



TO OFFICE: Contracts

ATTENTION Cesar Cintron
Districts 1, 2, 3

FROM: John Newell

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 4/16/2026

COUNTY: Cherokee

ROW PHASE NO: NHSN-059-7(060)--2R-18

CONST. PHASE NO: NHSN-059-7(059)--2R-18

PARCEL NO: 2

POSSESSION DATE: 4/14/2026

FORMER OWNER: Deborah Halder

ADDRESS: 504 S 2nd St, Unit B
Cherokee, IA 51012

The above referenced property was inspected to determine the feasibility to demolish, sell, or rent such property. The inspection also addressed pest or rodent control, property maintenance requirements, and hazardous waste concerns.

ITEM (approx. size)	FOUNDATION	PREVIOUS USE	DEMOLISH, SELL, RENT
30 x 81 - (2,430 sq. ft) approx..	Concrete	Warehouse	Demolish
20 x 32 - (640 sq. ft.) approx..	Concrete	Warehouse	Demolish
16 x 60 - (960 sq. ft.) approx..	Concrete	Warehouse	Demolish
4,800 sq. ft. +/- approx..	Concrete/Pavement	Parking/Drive	Demolish

Approximate location of parcel 504 S 2nd St, Unit B - Cherokee IA 51012

Comments The footings & foundation walls are poured & reinforced concrete or masonry. The floor structure consists of poured & reinforced concrete. The exterior walls consist of concrete block & corrugated metal siding. Each of the 3 buildings has a floor drain or pit in them. There is approximately 4,800 sq. ft. of pavement per appraisal serving as driveway and entrances into the buildings. Each building has a concrete floor.

Location of well (if known) ☒N/A

Location of septic system (if known) ☒N/A

Utilities have been notified. Yes ☐ No ☐ N/A ☒

There may be miscellaneous junk, debris, concrete and/or fencing located on this parcel.

Extermination of pest or rodent required. Yes ☐ No ☒

Buildings to be boarded or secured? Yes ☒ No ☐

Tanks were secure upon possession. Yes ☐ No ☐ N/A ☒

By copy of this memo, we are also requesting an asbestos inspection.

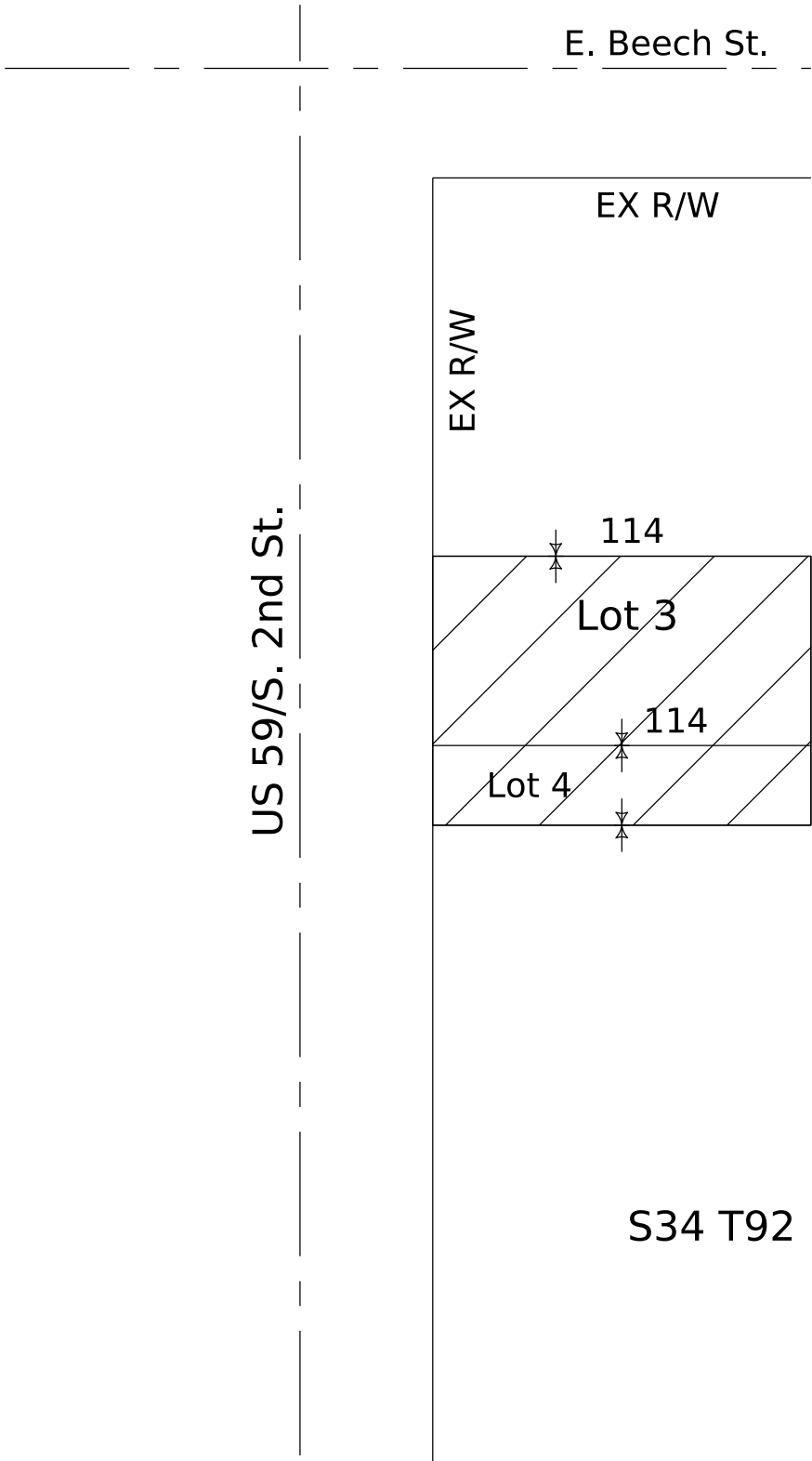
cc: Don Johnson, Location and Environment Bureau
Eric Wright, Right of Way Design.
Brennan Dolan, Location and Environment Bureau
Jessica Felix, District 3 Engineer
Shane Tymkowicz, Assistant District 3 Engineer
Jason Klemme, District 3 Construction Engineer
Justin Pottorff, District 3 Transportation Engineer
John Newell-Mat Gogerty, Property Manager
Stacy Ryan, Contracts Bureau
Mustafa Qaisi, Contracts Bureau
Parcel File

IOWA DEPARTMENT OF TRANSPORTATION
GRAPHIC EXHIBIT "A"



COUNTY	Cherokee	STATE CONTROL NO.	**					
PROJECT NO.	NHSN-059-7(060)--2R-18	PARCEL NO.	2					
SECTION	34	TOWNSHIP	92	RANGE	40			
ROW-FEE	9234'	SQ, EASE	**	AC, BORROW	**	AC, EXCESS-FEE	**	AC
ACQUIRED ACCESS RIGHTS FROM STA.	**	TO STA.	**	MAIN LINE	**	SIDE		
ACQUIRED ACCESS RIGHTS FROM STA.	**	TO STA.	**	SIDE ROAD	**	SIDE		
ACQUIRED FROM	Deborah Halder							

City of Cherokee
BLK 1 Riverside Add



504 S. 2nd Street Unit B Cherokee, IA 51012



