

APPRAISERS' REPORT FOR RIGHT-OF-WAY:

DRAINAGE DISTRICT NO. 43 MAIN OPEN DITCH OSCEOLA COUNTY, IOWA

JANUARY 2021
PROJECT NO. 20-23805

REPORT FOR:
Osceola County, Iowa
Drainage District No. 43

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FROM:
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The ISG logo consists of the letters "ISG" in a white, bold, sans-serif font, centered within a dark gray square background.

**REPORT OF APPRAISERS
ACQUISITION OF OPEN DITCH RIGHT-OF-WAY
DRAINAGE DISTRICT NO. 43
OSCEOLA COUNTY, IOWA**

We, the undersigned, depose and say that we are the appraisers appointed by The Osceola County Board of Supervisors to determine the value of the additional right-of-way proposed to be acquired by the District in conjunction with an open ditch improvement plan. Said plan was adopted by the Board at a public hearing on October 15, 2019.

We have reviewed the records of the District concerning this acquisition of additional right-of-way and have viewed the subject properties in the field. Research of these records suggests that a uniform right-of-way was never established for this District. However, in the early 1900's it was common for a district to acquire enough right-of-way to contain the open ditch itself, berms, and unleveled spoil piles on each side of the open ditch. This typically involves the top width of the open ditch and approximately 20 feet on each side of the ditch. The existing right-of-way was computed and reported in the Engineer's Report filed with the Osceola County Board of Supervisors on August 13, 2019. This right-of-way was established as the right-of-way of record at the public hearing on the Engineer's Report on October 8, 2019. The Engineer's Report further recommended that additional right-of-way be acquired to provide unimpaired access along the open ditch for future projects. Therefore, the District is acquiring an easement to the additional land necessary to provide a uniform 100-foot (50 feet each side of centerline) right-of-way along the entire length of the ditch unless limited by adjacent road right-of-way, building sites or similar properties. Besides unimpaired access, the 100-foot right-of-way will provide easier record keeping. To provide the recommended right-of-way, easement to an additional 0.96 acres will need to be acquired.

The District would be acquiring the right of ingress and egress for the maintenance and improvement of the District's open ditch while the landowner maintains ownership and the right to farm this spoil bank. It is also intended for all lands under drainage easement to be removed from the County's property tax rolls. Once this acquisition is approved by the Trustees at public

hearing, a copy of this report will be provided to the Osceola County Auditor and Assessor Offices.

Iowa State's Ag Decision Maker tool was used to calculate compensation for fall fertilizer, tillage and one year's cash rent at \$523 per acre. Compensation for yield loss of 20% in the first year after construction and 15% the second year after construction was calculated at \$316 per acre. It is also assumed that the easement will incur damage from future district projects, so an additional year's cash rent of \$278 per acre is also included. Therefore, it is recommended that the easement be acquired at \$1,117 per acre, with the total compensation for 0.96 acres of easement being \$1,072.32. This does not include compensation for crop damaged outside of the District's right-of-way. Landowners of properties damaged during performance of the construction work, will need to file claims for damages at the public hearing to be held at the completion of the District's construction project. The Landowners traversed by the facilities, will be notified in advance of this completion hearing by mail.

The appraisers find that the compensation listed in the Appraiser's worksheet along with removal of the land in easement from the county property tax roll to be adequate compensation for the acquisition of easement. See the attached Appraiser's Worksheet, made part of this report for a listing of the parcel, existing easement and required easement for access for each property traversed by the open ditch.



Chad Hibma, Osceola County Appraiser 2-3-2021
Date



Merlin Sandersfeld, Osceola County Appraiser 2-3-2021
Date



Ivan D. Droessler, Engineer 2-3-2021
Date

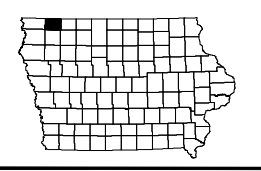
**REPORT OF APPRAISERS - RIGHT-OF-WAY
DRAINAGE DISTRICT NO. 43, Main Open Ditch
OSCEOLA COUNTY, IOWA**



DD NO. 43 MAIN OPEN DITCH

LANDOWNER	PIN	S-T-R	BEGIN STA.	END STA.	SIDE	EXISTING ROW WIDTH	EXISTING ROW ACRES	ROW TO ACQUIRE	TOTAL ROW ACRES	\$1,117/ACRE
BRAAKSMA, JESSE	190061222000	12-99-41	0+00	7+84	BOTH	46	0.83	0.96	1.79	\$ 1,072.32
							TOTAL	0.960		\$ 1,072.32

LEGEND	
	SECTION LINE
	OPEN DITCH
	EXISTING EASEMENT
	ACQUIRED EASEMENT



NOTE:
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PROJECT
**DD43, DD9,
DD9LAT2**

**JOINT
IMPROVEMENT
PROJECT**

OSCEOLA COUNTY IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-23805
FILE NAME	23805-DD43 OD ROW
DRAWN BY	CMB
DESIGNED BY	CMB
REVIEWED BY	IDD
ORIGINAL ISSUE DATE	03/24/2020
CLIENT PROJECT NO.	DD43, DD9, DD9-L2

TITLE

**RIGHT-OF-WAY
PLAT**

SHEET

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