

**EASTERN ARKANSAS REGION  
COMPREHENSIVE STUDY**

**GRAND PRAIRIE AREA DEMONSTRATION PROJECT  
DRAFT GENERAL REEVALUATION REPORT**

**APPENDIX E  
REAL ESTATE**

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## **E-1. REAL ESTATE PLAN**

The subject of this report is the Eastern Arkansas Comprehensive Study Grand Prairie Area Demonstration Project. This project is designed to supply water for agricultural irrigation to an area in eastern Arkansas. This study was authorized by the House of Representatives Committee on Public Works and Transportation on 23 September 1982 and included in the FY 1995 Energy and Water Development Appropriations Acts.

## **E-2. DESCRIPTION OF GENERAL AREA**

The project is located within Monroe, Prairie, Lonoke, and Arkansas Counties in eastern Arkansas. This area is situated approximately 40 miles east of Little Rock, Arkansas. Geographic boundaries of the project generally include Interstate Highway 40 on the north, the town of DeWitt to the south, to the east by the White River and State Highway 13 on the west. The general area is rural in nature. The majority of the project is located in Arkansas and Prairie Counties in close proximity to the towns of Stuttgart and Hazen, Arkansas. Primary access to the area is via Interstate 40 which runs through the northern part of the project area. Additional US, state highways and county roads provide easy travel throughout the area. Numerous towns with residential, commercial and industrial communities were observed throughout the project area. Several large rice processing plants are located in or near these communities.

Major business and employment patterns include a multitude of jobs related to crop production, processing, and sales. Other employment in the area consists of manufacturing, construction, retail, and numerous service related businesses. Residential, manufacturing, retail, and service improvements are primarily located along existing roads.

Land use throughout the area is mainly agricultural. Predominant crops are rice, soybeans, wheat, cotton, and milo. This area is primarily known for its rice production. Some areas of low, wet, and undeveloped woodland are within the project area. These areas are very desirable duck habitat and there has been a trend to purchase these areas for hunting purposes. Numerous small and medium sized towns throughout the project area provide amenities and services.

The climate in this area is characterized by warm summers, mild winters, and fairly abundant rainfall. The average daily temperature in July is about 81.5 degrees F. and in January is about 39.5 degrees F. The total annual rainfall is about 52 inches and is well distributed throughout the year. Drainage in the area is generally southeastward through a system of natural and improved drainage ways and connecting artificial channels. This system of streams, channels, and bayous eventually flows into the White, Cache, and Arkansas Rivers. The ground water supply in this area is decreasing because demand has increased. Depth to the ground water table has increased, especially in agricultural areas, because of an increased use of water for irrigation, fish farming, and other uses.

### **E-3. DESCRIPTION OF PROJECT**

This Eastern Arkansas Project covers an area of approximately 360,000 acres. Right-of-way information provided Real Estate Division indicates 8,065 acres will be required for project construction. An estimated 925 individual ownerships will be impacted by project construction. This project will be constructed in 14 separate items. The land included in the project area is primarily used for agricultural production. The appraiser was provided maps showing the proposed right-of-way, and a field inspection was made of the project area identified on the maps.

The primary features of the project include a pumping station that will be constructed on the west side of the White River just north of where Arkansas Highway 70 crosses the river. Water will be taken from the White River then distributed throughout the project area via a network of pipelines and channels. Other features include check structures, a lift station and the construction of weirs and wasteways. A series of turnout structures, siphons, and pumps will also be installed to facilitate the distribution of water. Operation of the finished project will be the responsibility of the White River Regional Irrigation Water Distribution District.

Mitigation lands will be purchased to offset losses of wetlands and upland hardwood forests. Approximately 436 acres of agricultural cropland will be acquired for mitigation purposes. The mitigation requirements are shown on pages 21 - 35, for each of the 14 construction items. Note: Construction item 2 is for the procurement of pumps and will not involve any real estate. No mitigation requirements for this item.

### **E-4. LEGAL DESCRIPTIONS**

Legal descriptions of the lands located within the project area have not been prepared. This will be accomplished after surveys, plans and specifications are complete and the right-of-way requirements are available.

### **E-5. DESCRIPTION OF ESTATES**

Right-of-way for this project will be acquired through the use of six estates. The estates are : Fee Simple, Restricted Channel Improvement Easement, Water Pipeline Easement, Road Easement, and Restricted Access Road Easement. A Temporary Construction Easement also will be required during construction of the discharge pipes from the pumping station. A fee estate will be used for acquisition of the pumping station site, lift station, the mitigation lands, and the locations of check structures. Note: A check structure is used to regulate the flow of water. A description of these estates is attached as Exhibit B in the Real Estate Plan.

## E-6. PROJECT, PROPERTY & SITE DATA

Project lands are primarily located in rural agricultural areas. Much of the land is used for growing crops or for recreational purposes. The following topics address some of the more important aspects of the area which are considered in this report. Information concerning project, property and site data is discussed under two scenarios. First, to avoid repetition, all factors which are applicable to the general area are discussed below. Then, under the specific discussion concerning each of the 14 construction items, characteristics applicable to that item are discussed in greater detail.

- **Topography:** The land located near the pump station (on the White River) is gently rolling while the topography of the remaining lands in the project area is generally level. Much of the land has been leveled and contoured to facilitate the growing of crops, primarily rice and soybeans.
- **Improvements:** All improvements reportedly will be “worked around” to avoid relocations.
- **Zoning:** The majority of the lands included in this project are located in rural agricultural areas with no zoning. However, some areas located near towns are impacted by zoning ordinances but these regulations should not affect project construction.
- **Ownership Data:** There are approximately 925 ownerships located along the acquisition area.
- **Existing Easements:** Due to the size and scope of this project it was not possible to research and identify existing easements along the project rights-of-way. It is assumed that any existing easements impacted by the project will be restored or relocated so as to not damage any property owner’s real estate interests.
- **Environmental Issues:** Inspection of this project’s right-of-way did not reveal any visual evidence of “Hazardous, Toxic or Radiological” waste problems. However, this is an agricultural community and sub-surface problems might be present which were not observed. Users of this report should refer to information provided by the Planning Division Environmental Office for a complete discussion concerning the HTRW investigation.
- **Schools, Churches and Cemeteries:** No schools, churches or cemeteries are located within the project right-of-way.
- **Timber:** Some merchantable timber was observed in the project right-of-way. However, the value being attributed to the woodland is based on a use as recreation woodland used for hunting purposes. This appears to be the highest and best use of these lands based on recent purchases of these type lands for recreational purposes. Any separate value attributable to timber is considered to be absorbed given the current demand for recreational land.

- **Minerals:** No mineral exploration or drilling activity was observed in the project right-of-way.
- **Public Utilities:** The majority of the lands included in this project are limited to public electricity and telephone. However, some lands located near towns will have other public utilities available. Since the purpose of most of the lands being impacted is for agricultural production or woodland, the existence of additional public utilities in some areas will not have a significant impact on value.

Descriptions of the 14 individual construction items are on pages 5 through 18. Maps showing the location of the project right-of-way and construction features are included in Volume 8 Appendix B Section 7.

Mitigation acreage requirements were provided to Real Estate Division. The 175 acres, which are discussed in construction item 1 (page 5) and would be severed due to lack of access, have been selected as a mitigation site. These acres have been included in the total 436 acres that are included in the various construction items.

## E-7. DESCRIPTION OF INDIVIDUAL CONSTRUCTION ITEMS

### ITEM 1

Item 1 is located in the northeast corner of the project boundaries, in the southeastern portion of the Wattensaw State Game Area. It will be adjacent to the White River located on the east boundary of this construction item. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of an inlet channel, pumping station, and a discharge pipeline as the initial source of water for the entire project. Water will enter from the White River via an inlet channel then be pumped through the pumping station and distributed to the remainder of the project. Two temporary construction easements will be purchased to facilitate construction of these project features. The real estate needed for construction of the pumping station and main pipeline will be purchased in fee. One small pipeline (#1000.01) will be located near the west border of this item and will require a pipeline easement for construction. A description for a permanent road easement has been included in this report in the event it will be needed for ingress and egress to and from the pumping station. However, due to proposed changes in the alignment of US Highway 70 near the pumping station site, the necessity and acreages of any permanent road easement are not known at this time. Approximately 66 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 178.62 acres involving 12 ownerships will be included in Item 1. The proposed estates and acreages are as follows:

1. Fee Simple	=	146.05 acres
2. Pipeline Easement	=	0.46 acres
3. Temporary Construction Easement	=	32.11 acres

Access to this area is via county roads located northwest of US Highway 70. This construction item is located approximately one mile north of the town of Devalls Bluff, AR. The area of construction is characterized by a combination of agricultural cropland, woodlands, and wetlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainder will be for agricultural production and recreational woodland and will not change due to project construction.

Severance damage would occur for one ownership which will be adversely affected due to construction of the pump station. In the "before" position this property enjoys unrestricted access and is primarily used for agricultural production. In the "after" position access to this site will be severed by the fee estate for the pumping station site. The remainder north of the pumping station will contain approximately 175 acres. Severance damages for this ownership reportedly will be avoided since all the remainder has been selected as a proposed mitigation site which will be purchased in fee.

### ITEM 3

Item 3 is also located in the northeast corner of the project boundary and is situated south and west of Item 1. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depths to facilitate pumping from the streams and channels. A series of check structures, turnout structures, siphons, and small pumps will be installed to facilitate the distribution of the water. A series of box culverts and pipe culverts will be constructed where needed for road crossings. Approximately 36 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 450.48 acres involving 41 ownerships will be included in Item 3. The proposed estates and acreages are as follows:

1. Fee Simple	=	37.00 acres
2. Channel Easement	=	371.04 acres
3. Pipeline Easement	=	42.44 acres

Access to this area is via a network of county roads having access to US Highway 70 and State Highway 33. The area of construction is characterized by a combination of agricultural cropland, woodlands, and wetlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

#### ITEM 4

Item 4 is located just south of Hazen, AR and includes an area 1.5 miles south of Hazen and 3 miles east and 3 miles west of Hazen. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depths to facilitate pumping from these streams and channels. Plans for construction in this item also call for the construction of one wasteway to be used for diversion of water from the system during high water and emergency situations. A series of turnout structures, siphons, and small pumps will also be installed to facilitate the distribution of the water. Box culverts and bridges will also be constructed where needed for road crossings. Approximately 2 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 392.39 acres involving 33 ownerships will be included in Item 4. The proposed estates and acreages are as follows:

1. Fee Simple	=	2.00 acres
2. Channel Easement	=	372.40 acres
3. Pipeline Easement	=	17.99 acres

Access to this area is via a network of county roads having access to US Highway 70 and State Highway 11. The area of construction is primarily rural agricultural cropland. The highest and best use of lands in the proposed right-of-way is agricultural production. The highest and best use of the remainders will be for agricultural production.

## ITEM 5A

Item 5A covers a large area which is generally bounded by La Grue Bayou on the southwest and Honey Creek to the northeast. The town of Roe, AR is located in the southeast corner of this item. See project map for specific boundaries. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depths to facilitate pumping from these streams and channels. A series of check structures, turnout structures, siphons, and small pumps will also be installed to facilitate the distribution of the water. A series of pipe culverts will also be constructed where needed for road crossings. Approximately 60 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 1077.93 acres involving 106 ownerships will be included in Item 5A. The proposed estates and acreages are as follows:

1. Fee Simple	=	61.00 acres
2. Channel Easement	=	862.17 acres
3. Pipeline Easement	=	154.76 acres

Access to this area is via a network of state highways and county roads having access to US Highway 79 which runs through the southeast portion of the item. State Highways 11 and 33 provide access from US Highway 70 located to the north. The area of construction is characterized by a combination of agricultural cropland, woodlands, and wetlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

ITEM 5B

Item 5B is a smaller area located north and east of Hazen, AR. Approximately one third of the area is within the Wattensaw State Game Area. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depths to facilitate pumping from these streams and channels. A series of small pumps will also be installed to facilitate the distribution of the water. Approximately 8 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 80.80 acres involving 27 ownerships will be included in Item 5B. The proposed estates and acreages are as follows:

1. Fee Simple	=	8.00 acres
2. Channel Easement	=	56.83 acres
3. Pipeline Easement	=	15.97 acres

Access to this area is via a network of county roads having access to US Highway 70 and State Highway 11. The area of construction is characterized by a combination of agricultural cropland, woodlands, and wetlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

ITEM 6

Item 6 is located in the northwest portion of the project area. This item is located southwest of Hazen, AR and southeast of Carlisle, AR. US Highway 70 runs along the northern boundary of this item. See maps in Volume 8 Appendix B Section 7.

This construction item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depth to facilitate pumping from these streams and channels. A series of check structures, turnout structures, siphons, and small pumps will also be installed to facilitate the distribution of the water. Plans for construction in this item also call for the construction of one wasteway to be used for diversion of water from the system during high water and emergency situations. A series of box culverts, pipe culverts, and bridges will also be constructed where needed for road crossings. Approximately 44 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 641.61 acres involving 62 ownerships will be included in Item 6. The proposed estates and acreages are as follows:

1. Fee Simple	=	46.00 acres
2. Channel Easement	=	534.03 acres
3. Pipeline Easement	=	61.58 acres

Access to this area is via a network of county roads having access to US Highway 70 and State Highway 86. The area of construction is characterized by a combination of agricultural cropland, woodlands, and wetlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

## ITEM 7

Item 7 is located in the northwest portion of the project area. This item is located north and west of Hazen, AR and east and north of Carlisle, AR. US Highway 70 runs along the southern boundary of this item. Interstate 40 runs through the northern portion of this item. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depths to facilitate pumping from these streams and channels. A series of check structures, turnout structures, siphons, and small pumps will also be installed to facilitate the distribution of the water. Plans for construction in this item also call for the construction of one lift station needed to boost the water to a higher elevation. A series of pipe culverts will also be constructed where needed for road crossings. Approximately 12 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 527.68 acres involving 93 ownerships will be included in Item 7. The proposed estates and acreages are as follows:

1. Fee Simple	=	15.00 acres
2. Channel Easement	=	456.15 acres
3. Pipeline Easement	=	56.53 acres

Access to this area is via a network of county roads having access to US Highway 70 and State Highway 11. Access into the area from Interstate 40 is available along the east border and northwest corner. The area of construction is characterized by a combination of agricultural cropland, woodlands, and wetlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

## ITEM 8

Item 8 is located in the central northwest portion of the project area. This item is generally bounded by La Grue Bayou to the north, Bayou Two Prairie to the west, Peckerwood Lake to the east, and Stuttgart Municipal Airport to the south. The town of Slovak, AR is located along the southeastern edge of the item boundaries. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depths to facilitate pumping from these streams and channels. A series of check structures, turnout structures, siphons, and small pumps will also be installed to facilitate the distribution of the water. Plans for this item also call for the construction of one wasteway to be used for diversion of water from the system during high water and emergency situations. Box culverts, pipe culverts, and bridges will also be constructed where needed for road crossings. Approximately 10 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 677.59 acres involving 61 ownerships will be included in Item 8. The proposed estates and acreages are as follows:

1. Fee Simple	=	11.00 acres
2. Channel Easement	=	595.15 acres
3. Pipeline Easement	=	70.76 acres
4. Restricted Access Road Easement	=	0.68 acres

Access to this area is via a network of county roads having access to State Highways 11 and 86. The area of construction is characterized by a combination of agricultural cropland and woodlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

Severance damage would occur for one ownership which will be adversely affected due to construction of the project. In the "before" position, this property enjoys unrestricted access and is primarily used for agricultural production. In the "after" position the property will lose access due to construction of the channel. However, plans are to purchase a restricted access road easement of 0.68 acres. Since this will cure the access problem, severance damages will be avoided.

## ITEM 9

Item 9 is located in the central west portion of the project area. This item is generally bounded by La Grue Bayou to the east, Bayou Two Prairie to the west, and Peckerwood Lake to the north. The southern boundary of this item is approximately 2.5 miles north of Stuttgart, AR. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depth to facilitate pumping from these streams and channels. A series of check structures, turnout structures, siphons, and small pumps will also be installed to facilitate the distribution of the water. Plans for construction in this item also call for the construction of one wasteway to be used for diversion of water from the system during high water and emergency situations. Box culverts and pipe culverts will also be constructed where needed for road crossings. Approximately 15 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 706.84 acres involving 69 ownerships will be included in Item 9. The proposed estates and acreages are as follows:

1. Fee Simple	=	17.00 acres
2. Channel Easement	=	587.48 acres
3. Pipeline Easement	=	101.17 acres
4. Restricted Access Road Easement	=	1.19 acres

Access to this area is via a network of county roads having access to US Highway 79 and State Highway 11. The area of construction is characterized by a combination of agricultural cropland, wetlands, and woodlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

Severance damage would occur for one ownership which will be adversely affected due to construction of the project. In the "before" position, this property enjoys unrestricted access and is primarily used for agricultural production. In the "after" position the property will lose access due to construction of the channel. However, plans are to purchase a restricted access road easement of 1.19 acres. Since this will cure the access problem, severance damages will be avoided.

## ITEM 10

Item 10 starts in the central west portion of the project area and extends down the west border to the southwest boundary of the project boundary. This item is generally bounded by Bayou Meto to the west, Stuttgart Municipal Airport to the north, Stuttgart, AR to the east, and the southwest project limits located about 11 miles south of Stuttgart, AR. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depth to facilitate pumping from these streams and channels. A series of check structures, turnout structures, siphons, and small pumps will also be installed to facilitate the distribution of the water. Box culverts and pipe culverts will also be constructed where needed for road crossings. Approximately 9 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 397.37 acres involving 56 ownerships will be included in Item 10. The proposed estates and acreages are as follows:

1. Fee Simple	=	10.00 acres
2. Channel Easement	=	317.94 acres
3. Pipeline Easement	=	69.43 acres

Access to this area is via a network of county roads having access to US Highway 79 and State Highways 11 and 152. The area of construction is characterized by a combination of agricultural cropland, wetlands, and woodlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

## ITEM 11

Item 11 is located in the south central portion of the project area and extends down to the south boundary of the project area. The town of Stuttgart, AR is located in the northwest corner of this construction item. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depths to facilitate pumping from these streams and channels. A series of turnout structures, siphons, and small pumps will also be installed to facilitate the distribution of the water. Plans for construction in this item also call for the construction of two wasteways to be used for diversion of water from the system during high water and emergency situations. Box culverts, pipe culverts, and bridges will also be constructed where needed for road crossings. Approximately 64 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 1304.71 acres involving 154 ownerships will be included in Item 11. The proposed estates and acreages are as follows:

1. Fee Simple	=	67.00 acres
2. Channel Easement	=	1080.09 acres
3. Pipeline Easement	=	155.74 acres
4. Restricted Access Road Easement	=	1.88 acres

Access to this area is via a network of county roads having access to State Highways 11 and 130. The area of construction is characterized by a combination of agricultural cropland, wetlands, and woodlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

Severance damage would occur for two ownerships which will be adversely affected due to construction of the project. In the "before" position, these properties enjoy unrestricted access and are primarily used for agricultural production. In the "after" positions, access to these properties will be lost due to construction of the channel. However, plans are to purchase restricted access road easements of 1.88 acres. Since this will cure the access problem, severance damages will be avoided.

## ITEM 12

Item 12 is located in the southwest corner of the project area. The northern boundary of this item starts about 3 miles south of Stuttgart, AR and extends down to the southern border of the project boundaries. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depth to facilitate pumping from these streams and channels. A series of check structures, turnout structures, siphons, and small pumps will also be installed to facilitate the distribution of the water. A series of pipe culverts and bridges will also be constructed where needed for road crossings. Approximately 57 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 463.57 acres involving 40 ownerships will be included in Item 12. The proposed estates and acreages are as follows:

1. Fee Simple	=	59.00 acres
2. Channel Easement	=	374.94 acres
3. Pipeline Easement	=	28.48 acres
4. Restricted access Road Easement	=	1.15 acres

Access to this area is via a network of county roads having access to State Highways 11 and 152. The area of construction is characterized by a combination of agricultural cropland, wetlands, and woodlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

Severance damage would occur for one ownership which will be adversely affected due to construction of the project. In the "before" position this property enjoys unrestricted access and is primarily used for agricultural production. In the "after" position the property will lose access due to construction of the channel. However, plans are to purchase a restricted access road easement of 1.15 acres. Since this will cure the access problem, severance damages will be avoided.

**ITEM 13**

Item 13 is located in the south central portion of the project area. This item starts in the north at Little La Grue Bayou and extends south to the project's southern boundary line. It is bounded on the east by State Highway 130. The town of Almyra, AR is located near the center of this construction item. See maps in Volume 8 Appendix B Section 7.

This construction item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. A series of check structures, turnout structures, and siphons will also be installed to facilitate the distribution of the water. A series of box culverts and pipe culverts will also be constructed where needed for road crossings.

The right-of-way requirements indicate approximately 497.23 acres involving 30 ownerships will be included in Item 13. The proposed estates and acreages are as follows:

1. Fee Simple	=	3.00 acres
2. Channel Easement	=	481.02 acres
3. Pipeline Easement	=	13.21 acres

Access to this area is via a network of county roads having access to State Highways 130 and 152. The area of construction is primarily agricultural cropland. The highest and best use of lands in the proposed right-of-way is agricultural cropland. The highest and best use of the remainders will be for agricultural production and will not change due to project construction.

## ITEM 14

Item 14 is located in the southeast corner of the project area. It is generally bounded by La Grue Bayou on the east, State Highway 152 on the south, State Highway 130 on the west, and State Highway 153 on the north. See maps in Volume 8 Appendix B Section 7.

This item calls for the construction of a series of channels and pipelines needed to distribute the water generated at the pumping station located in Item 1. A network of existing streams and channels will also be used in the water distribution system. It will be necessary to construct weirs in these existing streams and channels in order to provide the necessary water depths to facilitate pumping from these streams and channels. Plans for construction in this item also call for the construction of one wasteway to be used for diversion of water from the system during high water and emergency situations. A series of turnout structures and small pumps will also be installed to facilitate the distribution of the water. A series of pipe culverts will also be constructed where needed for road crossings. Approximately 53 acres of agricultural cropland will be needed for mitigation purposes. These mitigation lands will be purchased in fee simple.

The right-of-way requirements indicate approximately 668.16 acres involving 140 ownerships will be included in Item 14. The proposed estates and acreages are as follows:

1. Fee Simple	=	53.00 acres
2. Channel Easement	=	368.38 acres
3. Pipeline Easement	=	246.78 acres

Access to this area is via a network of county roads having access to State Highways 152, 130, and 33. The area of construction is characterized by a combination of agricultural cropland, woodlands, and wetlands. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will be for agricultural production or recreational woodland and will not change due to project construction.

Severance damage will occur for one ownership which will be adversely affected due to construction of the project. In the "before" position this property enjoys unrestricted access and is primarily used as woodland. In the "after" position the property will be severed by a Channel Easement which will deny access to the site. Approximately 72 acres will be situated west of the channel once construction is completed. There does not appear to be a solution to the access problem. The cost to build a bridge reportedly will exceed cost of severance damage. Thus, since this site will be without access after project construction is completed, severance are included in this report.

## **E-8. PROJECT SPONSOR'S ABILITY TO ACQUIRE REAL ESTATE**

The Eastern Arkansas Grand Prairie Area Demonstration Project is a cost-shared undertaking between the U.S. Army Corps of Engineers and the White River Regional Irrigation Water Distribution District. The White River Regional Irrigation Water Distribution District is the local sponsor of the project and will be responsible for providing or purchasing all lands, easements, and right-of-way and performing all necessary relocation's for the project. This sponsor has both the ability to acquire the necessary rights-of-way and the financial capability to do so. The White River Regional Irrigation Water Distribution District is a political subdivision of the State of Arkansas. The cost sharing proposal for this project is reported to be Government (Corps) 65%, and the sponsor 35%.

## **E-9. PUBLIC LAW (PL) 91-646**

The White River Regional Irrigation Water Distribution District is fully aware of their responsibilities under PL-91-646. The Corps will be working in partnership with the project sponsor concerning the acquisition of right-of-way for this project. This will enable the Corps and sponsor to resolve any issues that may arise concerning PL 91-646.

## **E-10. UTILITIES AND FACILITIES RELOCATION'S**

No structural relocations are indicated as a result of this project. An Attorney's Report of compensable interests has not been prepared. The Attorney's Report will be completed prior to the signing of the Project Cooperation Agreement.

## **E-11. REAL ESTATE ACQUISITION SCHEDULE**

A real estate acquisition schedule will be jointly developed by the Corps and the project sponsor once details are finalized. No problems with acquisition are anticipated at this time. The sponsor has indicated that it will have condemnation "quick-take" authority upon formation of an improvement district.

## **E-12. VALUATION INFORMATION**

A summary of the estimated costs of right-of-way for the subject project is presented in the following pages. The project right-of-way is located in a farm and state game area. Most of the land in the area is used for crop production and recreational woodland, with remaining lands used as ditches, levees, roads and farmsteads. The highest and best use of lands in the proposed right-of-way is agricultural production and recreational woodland. The highest and best use of the remainders will, with one exception, not change due to project construction.

Severance damage are indicated for one ownership, in Item 14 which will be adversely affected due to construction of the project. In the "before" position this property enjoys unrestricted access and is primarily used as woodland. In the "after" position access to the property will be severed by a Channel Easement which will deny access to the site. Approximately 72 acres will be situated west of the channel once construction is completed. There does not appear to be a solution to the access problem. Thus, severance damages are included in this report since this site will be without access after project construction is completed.

This report involves primarily agricultural land and recreational woodland which will be purchased in fee or encumbered by several different types of easements. The real estate cost shown herein are based on recent comparable sales information of agricultural lands that are located near the proposed project area. Woodland sales in the area are scarce. The analysis of sales indicates that the majority of woodland sales have been purchased for recreational purposes, such as hunting. There appears to be a trend for any woodland sales to be used for recreational purposes.

### **E-13. OTHER FACTORS CONSIDERED**

There are no known federal projects or government-owned lands impacted by the project. The use of non-standard estates in this project are noted in exhibit B of the report.

Based on information provided for this project, the general attitude of the landowners toward this project appears to be favorable since this project will help provide vital irrigation water for this area. However, as with most controversial issues, there may be some local landowners who are opposed to this project since their lands will be subject to imposition of easements, or may be purchased in fee.

Induced flooding reportedly will not occur outside of lands included in the project right-of-way.

The project sponsor has been advised in writing of the risks associated with acquisition of lands prior to signing of the Project Cooperation Agreement.

**E-14. SUMMARY OF REAL ESTATE COSTS  
EASTERN ARKANSAS PROJECT  
MONROE, PRAIRIE, LONOKE, AND ARKANSAS COUNTIES**

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The following chart is a summary of real estate costs contained in the gross appraisal report. The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple - Project Structures	99.05	\$ 100,013
Fee Simple - Mitigation	436.00	\$ 481,750
Channel Easement - New Channel	3815.22	\$4,041,607
Channel Easement - Existing Channel	2642.40	\$ 66,062
Pipeline Easement	1035.30	\$ 285,074
Restricted Access Road Easement	4.90	\$ 5,535
Temporary Construction Easement	<u>32.11</u>	<u>\$ 12,321</u>
Total Value of Lands ®	8064.98	\$4,992,000
Improvements		\$ 0
Severance Damages		<u>\$ 65,000</u>
Total Real Estate and Damages ®		\$5,057,000
B. Contingencies 25% ®		<u>\$1,265,000*</u>
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		<u>\$6,322,000</u>

\* Contingencies rounded up to next thousand in order to agree with total of individual estimates.

**SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 1**

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

**ESTIMATE OF COSTS ( Date of Valuation - December 1996 )**

**A. Value of Land and Damages**

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	146.05	\$ 144,763
Pipeline Easement	0.46	\$ 104
Temporary Construction Easement	<u>32.11</u>	<u>\$ 12,321</u>
Total Value of Lands ®	178.62	\$ 157,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 157,000
<b>B. Contingencies 25% ®</b>		<b>\$ 39,000</b>
<hr/>		
<b>C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®</b>		<b>\$ 196,000</b>

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 3

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	37.00	\$ 37,000
Channel Easement	371.04	\$ 234,324
Pipeline Easement	<u>42.44</u>	<u>\$ 10,403</u>
Total Value of Lands ®	450.48	\$ 282,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 282,000
B. Contingencies 25% ®		\$ 71,000
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		<b>\$ 353,000</b>

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SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 4

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 ) .

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	2.00	\$ 2,000
Channel Easement	372.40	\$ 340,028
Pipeline Easement	<u>17.99</u>	<u>\$ 4,498</u>
Total Value of Lands ®	392.39	\$ 347,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 347,000
<hr/>		
B. Contingencies 25% ®		\$ 87,000
<hr/>		
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		\$ 434,000

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 5A

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	61.00	\$ 61,000
Channel Easement	862.17	\$ 284,199
Pipeline Easement	<u>154.76</u>	<u>\$ 38,267</u>
Total Value of Lands ®	1077.93	\$ 383,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 383,000
B. Contingencies 25% ®		\$ 96,000
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		\$ 479,000

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 5B

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	8.00	\$ 8,000
Channel Easement	56.83	\$ 3,636
Pipeline Easement	<u>15.97</u>	<u>\$ 3,966</u>
Total Value of Lands ®	80.80	\$ 16,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 16,000
B. Contingencies 25% ®		\$ 4,000
<hr/>		
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		\$ 20,000

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 6

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	46.00	\$ 46,000
Channel Easement	534.03	\$ 371,383
Pipeline Easement	<u>61.58</u>	<u>\$ 15,183</u>
Total Value of Lands ®	641.61	\$ 433,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 433,000
B. Contingencies 25% ®		\$ 108,000
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		\$ 541,000

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 7

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	15.00	\$ 15,000
Channel Easement	456.15	\$ 206,474
Pipeline Easement	<u>56.53</u>	<u>\$ 13,956</u>
Total Value of Lands ®	527.68	\$ 235,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 235,000
B. Contingencies 25% ®		\$ 59,000
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		<b>\$ 294,000</b>

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 8

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	11.00	\$ 11,000
Channel Easement	595.15	\$ 495,921
Restricted Access Road Easement	0.68	\$ 663
Pipeline Easement	<u>70.76</u>	<u>\$ 17,656</u>
Total Value of Lands ®	677.59	\$ 525,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 525,000
B. Contingencies 25% ®		\$ 131,000
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		<b>\$ 656,000</b>

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 9

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	17.00	\$ 17,000
Channel Easement	587.48	\$ 445,721
Restricted Access Road Easement	1.19	\$ 1,160
Pipeline Easement	<u>101.17</u>	<u>\$ 25,182</u>
Total Value of Lands ®	706.84	\$ 489,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 489,000
B. Contingencies 25% ®		\$ 122,000
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		<b>\$ 611,000</b>

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 10

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	10.00	\$ 12,500
Channel Easement	317.94	\$ 153,243
Pipeline Easement	<u>69.43</u>	<u>\$ 21,531</u>
Total Value of Lands ®	397.37	\$ 187,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 187,000
B. Contingencies 25% ®		\$ 47,000
<hr/>		
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		\$ 234,000

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 11

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	67.00	\$ 83,750
Channel Easement	1080.09	\$ 588,236
Restricted Access Road Easement	1.88	\$ 2,303
Pipeline Easement	<u>155.74</u>	<u>\$ 46,988</u>
Total Value of Lands ®	1304.71	\$ 721,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 721,000
B. Contingencies 25% ®		\$ 180,000
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		<b>\$ 901,000</b>

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 12

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	59.00	\$ 73,750
Channel Easement	374.94	\$ 387,314
Restricted Access Road Easement	1.15	\$ 1,409
Pipeline Easement	<u>28.48</u>	<u>\$ 8,845</u>
Total Value of Lands ®	463.57	\$ 471,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 471,000
B. Contingencies 25% ®		\$ 118,000
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		<b>\$ 589,000</b>

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 13

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

<u>A. Value of Land and Damages</u>	<u>Acres</u>	<u>Total Value</u>
Fee Simple	3.00	\$ 3,750
Channel Easement	481.02	\$ 551,121
Pipeline Easement	<u>13.21</u>	<u>\$ 4,128</u>
Total Value of Lands ®	497.23	\$ 559,000
Improvements		\$ 0
Severance Damages		<u>\$ 0</u>
Total Real Estate and Damages ®		\$ 559,000
<u>B. Contingencies 25% ®</u>		<u>\$ 140,000</u>
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		<b>\$ 699,000</b>

SUMMARY OF REAL ESTATE COSTS FOR RIGHT-OF-WAY IN  
ITEM 14

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The value estimates and right-of-way (acreage) requirements shown herein are grouped by the various real estate interests being appraised. Costs are also included for improvements, severance damages, contingencies and relocation costs applicable to this project.

ESTIMATE OF COSTS ( Date of Valuation - December 1996 )

A. Value of Land and Damages

	<u>Acres</u>	<u>Total Value</u>
Fee Simple	53.00	\$ 66,250
Channel Easement	368.38	\$ 46,069
Pipeline Easement	<u>246.78</u>	<u>\$ 74,367</u>
Total Value of Lands ®	668.16	\$ 187,000
Improvements		\$ 0
Severance Damages		<u>\$ 65,000</u>
Total Real Estate and Damages ®		\$ 252,000
B. Contingencies 25% ®		\$ 63,000
C. Total Estimated Real Estate Lands, Easements, Relocations, Right-of-Way, and Disposal Costs ®		<b>\$ 315,000</b>

**EXHIBITS**

## WATER PIPELINE EASEMENT

A perpetual and assignable easement and right-of-way in, on, over and across the land, for the location, construction, operation, maintenance, alteration, repair and patrol of a water pipeline; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Exhibit A

## RESTRICTIVE CHANNEL IMPROVEMENT EASEMENT

A perpetual and assignable right and easement to construct, operate and maintain channel improvement works on, over and across the land, and to construct and maintain weirs at selected locations, together with all right, title and interest in and to the timber, growing crops, buildings, improvements and/or other obstructions situated thereon; to excavate, dredge, cut away, and remove any and all of said land, to place thereon dredged or excavated material; including the further right to seed and revegetate the embankment, to maintain the embankment with such vegetation, to prohibit the mowing, cutting, burning, and use of the land for growing crops or grazing, to prohibit the reshaping or removal of earth or other material from said land, and to prohibit public access to the land, and for such other purposes as may be required in connection with said work of improvement; reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Exhibit A

## ROAD EASEMENT

As to Tract No. \_\_\_\_, a perpetual and assignable easement and right-of-way in, on, over and across said lands for the location, construction, operation, maintenance, alteration and replacement of a road and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and other vegetation, structures or obstacles within the limits of the right-of-way; reserving, however, to the owners, their heirs and assigns, the right to use the surface of the land as access to their adjoining land; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Exhibit A

## RESTRICTED ACCESS ROAD EASEMENT

As to Tract No. \_\_\_\_, a perpetual and assignable easement and right-of-way in, on, over and across said lands for the location, construction, operation, maintenance, alteration and replacement of a road and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and other vegetation, structures or obstacles within the limits of the right-of-way; reserving, however, to the owners, their heirs and assigns, the right to use the surface of the land as access to their adjoining land and to restrict access across or along the road to the general public; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Exhibit A

## FEE SIMPLE

The fee simple title to Tract No. \_\_\_\_\_, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Exhibit A

## TEMPORARY CONSTRUCTION EASEMENT

A temporary easement and right-of-way in, on, over and across said land, for a period not to exceed 7 years, beginning with the date possession of the land is granted to the White River Irrigation District, for use by the White River Irrigation District, its representatives, agents and contractors as a work area, including the right to move, store, and remove equipment and supplies, and erect and remove, temporary structures on the land and to perform any other work necessary and incident to the construction of the Eastern Arkansas Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Real Estate Requirements  
For Grand Prairie Project

Acres Of Each  
Type Of Estate  
By  
Item

2/20/97

Item #	Channel		Channel		Channel		Pipeline		Pipline		Fee		Mitigation		Road Easement *		Temporary		Total Item Acres	
	Agricultural Acres	Woodland Acres	Woodland Acres	Channel Acres	Agricultural Acres	Woodland Acres	Agricultural Acres	Agricultural Acres	Agricultural Acres	Work Acres	Work Acres									
1																				178.61
3	226.63	11.47	132.94		34.15	8.29			67.18	12.87	66.00							32.11		450.48
4	347.48	0.72	24.20		17.99				1.00		36.00									392.39
5A	259.28	19.21	583.68		137.84	16.92			1.00		60.00									1077.94
5B	0.23	2.35	54.25		14.87	1.10					8.00									80.80
6	355.93	23.41	154.69		53.09	8.49			2.00		44.00									641.61
7	201.83	3.92	250.40		49.48	7.05			3.00		12.00									527.67
8	501.60	5.32	88.23		69.40	1.36			1.00		10.00			0.68						677.58
9	448.70	5.60	133.17		96.71	4.46			2.00		15.00			1.19						706.84
10	119.43	2.34	196.18		67.53	1.90			1.00		9.00									397.38
11	453.18	20.49	606.42		136.52	19.22			3.00		64.00			1.88						1304.71
12	294.55	28.80	51.59		27.85	0.63			2.00		57.00			1.15						463.57
13	448.97	0.39	31.66		13.21				3.00											497.23
14	24.22	9.17	334.99		215.33	31.45					53.00									668.16
<b>Total</b>	<b>3682.01</b>	<b>133.19</b>	<b>2642.41</b>		<b>933.97</b>	<b>101.33</b>			<b>86.18</b>	<b>12.87</b>	<b>436.00</b>			<b>4.90</b>				<b>32.11</b>		<b>8064.96</b>

\* Restricted Access Road Easement Acres Necessary To Avoid Severance Damages.

**Eastern Arkansas Project**

**Chart of Accounts Summary**

Item #	Land & Damages	Acquisition Costs		Total Estimated Real Estate Cost	Real Estate Cost Allocation	
		Non-Federal	Federal		Non-Federal	Federal
1	\$196,000	\$51,000	\$11,000	\$258,000	\$247,000	\$11,000
3	\$353,000	\$179,000	\$37,000	\$569,000	\$532,000	\$37,000
4	\$434,000	\$136,000	\$29,000	\$599,000	\$570,000	\$29,000
5A	\$479,000	\$424,000	\$93,000	\$996,000	\$903,000	\$93,000
5B	\$20,000	\$102,000	\$24,000	\$146,000	\$122,000	\$24,000
6	\$541,000	\$249,000	\$55,000	\$845,000	\$790,000	\$55,000
7	\$294,000	\$369,000	\$82,000	\$745,000	\$663,000	\$82,000
8	\$656,000	\$259,000	\$54,000	\$969,000	\$915,000	\$54,000
9	\$611,000	\$293,000	\$61,000	\$965,000	\$904,000	\$61,000
10	\$234,000	\$227,000	\$49,000	\$510,000	\$461,000	\$49,000
11	\$901,000	\$636,000	\$135,000	\$1,672,000	\$1,537,000	\$135,000
12	\$589,000	\$161,000	\$35,000	\$785,000	\$750,000	\$35,000
13	\$699,000	\$127,000	\$27,000	\$853,000	\$826,000	\$27,000
14	\$315,000	\$559,000	\$123,000	\$997,000	\$874,000	\$123,000
<b>Total</b>	<b>\$6,322,000</b>	<b>\$3,772,000</b>	<b>\$815,000</b>	<b>\$10,909,000</b>	<b>\$10,094,000</b>	<b>\$815,000</b>
Costs obtained from chart of accounts estimates.						

ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION CAPABILITY

PROJECT NAME: Eastern Arkansas LEVEL STUDY: Feasibility

I. Legal Authority:

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? (Yes/No).
  - b. Does the sponsor have the power of eminent domain for this project? (Yes/No).
  - c. Does the sponsor have "quick-take" authority for this project? (Yes/No).\*
  - d. Are any of the lands/interests in the land required for the project located outside of the sponsor's political boundary? (Yes/No).
  - e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor can not condemn? (Yes/No).
- \* Quick-take authority will be obtained from State of Arkansas

II. Human Resource Requirements:

- a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P. L. 91-646, as amended? (Yes/No).
- b. If the answer to II.a. is "yes", has a reasonable plan been developed to provide such training? (Yes/No).
- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? (Yes/No).
- d. Is the sponsor's projected in-house staffing level sufficient considering its other work load, if any, and the project schedule? (Yes/No).
- e. Can the sponsor obtain contractor support, if required, in a timely fashion? (Yes/No).
- f. Will the sponsor likely request USACE assistance in acquiring real estate? (Yes/No).  
(If "yes", provide description). Amount of assistance, if any, is not known at this time.

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? (Yes/No).
- b. Has the sponsor approved the project/real estate schedule/milestones? (Yes/No).

IV. Overall Assessment:

- a. Has the sponsor performed satisfactorily on other USACE projects? (Yes/No/Not applicable).
- b. With regard to this project, the sponsor is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable.  
(If sponsor is believed to be "insufficiently capable", provide explanation).

V. Coordination:

- a. Has this assessment been coordinated with the sponsor? (Yes/No).
- b. Does the sponsor concur with this assessment? (Yes/No).  
(If "No", provide explanation).

Prepared by:

*Barnie L. McDonald*  
Barnie L. McDonald  
Appraiser  
Date: March 3, 1997

Reviewed and Approved by:

*Harris T. Vandergriff*  
Harris T. Vandergriff  
Chief, Real Estate Division  
Date: March 3, 1997

EXHIBIT D