

Contact: John Nash

**IOWA STATE UNIVERSITY PROPOSED PROPERTY SALE**

**Action Requested:** Consider recommending to the Board approval of the sale of 10.6 acres of wooded land on the eastern edge of Ames for \$166,500 to Bryan and Kara Warne. The sale price compares reasonably with two appraisals obtained by Iowa State University.

- *Iowa Code* §262.9(8) authorizes the Regents to acquire real estate for the proper uses of the institutions and dispose of real estate, when not necessary for their purposes.
- *Policy Manual* Chapter 2.3.2.C.ii states that real estate should be conveyed for monetary consideration based upon appraisal.

**Executive Summary:** In 1954, this wooded land was gifted to Iowa State College (renamed Iowa State University of Science and Technology in 1959) and designated for use by ISU's Forestry Department for teaching and research. In 1966, the land was leased to the City of Ames as a city park in exchange for maintenance and operation of it by the city. The property is heavily wooded, difficult to access and a portion of the parcel is designated as a Skunk River floodway.

In 2016, the University reviewed the lease with the City of Ames. ISU found that the land was not being used by the city as intended, not utilized by any university programs and was recognized as a potential liability, should there be unauthorized access. Subsequently, the University obtained two independent appraisals and solicited bids to sell the property through an electronic bid process. Two bids were submitted. Bryan and Kara Warne submitted the highest bid of \$166,500 that was reasonable, compared to the two appraisals.

While there is a discrepancy over the property's size and after researching available records with the Story County Assessor's office and consulting with real estate counsel, the University decided to sell the property 'as is' and disclosing the property size irregularity in the sale.

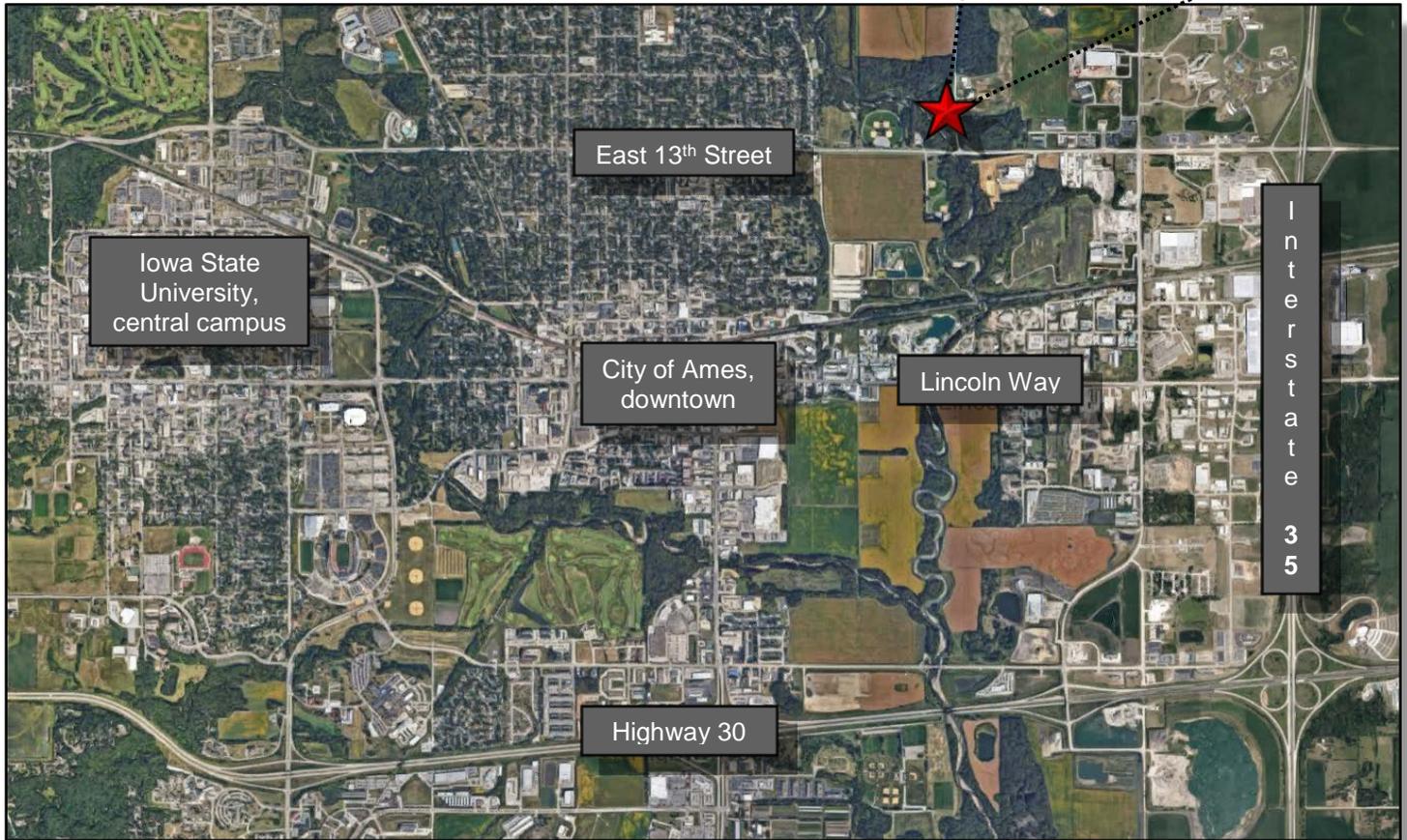
Should the Board approve this property sale, the University anticipates closing shortly after the September Board meeting.

IOWA STATE UNIVERSITY  
Proposed Property Sale: Map

ISU Proposed Property Sale,  
10.6 acres at  
1663 Stagecoach Road



Stagecoach  
Road



Ames, Iowa

North

