



Real People. Real Solutions.

# Drainage District No. 57

## Report of Appraisers: Right-of-Way

Cerro Gordo County, Iowa

Filed: January 29, 2024

**Submitted by:**

Bolton & Menk, Inc.  
1609 U.S. Hwy 18 East  
Algona, IA 50511  
P: 515-395-3140

Report of Appraisers  
Open Ditch Right-of-Way  
Drainage District No. 57  
Cerro Gordo County, Iowa

We, the undersigned, in accordance with Iowa Code Section 468.24, depose and say that we are the appraisers duly appointed by the Cerro Gordo County Auditor and the Board of Supervisors of Cerro Gordo County, acting as Trustees for Drainage District No. 57 to determine the value of the right-of-way proposed to be established and acquired by the District in conjunction with an open ditch establishment plan. Said plan was adopted by the Board at a public hearing on November 27<sup>th</sup>, 2023. Mr. Jordan Davison and Mr. Kevin Pope are landowners in Cerro Gordo County and Mr. Tyler A. Conley is a Licensed Professional Engineer.

The lands to be established and acquired are necessary for the repairs and future maintenance of the proposed Main Open Ditch of Drainage District No. 57. These right-of-way establishments and purchases include the right of ingress and egress across adjoining land and the right of access for maintenance, repair, improvement, and inspection. At the time of the Engineer's Report, right-of-way did not exist along the proposed Main Open Ditch, because the ditch was not yet a district facility. Since the hearing and the establishment of the Main Open Ditch Facility, the Board of Supervisors should establish a uniform right-of-way width. It is recommended that the newly established Main Open Ditch of Drainage District No. 57 have a right-of-way width of 100 feet (50 feet each side of centerline).

Under Iowa Code Section 468.25 – Assessment -report-adjournment-other appraisers “...The appraisers appointed to assess damages shall view the premises and determine and fix the amount of damages to which each claimant is entitled, and shall place a separate valuation upon the acreage of each owner taken for right-of-way for open ditches or for settling basins, as shown by plat of engineer...” And also under section 468.26 – Award by Board “At the time fixed for hearing and after the filing of the report of the appraisers, the board shall examine said report, and may hear evidence thereon, both for and against each claim for damages and compensation, and shall determine the amount of damages and compensation due each claimant, and may affirm, increase, or diminish the amount awarded by the appraisers.” These right-of-way areas to be established are tabulated on the attached spreadsheet.

After viewing the premises and extensive discussion and consideration, the appraisers have determined and recommend \$2,000.00 per acre as compensation for right-of-way lands in Drainage District No. 57, Cerro Gordo County. Additionally, all right-of-way should be removed from the property tax roles, while these acres may continue to be used for their existing purpose including crop production, pasture or

others.


This compensation does not include payment for any areas or damages within the existing Right-of-Way. Also, this compensation does not include payment for any damages that may be caused outside of the District's Right-of-Way due to the completion of the proposed work. Claims for damages arising from the work performed are to be filed with the Cerro Gordo County Auditor prior to the completion hearing on the construction project. The attached plat shows the location of the right-of-way to be acquired and the attached table lists the Landowners, Parcel Descriptions, Proposed Right-of-Way Width, Proposed ROW Acres and Proposed Compensation.

  
Jordan Davison, Cerro Gordo Co. Landowner

1/18/2024  
Date

  
Kevin Pope, Cerro Gordo Co. Landowner

1-18-24  
Date

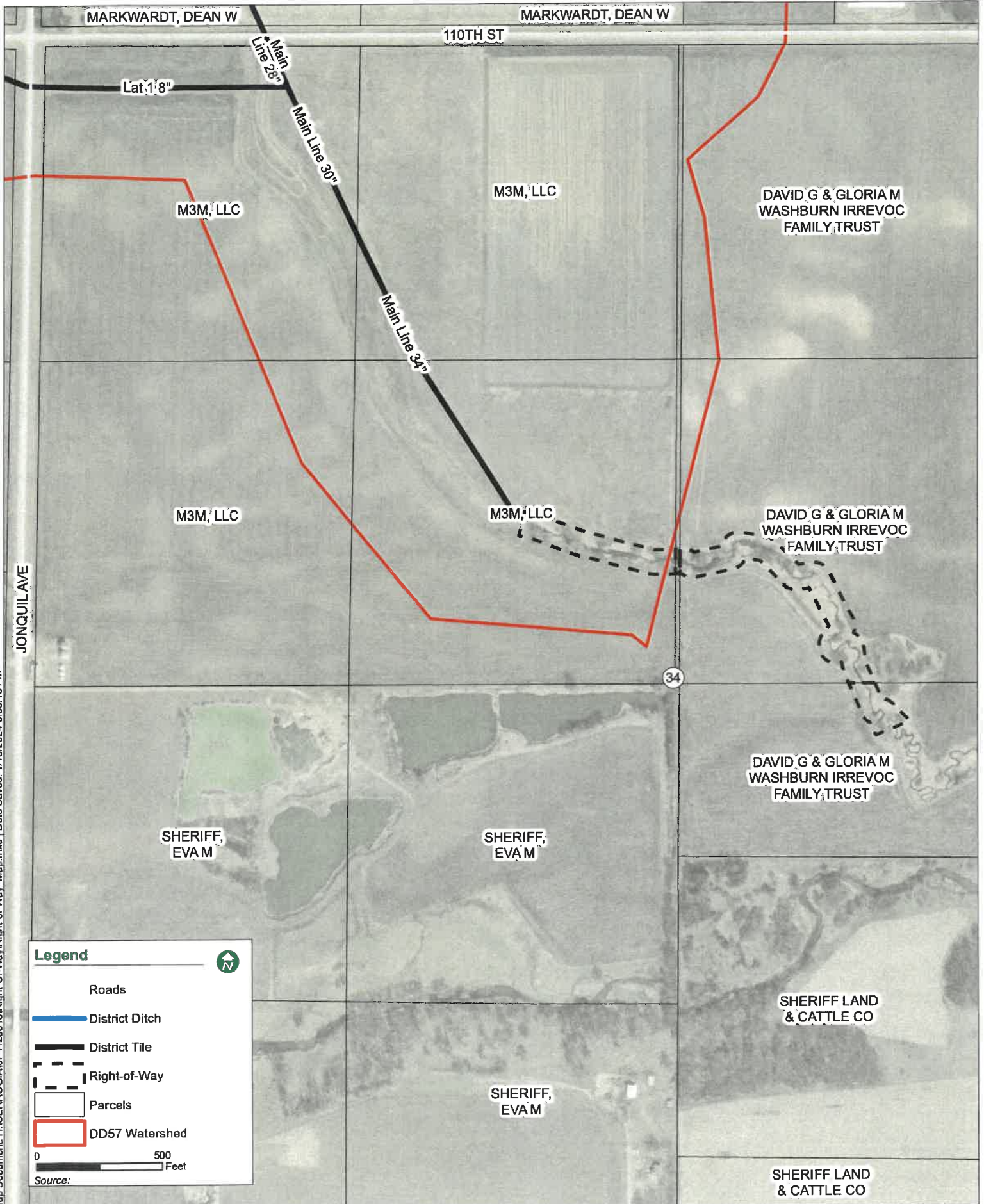
  
Tyler A. Conley, P.E., Engineer

1/18/24  
Date

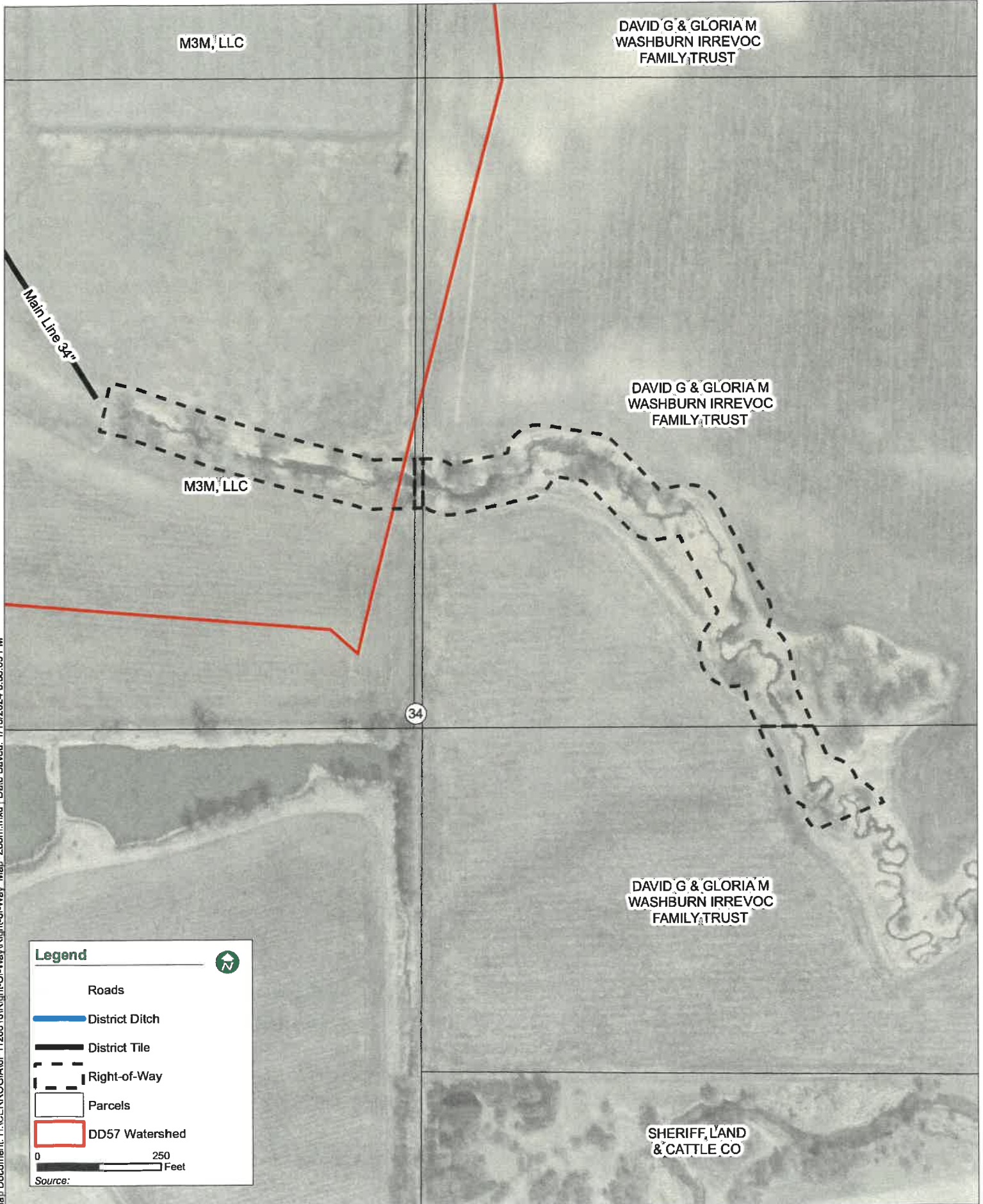
Open Ditch Right-of-Way  
 Drainage District No. 57  
 Cerro Gordo County, Iowa  
 2024

Proposed Compensation Per Acre \$ 2,000.00

| Landowner   | Parcel ID    | Section,<br>Township,<br>& Range | Parcel  | Total Row<br>Width<br>Required<br>(ft) | Total<br>ROW<br>Required<br>(ac) | Proposed<br>Compensation<br>(\$) |
|---|--------------|----------------------------------|---|--|----------------------------------|----------------------------------|
| M3M, LLC  | 143410000500 | 34-94-21                         | SE NW 39-94-21 EXC E1/2 AC                    | 100                                    | 1.50                             | \$ 3,000.00                      |
|   | 143410000600 | 34-94-21                         | E 1/2 AC SE NW 34-94-21                       | 100                                    | 0.04                             | \$ 80.00                         |
| Washburn David G & Gloria M Irrev<br>Family Trust | 143420000300 | 34-94-21                         | SW NE 34-94-21                                | 100                                    | 2.74                             | \$ 5,480.00                      |
|   | 143440000100 | 34-94-21                         | N 1/3 W1/2 SE1/4 EXC S 170'<br>SE1/4 34-94-21 | 100                                    | 0.60                             | \$ 1,200.00                      |
| <b>TOTALS:</b>                                    |              |                                  |   |  | <b>4.88 ac</b>                   | <b>\$ 9,760.00</b>               |

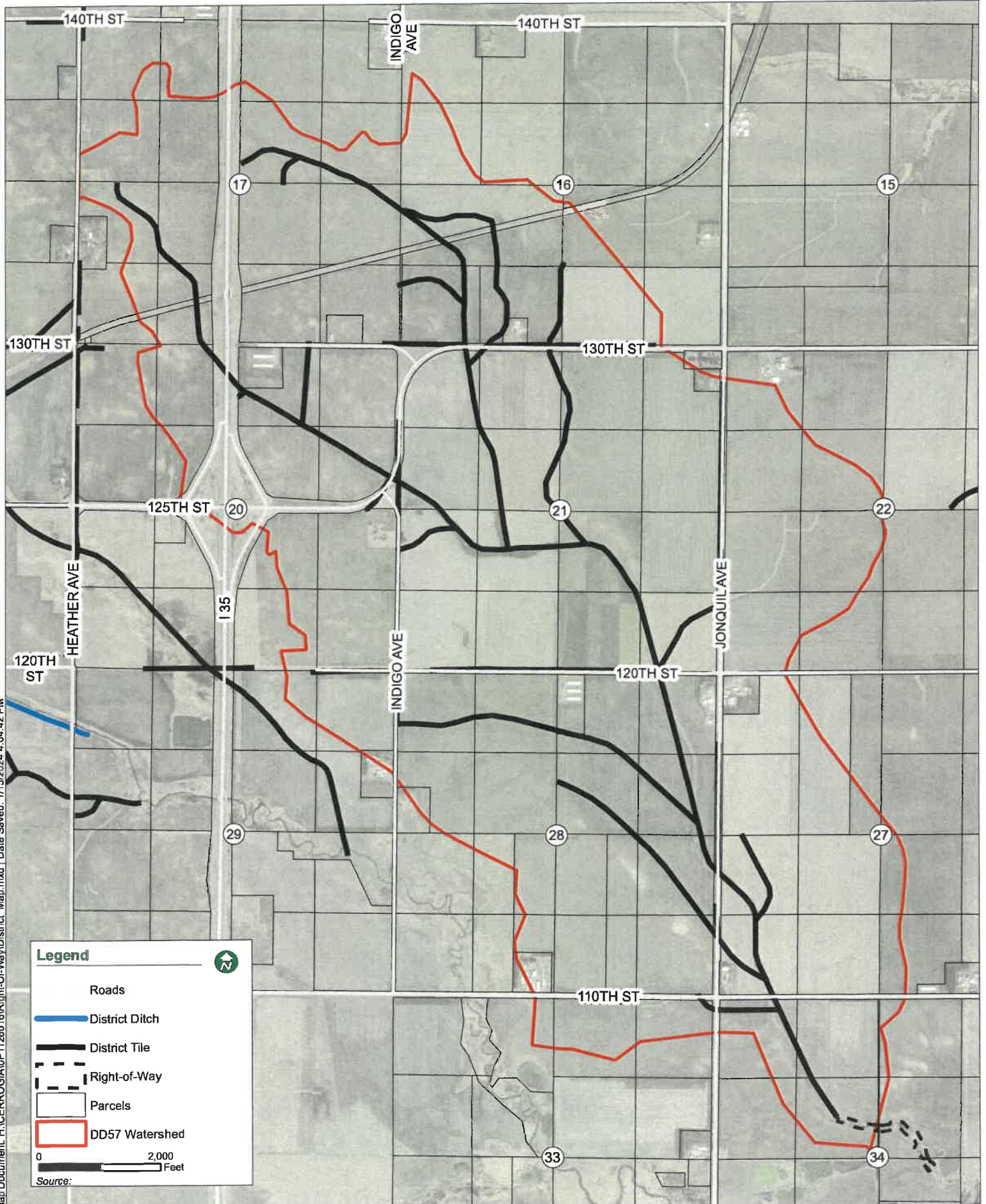










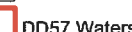
Map Document: H:\CERROGORDO\Right-Of-Way\Right-of-Way\_Map\_Zoom.mxd | Date Saved: 1/15/2024 3:53:09 PM





Map Document: H:\CERROGORDO\DP1126016\Right-Of-Way\District\_Map.mxd | Date Saved: 1/15/2024 4:04:42 PM

**Legend**

- Roads
-  District Ditch
-  District Tile
-  Right-of-Way
-  Parcels
-  DD57 Watershed

0 2,000 Feet

Source:



IN THE MATTER OF  
DRAINAGE DISTRICT  
NO. 57, CERRO GORDO COUNTY, IOWA

)  
) OATH OF APPRAISERS  
)  
)  
)

STATE OF IOWA, CERRO GORDO COUNTY,

SS:

I, the undersigned, do solemnly swear or affirm that as Appraiser under Section 468.24 of the Code of Iowa, I am presently a resident freeholder of Cerro Gordo County; I do not live within, nor am I interested in any lands included in said Drainage District, nor am I related to any party whose land is affected thereby.

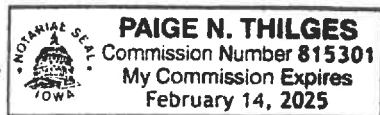
I will perform the duties of an Appraiser of said lands, ascertain, and impartially assess all damages according to my best judgment, skill and ability.

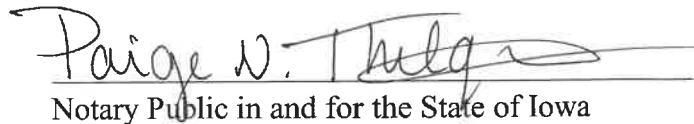
  
Appraiser, Jordan Davison

  
Engineer, Tyler A. Conley, P.E.

  
Appraiser, Kevin Pope

Subscribed and sworn to before me this 18<sup>th</sup> day of January, 2024.



  
Notary Public in and for the State of Iowa