



TO OFFICE: Contracts

ATTENTION Mustafa Qaisi
Districts 4, 5, 6

FROM: Matt Gogerty

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 7/21/26

COUNTY: Cedar

ROW PHASE NO: NHSN-030-8(55)--2R-16

CONST. PHASE NO: NHSX-030-8(53)--3H-16

PARCEL NO: 13

POSSESSION DATE: 7/20/26

FORMER OWNER: Shawn M. Walsh

ADDRESS: 103 E. Hwy. 30,
Mechanicsville, IA. 52306

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
Metal Building (1,256 sq. ft.)	Concrete	Garage/Shop	Demolish

Approximate location of parcel

See address above- 103 E. Hwy. 30, Mechanicsville, IA. 52306 (S. side of US 30)

Comments

There is no water or gas running to the building. Electric has been scheduled for shutoff.

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 ☒

.cc: Don Johnson, Location and Environment Bureau

Eric Wright, Right of Way Design.

Brennan Dolan, Location and Environment Bureau

Jesse Tibodeau, District 6 Engineer

Danielle Alvarez, Assistant District 6 Engineer

Adrian Simonson, District 6 Construction Engineer

John Newell, Property Manager

Matt Sharp, Property Manager

Stacy Ryan, Contracts Bureau

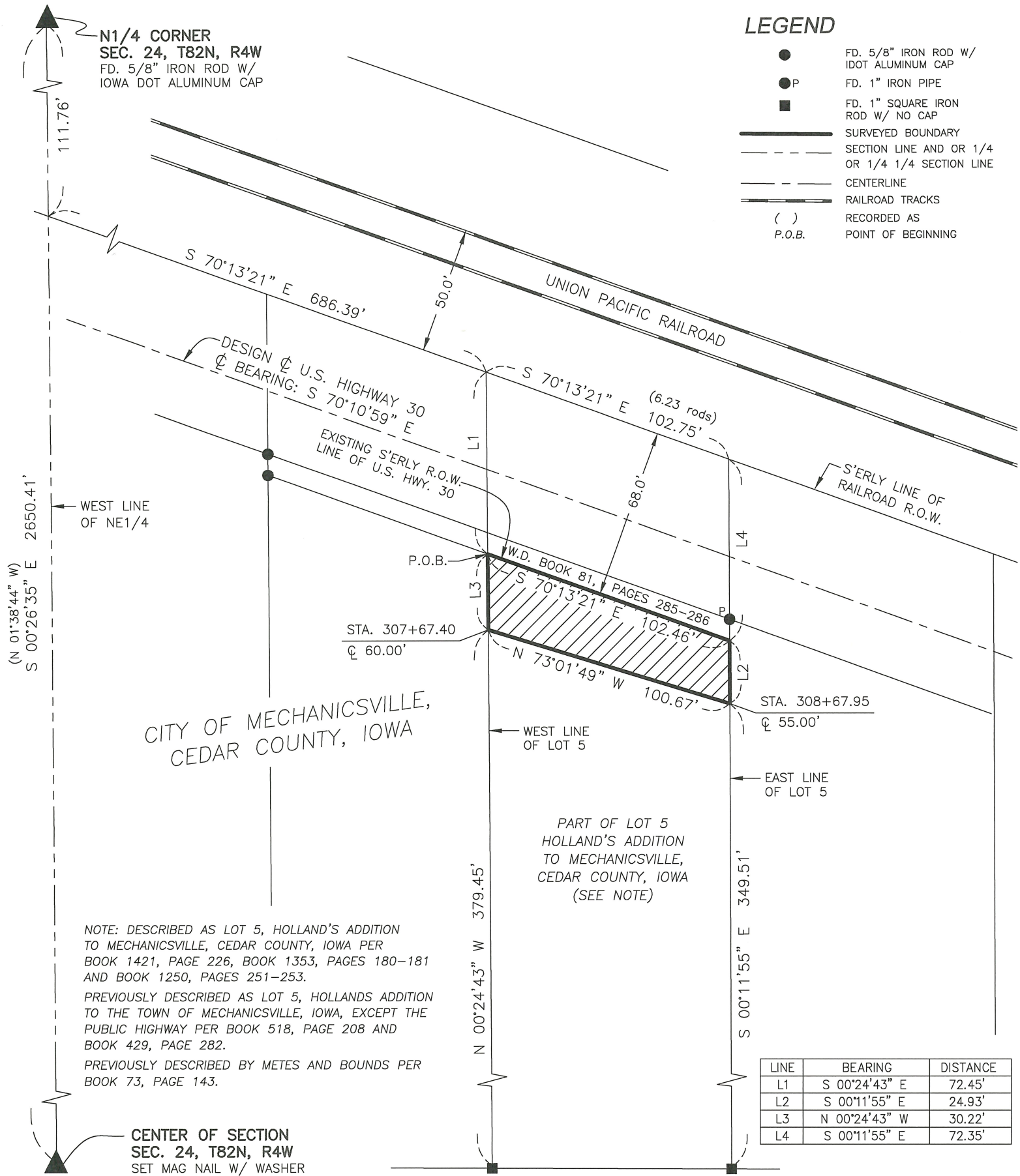
Cesar Cintron, Contracts Bureau

Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A"



COUNTY CEDAR STATE CONTROL NO. _____
ROW PROJECT NO. NHSN-030-8(55)--2R-16 PARCEL NO. 13
SECTION 24 TOWNSHIP 82 NORTH RANGE 4 WEST
ROW-FEE 2,652 +/- SQ. FT., EASE _____ SQ. FT., EXCESS-FEE _____ SQ. FT.
ACCESS RIGHTS ACQUIRED FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACCESS RIGHTS ACQUIRED FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM _____



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 Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 6/20/2025
BRAD J. BURGER LICENSE NO. 20281 DATE
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: EXHIBIT "A"

DATE DRAWN: 2/17/2025
SCALE: 1" = 50'



DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 13

CEDAR COUNTY

PROJECT NO. NHSN-030-8(55)—2R-16

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

A parcel of land located in Lot 5 of Holland's Addition to Mechanicsville, Cedar 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 North Quarter (N1/4) corner of Section Twenty-four (24), Township Eighty-two North (T82N), Range Four West (R4W) of the Fifth Principal Meridian, Cedar County, Iowa; thence South 00° 26' 35" East 111.76 feet along the West line of the Northeast Quarter (NE1/4) of said Section Twenty-four (24) to the Southerly right of way line of the Union Pacific Railroad; thence South 70° 13' 21" East 686.39 feet along the Southerly right of way line of said Union Pacific Railroad to the Northwesterly corner of Lot 5 of Holland's Addition to Mechanicsville, Cedar County, Iowa; thence South 00° 24' 43" East 72.45 feet along the West line of said Lot 5 to the existing Southerly right of way line of U.S. Highway 30 and the **Point of Beginning**; thence South 70° 13' 21" East 102.46 feet along the existing Southerly right of way line of said U.S. Highway 30 to the East line of said Lot 5; thence South 00° 11' 55" East 24.93 feet along the East line of said Lot 5; thence North 73° 01' 49" West 100.67 feet to the West line of said Lot 5; thence North 00° 24' 43" West 30.22 feet along to the West line of said Lot 5 to the **Point of Beginning**, containing 2,652 square feet more or less.

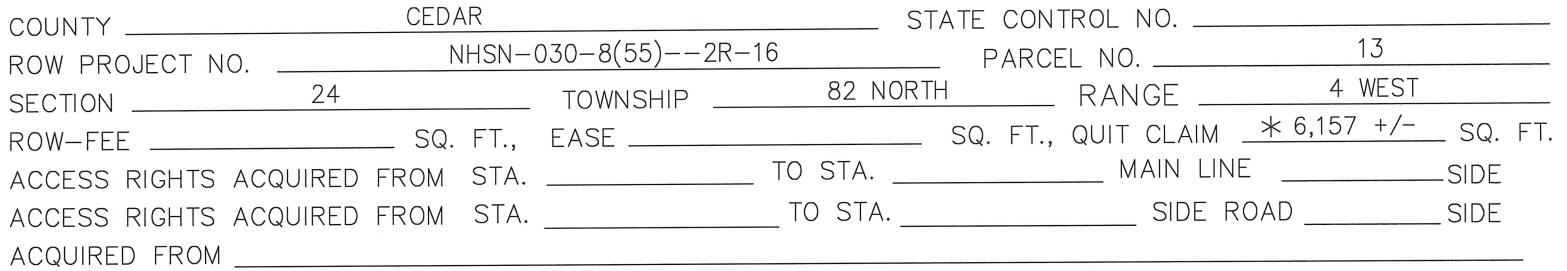
Note: The West line of the Northeast Quarter (NE1/4) of Section Twenty-four (24), Township Eighty-two North (T82N), Range Four West (R4W) of the Fifth Principal Meridian, Cedar County, Iowa is assumed to bear South 00° 26' 35" East.

CEDAR COUNTY

PROJECT NO. NHSN-030-8(55)—2R-16

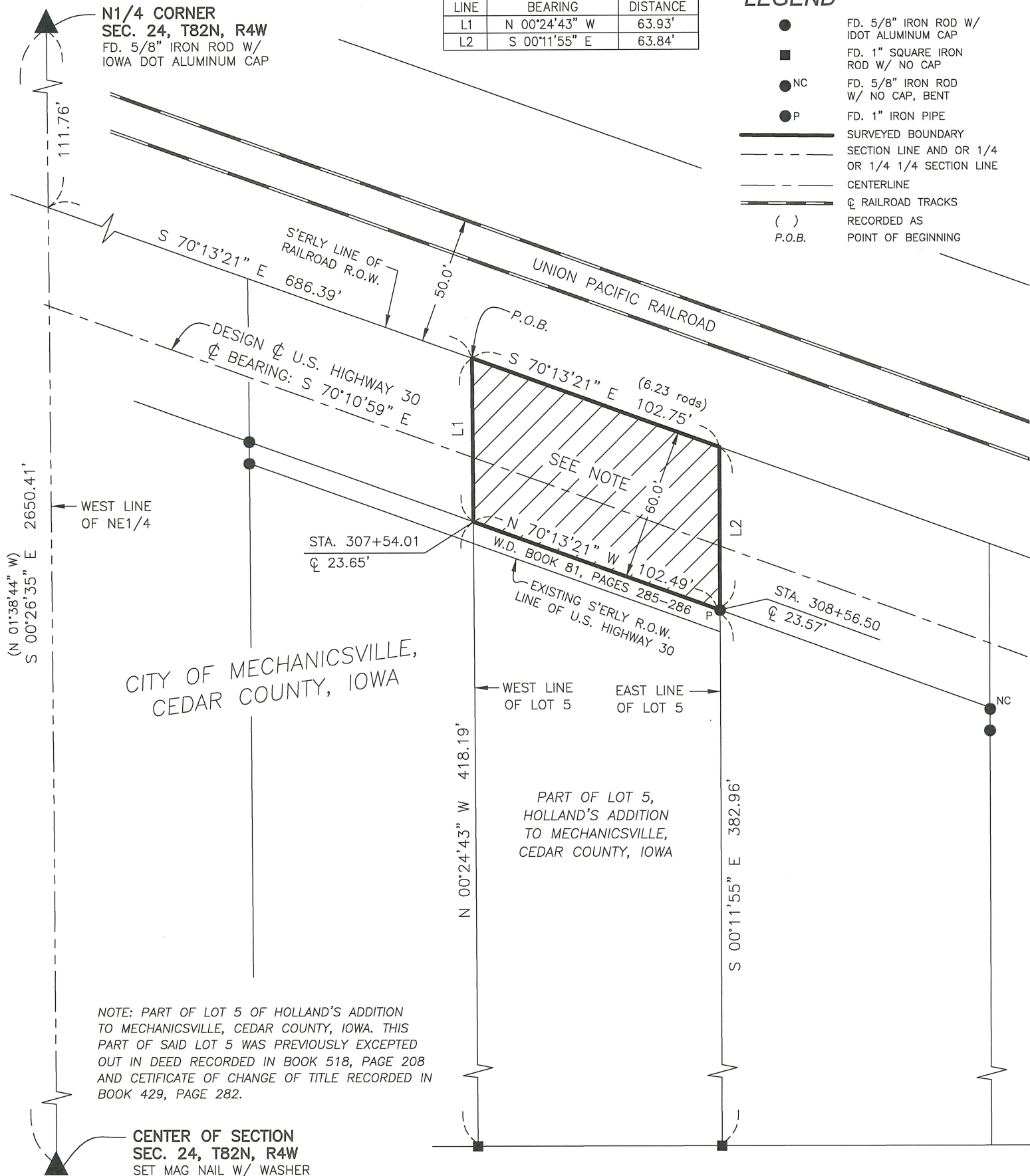
PARCEL 13

ACQUISITION PLAT
EXHIBIT "A"



LINE	BEARING	DISTANCE
L1	N 00°24'43" W	63.93'
L2	S 00°11'55" E	63.84'

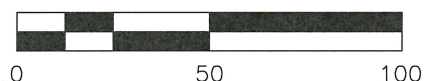
	FD. 5/8" IRON ROD W/ IDOT ALUMINUM CAP
	FD. 1" SQUARE IRON ROD W/ NO CAP
	FD. 5/8" IRON ROD W/ NO CAP, BENT
	FD. 1" IRON PIPE
	SURVEYED BOUNDARY
	SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
	CENTERLINE
	⊕ RAILROAD TRACKS
()	RECORDED AS
P.O.B.	POINT OF BEGINNING



BRAD J. BURGER
BRAD J. BURGER
7/14/2025
LICENSE NO. 20281
DATE

Pages or sheets covered by this seal: EXHIBIT "A"

SCALE: 1" = 50'



DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 13

CEDAR COUNTY

PROJECT NO. NHSN-030-8(55)—2R-16

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Part of Lot 5 of Holland's Addition to Mechanicsville, Cedar 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 North Quarter (N1/4) corner of Section Twenty-four (24), Township Eighty-two North (T82N), Range Four West (R4W) of the Fifth Principal Meridian, Cedar County, Iowa; thence South 00° 26' 35" East 111.76 feet along the West line of the Northeast Quarter (NE1/4) of said Section Twenty-four (24) to the Southerly right of way line of the Union Pacific Railroad; thence South 70° 13' 21" East 686.39 feet along the Southerly right of way line of said Union Pacific Railroad to the **Point of Beginning**, corner also being the Northwesterly corner of Lot 5 of Holland's Addition to Mechanicsville, Cedar County, Iowa; thence continuing along the Southerly right of way line of the Union Pacific Railroad South 70° 13' 21" East 102.75 feet to the Northeasterly corner of said Lot 5; thence South 00° 11' 55" East 63.84 feet along the East line of said Lot 5 to the Northeasterly corner of a parcel of land described by warranty deed recorded in Book 81, Pages 285-286 in the Office of the Cedar County Recorder; thence North 70° 13' 21" West 102.49 feet along the Northerly line and to the Northwesterly corner of said parcel of land described by warranty deed recorded in Book 81, Pages 285-286, corner also being on the West line of said Lot 5; thence North 00° 24' 43" West 63.93 feet along the West line of said Lot 5 to the **Point of Beginning**, containing 6,157 square feet more or less.

Note: The West line of the of the Northeast Quarter (NE1/4) of Section Twenty-four (24), Township Eighty-two North (T82N), Range Four West (R4W) of the Fifth Principal Meridian, Cedar County, Iowa is assumed to bear South 00° 26' 35" East.

CEDAR COUNTY

PROJECT NO. NHSN-030-8(55)—2R-16

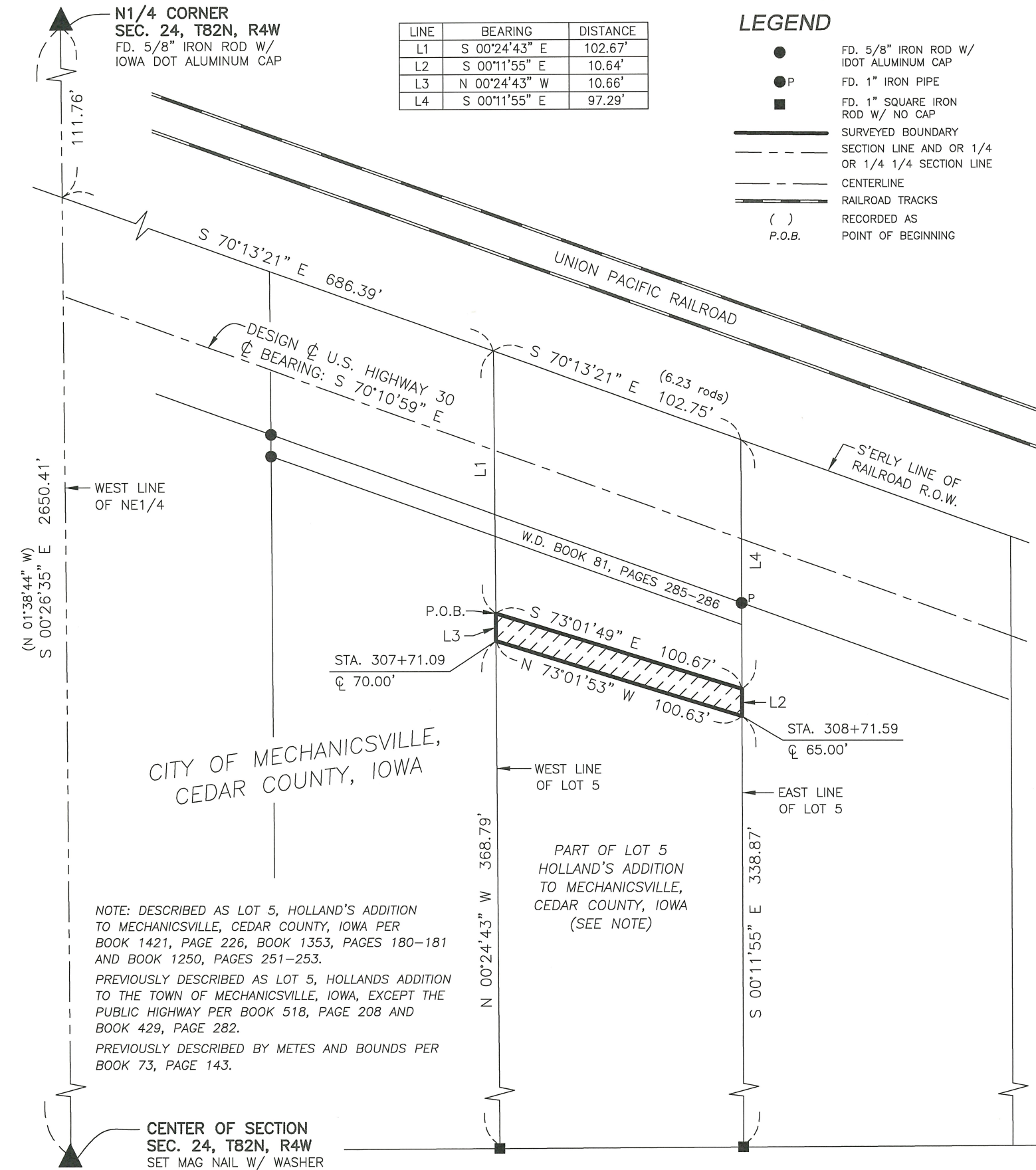
PARCEL 13

Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A"

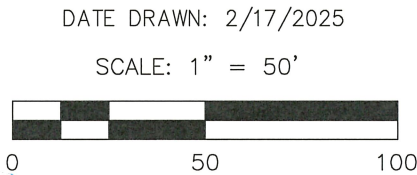


COUNTY CEDAR STATE CONTROL NO. _____
ROW PROJECT NO. NHSN-030-8(55)--2R-16 PARCEL NO. 13
SECTION 24 TOWNSHIP 82 NORTH RANGE 4 WEST
ROW-FEE _____ SQ. FT., EASE * 1,024 +/- SQ. FT., EXCESS-FEE _____ SQ. FT.
ACCESS RIGHTS ACQUIRED FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACCESS RIGHTS ACQUIRED FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM _____
* ACQUIRED AS A UTILITY EASEMENT IN THE NAME OF INTERSTATE POWER AND LIGHT COMPANY



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 Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 6/20/2025
BRAD J. BURGER LICENSE NO. 20281 DATE
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: EXHIBIT "A"



DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 13

CEDAR COUNTY

PROJECT NO. NHSN-030-8(55)—2R-16

THE EASEMENT GRANTED FOR UTILITY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in Lot 5 of Holland's Addition to Mechanicsville, Cedar 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 North Quarter (N1/4) corner of Section Twenty-four (24), Township Eighty-two North (T82N), Range Four West (R4W) of the Fifth Principal Meridian, Cedar County, Iowa; thence South 00° 26' 35" East 111.76 feet along the West line of the Northeast Quarter (NE1/4) of said Section Twenty-four (24) to the Southerly right of way line of the Union Pacific Railroad; thence South 70° 13' 21" East 686.39 feet along the Southerly right of way line of said Union Pacific Railroad to the Northwesterly corner of Lot 5 of Holland's Addition to Mechanicsville, Cedar County, Iowa; thence South 00° 24' 43" East 102.67 feet along the West line of said Lot 5 to the **Point of Beginning**; thence South 73° 01' 49" East 100.67 feet to the East line of said Lot 5; thence South 00° 11' 55" East 10.64 feet along the East line of said Lot 5; thence North 73° 01' 53" West 100.63 feet to the West line of said Lot 5; thence North 00° 24' 43" West 10.66 feet along the West line of said Lot 5 to the **Point of Beginning**, containing 1,024 square feet more or less.

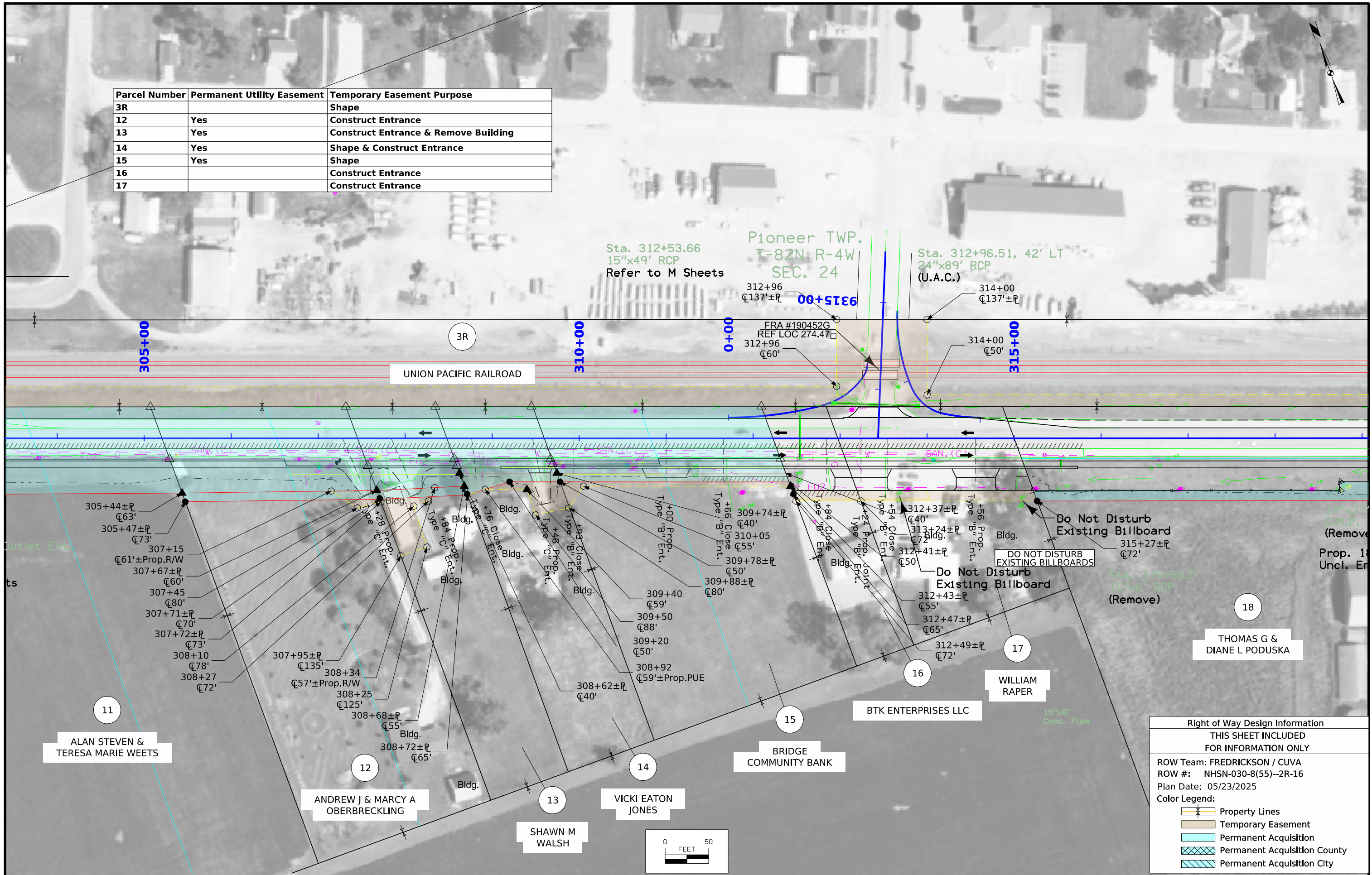
Note: The West line of the Northeast Quarter (NE1/4) of Section Twenty-four (24), Township Eighty-two North (T82N), Range Four West (R4W) of the Fifth Principal Meridian, Cedar County, Iowa is assumed to bear South 00° 26' 35" East.

CEDAR COUNTY

PROJECT NO. NHSN-030-8(55)—2R-16

PARCEL 13

Parcel Number	Permanent Utility Easement	Temporary Easement Purpose
3R		Shape
12	Yes	Construct Entrance
13	Yes	Construct Entrance & Remove Building
14	Yes	Shape & Construct Entrance
15	Yes	Shape
16		Construct Entrance
17		Construct Entrance



Cedar County, IA

Summary

Parcel ID	044001242060050
Alternate ID	
Property Address	103 E Hwy 30 Mechanicsville
Sec/Twp/Rng	0-0-0
Brief Legal Description	HOLLANDS ADD LOT 5 (Note: Not to be used on legal documents)
Document(s)	DED: 1421-226 (2018-06-26)
Gross Acres	0.00
Exempt Acres	N/A
Net Acres	0.00
Class	R - Residential (Note: This is for assessment purposes only. Not to be used for zoning.)
Tax District	MECHANICSVILLE CITY NORTH CEDAR SCH
School District	NORTH CEDAR



Owners

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder) Walsh Shawn M PO Box 331 Mechanicsville, IA 52306		

Tax Statements

[2022 Tax Statement Payable Fiscal Year 2023/2024 \(PDF\)](#)

[2021 Tax Statement Payable Fiscal Year 2022/2023 \(PDF\)](#)

Land

Lot Dimensions	Regular Lot: x				
Front Footage	Front	Rear	Side 1	Side 2	
Main Lot	96.00	96.00	380.00	416.00	
Sub Lot 2	0.00	0.00	0.00	0.00	
Sub Lot 3	0.00	0.00	0.00	0.00	
Sub Lot 4	0.00	0.00	0.00	0.00	

Lot Area 0.88 Acres;38,208 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	N/A
Year Built	1879
Condition	Above Normal
Grade what's this?	5+10
Roof	Mtl / Gable
Flooring	Carp / Vinyl or Lino
Foundation	C Blk
Exterior Material	Alum
Interior Material	Plas
Brick or Stone Veneer	1/2 Story Stone; 22 linear ft.
Total Gross Living Area	934 SF
Attic Type	None;
Number of Rooms	4 above; 0 below
Number of Bedrooms	1 above; 0 below
Basement Area Type	Full
Basement Area	752
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fixt;
Appliances	
Central Air	Yes
Heat	FHA - Gas
Fireplaces	
Porches	
Decks	FbglS/Mtl Roof (40 SF);
Additions	1 Story Frame (182 SF);
Garages	320 SF (16F W x 20F L) - Det Frame (Built 1960); 840 SF - Det Metal (Built 1946); 280 SF (14F W x 20F L) - Carport Det (Built 1990);

Yard Extras

#1 - (1) MTL GAR ADDN W16.00 x L26.00 416 SF, Built 1990

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/21/2018	WEBER DENNIS LEE	WALSH SHAWN M	1421 226	Normal	Deed		\$87,500.00
2/28/2017	WEBER WILLIAM ALBERT	WEBER DENNIS LEE	1353 182	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Deed		\$0.00
9/29/2016	WEBER WILLIAM ALBERT	WEBER DENNIS LEE	1353 180	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Affidavit		\$0.00
12/29/2014	WEBER WILLIAM A	WEBER DENNIS LEE &; WEBER WILLIAM ALBERT	1250 251	Quit Claim Deed	Deed		\$0.00
11/14/2001	GROVES LEE E EST	WEBER WILLIAM A	518 208	Court Ordered Sale	Deed		\$48,000.00

Recent Sales in Area

Sale date range:

From: 06/21/2021

To: 06/21/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Valuation

	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential
+ Res Land	\$29,030	\$29,030	\$19,350	\$19,350
+ Res Building	\$96,410	\$91,540	\$60,440	\$60,440
= Total Assessed Value	\$125,440	\$120,570	\$79,790	\$79,790

Taxation

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
Classification	Residential	Residential	Residential
+ Taxable Land Value	\$10,575	\$10,474	\$10,915
+ Taxable Building Value	\$33,031	\$32,716	\$34,094
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$43,606	\$43,190	\$45,009
- Military Exemption	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0
= Net Taxable Value	\$43,606	\$43,190	\$45,009
x Levy Rate (per \$1000 of value)	36.61775	35.95839	34.33091
= Gross Taxes Due	\$1,596.75	\$1,553.04	\$1,545.20
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,596.00	\$1,554.00	\$1,546.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$798	Yes	2024-03-11	16446
	September 2023	\$798	Yes	2023-09-13	
2021	March 2023	\$777	Yes	2023-03-06	16379
	September 2022	\$777	Yes	2022-09-09	
2020	March 2022	\$773	Yes	2022-03-10	16359
	September 2021	\$773	Yes	2021-09-16	
2019	March 2021	\$754	Yes	2021-03-04	16308
	September 2020	\$754	Yes	2020-09-29	
2018	March 2020	\$601	Yes	2020-03-09	16644
	September 2019	\$601	Yes	2019-09-16	

Iowa Land Records

NOTICE! Iowa Land Records has launched a new 2.0 version of their web portal. Please see the following to access the new portal or for more information.

- If you work in the real estate industry professionally, submit a Business Application
- If you are an individual searching for your records or the records of family members, submit a Citizen Search Application

[Search Business Application](#)

[Citizen Search Application](#)

Already have an account? [Login Here](#)

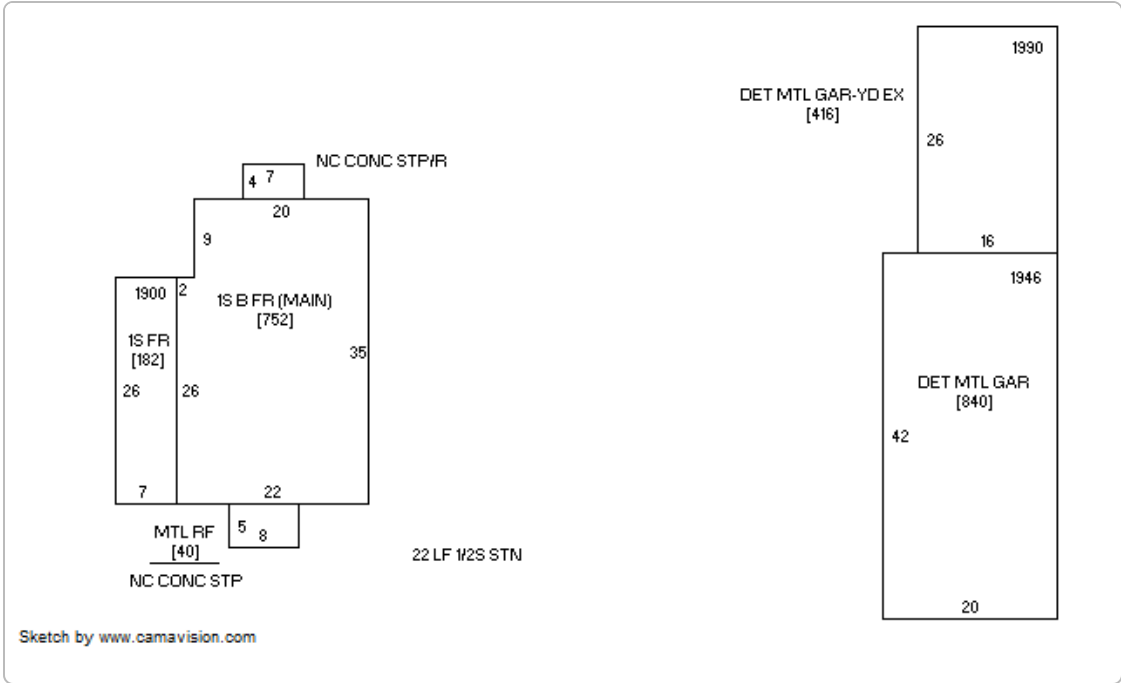
[YOUTUBE 'Search 2.0 – Webinar 8.15.2023'](#)

Data for Cedar County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1984.
For records prior to 1984, contact the County Recorder.

Photos



Sketches



Map



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

THE DATA ON THIS SITE IS PROVIDED SOLELY AS A PUBLIC SERVICE. NO GUARANTEES OR CERTIFICATES, EXPRESSED OR IMPLIED, ARE PROVIDED REGARDING THE ACCURACY OF INFORMATION HEREIN, ITS USE, OR ITS INTERPRETATION. A GOOD FAITH EFFORT HAS BEEN MADE TO PROVIDE THE MOST ACCURATE DATA POSSIBLE. HOWEVER, ERRORS OR OMISSIONS ARE POSSIBLE, AND THE USER IS HEREBY ADVISED OF THAT POSSIBILITY.
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Developed by
 Schneider
GEOSPATIAL

WARRANTY DEED

Know All Men by These Presents:

That Lee Groves and Maurine Groves, husband and wife.

of Cedar County, State of Iowa, in consideration of the sum of
Fifty and No/100-----(\$50.00)----- DOLLARS

in hand paid by Iowa State Highway Commission, do hereby sell and convey unto the STATE OF IOWA,
 the following described premises situated in the County of Cedar, State of Iowa, to-wit:

The northerly 68.0 ft., adjacent and parallel to the C. & N.W.R.R.
 right of way, of lot 5, Hollands Addition to the town of
 Mechanicsville, Iowa, exclusive of present established highway.

and we hereby covenant with the said STATE OF IOWA that we are lawfully
 seized of said premises; that they are free from incumbrance; that we have good and law-
 ful authority to sell and convey the same, and we do hereby warrant and will defend the title to
 said premises against the claims of all persons whomsoever, and the said Lee Groves and
Maurine Groves
 hereby relinquishes our right of dower in and to the premises hereinbefore conveyed.

Signed this 20 day of may, A. D. 1954.

STATE OF IOWA,

Cedar County,

ss.

Lee Groves
Maurine Groves

On this 20 day of may, A. D. 1954, before me Rita Mulherin
 a Notary Public in and for Cedar County, State of Iowa, personally
 appeared Lee Groves and Maurine Groves
 to me known to be the person s named in and who executed the foregoing instrument, and acknowl-
 edged that they executed the same as their voluntary act and deed.

Rita Mulherin
 Notary Public in and for Said County.

Instructions: If there be any encumbrances fill out blank waivers on reverse side.

3096

County Cedar
Project FN-57

WARRANTY DEED

Lee Groves and

Maurine Groves

TO

State of Iowa

Entered for taxation this 19 day of

A. D. 1956

County Auditor

Filed for Record on the day of

FILED FOR RECORD
BOOK 81 PAGE 255-286

at

Book of

Recorded

By Deputy

RELEASE OF MORTGAGE

For a good and valid consideration the
a corporation, duly organized under the laws of the State of
discharges the premises granted to the State of Iowa, as described in the instrument on the reverse side
hereof from the lien of the mortgage recorded in Book Page, of the records in the office of
the Recorder of County, Iowa.

Attest:

State of } ss.
County of }

On this day of A. D. 19, before me,
a Notary Public in and for said county, personally appeared
to me personally known, who being by me duly sworn, did say
that they are the and, respectively, of
the said
a corporation duly organized under the Laws of the State of, and that the seal af-
fixed to said instrument is the seal of said corporation and that said instrument was signed and sealed on
behalf of said corporation by authority of its board of directors; and the said
and acknowledged the execution of said instrument to be the voluntary act
and deed of said corporation by it voluntarily executed.

Notary Public in and for Said County.

RELEASE OF MORTGAGE

For good and valid consideration
hereby releases and discharges the premises granted to the State of Iowa, as described in the instrument
on the reverse side hereof, from the lien of the mortgage recorded in Book Page, of the
records in the office of the Recorder of County, Iowa.

State of } ss.
County of }

On this day of A. D. 19, before me, a Notary Public, in and for said Coun-
ty, personally appeared
to me known to be the person who executed the foregoing instrument, and acknowledged that
executed the same as voluntary act and deed.

Notary Public in and for Said County.

Instructions. Use corporate or personal form of waiver and acknowledgement as required.

PROPERTY PLAT

Acquired from LEE GRAVES and MAURINE GRAVES
(Name of owner must agree exactly with Name in which property stands of Record.)

Married or Single? MARRIED (Give full name of spouse)

R. O. W. Area _____ Acres.

Borrow Area _____ Acres. Total Consideration \$ 50.00

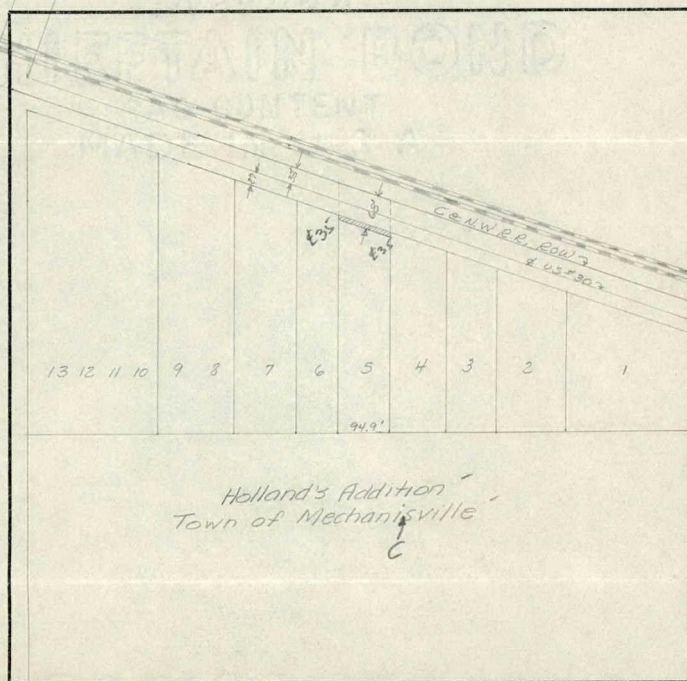
Acquired by Deed Date of Contract AUGUST 5, 1952
(Easement—Deed—Condemnation—Contract)

LOCATION

From CL Station 307+40± to CL Station 308+43±

Section 24, Township 22 N, Range 4 W

Township (Civil) PIONEER, County of CEDAR Iowa.



CEDAR
(County)

Project No. FN 57

1954 APR 19 AM 8 48

3. IRENE R. HATCHER, et al - 1.581 ac.
Contract Dec. 29, 1926 - \$ 498.30
Warranty Deed Book 60 Pg. 166

6. JULIUS and PAULINE HIGH -
Contract Aug. 5, 1952 - \$2500
Easement Book 80 Pg. 218

9. LEE and MAURINE GROVES -
Contract Aug. 5, 1952 - \$50.00
Warranty Deed Book 81 Pg. 285.

SEC. 14

SEC. 13

SEC. 14

SEC. 13

SEC. 24

WM. A. MOFFIT - 2.71 ac.
Contract Dec. 22, 1926 - \$686.75
Easement Book 61 Pg. 186

DA. KOHL and SA. WILSON - 3.25 ac.
Contract Jan. 5, 1927 - \$778.95
Easement Book 61 Pg. 176

HARVEY N. and FERNE PARK
S.W. Cor. Fract Jan. 4, 1927 - \$1080.15 - 3.18 ac.
Easement Book 61 Pg. 179

JOHN
Contract
Easement

8 ac.
1952 - \$53.50
Pg. 219

MAURICE B. MOFFIT - 0.51 ac.
Contract July 29, 1952 - \$291.75
Easement Book 80 Pg. 259

JOSEPH A. KOHL and DOLLIE W. MOON
Contract Aug. 14, 1952 - \$466.00 - 1.09 ac.
Easement Book 80 Pg. 257

EARL and ED
Contract Aug.
Easement B

NER - 0.43 ac.
1975
25

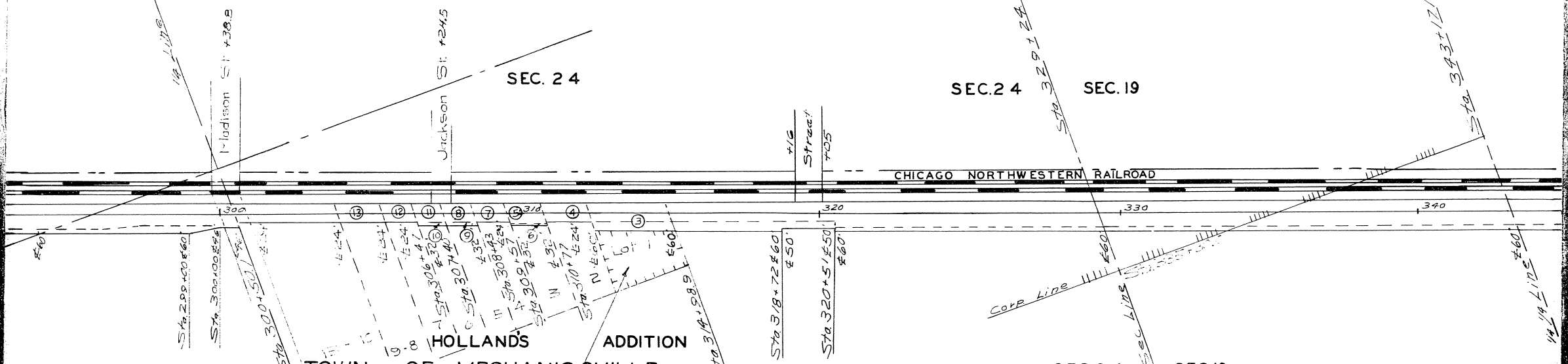
12. MINN
Contract
Easement

1160 4. 1/4 Sec. 24, T82N R4W - 0.167ac.
Contract Dec 27, 1926 - \$800.00
Easement Book 61 Pg. 205
5. D. W. BAILEY - 0.166ac.
Contract May 10, 1927 - \$125.00
Easement Book 61 Pg. 210

1220 1/4 Sec. 24, T82N R4W - 0.45ac.
Contract Dec 28, 1926 - \$300.00
Easement Book 61 Pg. 206
8 S. A. WILSON - 0.12ac.
Contract May 2, 1927 - \$450.00
Easement Book 61 Pg. 235

1250 1/4 Sec. 24, T82N R4W - 0.124ac.
Contract Aug 6, 1952 - \$55.00
Warranty Deed Book 8, Pg. 286
1255 1/4 Sec. 24, T82N R4W - 0.124ac.
Contract Dec 28, 1926 - \$2,000
Easement Book 61 Pg. 204

1260 1/4 Sec. 24, T82N R4W - 0.124ac.
Contract Dec 28, 1926 - \$2,000
Easement Book 61 Pg. 204



JOHN SCHORR - 281/2ac.
Contract Jan 25, 1927 - \$1943.50
Easement Book 61 Pg. 195

1270 1/4 Sec. 24, T82N R4W - 0.060ac.
Contract Aug 14, 1952 - \$335.00
Easement Book 80 Pg. 253

1280 MINNIE BOCK -
Contract Dec 28, 1926 - \$60.00
Easement Book 61 Pg. 224

13 CHAS. McARTHUR - 0.205ac.
Contract Dec 28, 1926 - \$102.50
Easement Book 61 Pg. 209

Sold To MAURICE F JONES
State Patent May 20, 1955 - \$750.00
Vol. 4 Pg. 480

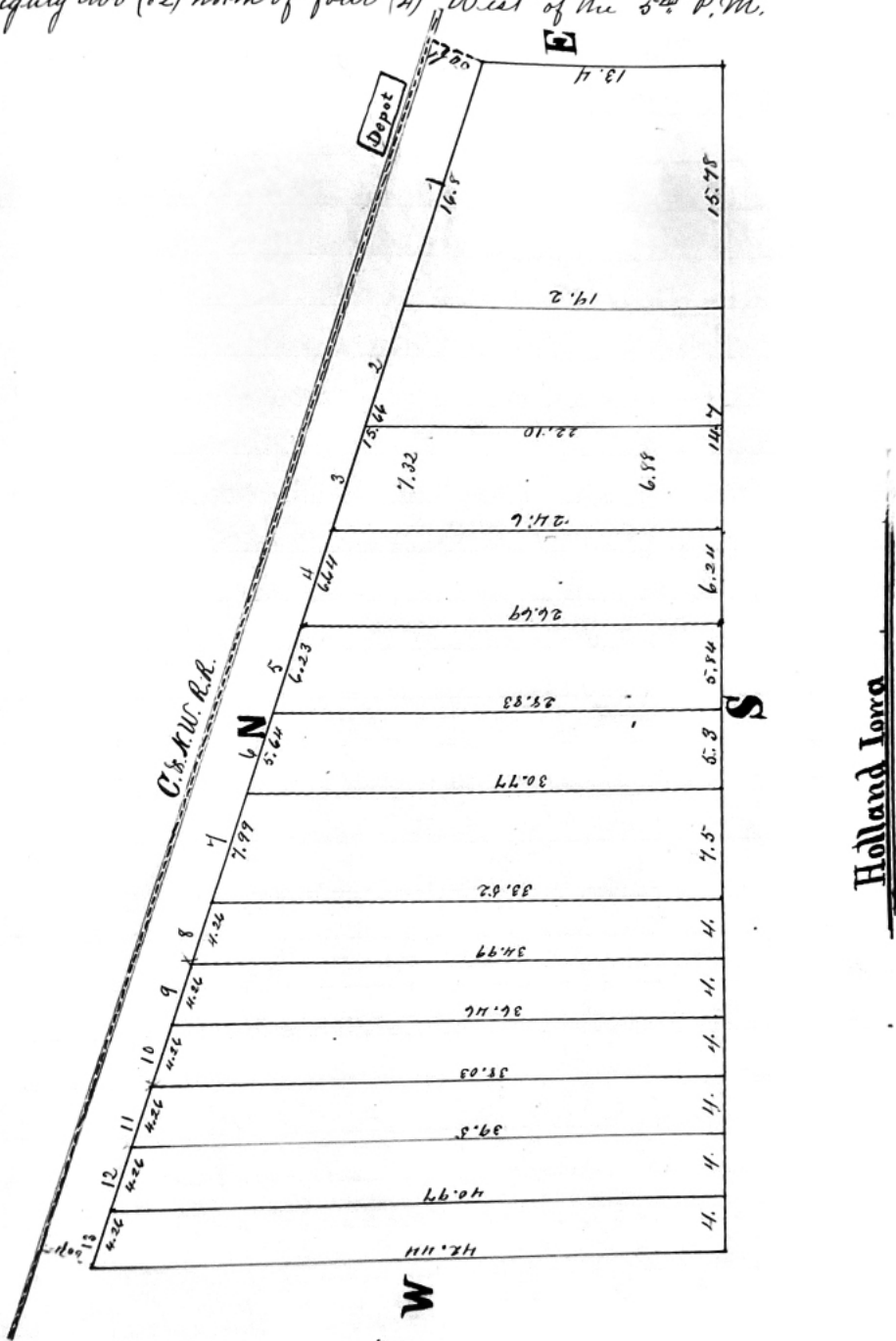
MAY G GORTNER and ELIZABETH G. HELMER - 0.73ac.
Contract Aug 5, 1952 - \$959.50*
Easement Book 80 Pg. 255
* Includes land in Sec. 19

SEC. 24 SEC. 19
ELIZABETH HELMER, ET AL - 4.924ac.
Contract Dec 27, 1926 - \$1242.80
Easement Book 61 Pg. 257

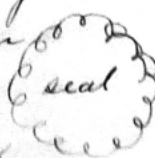
MAY G GORTNER and ELIZABETH G HELMER -
Contract Aug 5, 1952 - \$95
Easement Book 80 Pg. 255
* Includes land in Sec. 24

Holland Terra

Situated in the North West quarter (4) of the North East (4) of Section twenty four Township Eighty two (82) north of four (4) West of the 5th P.M.



State of Iowa }
 Cedar County } Be it remembered that on this 16th day of May A.D. 1871
 before the undersigned a Notary Public within and for said County
 personally came John Onstot & Mary Onstot, to me personally known, who
 acknowledge that the disposition of the land as shown on the "Map"
 and described therein is with their free consent and in accordance
 with their desires. Witness my hand and Notarial Seal the
 day and year above written



J. L. McClelland
 Notary Public

Filed Oct 29th 1873 at 11 O'Clock A.M.

Parent Project Code:	21-16-030-020		
ROW Phase Number:	NHSN-030-8(55)--2R-16	Project Directory Number:	1603002021

Parcel Information

Parcel Number:	13	Acquisition Agent:	Nicole Pett
Parcel Status:	Pending Acquisition	Condemnation Agent:	
Relocation Agent:		ROW design staff:	
Title And Closing Agent:	Jacey Grant	Proposed Possession:	
Extension:		Actual Possession:	
Advertising Device Only:	No	Relocation Needed:	Yes

Ongoing Comments:

Appraisal Waiver Amount (\$):

Appraisal Determination

Type of Valuation	Appraisal
Appraisal Determination By :	Jim Deppe
Appraisal Determination Summary:	Detailed Narrative
Appraisal Determination Date :	03/13/2025

Subject Address

Address

City

State

Zipcode

Ownership Interests

Name	Owner Type	PA Group	Disp Group
Shawn M Walsh	Fee Owner	PA-1	

Parcel Location

Section	Township	Range
24	T82N	R04W

County Parcel ID: 044001242060050

Parcel Unit: Sq Ft

Parcel Acquisition Information

Acquisition Area	Acquisition Type	Purpose	Additional Details
2652.00 Sq Ft	State - ROW Fee		
1,024 Sq Ft	Utility Company - Easement	Utility Purposes	Grantee = Interstate Power & Light Co. - Alliant Energy

2907.00 Sq Ft	Temporary Easement	TE-Construct Entrance(s); TE-Remove Building(s)	
6,157 Sq Ft	State - ROW Fee		Quitclaim

Entrances to be Constructed

Station	Type	Side	Side Road	Joint
307+84	C	Right	No	No

Additional Length of Drive (Ft): 0.00

Access Control

From Station	To Station	Main Line/Side Road
No records to display		

Access Control Fencing

From Station	To Station
No records to display	

Access Location Points

Station
No records to display

Area of Remaining Property

Left of ROW:	0.00	Acres / SqFt:	
Right of ROW:	34,532.00	Acres / SqFt:	Sq Ft

Parcel Attributes

Total Acquisition:	No	Access Control Only:	No
Permitted Sign Impacted:	No	Advance Purchase:	No
Survey Plats Required:	Yes	Temporary Easement Only:	No
Survey Plats Received:	07/21/2025		
Status Flag:	Active		

Parcel Filings

Document Type	Grantee	Name	Recording Date	Recording Info	Sent to ERMS
No records to display					

Design Notes:

Workflow History

Status	Pending On Role(s)	Date	User	Action	Action User ID	Action User Name	Action Date	Due Date Override
Design	Administrator, ROW Design Staff, ROW Project Coordinator, System Administrator	01/08/2025	NCUVA	Move to Appraisal	AFREDRI	Amelia Fredrickson	07/25/2025	01/08/2025
Notes :								
Appraisal	Administrator, Appraisal Project Coordinator, ROW Project Coordinator, System Administrator	07/25/2025	AFREDRI	Move to Acquisition Process	JCUVA	Joseph Cuva	11/12/2025	07/25/2025
Notes :								
Acquisition Process	Administrator, ROW Project Coordinator, Supervisor - Acquisition and Relocation, System Administrator	11/12/2025	JCUVA					11/12/2025
Notes :								

IOWA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BUREAU
PLOT PLAN

PARCEL NO.: 13

OWNER: SHAWN M WALSH

SECTION: 24 T 82 N-R 4 W.

SCALE:1"= 20'

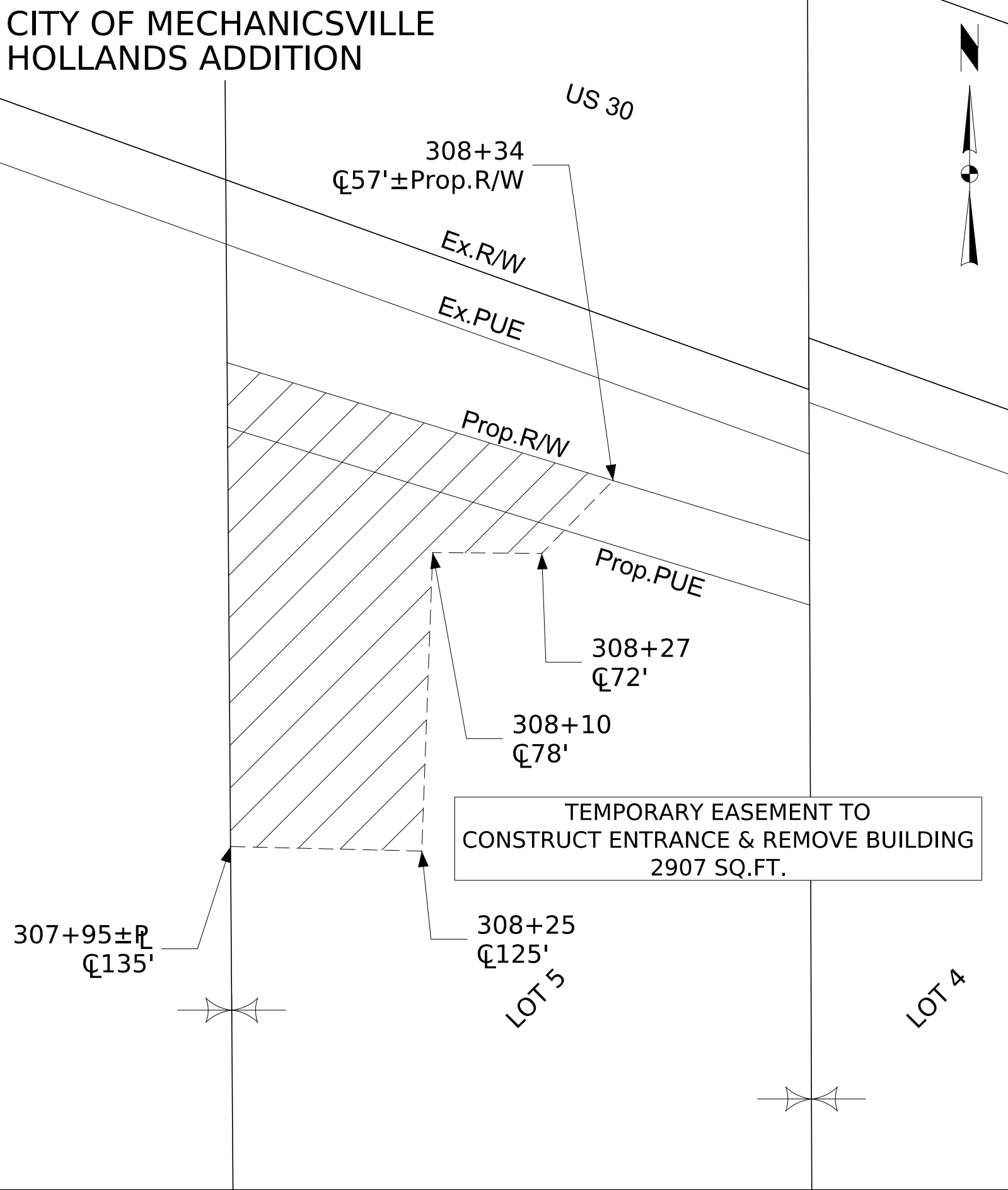
LEGEND

W.D. OR EASEMENT LINE:

ACCESS LOCATION POINT:

PROPERTY LINE:

CITY OF MECHANICSVILLE
HOLLANDS ADDITION



Parent Project Code:	21-16-030-020		
ROW Phase Number:	NHSN-030-8(55)--2R-16	Project Directory Number:	1603002021

Parcel Information

Parcel Number:	13	Acquisition Agent:	
Parcel Status:	Pending Design	Condemnation Agent:	
Relocation Agent:		ROW design staff:	
Title And Closing Agent:		Proposed Possession:	
Extension:		Actual Possession:	
Advertising Device Only:	No	Relocation Needed:	Yes
Ongoing Comments:			
Appraisal Waiver Amount (\$):			

Appraisal Determination

Type of Valuation	Appraisal
Appraisal Determination By :	Jim Deppe
Appraisal Determination Summary:	Value Finding
Appraisal Determination Date :	03/13/2025

Subject Address

Address
City
State
Zipcode

Ownership Interests

Name	Owner Type	PA Group	Disp Group
Shawn M Walsh	Fee Owner	PA-1	

Parcel Location

Section	Township	Range
24	T82N	R04W

County Parcel ID: 044001242060050

Entrances to be Constructed

Station	Type	Side	Side Road	Joint
307+84	C	Right	No	No

Access Control

From Station	To Station	Main Line/Side Road
No records to display		

Access Control Fencing

From Station	To Station
No records to display	

Access Location Points

Station
No records to display

State Acquisition

State Required ROW Fee:	2,652.00	Acres / SqFt:	Sq Ft
State Excess:	0.00	Acres / SqFt:	
State Borrow Area (Fee):	0.00	Acres / SqFt:	
State Public Highway Easement:	0.00	Acres / SqFt:	
State Special Purpose Easement:	0.00	Acres / SqFt:	
State Enter State Purpose:			
State Mitigation (Fee):	0.00		
State Mitigation Fee Type:			
State Mitigation (Easement):	0.00		
State Mitigation (Easement) Type:			

County Acquisition

County ROW Fee:	0.00	Acres / SqFt:	
County Public Highway Easement:	0.00	Acres / SqFt:	
County Special Purpose Easement:	0.00	Acres / SqFt:	
County Enter State Purpose:			
County Mitigation (Fee):	0.00		
County Mitigation Fee Type:			
County Mitigation (Easement):	0.00		
County Mitigation (Easement) Type:			

City Acquisition

City ROW Fee:	0.00	Acres / SqFt:	
City Public Highway Easement:	0.00	Acres / SqFt:	

City Special Purpose Easement:	0.00	Acres / SqFt:	
City Enter State Purpose:			
City Mitigation (Fee):	0.00		
City Mitigation Fee Type:			
City Mitigation (Easement):	0.00		
City Mitigation (Easement) Type:			
Other			
Flowage Easement Elevation (Feet):	0.00	Acres / SqFt:	
Flowage Easement Area:	0.00		
Ponding Easement Elevation (Feet):	0.00		
Ponding Easement Area:	0.00		
Other Acquisition - Easement			
Easement Purpose:	Utility		
Easement Area:	1024.00		
Easement Area Acres / Sq Ft:	Sq Ft		
Grantee:	Interstate Light and Power Company		
Other Acquisition - Quit Claim			
Quit Claim Note:			
Quit Claim Area:	0.00		
Quit Claim Acres/Sq Ft:			
Other Acquisition - Underlying Fee			
Underlying Fee Note:	Existing HWY 30 ROW		
Underlying Fee Area:	6157.00		
Underlying Fee Acres/Sq Ft:	Sq Ft		
Area of Remaining Property			
Left of ROW:	0.00	Acres / SqFt:	
Right of ROW:	34,532.00	Acres / SqFt:	Sq Ft
Temporary Easements			
Total Area:	2,907.00	Acres / SqFt:	Sq Ft
Description:	Construct Entrance & Remove Building	Comments:	
Additional Length of Drive (Ft):	0.00		
Parcel Attributes			

Total Acquisition:	No	Access Control Only:	No
Permitted Sign Impacted:	No	Advance Purchase:	No
Survey Plats Required:	Yes		
Survey Plats Received:	07/21/2025		
Status Flag:	Active		

Parcel Filings

Document Type	Grantee	Name	Recording Date	Recording Info	Sent to ERMS
No records to display					

Design Notes:

Workflow History

Status	Pending On Role(s)	Date	User	Action	Action User ID	Action User Name	Action Date	Due Date Override
Design	Administrator, ROW Design Staff, ROW Project Coordinator, System Administrator	01/08/2025	NCUVA					01/08/2025
Notes :								



Inside south end of building



Inside south end of building



Inside main door



Inside shop area



Inside shop area



Looking towards main entry door



Outside of building



Outside of building



Outside south end of building



Outside north end of building



Outside north end of building