

121 (a) Every reasonable effort shall be made to acquire expeditiously real property by  
122 negotiation with the fee simple owner.

123 (b) Real property shall be appraised before the initiation of negotiations, and the fee  
124 simple owner or his designated representative shall be given an opportunity to accompany the  
125 appraiser during his inspection of the property.

126 (c) (i) Before the initiation of negotiations for real property, an amount shall be  
127 established which is reasonably believed to be just compensation therefor, measured by an  
128 undivided interest in the real property being acquired, and such amount shall be offered to the  
129 fee simple owner for the property.

130 (ii) In no event shall [~~such amount~~] the amount established as described in Subsection  
131 (2)(c)(i) be less than the lowest approved appraisal of the fair market value of the property.

132 (iii) Any decrease or increase of the fair market value of real property prior to the date  
133 of valuation caused by the public improvement for which such property is acquired or by the  
134 likelihood that the property would be acquired for such improvement, other than that due to  
135 physical deterioration within the reasonable control of the fee simple owner, will be  
136 disregarded in determining the compensation for the property.

137 (iv) The fee simple owner of the real property to be acquired shall be provided with a  
138 written statement of, and summary of the basis for, the amount established as just  
139 compensation.

140 (v) Where appropriate the just compensation for real property acquired and for  
141 damages to remaining real property shall be separately stated.

142 (vi) If a pole ~~is~~ [barn] barn ~~is~~ impacted as a result of a real property acquisition  
142a under this

143 chapter, the acquiring agency shall:

144 (A) determine whether the fee simple owner would receive greater net proceeds by  
145 classifying the pole barn as real property or as personal property; and

146 (B) classify the pole barn in the manner that results in the highest net proceeds to the  
147 fee simple owner.

148 (d) No owner shall be required to surrender possession of real property acquired  
149 through federal or federally assisted programs before the agreed purchase price is paid or there  
150 is deposited with a court having jurisdiction of condemnation of such property, in accordance  
151 with applicable law, for the benefit of the owner an amount not less than the lowest approved