

**Report of Appraisers
Open Ditch Extension Right-of-Way
Joint Drainage District No. 63
Pocahontas & Palo Alto Counties, Iowa
2022**

We, the undersigned, are the appraisers duly appointed by the Pocahontas and Palo Alto County Auditors to place a value upon the right-of-way and other easements proposed to be acquired by the district for the construction of outlet improvements for Joint Drainage District No. 63 in Pocahontas County. Pursuant to our appointment we have examined the areas recommended for acquisition in the engineer's report on file in the office of the county auditor.

We recognize the decision to transfer existing excessive rights-of-way to other parcels of the same farm. We have placed a value upon the net additional right-of-way to be acquired on each farm or individual parcel.

It is the recommendation of the commissioners that this report be adopted.

Landowner	Parcel No.	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Ditch Acres Needed (ac)	Channel Comp	Farm Land Acres Needed (ac)	Farmland Comp	Total Rec Comp
Fehr, Ashton James, Fehr, Raiann Elizabeth	0336200001	36-93-32	NW NE N OF DD	1.91	2.03	0.00	\$ -	0.12	\$ 312.00	\$ 312.00
	0336200006	36-93-32	SE NE N OF DD	1.21	1.17	0.00	\$ -	0.00	\$ -	\$ -
	0336200008	36-93-32	W 11.25 AC NE NE N OF DD	0.55	0.56	0.00	\$ -	0.01	\$ 26.00	\$ 26.00
	0336200009	36-93-32	NE NE N OF DD(EXC W 11.25 AC)	0.06	0.03	0.00	\$ -	0.00	\$ -	\$ -
Net Farm Unit Total				3.73	3.79	0.00	\$ -	0.13	\$ 338.00	\$ 338.00
Grethen Family Trust	0336100002	36-93-32	NE NW	2.41	2.30	0.00	\$ -	0.00	\$ -	\$ -
Net Farm Unit Total				2.41	2.30	0.00	\$ -	0.00	\$ -	\$ -
Kerns, Clairyss J	0336200002	36-93-32	NW NE S OF DD	1.75	1.66	0.00	\$ -	0.00	\$ -	\$ -
	0336200005	36-93-32	NE NE S OF DD	0.70	0.51	0.00	\$ -	0.00	\$ -	\$ -
	0336200007	36-93-32	SE NE S OF DD	1.25	1.34	0.00	\$ -	0.09	\$ 234.00	\$ 234.00
Net Farm Unit Total				3.70	3.51	0.00	\$ -	0.09	\$ 234.00	\$ 234.00

Landowner	Parcel No.	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Ditch Acres Needed (ac)	Channel Comp	Farm Land Acres Needed (ac)	Farmland Comp	Total Rec Comp
Kiburz, Kent	0325300001	25-93-32	NW SW	0.00	0.53	0.22	\$ 132.00	0.31	\$ 806.00	\$ 938.00
	0325300003	25-93-32	SW SW	4.00	2.91	0.00	\$ -	0.00	\$ -	\$ -
	0325300004	25-93-32	SE SW	3.00	2.36	0.00	\$ -	0.00	\$ -	\$ -
Net Farm Unit Total				7.00	5.80	0.22	\$ 132.00	0.31	\$ 806.00	\$ 938.00

Munson, Sarah Marie, Sindt, Stephanie Munson, Munson, Gabriel	0431100003	31-93-31	SW NW	0.00	1.83	0.79	\$ 473.40	1.04	\$ 2,706.60	\$ 3,180.00
Net Farm Unit Total				0.00	1.83	0.79	\$ 473.40	1.04	\$ 2,706.60	\$ 3,180.00

Olerich, Jon F, Olerich, Helen M	0431400005	31-93-31	SW SE N & E OF CREEK	0.00	1.14	0.51	\$ 307.20	0.63	\$ 1,632.80	\$ 1,940.00
	0806200001	6-92-31	NW NE	0.00	1.58	0.87	\$ 519.60	0.71	\$ 1,856.40	\$ 2,376.00
	0806200002	6-92-31	NE NE	0.00	3.20	1.70	\$1,020.00	1.50	\$ 3,900.00	\$ 4,920.00
Net Farm Unit Total				0.00	5.92	3.08	\$1,846.80	2.84	\$ 7,389.20	\$ 9,236.00


Wagner Family Farms LLC	0431300001	31-93-31	NW SW	0.50	2.61	0.68	\$ 408.00	1.43	\$ 3,718.00	\$ 4,126.00
	0431300002	31-93-31	NE SW	0.50	2.04	0.45	\$ 270.60	1.09	\$ 2,831.40	\$ 3,102.00
	0431300007	31-93-31	SE SW(EX E500' S455)	0.50	1.87	0.51	\$ 306.00	0.86	\$ 2,236.00	\$ 2,542.00
	0431400007	31-93-31	SW SE SW OF CREEK (EXC W 25' S 455')	0.50	1.42	0.23	\$ 137.40	0.69	\$ 1,796.60	\$ 1,934.00
Net Farm Unit Total				2.00	7.94	1.87	\$1,122.00	4.07	\$10,582.00	\$11,704.00

Grand Totals **18.84** **31.09** **5.96** **\$3,574.20** **8.48** **\$22,055.80** **\$25,630.00**


Allen Stangl, Palo Alto County Landowner


Jonathan P. Rosengren, Engineer


Jerry Hammen, Pocahontas County Landowner


Date