

**APPENDIX J**  
**Right-of-Way Cost Estimate**

C-1

Station 0-145 125' East & West

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
0-25 East					Present RAW
0-10 West	Agricultural Land	\$20,870			
05 West	Commercial	\$1,000			Harry's Repair Sign
10-25 West	Mixed Use	\$30,131		\$25,000	Masonry Electronic Gate damage
25-45 E & W	Agricultural Land	\$68,880			
45 East	Residential	\$250,000	\$50,000		SFD & shop bldg
45-50 E & W	Agricultural Land	\$14,348			
50-90 E & W	Agricultural Land	\$114,784			
90-145 E & W	Agricultural Land	\$142,045			
120 East	Residential	\$500,000	\$50,000		SFD
	<b>SUBTOTALS</b>	<b>\$1,142,058</b>	<b>\$100,000</b>	<b>\$25,000</b>	
	<b>TOTAL</b>		<b>\$1,267,058</b>		
	Contingency		\$253,412		20% OF TOTAL
	<b>GRAND TOTAL</b>		<b>\$1,520,470</b>		

C-2

Station 145-360 125' East & West

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
145-150	Agricultural Land	\$12,913			
150-230	Agricultural Land	\$183,655			
221	Residential			\$50,000	SFD; damage
230-265	Agricultural Land	\$60,262			
230	Commercial	\$475,000	\$50,000		
230	Residential			\$40,000	SFD; damage
265-295	Agricultural Land	\$103,305			
295	Residential			\$50,000	SFD; damages
295-331	Agricultural Land	\$123,967			
331-355	Mixed Use	\$82,645		\$50,000	Land severance damage
355-360	Commercial			\$115,000	Commercial land severance damage
	<b>SUBTOTALS</b>	<b>\$1,041,747</b>	<b>\$50,000</b>	<b>\$305,000</b>	
	<b>TOTAL</b>		<b>\$1,396,747</b>		
	Contingency		\$279,349		20% OF TOTAL
	<b>GRAND TOTAL</b>		<b>\$1,676,096</b>		



**SEGMENT #2**

Station 255-415 125' East

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
255-280	Agricultural Land	\$28,696			
280-290	Residential	\$100,000	\$50,000		
"	Residential	\$200,000	\$50,000		
"	Residential	\$70,000	\$40,000		
291	Residential	\$70,000	\$40,000		
292	Commercial	\$120,000	\$25,000		Morse Welding & office
292-320	Agricultural Land	\$32,140			
320-325	Residential	\$175,000	\$40,000	\$35,000	SFD; not taken
325-335	Residential	\$35,000	\$50,000		SFD; mobile;
335-336	Residential			\$18,000	1967 Hwy 81; 81 Auction; damages
"	Commercial				SFD; mobile
"	Residential	\$80,000	\$25,000		
336-365	Agricultural Land	\$33,287			Hoffman Gate Specialty Fence
365	Commercial	\$5,000			
366-386	Acreage Homesite	\$22,957			
387-390	Acreage Homesite	\$35,000			Metal bldg. & land
390-412	Acreage Homesite	\$25,253			
412	Acreage Homesite	\$50,000			Pipe fencing & land
	<b>SUBTOTALS</b>	<b>\$1,082,333</b>	<b>\$320,000</b>	<b>\$53,000</b>	
	<b>TOTAL</b>		<b>\$1,455,333</b>		
	Contingency		\$291,067		20% OF TOTAL
	<b>GRAND TOTAL</b>		<b>\$1,746,400</b>		

**SEGMENT #3**

Station 415-580 125' East

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
415-425	Acreage Homesite	\$2,000			
425	Residential			\$40,000	In-ground house; damaged
426-460	Acreage Homesite	\$5,800			
460-470	Acreage Homesite	\$15,000			SFD; 1605 Hwy 81
470-550	Acreage Homesite	\$32,000		\$30,000	Pipe fencing, landscaping; damaged
550-580	Acreage Homesite	\$5,200			
	<b>SUBTOTALS</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$70,000</b>	
	<b>TOTAL</b>		<b>\$130,000</b>		
	Contingency		\$12,000		
	<b>GRAND TOTAL</b>		<b>\$142,000</b>		<b>20% OF TOTAL</b>

**SEGMENT #4**

Station 580-635 15' East & West

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
580-585 East	Residential	\$4,000			
585-595 East	Commercial	\$8,000			
595-602 East	Residential	\$20,000			
602-628 East	Commercial	\$8,000			
628-635 East	Acreage Homesite	\$2,000			
580-593 West	Acreage Homesite	\$2,000			
593-600 West	Residential	\$20,000			
600-635 West	Acreage Homesite	\$2,000			
	<b>SUBTOTALS</b>	<b>\$66,000</b>	<b>\$0</b>	<b>\$0</b>	
	<b>TOTAL</b>		<b>\$66,000</b>		
	Contingency		\$13,200		20% OF TOTAL
	<b>GRAND TOTAL</b>		<b>\$79,200</b>		

**SEGMENT #5**

Station 635-740 125' East

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
635-644	Agricultural Land	\$2,000			
645	Residential	\$50,000	\$40,000		SFD; 1347 Hwy 81
646-684	Agricultural Land	\$5,500			
685	Residential	\$120,000	\$25,000		SFD; 1240 Rd. & Hwy 81
686-740	Agricultural Land	\$7,700			
	<b>SUBTOTALS</b>	<b>\$185,200</b>	<b>\$65,000</b>	<b>\$0</b>	
	<b>TOTAL</b>		<b>\$250,200</b>		
	Contingency		<b>\$37,040</b>		<b>20% OF TOTAL</b>
	<b>GRAND TOTAL</b>		<b>\$287,240</b>		



**SEGMENT #6**

Station 740-900 125' East

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
740-844	Agricultural Land	\$15,000			
845	Agricultural Land	\$5,000			Pipe fencing & land
845-885	Agricultural Land	\$5,600			
885	Commercial			\$10,000	Proximity damage
886-900	Agricultural Land	\$2,000			
	<b>SUBTOTALS</b>	<b>\$27,600</b>	<b>\$0</b>	<b>\$10,000</b>	
	<b>TOTAL</b>		<b>\$37,600</b>		
	Contingency		<b>\$5,520</b>		
	<b>GRAND TOTAL</b>		<b>\$43,120</b>		<b>20% OF TOTAL</b>

**SEGMENT #7A EXISTING**

Station 900-1030      900-930 125' East / 930-1030 25' East & West

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
900-930 East	Agricultural Land	\$34,435.00			
930-970 East & West	Agricultural Land	\$18,365.00			
970-1000 East & West					
East	Residential			\$2,000.00	1216 SH81 land only
East	Residential			\$15,000.00	2- SFD damages
East	Residential	\$5,000.00			Acreage homesite land
West	Residential	\$5,000.00			Acreage homesite land
East	Vacant Land	\$5,000.00			Acreage homesite land
West	Residential			\$1,000.00	Damages to 5th wheel trailer
East	Residential			\$40,000.00	J & M Motor Company
East	Residential			\$5,000.00	Mobile Home damages
West	Residential			\$10,000.00	Mobile Home damages
East	Residential			\$10,000.00	Quonset hut
West	Residential			\$10,000.00	SFD 921 SH81 damages
East	Residential			\$10,000.00	SFD 1243 SH81
West	Residential			\$10,000.00	SFD 1283 SH81 damages
East	Residential			\$15,000.00	SFD 1369 SH81 damages
West	Residential			\$10,000.00	SFD 1449 SH81 damages
West	Residential			\$12,000.00	SFD 1460 SH81 damages
West	Residential			\$12,000.00	SFD 1502 SH81 damages
West	Residential			\$10,000.00	SFD 870 SH 81 damages
East	Vacant Land	\$8,000.00		\$15,000.00	SFD 877 SH81 damages
East	Residential			\$15,000.00	SFD 905 SH81 damages
East	Vacant Land	\$15,000.00		\$12,000.00	SFD damages
West	Residential			\$10,000.00	SFD damages
East	Residential			\$12,000.00	SFD damages
West	Residential			\$10,000.00	SFD 1057 SH81 damages
West	Residential			\$10,000.00	SFD 1151 SH81 damages
West	Residential			\$15,000.00	SFD 1316 SH81 damages
West	Residential			\$10,000.00	SFD damage
West	Residential			\$5,000.00	SFD damages
East	Residential			\$10,000.00	SFD damages
West	Residential			\$10,000.00	SFD damages
East	Residential			\$10,000.00	SFD damages
West	Commercial			\$10,000.00	SFD damages
West	Residential			\$10,000.00	SFD damages
West	Residential			\$10,000.00	SFD damages
East	Vacant Land	\$5,000.00			SFD and buildings Sager & SH81
East	Residential			\$20,000.00	Acreage homesite land
1000-1030 West	Vacant Land	\$2,000.00		\$50,000.00	Bank parking and landscaping
1020 East	Commercial				
	<b>SUBTOTALS</b>	<b>\$97,800</b>	<b>\$0</b>	<b>\$406,000</b>	
	<b>TOTAL</b>		<b>\$503,800</b>		
	Contingency		<b>\$100,760</b>		<b>20% OF TOTAL</b>
	<b>GRAND TOTAL</b>		<b>\$604,560</b>		

**SEGMENT #7(B) ALTERNATE**

Station 930-1030      900-930 125' East / 930-1030 75' East & West

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
900-930	Agriculture Land	\$3,450			
930-950	Agriculture Land	\$2,750			
950-1020 East	Agriculture Land	\$19,300		\$50,000	Land severance damage
1020 East	Commercial	\$750,000	\$75,000		Bank damages to parking and landscaping
1020 West	Metal Barn			\$5,000	Metal Barn
1025 East	Commercial			\$20,000	Williams Discount Foods Damages to parking
1025 West	Commercial	\$150,000	\$40,000	\$30,000	Mary Lou's Café Damages to parking
1030 West	Commercial	\$300,000	\$50,000	\$50,000	Conoco Gas Damages to parking and canopy
	<b>SUBTOTALS</b>	<b>\$1,225,500</b>	<b>\$165,000</b>	<b>\$155,000</b>	
	<b>TOTAL</b>		<b>\$1,545,500</b>		
	Contingency		<b>\$245,100</b>		
	<b>GRAND TOTAL</b>		<b>\$1,790,600</b>		<b>20% OF TOTAL</b>

SEGMENT #8  
Station 1030- 10 ' East West

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
1030-1035					Present RW
1035-1040	Commercial/Resid.	\$2,000			Mixed use
West	Residential			\$5,000	Metal triplex; parking damage
West	Commercial			\$5,000	Minco Storage Bldgs.; 15 storage units; parking damage
1040-1042	<b>INTERSECTION:</b>				
S/W Corner	Commercial	\$80,000	\$15,000		Coffee Cup Café
S/E Corner	Commercial	\$250,000	\$40,000		Senior Citizens Bldg.
N/W Corner	Commercial	\$140,000	\$10,000		Blue Bldg; remodel in progress
N/E Corner	Commercial	\$45,000			Vacant gas station; value included to remove UST
1042-1050	Commercial/Resid.	\$2,000			Mixed use
1050	Commercial			\$10,000	Minco Fire Department; parking damage
1050-1080					
East	Commercial			\$5,000	Ron's Welding
East	Residential			\$10,000	Hwy 81 & Cloud
East	Residential			\$10,000	Carport damaged
East	Residential	\$90,000	\$35,000		SFD; 208 Ponotoc
West	Commercial			\$20,000	Greg's Tube & Lube parking lot damaged
East	Commercial			\$7,000	Redbud Cottage parking lot damaged
East	Residential			\$10,000	SFD; 706 Hwy 81; proximity damages
East	Residential			\$10,000	SFD; 410 Hwy 81; proximity damages
East	Residential			\$10,000	SFD; 402 Hwy 81; proximity damages
East	Residential			\$10,000	SFD; proximity damages
East	Residential			\$10,000	SFD; 508 Hwy 81; proximity damages
East	Residential			\$6,000	SFD; 208 Hwy 81; proximity damages
East	Residential			\$6,000	SFD; 206 Hwy 81; proximity damages
East	Commercial	\$30,000	\$15,000		Dori's Bar-B-Que
West	Residential			\$12,000	SFD
West	Residential			\$12,000	SFD
West	Commercial			\$35,000	Church entrance
West	Residential	\$100,000	\$25,000		SFD
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$12,000	SFD; proximity damages
West	Residential			\$6,000	SFD; proximity damages
West	Residential			\$6,000	SFD; 607 Hwy 81
East	Commercial			\$60,000	Shamrock Gas Station
East	Commercial			\$20,000	R&R Insurance; 2 signs, parking, pipe fence
West	Residential			\$25,000	SFD; 609 Hwy 81
West	Residential			\$12,000	SFD; 611 Hwy 81
West	Residential			\$10,000	SFD; 613 Hwy 81
West	Residential			\$6,000	SFD; 615 Hwy 81
West	Residential			\$6,000	SFD; 617 Hwy 81

SEGMENT #8

Station 1030-10 East West

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
West	Residential			\$10,000	SFD & landscaping; underground house
West	Residential			\$5,000	SFD; 706 Hwy 81; proximity damages
East	Residential			\$4,000	Rail fencing & sign
East	Residential			\$6,000	SFD; proximity damages
West	Residential	\$80,000	\$25,000		SFD; 731 Hwy 81
West	Residential			\$17,000	SFD; 723 Hwy 81; proximity damages
East	Residential			\$4,000	SFD; damages
1080 East	Commercial			\$4,000	Bill Johnson Park
1080-1090					
West	Residential			\$12,000	SFD; 781 Hwy 81; damages
West	Residential			\$15,000	SFD; 785 Hwy 81; damages
West	Residential			\$15,000	SFD; 797 Hwy 81; rail fencing
West	Residential			\$10,000	SFD; 825 & 817 Hwy 81; \$5,000 ea; landscaping
West	Residential			\$12,000	SFD; 831 Hwy 81; proximity damages
1090-1092					Present R/W
	SUBTOTALS	\$819,000	\$165,000	\$578,000	
	TOTAL		\$1,562,000		
	Contingency		\$312,400		
	GRAND TOTAL		\$1,874,400		20% OF TOTAL

**SEGMENT #9**

Station 1092-1215    1092-1120 125' West / 1120-1215 125' East

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
1092-1120 West	Agricultural land	\$56,244			Acreage homesite
1120-1215 East	Commercial	\$190,829			Specialty fence at Hwy 37 not taken
	<b>SUBTOTALS</b>	<b>\$247,073</b>	<b>\$0</b>	<b>\$0</b>	
	<b>TOTAL</b>		<b>\$247,073</b>		
	Contingency		<b>\$49,415</b>		
	<b>GRAND TOTAL</b>		<b>\$296,488</b>		<b>20% OF TOTAL</b>

**SEGMENT # 10**

Station 1215-1245 125' East

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
1215-1245	Agricultural land	\$3,500			
	<b>SUBTOTALS</b>	<b>\$3,500</b>	<b>\$0</b>	<b>\$0</b>	
	<b>TOTAL</b>	<b>\$3,500</b>	<b>\$700</b>		<b>20% OF TOTAL</b>
	Contingency				
	<b>GRAND TOTAL</b>		<b>\$4,200</b>		

**SUMMENT #11**

Station 1245-1370 1245-1330 125'East / 1330-1370 10' East & West

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
1245-1290	Agricultural Land	\$25,400.00			
1290-1295	Residential	\$250,000.00	\$15,000.00		
1295-1330 East	Agricultural Land	\$6,000.00			
1330-1346	<b>INTERSECTION:</b>				
1330	Residential	\$12,000			SFD; land only
1335	Commercial	\$35,000	\$5,000		Dairy Mart
1340	Commercial	\$200,000	\$10,000		Gas station
1345	Residential			\$15,000	SFD;proximity damage
1346-1370	Residential			\$10,000	SFD;proximity damage
"	Residential			\$15,000	SFD;proximity damage
"	Residential			\$10,000	SFD;proximity damage
"	Residential			\$10,000	SFD;proximity damage
"	Residential			\$10,000	SFD;proximity damage
"	Residential			\$10,000	SFD;proximity damage
"	Residential			\$10,000	SFD;proximity damage
"	Residential			\$15,000	SFD;proximity damage
"	Residential			\$10,000	SFD;proximity damage
	<b>SUBTOTALS</b>	<b>\$528,400</b>	<b>\$30,000</b>	<b>\$115,000</b>	
	<b>TOTAL</b>		<b>\$673,400</b>		
	Contingency		<b>\$105,680</b>		<b>20% OF TOTAL</b>
	<b>GRAND TOTAL</b>		<b>\$779,080</b>		



**SEGMENT #12**

Station 1370-1500 125' East

STATION	TYPE	VALUE	RELOCATION	DAMAGES	COMMENTS
1370-1420	Agricultural land	\$8,600			
1420	Residential			\$15,000	SFD; proximity damages
1420-1500	Agricultural land	\$15,000			
	<b>SUBTOTALS</b>	<b>\$23,600</b>	<b>\$0</b>	<b>\$15,000</b>	
	<b>TOTAL</b>		<b>\$38,600</b>		
	Contingency		<b>\$4,720</b>		<b>20% OF TOTAL</b>
	<b>GRAND TOTAL</b>		<b>\$43,320</b>		