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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared By: Todd R. Hagan, P.E., Madison County Engineer, 1105 E. Court Ave., Winterset, Iowa 50273, Telephone: (515) 462-1136

CONTRACT

THIS AGREEMENT made and entered into this 24 of February, 20 17 A.D.

by and between PONTIER FARMS, L.L.C.

of the County of Madison, State of Iowa, party of the first part and the Madison County Board of Supervisors acting for Madison County, party of the second part.

WITNESSETH:

For good and valuable consideration, the party of the first part hereby agrees to sell and to give an easement or deed to the county for use as a Public Highway the real estate situated in the County of Madison, State of Iowa, to wit:

In Section 33 Township 76 N Range 26 W Beginning at:

Station <u>7+53.87</u>	to Station <u>7+92.24</u>	a strip <u>33.00 - 80.00</u>	feet wide <u>RIGHT</u>	side, from
Station <u>7+92.24</u>	to Station <u>8+75.00</u>	a strip <u>80.00 - 75.00</u>	feet wide <u>RIGHT</u>	side, from
Station <u>8+75.00</u>	to Station <u>9+61.01</u>	a strip <u>75.00 - 46.00</u>	feet wide <u>RIGHT</u>	side, from
Station <u>9+61.01</u>	to Station <u>10+29.83</u>	a strip <u>46.00</u>	feet wide <u>RIGHT</u>	side, from
Station _____	to Station _____	a strip _____	feet wide _____	side, from
Station _____	to Station _____	a strip _____	feet wide _____	side, from
Station <u>7+00.00</u>	to Station <u>7+75.00</u>	a strip <u>33.00 - 75.00</u>	feet wide <u>LEFT</u>	side, from
Station <u>7+75.00</u>	to Station <u>9+35.59</u>	a strip <u>75.00 - 72.00</u>	feet wide <u>LEFT</u>	side, from
Station <u>9+35.59</u>	to Station <u>9+67.99</u>	a strip <u>33.00</u>	feet wide <u>LEFT</u>	side, from

Measured from centerline of proposed highway as shown on plans and Right of Way Acquisition Plat for Project No. L-LWSC008--73-61.

Party of the first part agrees that the County may take immediate possession of the above-described real estate and further agrees to convey same to the County for the consideration hereinafter named, on or before the _____ day of _____, 20____.

The County agrees to purchase the above-described real estate and take easement or deed thereto for road purposes and to pay therefor upon delivery of easement or deed, showing merchantable title.

Approximately <u>0.38</u> acres at \$ <u>10,951.51</u> per acre	\$ <u>4,161.57</u>
Approximately <u>12.34</u> rods of new fence at \$ <u>66.60</u> per rod	\$ <u>821.84</u>
Other: <u>2 Additional Corner and Brace @ \$270.00 each</u>	\$ <u>540.00</u>
Other: _____	\$ _____
Other: _____	\$ _____
Other: _____	\$ _____
General Damage <u>Any and All</u>	\$ <u>500.00</u>
TOTAL.....	\$ <u>6,023.41</u>

Should the acreage taken for highway or fencing be more or less than shown above, same is to be paid for at the agreed unit prices. Should the highway as finally located require none of the real estate described, this contract becomes null and void. Party of the first part agrees to pay all liens and assessments against the property including taxes payable to the date agreed. Party of the first part is hereby notified of their right of renegotiation pursuant to the provisions of Iowa Code Chapter 6B.

This contract will be null and void if a construction contract for the project is not entered into by Madison County by _____.

IN WITNESS WHEREOF, Party of the First Part, does hereby set his/her/their hands to this instrument on this 24 day of February, 2017, at Clarke County, Iowa.

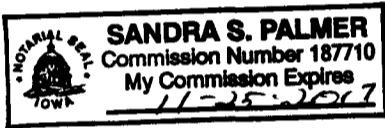
Pontier Farms LLC by Ryan Pontier
Name: PONTIER FARMS, L.L.C.

Name: _____

Party of the First Part

STATE OF IOWA)
COUNTY OF Clarke) ss

On this 24th day of February, 2017, before me, the undersigned a Notary Public in and for said County and State personally appeared PONTIER FARMS, L.L.C., to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Sandra Palmer
Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the Party of the Second Part, does hereby set their hand to this instrument on this 7th day of March, 2017, at Winterset, Iowa.

MADISON COUNTY
BOARD OF SUPERVISORS

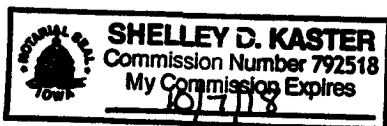
BY: Aaron Price
AARON PRICE, Chairman

BY: Heidi L. Burhans
HEIDI BURHANS, Madison County Auditor

Party of the Second Part

STATE OF IOWA)
COUNTY OF MADISON) ss

On this 7th day of March, 2017, before me, Shelley D. Kaster, a Notary Public in and for the State of Iowa, personally appeared AARON PRICE and HEIDI BURHANS, to me personally known, and who, being by me duly sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor, respectively, of the County of Madison, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its Board of Supervisors, under Roll Call Vote of the Board of Supervisors on the 7th day of March, 2017, and AARON PRICE and HEIDI BURHANS, acknowledged the execution of the instrument to be their voluntary act and deed, and the voluntary act and deed of the corporation, by it voluntarily executed.



Shelley Kaster
Notary Public in and for the State of Iowa