

OFFER LETTER

PROJECT: 2-39 KA-5702-01

DATE: 6/24/25

COUNTY: Harper

TRACT NO: 02

LOCATION: **SEE ATTACHED LEGAL DESCRIPTIONS**

Dear The City of Anthony, Kansas:

The Secretary of Transportation of the State of Kansas has approved a program for the construction and improvements of the above-mentioned project. To accomplish the anticipated highway improvements, it will be necessary to acquire certain real property as indicated on the engineering plan and more particularly described in the instruments which will be presented to you for signature(s), if you are receptive to the offer.

Based upon the fair market value of such real property, as determined by established procedures, the Department of Transportation offer you the sum of Two Thousand One Hundred Seventy Five Dollars (\$2,175.00) for your real property, which has been determined to be just compensation for your property, or the portion thereof to be acquired.

The amount quoted includes the following items:

Real property to be acquired as right of way: 0.00 (Acres)

Buildings acquired with right of way: N/A

Other easements, if any: Permanent: 0.00 (Acres), Temporary: 0.09 (Acres)

The following tenant owned improvements are not included in the above quoted amount(s): N/A

If you desire to retain the buildings located on the proposed right of way, the amount of the offer is reduced to N/A Dollars (\$0.00). Also, if the buildings are retained, you will be required to post a bond to insure the removal of improvements in the amount of \$0.00.

The basis of the offer was established by an appraisal made by personnel trained in real estate appraisal techniques. The appraisal process is designed to establish the fair market value of the property. The original appraisal is further considered and reviewed by one of the State's reviewing appraisers who also makes a visual inspection of the property. The appraiser disregards any decrease or increase in the before value caused by the project for which the property is being acquired.

The above offer will not be altered unless additional value information or evidence is presented or otherwise becomes known to the Department of Transportation. In such case, it will then be necessary to have an administrative review to determine if the offer should be changed. Should our offer not be acceptable to you, our only alternative under established procedure is to proceed under the laws of eminent domain (sometimes known as "condemnation" procedure).

In the event of negotiation, the landowner will be paid in the full amount of the negotiated settlement prior to the time the State will require the landowner to surrender possession of the property.

In the event of condemnation, the State will make payment to the Clerk of the District Court the full amount of just compensation allowed by the court appraisers pursuant to K.S.A 26-507, prior to the time the State will require the landowners to surrender possession of the property.

The fifteen items set forth in K.S.A. 26-513 (listed below), if applicable to your property, were considered in ascertaining the amount of compensation and damages. Other factors may also have been considered. They were not considered as separate items of damages but were considered only as they affect the total compensation and damages established by our appraiser.

1. The most advantageous use to which the property is reasonably adaptable.
2. Access to the property remaining.
3. Appearance of the property remaining, if appearance is an element of value in connection with any use for which the property is reasonably adaptable.
4. Productivity, convenience, use to be made of the property taken, or use of the property remaining.
5. View, ventilation, and light, to the extent that they are beneficial attributes to the use of which the remaining property is devoted or to which it is reasonably adaptable.
6. Severance or division of a tract, whether the severance is initial or is in aggravation of a previous severance; changes of grade and loss or impairment of access by means of underpass or overpass incidental to changing the character or design of an existing improvement being considered as in aggravation of a previous severance, if in connection with the taking of additional land and needed to make the change in the improvement.
7. Loss of trees and shrubbery to the extent that they affect the value of the land taken, and to the extent that their loss impairs the value of the land remaining.
8. Cost of new fences or loss of fences and the cost of replacing them with fences of like quality, to the extent that their loss impairs the value of the land remaining.
9. Destruction of a legal nonconforming use.
10. Damages to property abutting on a right of way due to change in grade where accompanied by a taking of land.
11. Proximity of new improvements remaining on condemnee's land.
12. Loss of or damage to growing crops.
13. That the property could be or had been adapted to a use which was profitably carried on.
14. Cost of new drains and loss of drains and the cost of replacing them with drains of like quality, to the extent that such loss affects the value of the property remaining.
15. Cost of new private roads or passageways or loss of private roads or passageways and the cost of replacing them with private roads or passageways of like quality, to the extent that such loss affects the value of the property remaining.

Value of entire property of interest "before" taking \$ N/A

Value of entire property of interest "after" taking \$ N/A

Value of the right of way to be acquired: \$ 0.00

_____) Acres @ \$ _____ per acre (\$ _____)

_____) Acres @ \$ _____ per acre (\$ _____)

_____) Acres @ \$ _____ per acre (\$ _____)

_____) Acres @ \$ _____ per acre (\$ _____)

Value of the permanent easement to be acquired: \$ 0.00

_____) Acres @ \$ _____ per acre (\$ _____)

_____) Acres @ \$ _____ per acre (\$ _____)

Value of the temporary easement to be acquired: (\$25 Min.) \$ 202.50

_____) 0.09 Acres @ \$4,500.00 x 10% x 5 years (\$202.50)

_____) Acres @ \$ _____ x 10% x 5 years (\$ _____)

_____) Acres @ \$ _____ x 10% x 5 years (\$ _____)

_____) Acres @ \$ _____ x 10% x 5 years (\$ _____)

Right of way and easement minimum compensation adjustment: \$ 297.50

Minimum compensation \$500.00

less land and easement total \$202.50 = \$297.50

Damages: \$ 0.00

_____ (\$ _____)

_____ (\$ _____)

Cost to cure items: \$ 1,675.00

Fencing (\$1,675.00)

_____ (\$ _____)

_____ (\$ _____)

_____ (\$ _____)

TOTAL COMPENSATION AND MEASURE OF DAMAGES: \$ 2,175.00

BUREAU OF RIGHT OF WAY
KANSAS DEPARTMENT OF TRANSPORTATION

BY: 

Bud Tyroler, Right of Way Agent