in sections 19, 20 and 21 of the accompanying public announcement.

6. DOMESTIC WATER.--It is assumed that adequate supplies of ground water for domestic water may be found at depths ranging from 200 to 400 feet depending on the location of the wells. The part-time farm units have been grouped in such a manner that they may be served readily by one or more community domestic water systems. The probable cost would vary from \$400 to \$500 dependent on the scheme adopted. The Bureau of Reclamation has no authority to construct or operate such systems. The settlers can form an association for this purpose and seek financing through private capital or they can petition the irrigation district to create a local improvement district and finance through the sale of bonds.

7. CREDIT.--The Bureau of Reclamation can extend credit only for the purchase of the land and the cost of the special distribution system. Additional credit that may be necessary for financing the development of the units must be obtained from such sources as local banks, savings and loan associations, relatives, and others. Benefits under the "GI Bill of Rights" may help in some cases.

8. SETTLER ASSISTANCE.--Advice and assistance to settlers on Irrigation Block 701 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 farm ditch locations, and provision 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.

9. FILING APPLICATIONS.--Please note carefully the instructions contained in Section 9 in regard to submission of applications.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION

DO NOT FILL IN

APPLICATION NUMBER

APPLICATION FOR FARM UNIT

APPLICATION IS FOR (check proper box)

☐

PART-TIME  
FARM UNIT

☐

FULL-TIME  
FARM UNIT

COLUMBIA BASIN PROJECT

DATE OF APPLICATION

FULL NAME OF APPLICANT (print or type)

APPLICANT'S POST OFFICE ADDRESS

PUBLIC ANNOUNCEMENT NO. 6, AUGUST 20, 1951

IS APPLICANT ENTITLED TO VETERAN'S PREFERENCE?  
(as set forth in Section 3 of announcement)

☐

YES

☐

NO

NOTE: Do not submit discharge papers  
until requested to do so.

I hereby apply for the right to purchase one of the farm units described in the above-named Public Announcement.

I certify that I have read the public announcement, that I am familiar with the qualifications required of applicants, and that I can meet all these requirements.

I agree to comply with the terms of this public announcement and, if my name is drawn as set forth in the announcement, I will submit such additional information and corroborating evidence as may be requested by the Examining Board.

SIGNATURE OF APPLICANT

DATE SIGNED

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

Public Announcement No. 6

AUG 20 1951

COLUMBIA BASIN PROJECT, WASHINGTON  
QUINCY-COLUMBIA BASIN IRRIGATION DISTRICT

PUBLIC ANNOUNCEMENT OF THE SALE OF PART-TIME FARM UNITS

-o-o-o-

LANDS COVERED

Section 1. Offer of Part-Time Farm Units for Sale.--It is hereby announced that certain part-time farm units in the Quincy-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 part-time farm units may be submitted beginning at 2:00 p.m., September 11, 1951.

The part-time farm units to which this announcement pertains are described as follows:

- a. Part-time Farm Units in Irrigation Block 701, Columbia Basin Project, Grant County, Washington, available to Veterans of World War II.

1	2	3	4	5	6
Part-Time : Farm Unit : Number :	Part-Time : Farm Unit : Area Number :	Total : Acreage :	Irrigable : Acreage :	Price :	Estimated Cost : Special Distribution System :
25	4	1.44	.75	\$ 75.00	\$378.00
28	3	1.75	1.16	100.00	352.00
30	4	2.59	2.11	150.00	792.00
31	4	2.04	1.61	150.00	640.00
32	4	1.34	.86	150.00	412.00
38	4	1.52	1.23	150.00	524.00
40	4	2.45	2.26	150.00	838.00
41	3	1.57	1.38	125.00	393.00
42	3	1.78	1.24	125.00	367.00
43	3	1.96	1.49	125.00	414.00
44	3	2.42	2.22	150.00	551.00
46	4	.92	.80	100.00	393.00
55	4	1.85	1.64	150.00	549.00
56	4	.80	.68	100.00	357.00
57	4	.75	.66	100.00	351.00
58	4	1.56	1.42	125.00	582.00
59	3	2.27	2.09	150.00	526.00
60	3	2.12	1.46	150.00	408.00
62	3	1.38	1.04	150.00	330.00
63	3	1.28	1.16	150.00	352.00
64	4	1.05	.95	125.00	439.00
66	4	.72	.63	100.00	342.00
67	4	.82	.73	100.00	372.00
68	4	2.27	2.12	300.00	795.00
87	4	1.06	.96	150.00	442.00
89	4	.91	.82	100.00	400.00
90	4	.75	.63	100.00	342.00
92	3	1.36	1.00	150.00	322.00
94	3	1.37	1.23	150.00	365.00
95	4	.87	.73	125.00	372.00
96	4	1.35	1.20	150.00	515.00
97	4	.93	.83	125.00	403.00
98	4	.70	.60	125.00	333.00
99	4	.86	.76	125.00	381.00
101	4	.93	.78	125.00	387.00
102	4	1.02	.61	175.00	336.00
103	4	.59	.33	125.00	250.00
105	4	.76	.64	150.00	345.00
107	3	2.02	1.59	200.00	433.00
108	3	2.06	1.33	200.00	384.00

- b. Part-time Farm Units in Irrigation Block 701, Columbia Basin Project, Grant County, Washington, available to Applicants Not Entitled to Veterans Preference.

1	2	3	4	5	6
Part-Time : Farm Unit : Number :	Part-Time : Farm Unit : Area Number :	Total : Acreage : :	Irrigable : Acreage : :	Price : :	Estimated Cost : Special Distribut- tion System :
29	3	1.73	1.38	\$100.00	\$393.00
39	4	1.32	1.16	125.00	503.00
45	4	2.03	1.87	150.00	719.00
47	4	1.58	1.37	150.00	567.00
61	3	2.70	2.18	175.00	543.00
65	4	.78	.69	100.00	360.00
69	4	2.27	2.15	300.00	804.00
88	4	.72	.62	100.00	339.00
91	3	1.47	1.33	150.00	384.00
93	3	1.40	1.04	150.00	330.00
100	4	.83	.66	150.00	351.00
104	4	.58	.47	125.00	293.00
106	4	.95	.67	150.00	354.00

The official plat of Irrigation Block 701 is on file in the office of the County Auditor, Grant County, Ephrata, 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.—With certain minor exceptions, not more than one full-time or part-time farm unit in the entire project may be held by any one owner or family. A family is defined as comprising husband and wife, or both, together with their children under 18 years of age, or all of such children if both parents are dead.

#### PREFERENCES OF APPLICANTS

Section 3. Preference Right of Veterans of World War II.—A preference right to purchase the part-time farm units described in subsection 1.a. above, representing 75 percent of the total number of units offered for sale by this announcement, will be given to veterans of World War II (and in some cases to their husbands or wives or minor children) who submit applications during a 45-day period beginning at 2:00 p.m., September 11, 1951, and ending at 2:00 p.m., October 26, 1951, and who at the time of making application are within one of the five following classes:

a. Persons, including those under 21 years of age, who have served in the Army, Navy, Marine Corps, or Coast Guard of the United States for a period of at least ninety (90) days at any time on or after September 16, 1940, and prior to the termination of World War II, and have been honorably discharged.

b. Persons, including those under 21 years of age, who have served in said Army, Navy, Marine Corps, or Coast Guard during the period prescribed in subsection a. above, 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 section 8 of this announcement regarding 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 a 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 resulted from wounds received or disability incurred in the line of duty while serving in said Army, Navy, Marine Corps, or Coast Guard during the period described in subsection a. above, 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.

Section 5. Preference Rights of Persons Not Establishing Veterans Preference.—A preference right to purchase the part-time farm units described in subsection 1.b. above, representing 25 percent of the total number of units offered for sale by this announcement, will be given to persons who do not claim veterans preference and who file applications during a 45-day period beginning at 2:00 p.m., September 11, 1951, and ending at 2:00 p.m., October 26, 1951.

#### QUALIFICATIONS REQUIRED OF PURCHASERS

Section 6. Examining Board.—An examining board of three members has been appointed by the Regional Director, Region 1, Bureau of Reclamation, to determine the qualifications and fitness of applicants to undertake the purchase, development, and operation of part-time farm units 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 part-time farm unit.

Section 7. Minimum Qualifications.—Certain minimum qualifications have been established which are considered necessary for the successful development of part-time farm units. Applicants must meet these qualifications in order to be eligible for the purchase of part-time 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, and a record of good moral conduct.

b. Capital.—An applicant must possess at least \$1,500 in excess of liabilities. Assets included in this net worth must consist of cash or property or assets readily convertible into cash. In considering the value of property convertible into cash, values represented by household goods or passenger cars will not be recognized by the board unless the applicant states that he will convert such property into cash.

Section 8. 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, an established farm unit or part-time farm unit on the Columbia Basin Project, Washington, and not own a total acreage of irrigable land in any Federal reclamation project which, together with the irrigable acreage of the part-time farm unit to be purchased, exceeds 160 acres at the time of execution of a contract for the purchase of a part-time 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 9. Filing Application.—Any person desiring to purchase a part-time farm unit offered for sale by this announcement must fill out the attached application form and file it with the Land Settlement Section, Bureau of Reclamation, Ephrata, Washington, in person or by mail. Additional application forms 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 and the corroborating evidence 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 10. Priority of Applications.—All applications will be classified for priority purposes as follows:

a. First Priority Group.—All complete applications filed prior to 2:00 p.m., October 26, 1951, 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 2:00 p.m., October 26, 1951, 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 2:00 p.m., October 26, 1951. 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 11. Public Drawings.--After the priority classification, the board will conduct public drawings of the names of the applicants in each of the two priority groups as defined in section 10 of this announcement. Applicants need not be present at the drawings to participate therein. The names of the applicants shall be drawn and numbered consecutively in the order drawn for the purpose of establishing the order in which the applications 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 drawings, the board shall notify each applicant of his respective standing as a result of the drawings.

Section 12. Submission of Corroborating Evidence.--After the drawings, a sufficient number of applicants, in the order of their priority as established by the drawings, will be supplied with forms on which to submit additional information corroborating their statements made in the application blank, and showing that they meet the qualifications set forth in sections 7 and 8 of this announcement. In case veterans preference is claimed, they will be required to submit 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 Section, 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 13. Examination and Interview.--After the information outlined in section 12 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 corroborating evidence submitted to determine the applicants who will be permitted to purchase part-time 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 Section, 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 Section 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 part-time farm unit; and (c) affording the applicant an opportunity to examine the part-time farm units.

If any 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 drawings.

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 part-time farm units available then for purchase. Such notice will require the applicant to make a field examination of the part-time 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 PART-TIME FARM UNITS

Section 14. Order of Selection.--The applicants who have been notified of their qualification for the purchase of a part-time farm unit will successively exercise the right to select a part-time farm unit in accordance with the priorities established in the two priority groups by the drawings. If a part-time farm unit becomes available through failure of a qualified applicant to exercise his right of selection or failure to complete his purchase contract, it will be offered to the next qualified applicant in the same priority group who has not made a selection at the time the part-time farm 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 part-time farm unit selected by this applicant will become available for selection by qualified applicants who have not exercised their right to select.

If any part-time farm units that are available to either of the priority groups remain unselected after all qualified applicants in that group have had an opportunity to select, such units shall be made available to qualified applicants remaining in the other priority group.

Any part-time farm units remaining unselected after all qualified applicants in both priority groups have had an opportunity to select a part-time farm unit will be offered to applicants in the Third Group in the order in which their applications were filed, subject to the determination by the board, made in accordance with the procedure prescribed for priority group applicants, that such applicants meet the minimum qualifications prescribed by this announcement.

If any part-time farm units offered by this announcement remain unselected 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 11 of this announcement.

**Section 15. Failure to Select.**—If any applicant refuses to select a part-time 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 16. Execution of Purchase Contract.**—When a part-time farm unit is selected by an applicant as provided in section 14 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 Quincy-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. (See section 20 of this announcement.)

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 17. Terms of Sale.**—Contracts for the sale of part-time farm units pursuant to this announcement will contain, among others, the following principal provisions:

a. **Down Payment.**—An initial or down payment of \$100 to apply on the purchase price of the part-time farm unit as indicated in section 1 of this announcement 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 shall be payable within a period of 10 years following the date of the contract. The schedule of payments, which will be established by the District Manager, will provide for equal, annual payments to retire the principal with interest at 3 percent per annum. Payment of any or all installments, or any portion thereof, may be made without penalty before their due dates at the purchaser's option.

c. **Payment for Special Irrigation Water Distribution System.**—The cost of the Special Irrigation Water Distribution System, constructed by the United States between the points of water delivery for part-time farm unit areas and each part-time farm unit in those areas, shall be repaid to the United States by the purchasers of the part-time farm units. The term "part-time farm unit area" means the area embracing one or more part-time farm units which are to be served by a single special irrigation water distribution system. This cost will be divided among the part-time farm units and the share of the cost so apportioned to any particular part-time farm unit will be included as a separate item in the total amount to be paid to the United States under the sales contract. The exact amount to be charged against each unit will be determined by the District Manager prior to execution of contracts by purchasers.

It is the policy to distribute against the units covered by this announcement the total cost of the special distribution systems, as determined at the time of the execution of the contracts. It is now believed that the estimated cost for each unit, as indicated in section 1 of this announcement, will prove to be adequate, but the amounts to be stated in the contracts may possibly be greater than the estimates to be consistent with the policy above stated.

The amount allocated to each part-time farm unit shall be paid with interest at 3 percent per annum according to a schedule established by the District Manager which will provide for 10 equal, annual installments that coincide with those established for payment of the remainder of the purchase price. Any of these payments may be made without penalty at an earlier date. In instances where the combined amount of the annual installment on the remainder of the cost of the land and the annual installments for the special irrigation distribution system is more than \$50, the District Manager will establish schedules for semi-annual payments if the purchasers so desire.

d. **Operation and Maintenance of the Special Irrigation Distribution System.**—The Special Irrigation Water Distribution System shall be operated and maintained by the collective action of purchasers within the part-time farm unit area served by that system. This shall be done through an organization acceptable to the board of directors of

the Quincy-Columbia Basin Irrigation District and having authority to order and apportion, among the part-time farm units eligible to receive water, the water to be delivered and to collect as a minimum, the necessary costs of the operation and maintenance of the special irrigation water distribution system.

e. Building Requirements.—A primary objective of the United States in its part-time farm unit program is to bring about early development by the establishment of suitable dwellings on all units. To attain this objective, a purchaser shall be required to furnish evidence of substantial completion of a dwelling on the part-time farm unit within 18 months of the date of the sales contract or commencement on the part-time farm unit within that period of a dwelling which will be substantially completed within two and a half years from the date of the contract. If the dwelling is only started within the above said 18-month period, the District Manager may require assurance in writing from a reputable person or agency that the construction of a dwelling on the part-time farm unit to be substantially completed within the required time will be financed. If title to the part-time farm unit is desired before the dwelling is substantially completed, this assurance of financing will be required. The United States will, if necessary, place the deed to the purchaser in escrow with an agent mutually agreeable to the parties to the contract upon condition that the deed be released to the purchaser or a person designated by the purchaser upon commencement of the construction of said dwelling. In extraordinary situations, the requirements concerning the completion date of the dwelling may be extended by the District Manager pursuant to his determination that such extension would be in the interest of the orderly development of the block, but in no case shall more than two extensions be made, neither of which shall exceed six months in length.

Dwellings, to meet the approval of the District Manager, shall be of long-lived materials, suitable for year-round occupancy and of attractive appearance. Unless these requirements are waived by the District Manager, dwellings shall be provided with domestic water piped in under pressure and sewage disposal facilities that meet the standards established by the Washington State Department of Health.

Section 18. 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 19. Water Rental Charges.—During the irrigation season of 1952, 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 20. Development Period Charges.—Pursuant to the provisions of the repayment contract of October 9, 1945, between the United States and the Quincy-Columbia Basin Irrigation District, the Secretary of the Interior will announce a development period of ten years for Irrigation Block 701, during which time payment of construction charge installments will not be required. This period probably will commence with the calendar year 1953. During the development period, water rental charges for these part-time farm units will be an estimated \$7.20 per irrigable acre per year. 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, irrigation charges will be assessed 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 these charges. The present plans of the Regional Director are these:

- a. It will be the policy of the United States to deliver water to each part-time farm unit area at one point.
- b. An allotment of water will be determined for each part-time farm unit area receiving service through one turnout on the basis of the acreage of land in each water duty class in the area.
- c. Charges will be fixed with the object each year of collecting the average estimated cost of operation and maintenance per irrigable acre multiplied by some factor determined to represent the additional costs resulting from the small size of part-time units.

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

#### Section 21. 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.

b. Construction Charges.—The contract between the United States and the Quincy-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. 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.

*R. A. Searles*

Acting Secretary of the Interior