



**BOLTON  
& MENK**

Real People. Real Solutions.

Report of

# Classification Commission

## Drainage District No. 2

## Clay County, Iowa

2017

**Submitted by:**

Bolton & Menk, Inc.

218 11th St SW

Spencer, IA 51301

P: 712-580-5075

Report  
of  
Classification Commission  
Drainage District No. 2  
Clay County, Iowa  
P11.106852  
2017

# Report of Classification Commission

## Appendix

### Appendix A: Main Open Ditch

**REPORT OF CLASSIFICATION COMMISSION  
RECLASSIFICATION OF BENEFITS  
DRAINAGE DISTRICT NO. 2  
Clay COUNTY, IOWA  
2017**

We, Bernie Campbell, David Simington, landowners in Clay County, and Jonathan Rosengren, engineer are the commissioners duly appointed to reclassify lands within the boundaries of Drainage District No. 2 in Clay County, Iowa. Pursuant to our appointment we have examined each and every benefited parcel within the district and as recommended in the engineer's report on file in the office of the County Auditor. Each  $\frac{1}{4}$ - $\frac{1}{4}$  section or smaller tract of land within the district has been classified and the percentages of benefit each parcel derives from the facilities.

Drainage District No. 114 and Drainage District No. 2 Sub 1 both lie within the benefited area of the Drainage District No. 2 Main Open Ditch. We have not included benefits derived from these separate facilities in this report. The lands within both facilities have been included for their benefits derived from the DD 2 Main Open Ditch only.

We recommend and report one assessment schedule herein to be used for current and future maintenance and other costs that may arise within the benefited area of this facility. The costs of the improvement should be assessed using this schedule.

Set beside the new schedule is a basis cost. This basis cost of the Main Open Ditch is the estimated cost of the completed repair and improvement work plus the engineering expenses. The basis cost is assumed and should not be considered a cost of the completed work. We have apportioned this basis to the lands determined to be benefited by the Main Open Ditch to serve as a basis for the allocation of current and future costs associated with the Main Open Ditch

<u>New Schedule</u>	<u>Basis Cost</u>
Open Ditch (5,394 Acres)	\$1,050,000

Accordingly, we herewith submit our report. The schedule presents in tabular form for each benefited parcel:

The names of the owners and legal description thereof as shown on the transfer books in the Auditor's office.

1. The parcel number.
2. The number of benefited acres.
3. The classification or percentage of benefits derived relative to the total assessment.
4. The classification or percentage of benefits derived relative to a 100% benefit assigned to the tract having the greatest benefit (Benefit Rating)
5. Apportionment for the future maintenance cost basis according to our classification of the benefited lands.

The schedules also show benefits to the state primary roads, county secondary roads and railroads.

Included with this report are the assessment schedules and plats.

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

Respectfully submitted,

Bernie Campbell

Bernie Campbell, Landowner

Jonathan P. Rosengren

Jonathan P. Rosengren, P.E.

Iowa Registration No. 21661

David Simington

David Simington, Landowner

2.16.17

Date

## Appendix A: Main Open Ditch

# Main Open Ditch Benefited Area

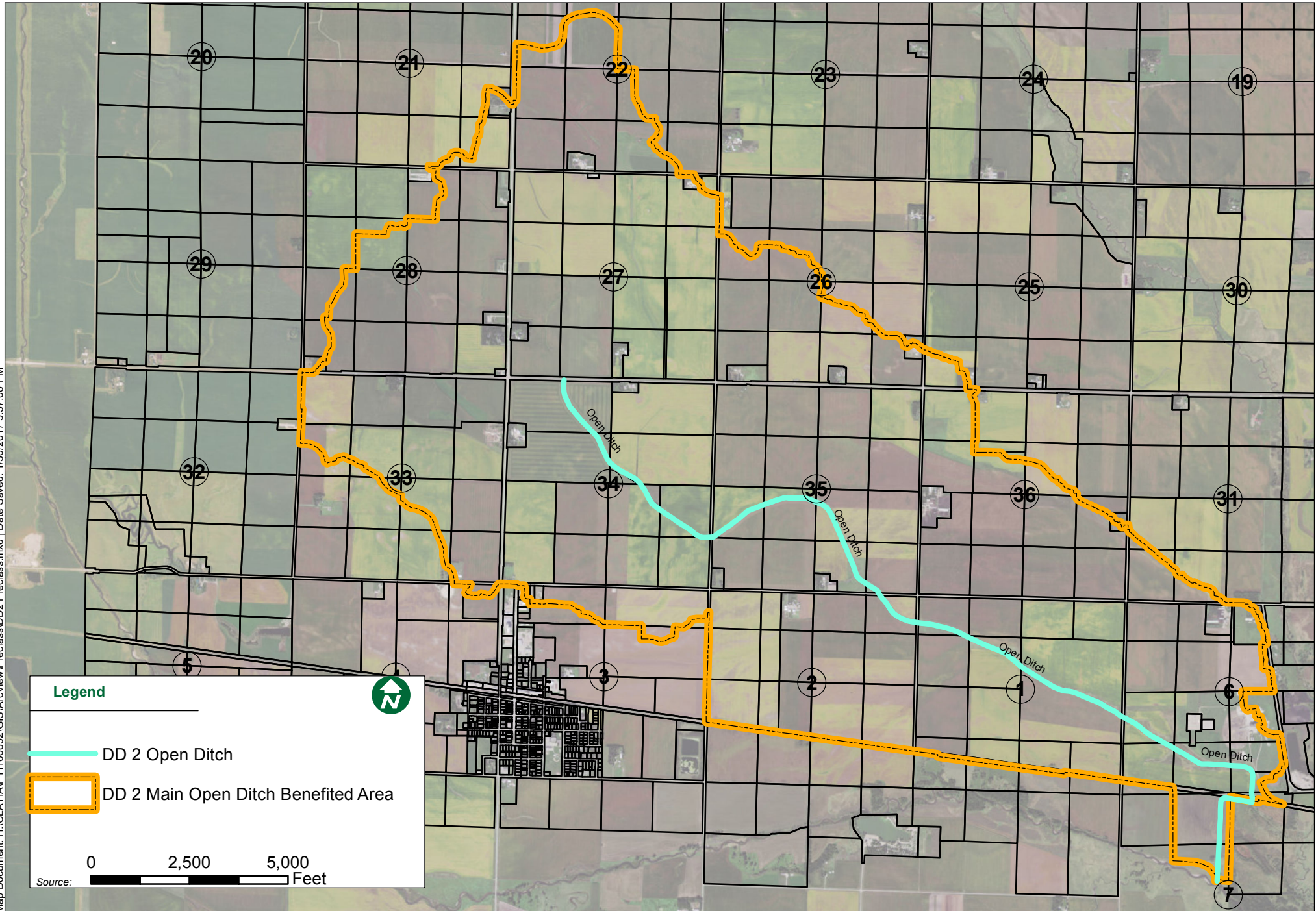
Clay County, IA

Drainage District No. 2

January 2017



Real People. Real Solutions.



**CLASSIFICATION SCHEDULE  
OPEN DITCH  
DRAINAGE DISTRICT NO. 2  
CLAY COUNTY, IOWA  
2017**

<b>Deedholder(s)</b>	<b>Sec-Twp -Rng</b>	<b>Legal Description</b>	<b>Parcel Number</b>	<b>Benefited Acres</b>	<b>Classification (%)</b>	<b>Base Assessment (\$)</b>
Adolf, Dale & Shirley	25-97-38	SW SW	973825300003	17.1	1.10	360.09
Adolf, KD, LLC	36-97-38	TR NE SE	973836400005	2.2	0.26	85.11
Behrens, Bradly J	0-3-0	PT NW NW 3-96-38	963803102007	0.0	0.38	124.40
Behrens, Leo E & Kathy J	0-3-0	TR N NW 333' X 400'	963803102001	0.9	0.19	62.20
	0-4-0	PT NW NW 3-96-38	963803102006	0.91	0.19	62.20
Berends, Steven D & Elizabeth	28-97-38	SE NE	973828200005	38.00	8.05	2,635.24
	28-97-38	SW SE	973828400003	36.00	10.88	3,561.66
	28-97-38	NW SE	973828400001	40.00	7.62	2,494.47
	27-97-38	SE NW	973827100004	40.00	8.36	2,736.72
	27-97-38	SW NW	973827100003	38.00	14.35	4,697.60
	28-97-38	SW NE	973828200004	40.00	12.53	4,101.81
	28-97-38	PT NE NE	973828200002	29.50	6.75	2,209.67
	28-97-38	PT NW NE	973828200006	15.9	4.46	1,460.02
	28-97-38	PT NE SE	973828400006	33.63	8.64	2,828.38
Corn Belt Power Coop	7-96-37	NW NE N OF RY & W	963707200001	2.3	1.86	608.89
	6-96-37	S PT SW SE W OF HWY	963706400008	12.9	13.58	4,445.53
	6-96-37	PT SW SW N OF RY	963706300002	29.30	39.32	12,871.75
Corn Belt Power Coop	6-96-37	SE SW N OF RY EXC TR	963706300006	39.00	42.12	13,788.35



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	6-96-37	SW SE W OF HWY	963706400002	21.4	14.15	4,632.13
	6-96-37	NW SW	963706300001	37.00	48.64	15,922.73
	6-96-37	PT NW SE	963706400009	20.9	4.53	1,482.94
	6-96-37	NE NW EX 2 TRACTS	963706300007	34.68	11.60	3,797.36
	6-96-37	TR 300 X 250.6 IN NE	963706300008	1.72	0.54	176.77
Dehrkoop, Louis	28-97-38	TR NE NE	973828200003	6.80	1.26	412.47
Dehrkoop, Matthew J & Sarah M	27-97-38	TR NE NE	973827200003	3.1	0.34	111.30
Dillingham, Randy	28-97-38	1.3 ACRES IN SE COR	973828400005	1.30	0.77	252.07
Doran, Steven R & Pamela S	36-97-38	SW NE	973836200003	15.3	2.63	860.95
Draisey, Elizabeth A Trust	1-96-38	N OF RAILROAD SE SE	963801400004	26.00	21.59	7,067.68
	1-96-38	N OF RAILROAD SW SE	963801400002	21.00	15.20	4,975.85
	1-96-38	TRACT TR IN N 1/2 OF	963801400001	75.50	58.22	19,058.83
Engel, Kent R & Jo Ellen	26-97-38	TR SW SW	973826300003	9.50	2.99	978.80
Fairchild, Brain	7-96-37	SE NW	963707100004	19.50	5.37	1,757.92

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Fear, Steven W & Rose L	28-97-38	TR NE SE	973828400007	4.47	0.80	261.89
Follon, Brady & Brittany	22-97-38	7.61 AC TR SE SW	973822300006	7.08	0.82	268.43
	27-97-38	.93 AC TR NE NW	973827100006	0.71	0.07	22.92
Foss, Mark Douglas	26-97-38	TR 482.27' X 576.84'	973826400009	3.5	0.23	75.29
Gabrielson, Joanne	35-97-38	SE SW	973835300004	39.00	21.52	7,044.76
	35-97-38	SW SW EXC 4.49 AC TR	973835300005	34.17	23.42	7,666.74
	35-97-38	NE SW	973835300002	40.00	33.21	10,871.58
	35-97-38	NW SW	973835300001	39.00	31.02	10,154.67
Goeken, Rita Rae	27-97-38	SE SW	973827300005	38.00	19.04	6,232.91
	27-97-38	PT SW SW	973827300003	32.70	27.74	9,080.93
	27-97-38	NE SW	973827300004	40.00	9.58	3,136.10
	27-97-38	PT NW SW	973827300001	37.30	22.46	7,352.48
Groenewold, David J	35-97-38	SE NW	973835100004	40.00	31.74	10,390.37
	35-97-38	SW NW	973835100003	39.00	28.97	9,483.58
	35-97-38	NE NW	973835100002	38.00	9.29	3,041.16
Groenewold, David J	35-97-38	NW NW	973835100001	37.00	15.94	5,218.10

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Hansen, Mark & Teresa E	35-97-38	TR SW SE	973835400003	5.30	1.89	618.71
Harms Implement Co	21-97-38	SE SE	973821400005	26.6	6.73	2,203.12
	21-97-38	SW SE	973821400004	3.1	1.18	386.28
	21-97-38	PT NE SE	973821400002	2.3	0.47	153.86
Hartmann, Carol V	22-97-38	SE NW	973822100005	38.6	10.61	3,473.28
	22-97-38	SW NW	973822100004	16.6	3.83	1,253.78
	22-97-38	NE NW	973822100003	38.70	0.13	42.56
Hartmann, Clifford H	22-97-38	SE SE	973822400004	2.1	0.19	62.20
	22-97-38	SW SE	973822400003	33.4	6.48	2,121.28
	22-97-38	NW SE	973822400001	16.2	4.97	1,626.97
Heikens, Michael D	4-96-38	TR 900' X 968'	963804200003	4.2	1.14	373.19
	21-97-38	TR NE SE	973821400003	7.1	0.81	265.16
Heuck Farm, Inc	6-96-37	TRACT S OF RY R-O-W	963706300003	1.0	0.34	111.30
	36-97-38	SE SE	973836400009	37.70	30.58	10,010.63
	36-97-38	SW SE	973836400008	38.70	33.47	10,956.70

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Heuck Farm, Inc	36-97-38	PT NE SE	973836400004	25.2	12.03	3,938.13
	36-97-38	NW SE	973836400001	40.00	13.53	4,429.16
	7-96-37	NE NW EXC RY TR IN	963707100002	40.00	19.48	6,376.95
Heuck, John C & Nancy Jean	6-96-37	PT SW NE EXC PAR B	963706200011	25.7	5.07	1,659.71
	6-96-37	SE NW	963706100005	40.00	8.66	2,834.93
	6-96-37	SW NW	963706100004	41.00	35.95	11,768.55
	1-96-38	FRACTIONAL TR IN	963801200003	80.00	100.00	32,735.88
	6-96-37	PT NE NW	963706100002	17.50	4.01	1,312.71
	6-96-37	NW NW	963706100001	29.00	22.17	7,257.54
	1-96-38	NE NE	963801200002	27.70	31.91	10,446.02
	1-96-38	NW NE	963801200001	28.70	32.71	10,707.91
Heuck, Michael J & Tammi J	6-96-37	PT NW NE	963706200008	1.30	0.24	78.57
	6-96-37	PT NE NW	963706100003	11.50	2.16	707.09
Iowa Chicago & Eastern RR Co	7-96-37	RAILROAD ASSESSED BY	963707501004	2.2	5.24	1,715.36
	7-96-37	RAILROAD ASSESSED BY	963707501003	0.9	2.72	890.42
	6-96-37	RAILROAD ASSESSED BY	963706501002	3.9	8.30	2,717.08
	1-96-38	RAILROAD ASSESSED BY	963801501003	9.8	10.47	3,427.45
	2-96-38	RAILROAD ASSESSED BY	963802501003	6.1	9.50	3,109.91

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Jackie's Farms LLC	28-97-38	SE SW	973828300005	39.00	8.30	2,717.08
	28-97-38	PT SW SW	973828300004	19.6	3.83	1,253.78
	28-97-38	NW SW	973828300001	14.7	3.03	991.90
	28-97-38	NE SW	973828300002	40.00	6.36	2,082.00
Jemco, LLC	0-4-0	N NE	963803200001	54.1	34.85	11,408.45
	0-4-0	PT N NW EXC	963803126002	22.3	9.22	3,018.25
Jensen Farms, Inc	36-97-38	SW NW EXC 2.04 AC TR	973836100009	37.57	7.33	2,399.54
	36-97-38	NW SW EXC 14.25 AC	973836300006	25.43	18.79	6,151.07
	1-96-38	SE NW	963801100004	38.00	53.80	17,611.90
	1-96-38	SW NW	963801100003	39.00	58.58	19,176.68
	1-96-38	NE NW	963801100002	28.70	44.70	14,632.94
	1-96-38	NW NW	963801100001	28.70	36.34	11,896.22
	31-97-37	SE SW	973731300004	12.2	2.03	664.54
	31-97-37	SW SW	973731300003	31.4	13.81	4,520.82
	36-97-38	SE SW	973836300004	38.70	44.60	14,600.20
	36-97-38	SW SW	973836300003	37.70	45.36	14,848.99
	31-97-37	NW SW	973731300001	2.8	0.33	108.03
	36-97-38	NE SW	973836300002	40.00	19.49	6,380.22
	36-97-38	A STRIP ON WEST SIDE	973836100001	38.0	5.09	1,666.26
	26-97-38	SE NW	973826100005	20.8	2.40	785.66

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Jensen Farms, Inc	26-97-38	SW NW	973826100004	25.5	2.92	955.89
	36-97-38	E 1305' EXC N	973836100006	29.2	6.32	2,068.91
Jensen, Carl L & John W	35-97-38	SE NE	973835200006	39.00	11.41	3,735.16
	35-97-38	NE NE	973835200003	37.00	11.03	3,610.77
Jensen, John W	1-96-38	NE SW	963801300002	40.00	29.06	9,513.05
	1-96-38	NW SW	963801300001	40.00	30.67	10,040.09
	1-96-38	SW SW	963801300003	11.6	5.45	1,784.11
	1-96-38	SE SW	963801300004	16.1	9.72	3,181.93
Jensen, Mark M & Jennifer A	36-97-38	2.04 AC TR SW NW	973836300005	15.50	6.69	2,190.03
Ketelsen, John	34-97-38	SW SW	973834300003	37.00	31.07	10,171.04
	34-97-38	NW SW	973834300001	39.00	42.55	13,929.12
	34-97-38	NW SE PARCEL G	973834400006	4.78	2.87	939.52
Kirksey, Rebecca	34-97-38	33.980 AC SW NW	973834100010	74.50	56.69	18,557.97
	34-97-38	4.00 AC SW NE	973834200009	4.00	5.14	1,682.62

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Kirksey, Rebecca Drury	34-97-38	34.541 AC SW NE	973834200008	72.21	70.31	23,016.60
Kirksey, Richard T Jr & Rebecca S	34-97-38	PARCEL F	973834100009	72.60	64.43	21,091.73
Krogh, Robert C	35-97-38	SE SE	973835400005	38.00	36.83	12,056.62
	35-97-38	PT SW SE	973835400002	33.70	27.84	9,113.67
	35-97-38	NE SE	973835400004	39.00	17.78	5,820.44
	35-97-38	NW SE	973835400001	40.00	23.62	7,732.21
Maaland, Joel & Katie	34-97-38	TR NW NE	973834200001	4.00	2.31	756.20
McClain, Dennis II	28-97-38	TR 600' X 400' IN	973828300003	1.0	0.12	39.28
McIntire, Joseph L	35-97-38	4.49 AC TR SW CORNER	973835300006	3.83	3.34	1,093.38
Nielsen, Norman N & Alice	28-97-38	SE NW	973828100004	29.5	10.87	3,558.39
Pearson, Jay E & Holly B	34-97-38	TR IN W 1/2 NW	973834100007	6.30	4.08	1,335.62
Pearson, Jeffry	27-97-38	PT NE NE	973827200004	30.1	5.94	1,944.51
	27-97-38	SW NE	973827200002	40.00	11.22	3,672.97
	27-97-38	NW NE	973827200001	39.00	9.59	3,139.37

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	27-97-38	SE NE	973827200005	39.00	9.48	3,103.36
Pearson, Jeffrey E & Cynthia L	27-97-38	E 1258.5' OF SE SE	973827400009	35.18	28.66	9,382.10
	27-97-38	E 1258.5' OF NE SE	973827400007	36.91	18.19	5,954.66
	2-96-38	PT NE SW N OF RY	963802300002	14.00	9.27	3,034.62
	2-96-38	THAT PORTION NW SW N	963802300001	35.00	32.06	10,495.12
	2-96-38	PART SE NW	963802100005	15.40	16.37	5,358.86
	2-96-38	SW NW	963802100004	40.00	29.90	9,788.03
	2-96-38	PART NE NW	963802100002	10.20	3.94	1,289.79
	2-96-38	NW NW	963802100001	28.00	10.82	3,542.02
	34-97-38	PARCEL B	973834200007	73.95	77.53	25,380.13
Pearson, Marleen	27-97-38	TR SW SE	973827400003	6.63	2.23	730.01
	27-97-38	SE SE EXC E 1258.5'	973827400008	1.70	0.92	301.17
	27-97-38	NE SE EXC E 1258.5'	973827400006	1.78	0.52	170.23
	27-97-38	PT SW SE	973827400004	31.14	15.04	4,923.48
	27-97-38	NW SE	973827400001	39.74	14.82	4,851.46
Rehberg, Sue	33-97-38	SE NW	973833100004	35.4	6.28	2,055.81
	33-97-38	NE NW	973833100002	38.00	12.20	3,993.78
Scharnberg, Gary L	26-97-38	TR SW SE	973826400008	4.67	0.40	130.94



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Scharnberg, Mark	34-97-38	SE SE	973834400004	38.00	35.54	11,634.33
Scharnberg, Mark	34-97-38	SW SE PT OF PARCEL H	973834400003	38.82	34.78	11,385.54
	34-97-38	SE SW	973834300004	38.90	23.31	7,630.73
	34-97-38	NE SE	973834400002	39.00	39.18	12,825.92
	34-97-38	NE SW	973834300002	39.96	42.18	13,807.99
	34-97-38	NW SE PART OF	973834400005	35.05	32.26	10,560.59
Scharnberg, Robert L Rev Trust	26-97-38	PT SE SE	973826400004	31.0	3.06	1,001.72
	26-97-38	PT SW SE	973826400007	33.33	5.49	1,797.20
	26-97-38	SE SW	973826300005	38.00	7.67	2,510.84
	26-97-38	NE SE	973826400002	0.9	0.06	19.64
	26-97-38	NW SE	973826400001	20.2	2.89	946.07
	26-97-38	NE SW	973826300004	40.00	6.21	2,032.90
	26-97-38	NW SW	973826300001	39.00	8.37	2,739.99
Scharnberg, Steven K	26-97-38	PT SW SW	973826300002	27.50	8.75	2,864.39
Selzer Family Trust	33-97-38	NW NW	973833100001	37.00	8.46	2,769.46
Selzer, Charles N	2-96-38	E SE NORTH OF RY	963802400002	48.00	43.53	14,249.93
	2-96-38	W SE NORTH OF RY.	963802400001	42.00	37.83	12,383.98
	2-96-38	PT NE SW N OF RY	963802300003	24.00	16.42	5,375.23

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Selzer, Charles N	2-96-38	SE NE	963802200004	39.00	60.75	19,887.05
	2-96-38	SW NE	963802200003	40.00	51.43	16,836.06
	2-96-38	PART SE NW	963802100006	24.60	25.83	8,455.68
	2-96-38	NE NE	963802200002	27.00	39.84	13,041.97
	2-96-38	NW NE	963802200001	29.00	35.61	11,657.25
	2-96-38	PART NE NW	963802100003	17.00	8.72	2,854.57
Sindt Farm Trust	0-4-0	S NE	963803200002	6.5	1.83	599.07
Sindt, Norman F	33-97-38	SE SE	973833400004	36.1	15.10	4,943.12
	33-97-38	SW SE	973833400003	4.6	0.68	222.60
	33-97-38	NE SE	973833400002	38.00	26.15	8,560.43
	33-97-38	NW SE	973833400001	29.2	7.37	2,412.63
Stein, Jay Dee & Wendy Kay	28-97-38	EXCEPT 1.3 ACRES	973828400004	34.80	11.02	3,607.49
Tessum, Lester L & Kimberly A	33-97-38	SW NE	973833200002	40.00	7.64	2,501.02
	33-97-38	PT NE NE & SE NE	973833200013	40.70	17.36	5,682.95
	33-97-38	PT NE NE	973833200006	31.78	10.45	3,420.90
	33-97-38	NW NE	973833200001	38.00	6.41	2,098.37

**CLASSIFICATION SCHEDULE  
OPEN DITCH  
DRAINAGE DISTRICT NO. 2  
CLAY COUNTY, IOWA  
2017**

<b>Deedholder(s)</b>	<b>Sec-Twp -Rng</b>	<b>Legal Description</b>	<b>Parcel Number</b>	<b>Benefited Acres</b>	<b>Classification (%)</b>	<b>Base Assessment (\$)</b>
Thiessen, George & Kristine	27-97-38	TR IN W 1/2 SW	973827300002	4.40	1.54	504.13
Thompson, Kendal J & Janice K	6-96-37	NW NE EXC PARCEL A &	963706200012	15.6	2.51	821.67
United States of America	6-96-37	TRACT IN SW	963706300005	5.00	1.90	621.98
Vermeer, Elizabeth A	35-97-38	SW NE	973835200008	40.00	19.38	6,344.21
	35-97-38	NW NE	973835200007	38.00	7.01	2,294.79
	27-97-38	NW NW	973827100001	37.00	10.02	3,280.13
	22-97-38	SW SW	973822300003	36.00	6.93	2,268.60
	22-97-38	NE SW	973822300002	40.00	10.04	3,286.68
	22-97-38	NW SW	973822300001	38.00	8.46	2,769.46
	22-97-38	SE SW EXC PARCEL B	973822300005	31.92	6.79	2,222.77
	27-97-38	NE NW EXC PARCEL D	973827100005	38.29	6.73	2,203.12
Watts, Beulah Lavonne	33-97-38	NE SW	973833300002	3.8	0.81	265.16
	33-97-38	SW NW	973833100003	21.7	4.27	1,397.82
Iowa State Highway				39.7	24.71	8,089.04
Clay County Secondary Roads				119.1	96.18	31,485.34

**CLASSIFICATION SCHEDULE**  
**OPEN DITCH**  
**DRAINAGE DISTRICT NO. 2**  
**CLAY COUNTY, IOWA**  
**2017**

Deedholder(s)	Sec-Twp -Rng	Legal Description	Parcel Number	Benefited Acres	Classification (%)	Base Assessment (\$)
Iowa Department of Natural Resources	7-96-37			0.0	0.00	0.00
<b>TOTALS</b>				<b>5,434.6 ac</b>		<b>\$1,050,000.00</b>