

April 29, 2021

Right of Way Bureau - Property Management
800 Lincoln Way, North Annex, Ames, IA 50010
Email: sandy.sells@iowadot.us

When corresponding, refer to:

Chickasaw County
Project: NHSN-063-8(18)--2R-19
Parcel No. 55

New Hampton School District
710 West Main Street
New Hampton, IA 50659

Dear Sir or Madam:

The Iowa DOT has determined the following described property is no longer required for highway purposes and shall proceed with disposal.

A parcel of land located in part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 31, Township 96 North, Range 12 West of the 5th P.M. Chickasaw County, Iowa, as shown on Excess Land Plat of Survey Exhibit "A" attached hereto and by reference made a part hereof.

THE EXCESS LAND AREA IS TO LAND DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter of said Section 31; thence N 01°36'17"E 126.30 feet (126.42 feet Record) along the West line of the Southeast Quarter (SE ¼) of said Section 31; thence S 88°30'14"E 265.00 feet (265.00 feet Record); thence S 01°02'47"W 183.92 feet; thence S 55°29'45"W 329.63 feet to said West line of the Southeast Quarter; thence N 01°29'33"E 251.37 feet along said West line to the point of beginning. Said parcel contains 1.72 Acres.

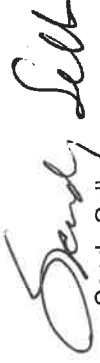
Iowa DOT policy allows a purchase preference for all abutting owner(s) of land to be sold. This letter is sent as an opportunity to make a written offer for consideration prior to offering the property for public sale.

You are provided a period of 30 days from the date of this letter to make written offers for this tract. The names and addresses of others receiving this notice, if any, are listed below. This office will give preference to the highest offer received from persons qualified under these provisions that is equal to **or exceeds** fair market value. In the event of a tie, a second opportunity to bid will be offered **ONLY** to the bidders who submitted tying offers and are persons qualified under these provisions. If you are interested in submitting an offer, please complete and return the enclosed Offer to Buy form, along with your payment. Fair market value for the tract has been established at **\$3,500.00**.

If no offers are received and in our office by **May 31, 2021** or no offer equals or exceeds the fair market value, the property will be disposed of by the Iowa Department of Transportation by other means.

If you have any questions regarding this disposal, please contact me at 515-239-1731.

Sincerely,



Sandy Sells
Property Manager

Enclosure

Others Receiving Notice:

Lynn and Dee Boeding
1872 North Linn Ave
New Hampton, IA 50659

Dusten Rolando
Chickasaw County
8 East Prospect
PO Box 316
New Hampton, IA 50659-0316

Mayor Robert Schwickerath
112 E Spring St.
New Hampton, IA 50659

IOWADOT
RIGHT OF WAY BUREAU

County: Chickasaw
Proj.#: NHSN-063-8(18)-2R-19
Parcel No.: 55

OFFER TO BUY

I herewith submit an unconditional offer of \$ _____ (minimum acceptable offer is the approved fair market appraised value of **\$3,500.00**) to the Iowa Department of Transportation (hereinafter known as Department) for the purchase of the following land:

A parcel of land located in part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 31, Township 96 North, Range 12 West of the 5th P.M. Chickasaw County, Iowa, as shown on Excess Land Plat of Survey Exhibit "A" attached hereto and by reference made a part hereof.

THE EXCESS LAND AREA IS TO LAND DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter of said Section 31; thence N 01°36'17"E 126.30 feet (126.42 feet Record) along the West line of the Southeast Quarter (SE ¼) of said Section 31; thence S 88°30'14"E 265.00 feet (265.00 feet Record); thence S 01°02'47"W 183.92 feet; thence S 55°29'45"W 329.63 feet to said West line of the Southeast Quarter; thence N 01°29'33"E 251.37 feet along said West line to the point of beginning. Said parcel contains 1.72 Acres.

I herewith enclose a CHECK or MONEY ORDER (the Department will NOT accept CASH) for the full amount of the offer made payable to the Iowa Department of Transportation. Should the Department not accept the bid or offer, the amount will be returned by mail.

I accept title by State Patent. I agree to accept the State Patent without an Abstract of Title, and am aware that the land is being sold in accord with the provisions of and subject to the limitations of Section 306.22 through and including 306.25 of the Code of Iowa. "Any sale of land as authorized therein shall be upon the conditions that the tract, parcel or piece of land so sold shall not be used in any manner so as to interfere with the use of the highway, or to the material damage of the adjacent owner, and shall be subject to the right of all utility associations, companies, or corporations to continue in possession of a right of way in use at the time of such sale."

I accept the following covenants and agree that they shall run with the land and be binding upon me and my heirs and assigns:

1. Direct access between the above-described parcel of land and US 63 will be prohibited.
2. Sale of the above-described parcel is subject to all easements of record
3. The State retains the right of entry thereon for the purpose of constructing and maintaining the right of way fence. The fence shall be maintained for vehicle access control purposes only. The State will be held blameless and without liability for fencing private property or maintaining the same. The buyer may pasture against said fence at their own peril and the State will be held blameless and without liability for fencing private property or maintaining the same to restrain livestock.
4. These provisions run with the land and are binding upon buyers, their heirs, successors, and assigns.

The Iowa Department of Transportation reserves the right to waive any technicalities and to reject any or all bids or offers.

I certify that I have inspected this property to my complete and total satisfaction and that I am fully aware of all conditions of the property and the terms and conditions under which it is being offered for sale. I understand that the property is being sold as is with no warranties of any nature either expressed or implied. I therefore submit a bid, as shown above, for the property.

If my offer is accepted by the Department, please issue the Patent to:

Please print your name, or names, using one of the formats listed below:

- 1) John J. Doe
 - 2) John J. Doe and Mary Ann Doe, as tenants in common
 - 3) John J. Doe and Mary Ann Doe as joint tenants with full rights of survivorship and not as tenants in common
 - 4) Any business name
- (PLEASE PRINT OR TYPE)

Please print or type the **EXACT** name or names the bidder wishes to appear on Patent _____

Address _____ Printed or typed names of signatories _____

City, State Zip Code _____ **X** Signed: _____

_____ Email Address

_____ Telephone Number

Date _____

IOWA DEPARTMENT OF TRANSPORTATION
 EXCESS LAND PLAT OF SURVEY
 EXHIBIT "A"



COUNTY CHICKASAW STATE CONTROL NO. _____
 PROJECT NO. MHSN-63-8(18)--2R-19 PARCEL NO. 55
 SECTION 31 TOWNSHIP 96 N RANGE 12 W
 ACQUIRED FROM DOUGLAS J. BETTEN, ET UX
 EXCESS PARCEL 1.72 ACRES ACCESS POINTS _____
 RETAINED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____

EXCESS LAND AREA	1.72 ACRES
NW 1/4 SE 1/4	0.73 ACRES
SW 1/4 SE 1/4	0.99 ACRES

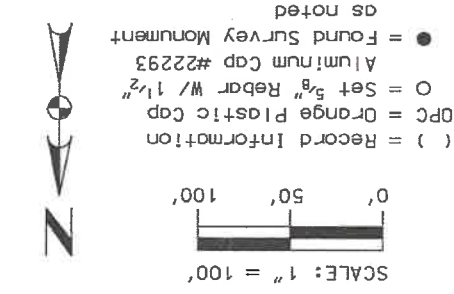
A-B	N 01°36'17"E	126.30 FEET (126.42')
B-C	S 88°30'14"E	265.00 FEET (265.00')
C-D	S 01°02'47"W	183.92 FEET
D-E	S 55°29'45"W	329.63 FEET
E-A	N 01°29'33"E	251.37 FEET
B-G	N 01°29'57"E	1251.90 FEET (1251.95')
E-F	S 01°29'33"W	1127.08 FEET

NE CORNER
 SE 1/4 SE 1/4
 SEC 31-96-12
 FOUND SURVEY MARK
 NAIL W/ WASHER #19211

NW 1/4 SE 1/4
 SEC 31-96-12

Parcel C
 Fee Book 2014-0546

SW 1/4 SE 1/4
 SEC 31-96-12



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my personal supervision and that I am duly licensed Professional Land Surveyor under the laws of the state of Iowa.
 Miranda K. Elders
 License number 22293
 My License renewal date is December 31, 2021
 Date 9-29-2020

