



TO OFFICE: Contracts

ATTENTION Cesar Cintron
Districts 1, 2, 3

FROM: Matt Sharp

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 8/3/2026

COUNTY: Plymouth

ROW PHASE NO: NHSN-075-2(119)—2R-75

CONST. PHASE NO: NHSX-075-2(116)—3H-75

PARCEL NO: 6

POSSESSION DATE: 7/29/2026

FORMER OWNER: 4G Property Management, LLC

ADDRESS: 209 N Floyd
Hinton, IA 51024

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. A pest and rodent inspection was completed on this date.

ITEM (approx. size)	FOUNDATION	PREVIOUS USE	DEMOLISH, SELL, RENT
1 ½ Story Single-Family House (1,470 sq. ft.)	Concrete/Full Basement (660 SF)	House	Demolish
Sidewalk East of House (3 x 14 ft.)	Concrete	Sidewalk	Demolish
Sidewalk West of House (3 x 36 ft.)	Concrete	Sidewalk	Demolish
Patio East Side of House (6 x 6 ft.)	Concrete	Patio	Demolish
Clothesline	Concrete	Clothesline	Demolish
Brick Fire Pit	Brick	Fire Pit	Demolish
Mobile Home House (924 Sq. Ft.)	Pier and Beam	Housing	Demolish
Small Wood Deck on Trailer	Wood	Deck	Demolish
Small Concrete Slab on West Side of House	Concrete	Patio	Demolish
Storm Cellar to house basement	Concrete	Stairs	Demolish
Small Utility Shed (92 Sf. Ft.)	Concrete	Storage	Demolish
Clear & Grubb (3-unit trees. 2101-0850002) East Side of Property	Wood	Trees	Demolish

Approximate location of parcel

See address above – 209 N Floyd Hinton, IA 51024

Comments

All trees will need to be cleared and grubbed from the property.

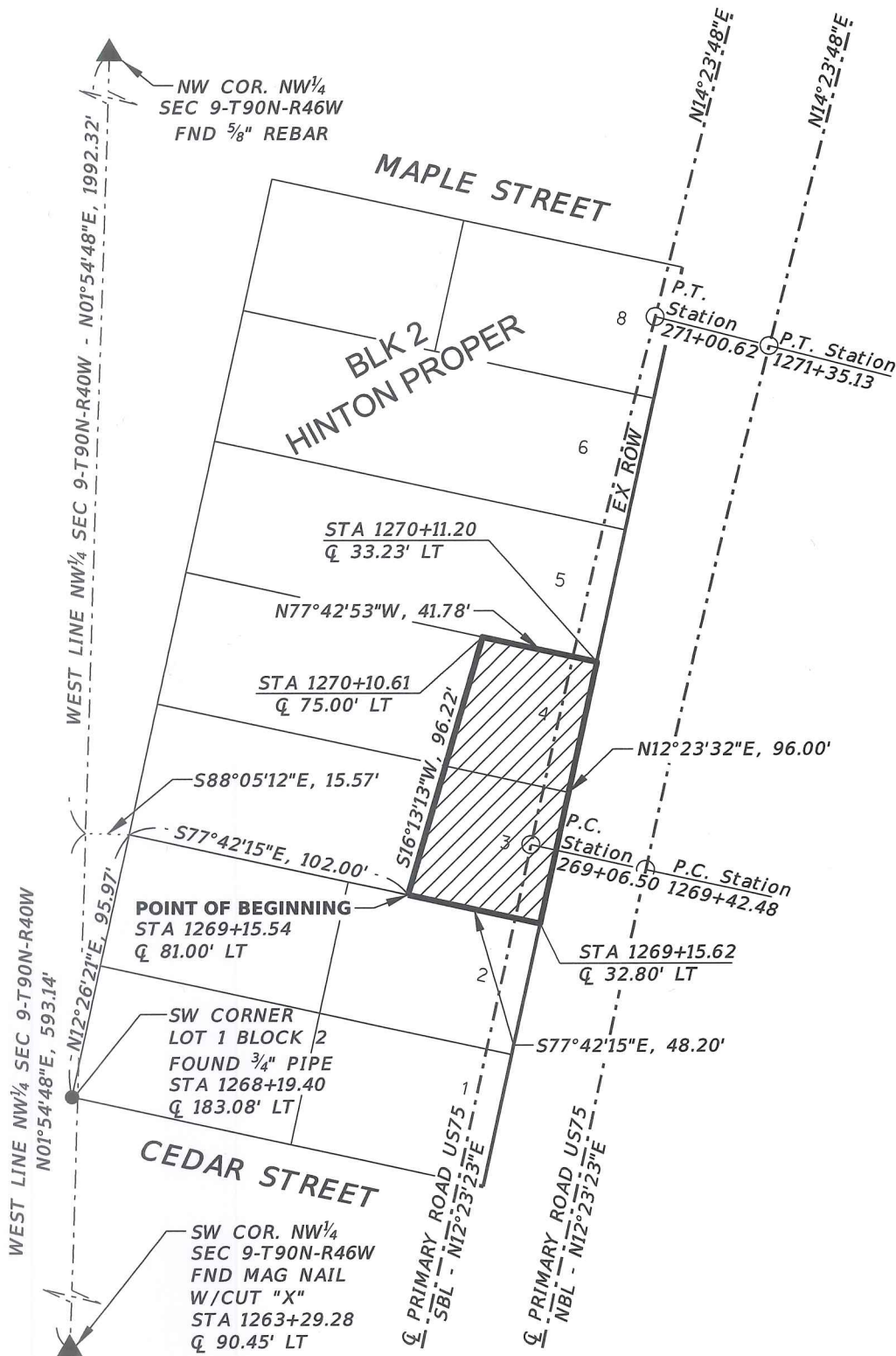
cc: Don Johnson, Location and Environment Bureau
Eric Wright, Right of Way Design.
Brennan Dolan, Location and Environment Bureau
Jessica Felix, District 3 Engineer
Shane Tymkowicz, Assistant District 3 Engineer
Jason Klemme, District 3 Construction Engineer
Mat Gogerty, Property Manager
John Newell,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



IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

IOWA | DOT

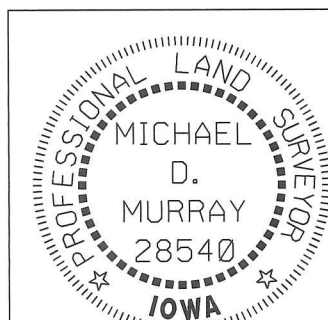
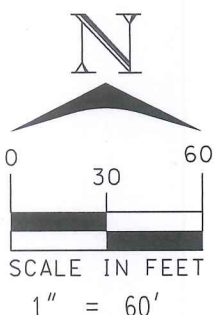
COUNTY PLYMOUTH STATE CONTROL NO.
PROJECT NO. NHSN-075-2(119)--2R-75 PARCEL NO. 6
SECTION 9 TOWNSHIP 90 NORTH RANGE 46 WEST
ROW - FEE 4,319 SQ. FT. EASE QUIT CLAIM
ACQUIRED ACCESS RIGHTS FROM STA. 1269+15.54 TO STA. 1270+10.61 MAIN LINE LT SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM



PART OF THE
SW¹/₄ NW¹/₄
SEC 9-T90N-R46W
(4,319 SQ. FT.)

Curve Data
Q PRIMARY ROAD US75 NBL
P.I. Station 1270+38.82
Delta = 02°00'25"(RT)
Degree = 01°02'30"
Tangent = 96.33'
Length = 192.65'
Radius = 5500.00'
External = 0.84'
Chord = N13°23'36"E, 192.64'
P.C. Station 1269+42.48
P.T. Station 1271+35.13

Curve Data
Q PRIMARY ROAD US75 SBL
P.I. Station 270+03.57
Delta = 02°00'25"(RT)
Degree = 01°02'02"
Tangent = 97.07'
Length = 194.12'
Radius = 5542.00'
External = 0.85'
Chord = N13°23'36"E, 194.11'
P.C. Station 269+06.50
P.T. Station 271+00.62



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Michael D. Murray 3/26/2026
Michael D. Murray License No. 28540 Date

My license renewal date is December 31, 2026.

Pages or sheets covered by this seal: THIS SHEET ONLY.

DATE DRAWN KCB 09/08/2025

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in part of Lots 3 and 4 Block 2 Hinton Proper, Hinton, in a part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 90 North, Range 46 West of the Fifth Principal Meridian, Plymouth County, Iowa, as shown on the Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Southwest corner of Lot 1 Block 2; thence North $12^{\circ}26'21''$ East, 95.97 feet along the West line of said Block 2 to the Southwest corner of Lot 3; thence South $77^{\circ}42'15''$ East, 102.00 feet along the South line of Lot 3 to the Point of Beginning; thence South $77^{\circ}42'15''$ East, 48.20 feet to the Southeast corner of Lot 3 and a point on the existing West Right of Way line of Primary Road US75; thence North $12^{\circ}23'32''$ East, 96.00 feet along the existing West Right of Way line of Primary Road US75 to the Northeast corner of Lot 4; thence North $77^{\circ}42'53''$ West, 41.78 feet along the North line of Lot 4; thence South $16^{\circ}13'13''$ West, 96.22 feet to the Point of Beginning, containing 4,319 sq. ft.

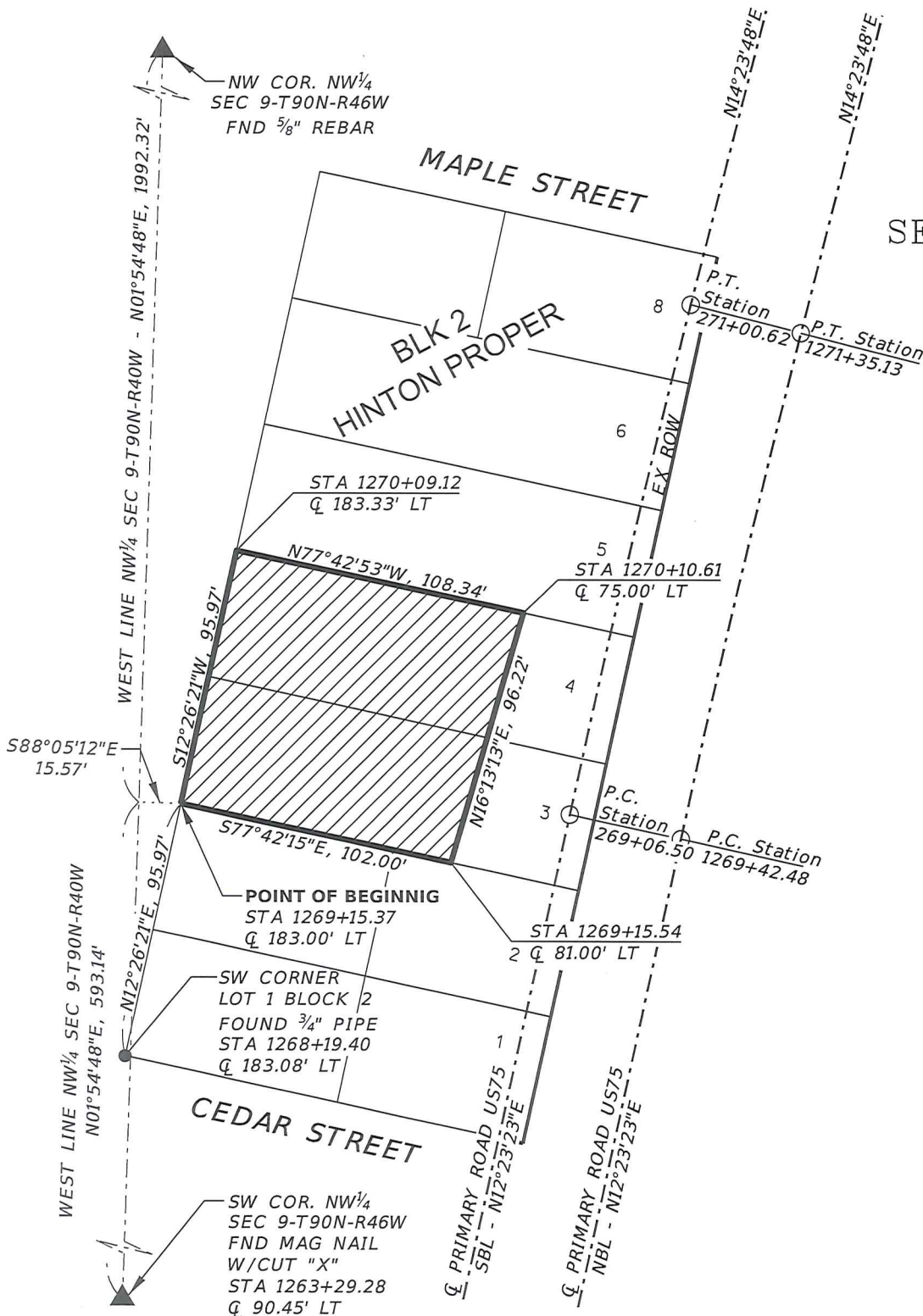


IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

IOWA | DOT

COUNTY _____ PLYMOUTH STATE CONTROL NO. _____
PROJECT NO. _____ NHSN-075-2(119)--2R-75 PARCEL NO. _____ 6
SECTION _____ 9 TOWNSHIP _____ 90 NORTH RANGE _____ 46 WEST
ROW - FEE _____ 10,094 SQ. FT.* EASE _____ QUIT CLAIM _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM _____

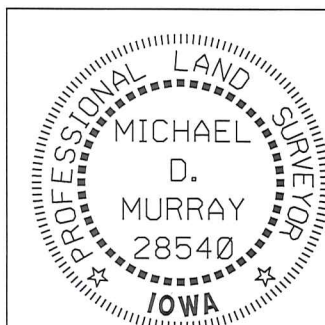
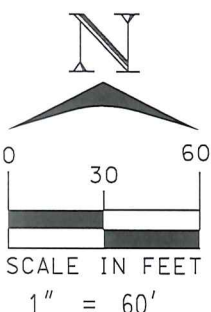
* ACQUIRED IN THE NAME OF THE CITY OF HINTON.



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SEC 9-T90N-R46W
(10,094 SQ. FT.)

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Michael D. Murray License No. 28540

10/20/2025
Date

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Plymouth County, IA

Owners

Primary Owner (Deed Holder)
[4G Property Management LLC](#)
604 Lakeshore Dr
N Sioux City, SD 57049

Summary

Parcel ID	24-09-152-005
Alternate ID	2409152005
Property Address	209 Hwy 75 Hinton
Sec/Twp/Rng	0-0-0
Brief Legal Description	LOTS 3-4 BLK 2 HINTON PROPER HINTON (Note: Not to be used on legal documents)
Document(s)	DED: 2021-2607 (2021-05-20) DED: 2021-2606 (2021-05-20) AFF: 2011-1985 (2011-05-13)
Gross Acres	0.00
Exempt Acres	N/A
Net Acres	0.00
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	HINTON CITY HINTON SCH HINTON URBAN RE
School District	HINTON SCHOOL



Land

Lot Dimensions Regular Lot:	96.00 x 150.00
Lot Area	0.33 Acres;14,400 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	1 1/2 Story Frame
Architectural Style	N/A
Year Built	1920
Exterior Material	Wd Lap
Total Gross Living Area	1,470 SF
Attic Type	None;
Number of Rooms	7 above; 0 below
Number of Bedrooms	4 above; 0 below
Basement Area Type	Full
Basement Area	660
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fixt; 1 Water Closet;
Central Air	Yes
Heat	FHA - Gas
Fireplaces	
Porches	1S Frame Enclosed (49 SF);
Decks	
Additions	1 Story Frame (308 SF); 1 Story Frame (40 SF);
Garages	

Residential Dwelling	
Occupancy Style	Mobile Home Housing Mfd Home (Single)
Architectural Style	N/A
Year Built	1975
Exterior Material	Stl
Total Gross Living Area	924 SF
Attic Type	None;
Number of Rooms	5 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Pier Only
Basement Area	
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fixt;
Central Air	No
Heat	FHA - Gas
Fireplaces	
Porches	
Decks	
Additions	
Garages	

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/13/2021	HARRISON, RANDALL D GUARDIANSHIP & CONSERVATORSHIP	4G PROPERTY MANAGEMENT LLC	2021-2606	Transfer of partial interest	Deed		\$0.00
5/13/2021	HERBST, CANDICE J	4G PROPERTY MANAGEMENT LLC	2021-2607	Transfer of partial interest	Deed		\$80,000.00
4/21/2011	HARRISON, EVELYN L		2011-1985	Other with explanation	Deed		\$0.00

Valuation

	2026	2025	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential	Residential	Residential
+ Res Land	\$18,240	\$18,240	\$18,240	\$23,760	\$23,760	\$23,760
+ Res Building	\$96,430	\$96,430	\$90,340	\$93,800	\$59,980	\$59,980
= Total Assessed Value	\$114,670	\$114,670	\$108,580	\$117,560	\$83,740	\$83,740

Taxation

	2025 Pay 2026-2027	2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
Classification	Residential	Residential	Residential	Residential	Residential
+ Taxable Land Value	\$8,123	\$8,652	\$11,011	\$12,985	\$12,861
+ Taxable Building Value	\$42,945	\$42,850	\$43,470	\$32,779	\$32,467
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$51,068	\$51,502	\$54,481	\$45,764	\$45,328
- Military Exemption	\$0	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0	\$0
= Net Taxable Value	\$51,068	\$51,502	\$54,481	\$45,764	\$45,328
x Levy Rate (per \$1000 of value)	28.88983	31.91797	32.35751	32.64868	33.61873
= Gross Taxes Due	\$1,475.35	\$1,643.84	\$1,762.87	\$1,494.13	\$1,523.87
- Ag Land Credit		\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit		\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit		\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit		\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit		\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax		\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due		\$1,644.00	\$1,762.00	\$1,494.00	\$1,524.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	\$822	Yes	2026-03-20	22846
	September 2025	\$822	Yes	2025-09-18	
2023	March 2025	\$881	Yes	2025-03-11	22814
	September 2024	\$881	Yes	2024-08-21	
2022	March 2024	\$747	Yes	2024-02-07	22780
	September 2023	\$747	Yes	2023-09-05	
2021	March 2023	\$762	Yes	2023-02-17	22601
	September 2022	\$762	Yes	2022-08-17	
2020	March 2022	\$675	Yes	2022-02-10	22498
	September 2021	\$675	Yes	2021-08-25	
2019	March 2021	\$689	Yes	2021-03-31	22436
	September 2020	\$689	Yes	2021-03-31	
2018	March 2020	\$664	Yes	2021-03-31	22384
	September 2019	\$664	Yes	2019-09-20	
2017	March 2019	\$661	Yes	2018-09-04	22368
	September 2018	\$607	Yes	2018-09-04	

Homestead Tax Credit and Exemption

Apply Online for the Homestead Tax Credit and Exemption

Military Service Tax Exemption Application

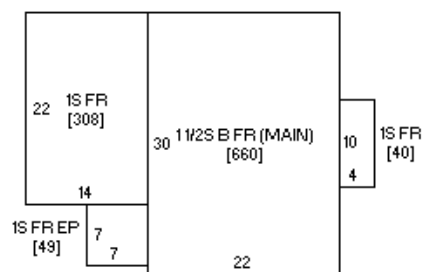
Apply Online for the Military Service Tax Exemptio

Photos

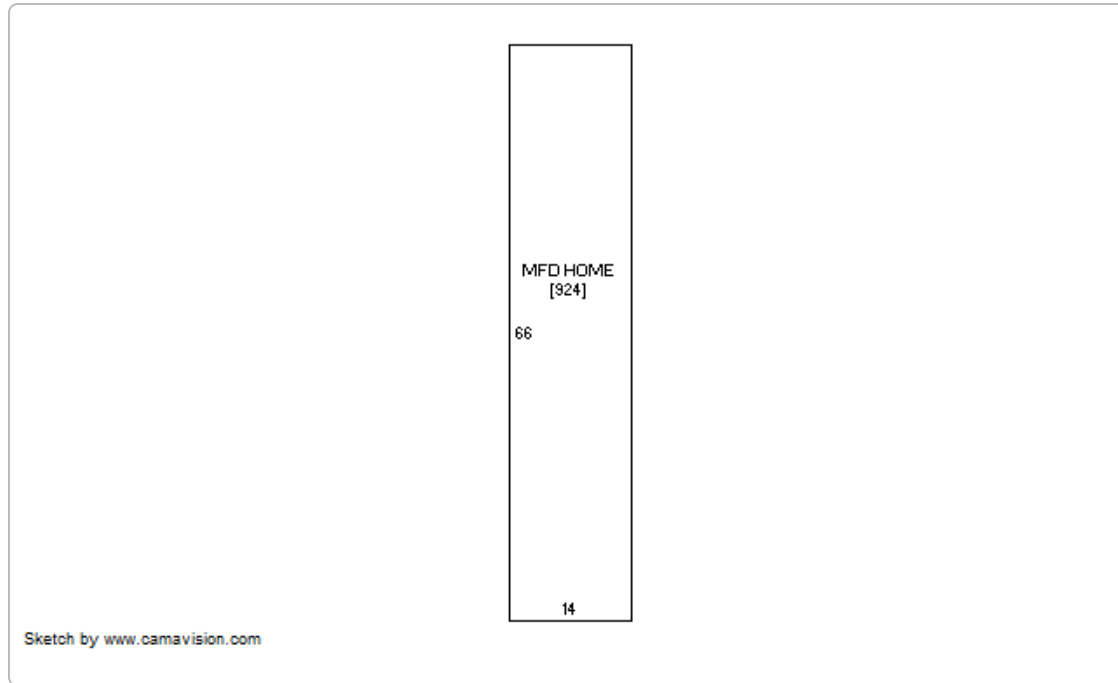




Sketches



Sketch by www.camavision.com



Vanguard Info Link



[Click here to visit the Assessor's VCS information page](#)

No data available for the following modules: Doing Business As, Commercial Buildings, Agricultural Buildings, Soils Report, Yard Extras, Permits, Tax Sale.

The Plymouth County Assessors Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified assessment roll. All other data is subject to change.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 8/4/2026, 8:45:13 PM](#)

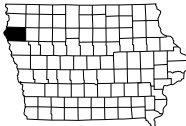
[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

PLYMOUTH COUNTY

PCC PAVEMENT - GRADE AND REPLACE
NHSX-075-2(116)--3H-75

LETTING DATE
7/18/2028



INDEX OF SHEETS	
No.	DESCRIPTION
A Sheets	Title Sheets
A.1	Title Sheet
A.2	Location Map Sheet
B Sheets	Typical Cross Sections and Details
B.1 - 10	Typical Cross Sections and Details
D Sheets	Mainline Plan and Profile Sheets
D.1	Plan & Profile Legend & Symbol Information Sheet
D.2 - 5	US 75 Mainline
E Sheets	Side Road Plan and Profile Sheets
E.1	Grover and Grand Street
E.2	Main Street
E.3	Cedar Street & Maple Street
F Sheets	Detour or Temporary Pavement Sheets
F.1	Crossover Detour
F.2	Temporary Widening
F.3	Temporary Median
G Sheets	Survey Sheets
G.1	Survey Information
G.2	Control Point Vicinity Map
G.3	Horizontal and Vertical Project Control
G.4	Alignment Coordinates and Curve Data
J Sheets	Traffic Control and Staging Sheets
J.1	Staging Notes
J.2	Traffic Control & Staging Legend & Symbol Info. Sheet
J.3 - 10	Staging Cross Sections
J.11 - 26	Staging and Traffic Control Sheets
L Sheets	Geometric, Staking and Jointing Sheets
L.1 - 8	Geometric & Staking US 75
M Sheets	Storm Sewer Sheets
M.1	Storm Sewer Legend & Symbol Information Sheet
M.2	Storm Sewer Tabulations
M.3 - 5	Storm Sewer Plan and Profile Sheets US 75
N Sheets	Traffic Signal Sheets
N.1	Traffic Signal Sheets US 75
P Sheets	Lighting Layout Sheets
P.1 - 3	Lighting Layout Sheets US 75
U Sheets	500 Series, Mod.Stds. and Detail Sheets
U.1 - 2	Railroad Crossing Details
U.3 - 5	Removals
V Sheets	Bridge TS&L
V.1 - 6	Bridge TS&L
W Sheets	Mainline Cross Sections
W.1	Cross Sections Legend & Symbol Information Sheet
W.2 - 42	Mainline Cross Sections
X Sheets	Side Road Cross Sections
X.1 - 12	Side Road Cross Sections
Y Sheets	Ramp Cross Sections
Y.1 - 32	Ramp Cross Sections



PLANS OF PROPOSED IMPROVEMENT ON THE
PRIMARY ROAD SYSTEM
PLYMOUTH COUNTY
PCC PAVEMENT - GRADE AND REPLACE
S of W Grover St to N of Maple St in Hinton

SCALES: As Noted

Refer to the Proposal Form for list of applicable specifications.

Value Engineering Saves. Refer to Article 1105.14 of the Specifications.



IOWA
ONE CALL
1-800-292-8989
www.iowadonecall.com



When you call 811 we call you first.

DESIGN DATA URBAN				
2028	AADT	<u>16,900</u>	V.P.D.	
2048	AADT	<u>22,400</u>	V.P.D.	
2048	DHV	<u>2,320</u>	V.P.H.	
TRUCKS		<u>16</u>	%	
Total				
Design ESALs				

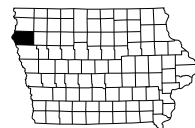
REVISIONS

TOTAL	
167	
PROJECT IDENTIFICATION NUMBER	
21-75-075-010	
PROJECT NUMBER	
NHSX-075-2(116)--3H-75	
R.O.W. PROJECT NUMBER	

PRELIMINARY PLANS

Subject to change by final design.

D5 – Date: Oct 17, 2025



END CONSTRUCTION
STA. 1284+16.53 (US 75 NB)
(MP 105.80)

To: **Nikki Cuva/Amelia Fredrickson** **Revised Final Draft:** March 26th, 2026
 Office of Right of Way Design

District 3: **Jessica Felix** **Project Details:**
 Shane Tymkowicz PIN: **21-75-075-010**
 Project #: **NHSX-075-2(116)--3H-75**
 ROW #: **NHSN-075-2(119)--2R-75**

Design: **Sean Ranney**
 HDR

TAS: **Jan Laaser-Webb**
 Traffic Operations & Safety Bureau

From: **Leilah Armstrong** **PLYMOUTH COUNTY**
 Design Bureau **S of W Grover St to N of Maple St in Hinton**

SUBJECT: **Access Review for D5**

PROJECT LOCATION AND DESCRIPTION:

This concept involves the reconstruction of US 75 in Hinton from approximately 0.3 miles south of the C60/Main St intersection to approximately 0.4 miles north, including the bridge over the “Lateral A” tributary near the north corporate limit. Intersection returns along the west side of US 75 at Grover St, Grand ST, C60/Main St, Cedar St, and Maple St will also be reconstructed with the project.

ACCESS CATEGORY CLASSIFICATION:

US 75 is currently classified as Municipal 600 which applies to highways within municipalities that have been determined to have a need to maintain a moderate level of mobility and through traffic capacity. Minimum spacing for all access types is 600 feet.

With this project US 75 will be reclassified to a Municipal Expressway within the corporate limits of the city of Hinton. This classification reflects the purpose of the roadway which is to provide high mobility and through traffic capacity.

ACCESS RIGHTS ACQUISITION:

Access rights along US 75 will be acquired for the length of the project except for those locations where accesses are conveyed for the project. A list of access locations which will be excepted out are listed below in the Access Locations Details table.

ADMINISTRATIVE RULES:

112.5(3) e. The municipal expressway (ME) category applies to nonfreeway multilane highways inside municipal boundaries where arterial performance is necessary to provide high mobility and through traffic capacity. In the absence of an access management plan, private access shall not be permitted that has not already been authorized. An access management plan is required to authorize a new public intersection and may only be allowed if the public roadway is adopted by the city.

ACCESS CONTROL LIMITS:

US 75

The access control line measures across the extent of the project limits approximately from Sta. 1250+00 to Sta. 1284+17 and excepts out the proposed station locations listed below.

ACCESS LOCATION DETAILS:

Location	Access	Comments
1250+00	US75 NB	Begin Project Construction
1253+09 LT	Type B Entrance	Proposed – RIRO
1255+50 LT	Grover Street	Proposed
1256+63 LT	Type C Entrance	Closed
1257+50 LT	Type C Entrance	Closed
1259+50 LT	Grand Street	Proposed
1261+53 LT	Type B Entrance	Closed
1262+49 LT	Type B Entrance	Closed
1263+47 LT	Main Street	Proposed
1265+14 LT	Type B Entrance	Closed
1266+77 LT	Type B Entrance	Closed
1268+00 LT	Cedar Street	Proposed
1271+19 LT	Type B Entrance	Closed
1271+90 LT	Maple Street	Proposed



KIM REYNOLDS, GOVERNOR

CHRIS COURNOYER, LT. GOVERNOR

SCOTT MARLER, IOWA DOT DIRECTOR

MELISSA GILLETT, IOWA DOT COO

IR Z D #G H S D U W P H Q W #R I #W U D Q V S R U W D W I R Q
V \ V W H P V #R S H U D W I R Q V #G I Y I V I R Q 2 W U D I I I F #D Q G #/ D I H W \ #X U H D X
3 3 #D l g f r æ #Z d |
D p h v / #r z d # 3 3 4 3
8 4 8 0 5 6 < 0 4 9 5 6
z z z 1 r z d g r w l j r y

1272+75 LT	Type C Entrance	Closed
1273+21 LT	Type C Entrance	Closed
1273+81 LT	Type C Entrance	Closed
1274+56 LT	Type B Entrance	Proposed
1275+11 LT	Type B Entrance	Proposed
1282+96 LT	Type D Entrance	Closed
1284+17	US75 NB	End Project Construction

ACCESS CONTROL DIAGRAM:

Due to the access control limits extending for the length of the project and several proposed connections being excepted out a diagram is not being provided with this access control letter.



Right of Way Design Information

THIS SHEET INCLUDED
FOR INFORMATION ONLY

ROW Team: Hughes / Cuva
ROW #: NHSN-075-2(119)--2R-75
Plan Date: 6-17-2026
Color Legend:

Property Lines

Temporary Easement

Permanent Acquisition

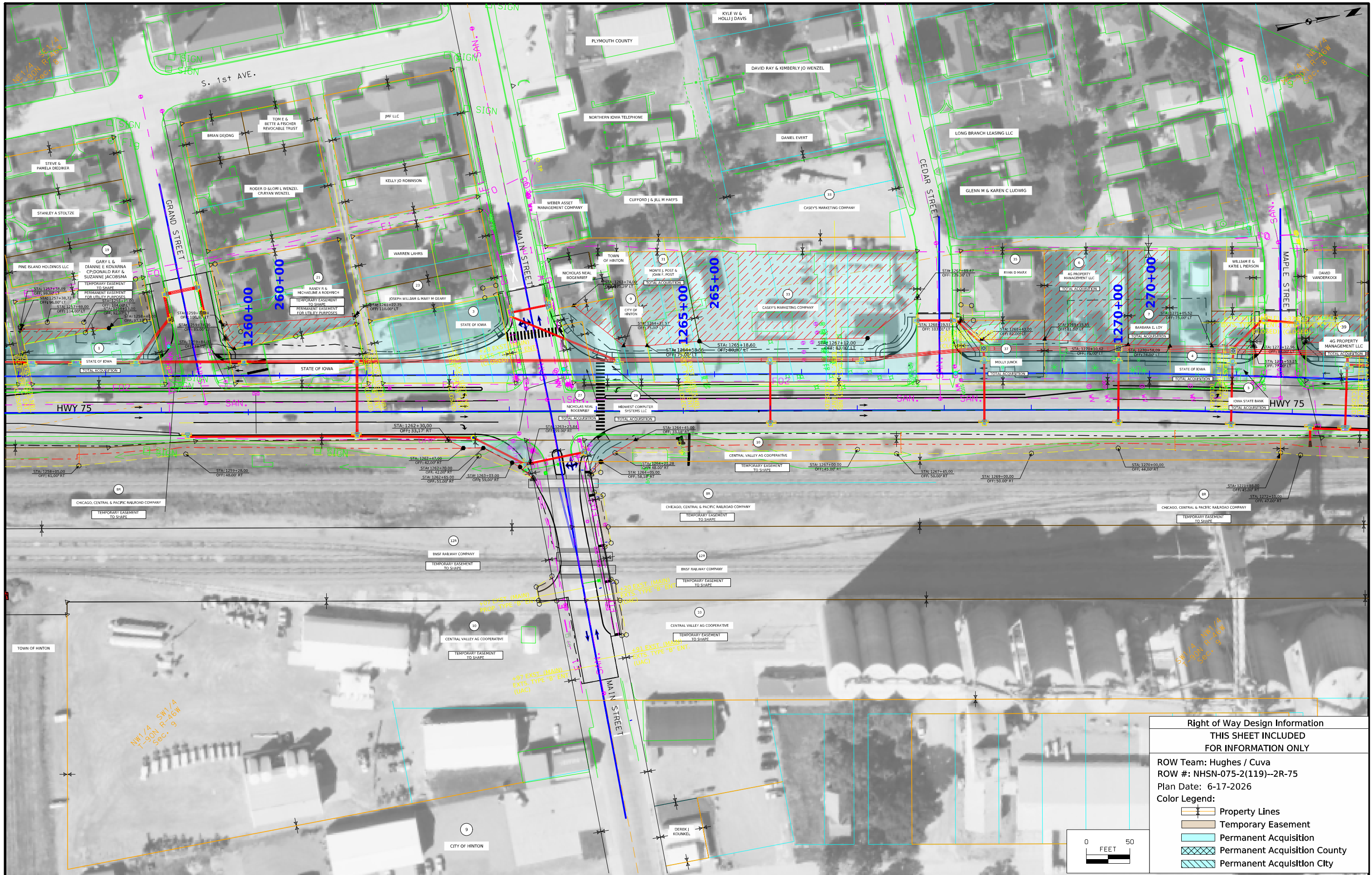
Permanent Acquisition County

Permanent Acquisition City

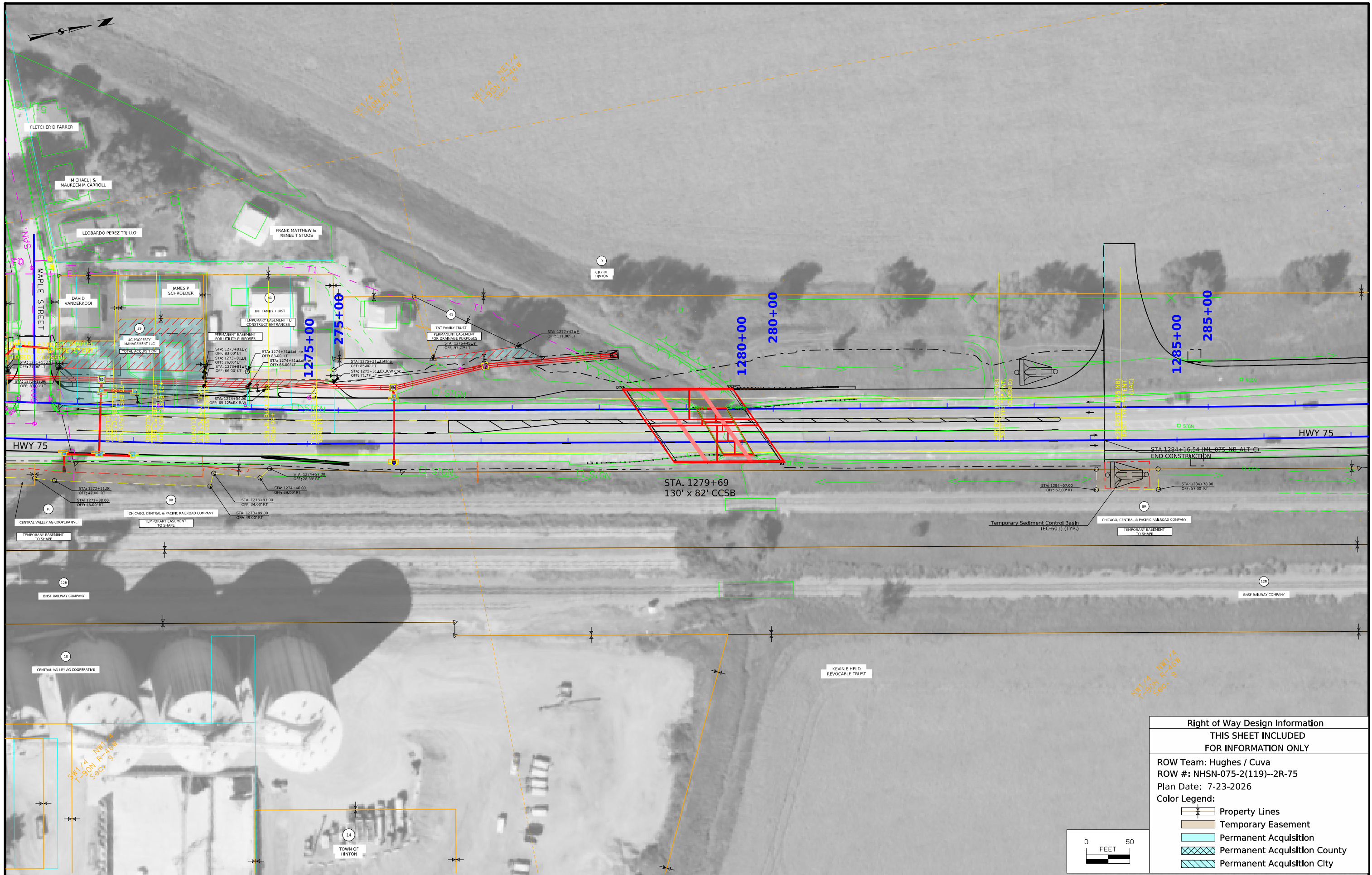
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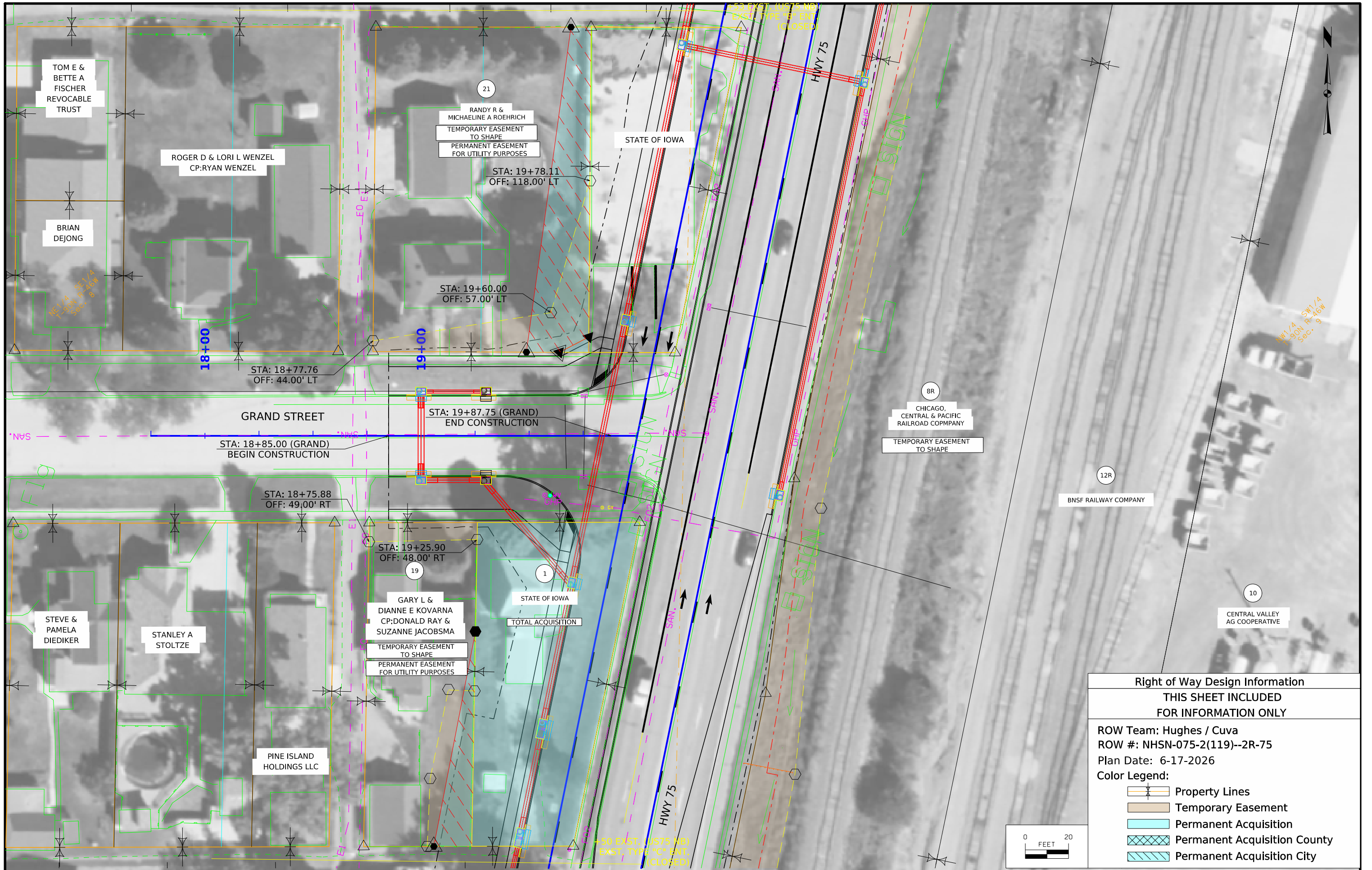
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FEET

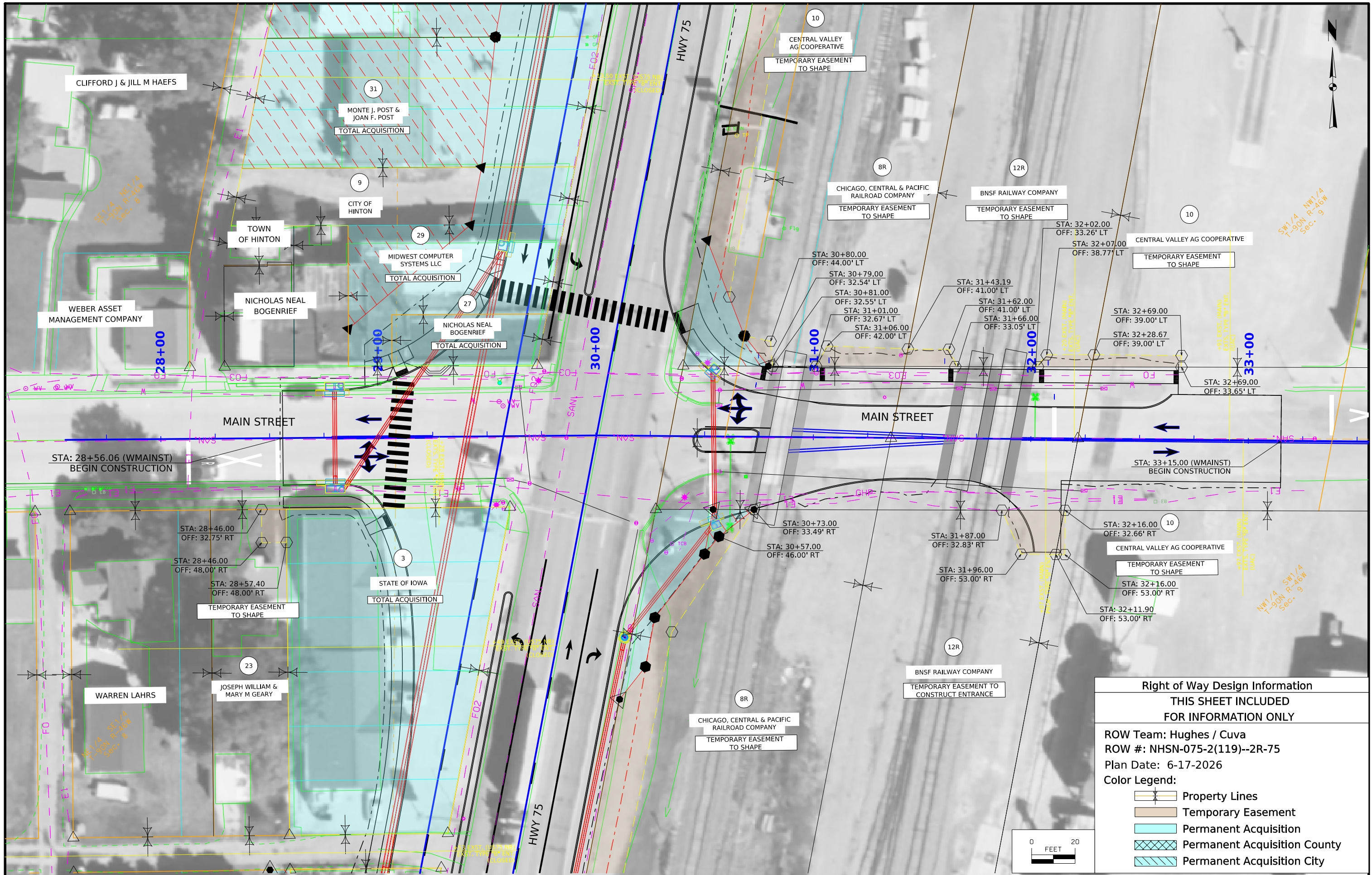


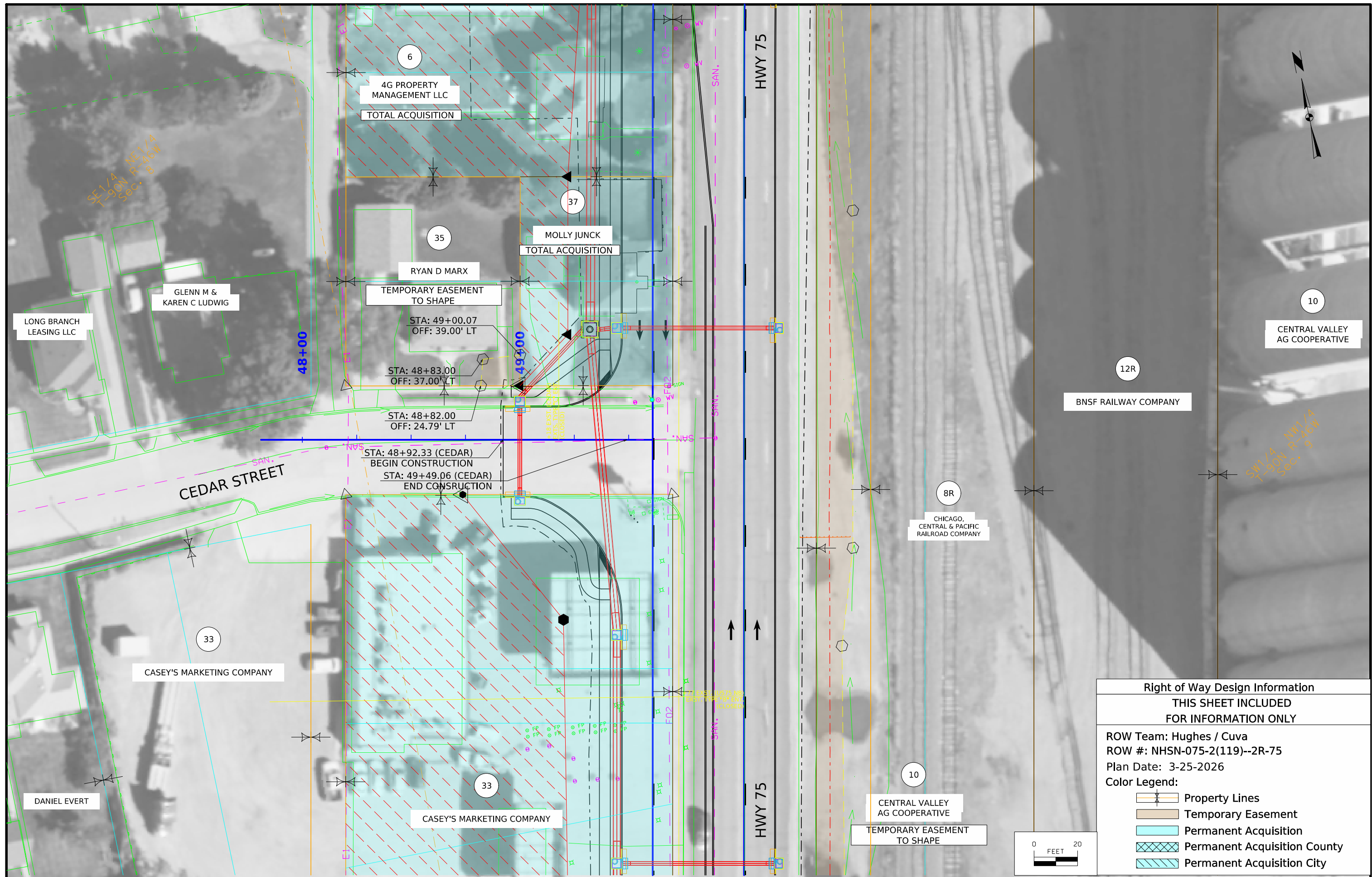
Right of Way Design Information	
THIS SHEET INCLUDED FOR INFORMATION ONLY	
ROW Team: Hughes / Cuva	
ROW #: NHSN-075-2(119)--2R-75	
Plan Date: 6-17-2026	
Color Legend:	
	Property Lines
	Temporary Easement
	Permanent Acquisition
	Permanent Acquisition County
	Permanent Acquisition City





Right of Way Design Information	
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Right of Way Design Information	
THIS SHEET INCLUDED FOR INFORMATION ONLY	
ROW Team: Hughes / Cuva ROW #: NHSN-075-2(119)--2R-75 Plan Date: 3-25-2026 Color Legend:	
	Property Lines
	Temporary Easement
	Permanent Acquisition
	Permanent Acquisition County
	Permanent Acquisition City

Parcel 6 – Plymouth – 4G Property 209 N. Floyd Hinton, IA 51024



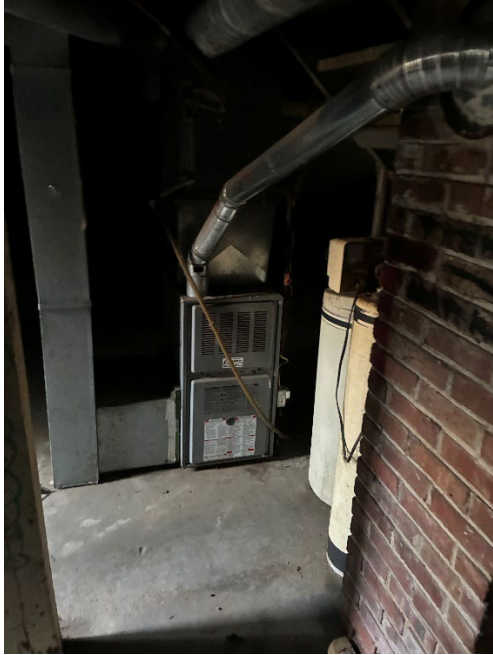
House keys



Fridge left in house



Water Heater in house basement



Furnace in house



Oven in house



Oven in Trailer



Microwave in Trailer



Water Heater in Trailer



Front side of Trailer



Shed on site



Clothesline on property



House



Gas line on trailer



AC Window Trailer



Storm Cellar to basement entrance



AC Unit on House



East Side of house near Hwy 75

