

TO: Landowners on Faribault County Ditch 60

RE: Final landowner informational meeting

**Tuesday June 9, 2020 11:00 AM**  
**Faribault County Fairgrounds 4-H Dining Hall 236 White Oak Road**  
**Blue Earth, Minnesota 56013**

The Faribault County Drainage Authority ordered a Redetermination of Benefits of Faribault County Ditch 60. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-60. The redetermination of benefits and damages is the process in drainage law where Viewers determine a benefit value for each parcel within the watershed. The parcel benefit value is used to calculate a percent of total benefits. These percentages are then used to determine how much each parcel pays for repairs and maintenance on the County drainage system.

The Viewers will explain the viewing process and will listen to any concerns. Landowners are encouraged to attend.

Viewers

Mark Behrends	507-383-6364
Bob Hansen	507-383-6288
Kendall Langseth	507-391-3438
Bruce Ness	507-383-7630














**Note:** Because of privacy laws, the Ditch Viewers are unable to obtain information regarding land enrolled in government programs. This documentation is asked to be provided by the landowners. If you have land enrolled in a **permanent** government program such as WRP, CREP, RIM, PWP, EWP, or WREP, please contact us to provide this documentation. **(This may save you some money) (CRP acres do not qualify)** This also refers to any unique drainage situations.

[ditchviewers@gmail.com](mailto:ditchviewers@gmail.com)

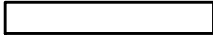
Ditchviewers, 20060 700<sup>th</sup> Avenue, Albert Lea, Minnesota 56007

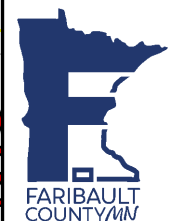
# FARIBAULT COUNTY DITCH NO. 60 (CD60)

## Legend

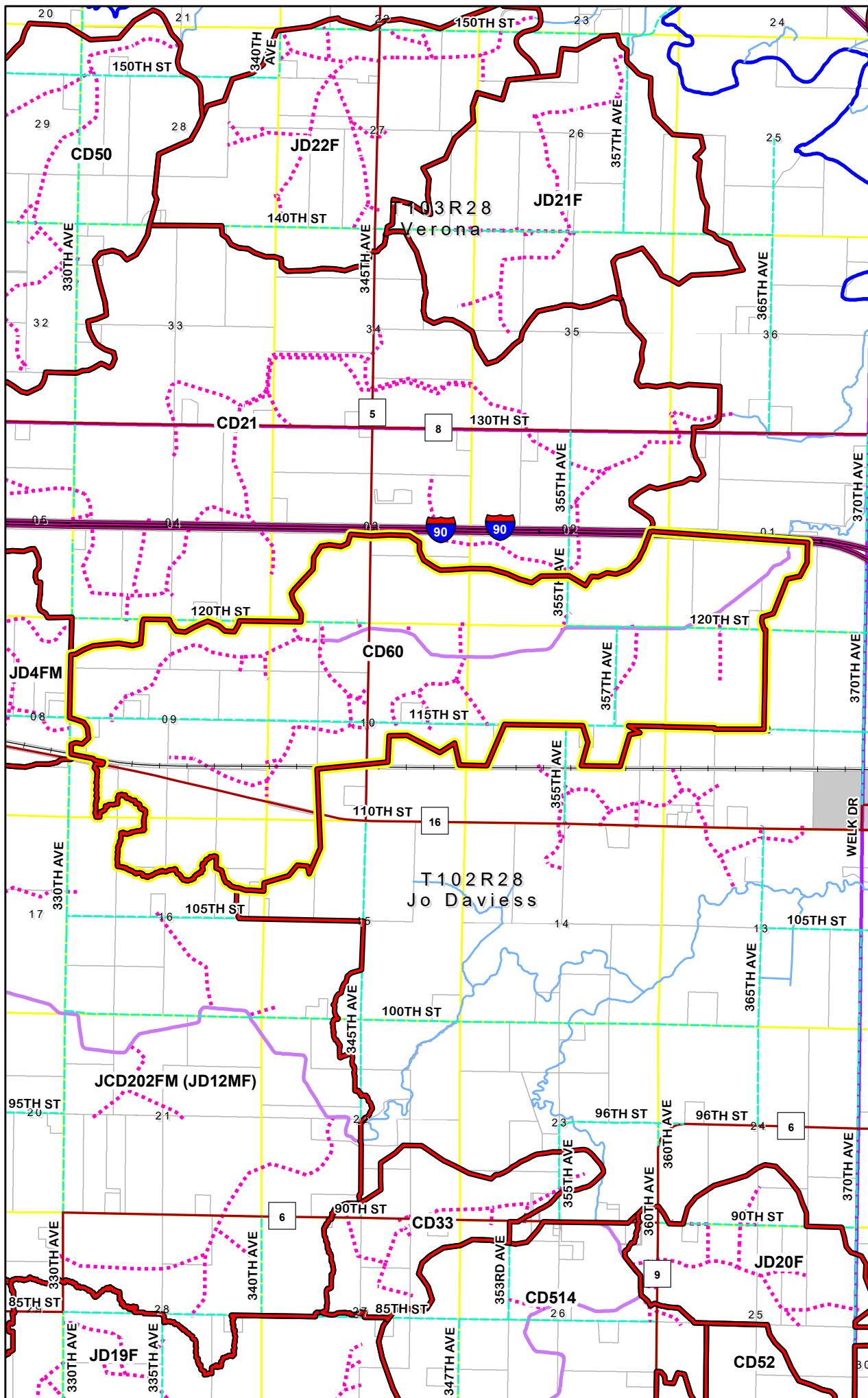
-  Ditch Viewer Basin
-  Public Open Ditch
-  Public Shallow Ditch
-  Public Tile
-  Public Watercourse
-  River or Stream
-  Parcels
-  Interstate/US/MN
-  CSAH
-  County
-  Township
-  Municipal
-  Other

Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or omissions.

  
1 inch = 3,500 feet



[www.co.faribault.mn.us](http://www.co.faribault.mn.us)



**Faribault County CD-60  
Redetermination of Benefits  
Viewers Report  
May 21, 2020  
(Draft)**

**Valuation prior to drainage**

Beginning land use, property value, and economic productivity have been determined with the consideration that the benefited properties within the watershed originally did not have an adequate outlet for artificial drainage.

- “A” – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of \$0 per acre, and a market value of \$1,000 to \$2,000
- “B” – Seasonally flooded/pasture ground. Pasture classification with economic productivity of \$75 per acre based on grazing days and/or hay values, and a market value of \$2,500 to \$3,500.
- “C” – Wet subsoil – Generally farmable land with moderate crop potential, with annual economic productivity of \$454 per acre based upon average annual yield of 80% of optimum with \$335 production costs, and a market value of \$4,000 to \$5,000.
- “D” – Upland areas not needing artificial drainage and intermixed with wetter soils, with annual economic productivity of \$500 per acre based upon an average annual yield of 88% of optimum with \$335 production costs, and a market value of \$5,000 to \$6,000.

**Valuation with NRCS recommended drainage**

Potential land use, property value, and an increase in economic productivity, after public and private drainage have been installed as NRCS design standards as recommended in the Minnesota Drainage Guide, using current crop rotation, income, and expense:

- “A” – Drained slough area, medium classification land with economic productivity of \$483 per acre based upon average production of 85% of optimum with \$335 per acre production costs, and a market value of \$5,000 to \$6,000.
- “B” – Well drained ground, high land classification with economic productivity of \$511 per acre based upon average annual production of 90% of optimum with \$335 production costs, and a market value of \$5,500 to \$6,500.
- “C” – Well drained ground, highest land classification with economic productivity of \$522 per acre based upon average annual production of 92% of optimum with \$335 production costs, and a market value of \$6,000 to \$7,500.
- “D” – Well drained ground, high land classification with improved farm ability, with economic productivity of \$539 per acre based upon average production of 95% of optimum with \$335 production costs, and a market value of \$5,500 to \$6,500.

Utilizing these productive values, potential benefit values were determined for the system based upon a 25 year effective life with proper maintenance, private tile improvement cost were depreciated over the same 25 year period, and an allowance of 0.5% return on the system investment. A three year average Township yield was used for the benefit value calculations along with a three year average sale price for the corn and beans.

**Increased productivity**

<b><u>Crop</u></b>	<b><u>Yield</u></b>	<b><u>Value</u></b>	<b><u>Income</u></b>	<b><u>%</u></b>	<b><u>Adjusted</u></b>
Corn	185.4	\$3.49	\$647	50%	\$324
Beans	54.3	\$9.00	\$488	50%	\$244
					<b>\$568</b>

### Production costs

Corn	$\$474 \times 50\% = \$237$
Beans	$\$196 \times 50\% = \underline{\$98}$
	<b>\$335</b>

### Potential Benefit value

	<u>"A"</u> 85% of \$568 \$483	<u>"B"</u> 90% of \$568 \$511	<u>"C"</u> 92% of \$568 \$522	<u>"D"</u> 95% of \$568 \$539
Minus cost of production	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>
Net income	\$148	\$176	\$188	\$205
Previous income	<u>\$0</u>	<u>\$75</u>	<u>\$120</u>	<u>\$165</u>
Increased income	\$148	\$101	\$68	\$40
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$92	\$70	\$41	\$22
Capitalized for 25 years @ ½ %	<b>\$2,158</b>	<b>\$1,651</b>	<b>\$964</b>	<b>\$510</b>
% of potential Benefit	40%	45%	50%	75%
<b>Reduced benefit Value</b>	<b>\$863</b>	<b>\$743</b>	<b>\$482</b>	<b>\$382</b>

The potential benefit values have been reduced to reflect a less than optimum yield

### Summary

Faribault County CD-60 consists of 2,276.40 acres of farmland, building sites, railroad, and roads, with benefits of \$1,434,311

- 2,189.10 acres of farmland and building sites in Faribault County in JoDaviess Township
- 15.90 acres of railroad
- 71.40 acres of County and Township roads
- 2,276.40 total acres

**Average land benefits**, (reduced) over a 25 year period are **\$618** per acre

- A soil \$863
- B soil \$743
- C soil \$482
- D soil \$382

### **Building site benefits**

- (Average of B + C + D soils) X 1.5 = **\$804**

### **Wetland benefits**

- Documented permanent wetland benefits = (Average land benefit) X 0.1 = **\$62**

**Ponds, woodland, and non-benefited acres**

- a. **\$0**

**Road benefits**

- a. Gravel roads, County or Township  
(Average land benefit) X 1.0 = **\$618**
- b. Paved roads  
(Average land benefit) X 1.5 = **\$927**

**Railroad benefit**

- a. (Average land benefit) X 1.0 = **\$618**

**Tile benefits**

- a. A tile benefit was given for most County tile at a rate of **\$1.00 per linear foot**. This value was given because of the ease of access for private tile, and also for the drainage the County tile may provide. 32,590 feet of County tile, **\$27,810 of tile benefits**

**Grass strip right of way easement acres**

The Viewers and Engineer recommend establishment of a permanent one rod grass strip on each side of the total length of the open ditch, as per Minnesota Ditch Law, 103-E.021. This State law requires establishment of this 16.5 foot grass strip, beginning at the top of the berm, and extending outward. This strip must be planted in perennial vegetation of grass or legumes. The landowner is responsible for the control of noxious weeds. No fences or grazing of livestock is allowed within the one rod grass strip. The Viewers and Engineer recommend that no trees be allowed within this right-of-way.

**Grass strip right of way easement damages on cropland acres**

Faribault County Assessor average value in 2019 for tillable acres in JoDaviess Township is \$6,877. \$6,877 is the value for cropland acres.  
**\$6,877 X 9.57 acres = \$65,813**

**Grass strip right of way easement damages on trees, building sites, or non-benefitted acres**

Faribault County Assessor average value in 2019 for tillable acres in JoDaviess Township is \$6,877. (\$6,877 X 10% = \$688).  
\$688 is the value for trees, building sites, or non-benefitted acres  
**\$688 X 1.21 acres = \$832**

**Construction right of way easement acres**

The Viewers and Engineer recommend that a permanent easement be acquired 100 feet on each side of centerline of the open ditch. This easement gives the ditch authority the right to drive on or spread ditch spoils in the area. The area will most likely never be disturbed. If it is necessary to be on these acres during the growing season, the damaged crops will be paid at the Faribault County crop damage rate. (No construction easement was acquired thru building sites)

**Construction right of way easement damage**

Faribault County Assessor average value in 2019 for tillable acres in JoDaviess Township is \$6,877. (\$6,877 X 5% = \$344).  
\$344 is the value for construction easement acres  
**\$344 X 41.31 acres = \$14,211**

**Total easement damages**

Grass strip right of way and construction right of way = **\$80,856**

**Crop damages**

Crop damages will be paid per acre on standing crops damaged by construction or repair on the County open ditch or County tile, as determined by the Faribault County Ditch Inspector.

**Benefits and damages statement**

This report covers the redetermination for a previously constructed drainage system. The basis for determining benefits and damages is therefore, based upon a comparison of the conditions that would have existed prior to the County open ditch and County tile systems construction, with those that do exist with the drainage system in a reasonable state of repair. Supporting documentation for the analysis and conclusions of the report are contained in our files and are available for inspection. The figures stated herein are based on a full and fair comparison of all pertinent facts and information that we were aware of at the time of this redetermination process. The following aids were used in this viewing process.

- Faribault County online GIS parcel information site
- USDA web soil survey
- Google Earth aerial satellite photos
- Yield averages taken from USDA national agriculture statistics service
- Production costs taken from University of Minnesota FinBin
- Average commodity sale prices taken from local elevators, University Farmdoc or University of Minnesota FinBin
- Sales data from the Faribault County Assessor office and website
- Visual inspection of each 40 acre parcel or less
- Consultation with Faribault County Auditor / Treasurer and the Faribault County ditch inspector

The Viewers determined that the lands affected by the drainage system are generally similar and that the following comments refer to all such tracts.

**1. Existing land use, property value and economic productivity:**

Land is presently used for building sites, roads, railroad, and for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Agricultural lands are primarily used for the production of corn and soybeans. The land has good economic productivity when properly drained.

**2. Potential land use, property value and economic productivity from the drainage system:**

The drainage system has been in existence for many years and provides drainage for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Land affected by the drainage system has the potential to produce above average yields.

**3. The benefits or damages from the drainage system:**

Benefits derived by lands affected by the drainage system are due to (A) Improved capacity to remove surface waters due to previous construction and maintenance of the County open ditch or County tile system, which results in an increase in the current market value of property; or (B) an increase in the potential for agricultural production as a result of the previous construction and continued maintenance of the drainage system; or (C) increased value of the property as a result of potential different land use.

**State of Minnesota  
County of Faribault  
In the matter of the Redetermination  
Of Benefits of Faribault County CD-60  
Faribault County, Minnesota  
May 21, 2020  
(Draft)**

**Property Owners Report**

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-60 Excel spreadsheet and Faribault County CD-60 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-60, Faribault County, Minnesota.

1. This redetermination of benefits sets the percentage that you will be required to pay for all future repairs and maintenance on Faribault County CD-60
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-60
3. The description of each lot or tract and its area that is benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-60
4. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated that are proposed to be drained in this proceeding
5. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.
6. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production
7. There are no damages to riparian rights
8. The amount of right-of-way acreage required is shown on the Excel spreadsheet for Faribault County CD-60
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-60
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-60
11. No construction is planned as part of this proceeding.

12. A copy of the benefits and damages statement under 103E.321, Subdivision 2, relating to the property owner is on the Excel spreadsheet for Faribault County CD-60
13. The percentage of the cost to be assessed to the property owner in future repair and maintenance proceedings is shown on the Excel spreadsheet for Faribault County CD-60
14. The redetermination of benefits and damages and damaged and benefitted areas shall be used in place of the original benefits and damages and benefitted and damaged areas in all subsequent proceedings relating to the Faribault County CD-60 drainage system.
15. The full Viewer's Report is available for public inspection at the office of the Faribault County Auditor-Treasurer, at the Faribault County Courthouse, 415 North Main, Blue Earth, Minnesota (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on June 9, 2020 from 10:30 AM to 12:30 PM at Faribault County Fairgrounds 4-H Dining Hall 236 White Oak Road Blue Earth, Minnesota (507-525-3813)

#### **Benefits and damages statement**

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The Viewers determined that the lands affected by the drainage system are generally similar and that the following comments refer to all such tracts.

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3. **The benefits or damages from the drainage system:**

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4. There is no damage to any riparian rights.
5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.
6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.
7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

This report is respectfully submitted to the Drainage Authority of Faribault County by:

Mark Behrends \_\_\_\_\_

Robert Hansen \_\_\_\_\_

Kendall Langseth \_\_\_\_\_

Bruce Ness \_\_\_\_\_

Submitted this 21<sup>st</sup> day of May 2020

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Submitted this 21<sup>st</sup> day of May 2020

## Spreadsheet example and explanation sheet

[illegible]

**FARIBAULT COUNTY CD-60 REDETERMINATION OF BENEFITS MAY 21, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	R.O.W. Grass Strip Easement 10% Acres	R.O.W. Grass Strip Easement 10% Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
								<b>\$6,877</b>		<b>\$688</b>		<b>\$344</b>		<b>\$86,000</b>

**JO DAVIES TOWNSHIP - Section 1 01-102-28**

NAVE, DOUGLAS D 34899 W 30TH ST ELMORE, MN 56027	10.001.0700	NW1/4 SW1/4 15.78 AC IN	15.78	15.78	\$11,023	0.7685%								\$661
NAVE, DOUGLAS D 34899 W 30TH ST ELMORE, MN 56027	10.001.0700	W1/2 SW1/4 SW1/4	20.00	19.32	\$14,489	1.0102%	0.15	\$1,032			1.28	\$440	\$1,472	\$869
WILLNER, PAUL 36463 120TH ST BLUE EARTH, MN 56013	10.001.0900	NE1/4 SW1/4 .26 AC IN	0.26	0.15	\$56	0.0039%	0.09	\$619			0.34	\$117	\$736	\$3
WILLNER, PAUL 36463 120TH ST BLUE EARTH, MN 56013	10.001.0900	SE1/4 SW1/4 3.51 AC IN	3.51	3.51	\$961	0.0670%								\$58
WILLNER, PAUL 36463 120TH ST BLUE EARTH, MN 56013	10.001.0900	NW1/4 SE1/4 15.0 AC IN BORDER	15.00	6.59	\$720	0.0502%	0.34	\$2,338			1.31	\$451	\$2,789	\$43
WILLNER, PAUL 36463 120TH ST BLUE EARTH, MN 56013	10.001.0900	SW1/4 SE1/4 7.0 AC IN BORDER	7.00	7.00	\$2,335	0.1628%								\$140
WILLNER, PAUL A & JACKIE J 36463 120TH ST BLUE EARTH, MN 56013	10.001.0901	SE1/4 SW1/4 5.23 AC IN BORDER	5.23	4.28	\$1,192	0.0831%								\$71
WILLNER, PAUL A & JACKIE J 36463 120TH ST BLUE EARTH, MN 56013	10.001.0901	SW1/4 SE1/4 .48 AC IN BORDER	0.48	0.08	\$32	0.0022%								\$2
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	10.001.0902	NW1/4 SW1/4 15.17 AC IN	15.17	15.17	\$10,404	0.7254%								\$624
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	10.001.0902	NE1/4 SW1/4 EXCEPT 10.64 AC	29.36	29.25	\$10,433	0.7274%	0.34	\$2,338			1.31	\$451	\$2,789	\$626
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	10.001.0902	E1/2 SW1/4 SW1/4	20.00	18.83	\$14,231	0.9922%	0.55	\$3,782			2.13	\$733	\$4,515	\$853
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	10.001.0902	SE1/4 SW1/4 EXCEPT 8.74 AC	31.26	29.30	\$10,914	0.7610%	1.08	\$7,427			4.17	\$1,434	\$8,862	\$654
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	10.001.0902	NW1/4 SE1/4 7.00 AC IN	7.00	6.59	\$867	0.0604%	0.34	\$2,338			1.31	\$451	\$2,789	\$52

**JO DAVIES TOWNSHIP - Section 2 02-102-28**

LAWRENCE FARMS INC 1120 HIGHLAND DR BLUE EARTH, MN 56013	10.002.0100	NW1/4 SW1/4 EXCEPT 7.97 AC BORDER	32.03	5.03	\$2,990	0.2085%								\$179
LAWRENCE FARMS INC 1120 HIGHLAND DR BLUE EARTH, MN 56013	10.002.0100	SW1/4 SW1/4	40.00	40.00	\$26,748	1.8649%								\$1,604
LAWRENCE FARMS INC 1120 HIGHLAND DR BLUE EARTH, MN 56013	10.002.0100	SE1/4 SW1/4 BORDER	40.00	37.00	\$25,042	1.7459%								\$1,501

**FARIBAULT COUNTY CD-60 REDETERMINATION OF BENEFITS MAY 21, 2020 (DRAFT)**

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NAVE, DOUGLAS D 34899 W 30TH ST ELMORE, MN 56027	10.002.0200	NE1/4 SE1/4 EXCEPT 8.92 AC BORDER	31.08	20.08	\$12,800	0.8924%								\$767
NAVE, DOUGLAS D 34899 W 30TH ST ELMORE, MN 56027	10.002.0200	SW1/4 SE1/4 BORDER	40.00	37.00	\$26,873	1.8736%					1.92	\$660	\$660	\$1,611
NAVE, DOUGLAS D 34899 W 30TH ST ELMORE, MN 56027	10.002.0200	SE1/4 SE1/4	40.00	39.00	\$28,000	1.9522%					1.92	\$660	\$660	\$1,679

**JO DAVIES TOWNSHIP - Section 3 03-102-28**

DIEGNAU, CHAD C & MELISSA 31965 170TH STREET PO BOX 86 HUNTLEY, MN 56047	10.003.0300	NW1/4 SW1/4 EXCEPT 10.65 AC BORDER	29.35	0.35	\$182	0.0127%								\$11
DIEGNAU, CHAD C & MELISSA 31965 170TH STREET PO BOX 86 HUNTLEY, MN 56047	10.003.0300	NE1/4 SW1/4 EXCEPT 7.98 AC BORDER	32.02	23.84	\$14,170	0.9880%								\$850
DIEGNAU, CHAD C & MELISSA 31965 170TH STREET PO BOX 86 HUNTLEY, MN 56047	10.003.0300	SW1/4 SW1/4 BORDER	40.00	18.00	\$8,966	0.6251%								\$538
DIEGNAU, CHAD C & MELISSA 31965 170TH STREET PO BOX 86 HUNTLEY, MN 56047	10.003.0300	SE1/4 SW1/4	40.00	39.00	\$26,403	1.8408%								\$1,583
LAWRENCE, JASON E 13547 365TH AVE BLUE EARTH, MN 56013	10.003.0600	NW1/4 SE1/4 15.0 AC IN	15.00	13.99	\$8,834	0.6159%								\$530
LAWRENCE, JASON E 13547 365TH AVE BLUE EARTH, MN 56013	10.003.0600	NW1/4 SE1/4 15.0 AC IN BORDER	15.00	7.00	\$4,216	0.2939%								\$253
LAWRENCE, JASON E 13547 365TH AVE BLUE EARTH, MN 56013	10.003.0600	SW1/4 SE1/4	40.00	38.33	\$25,631	1.7870%								\$1,537
LAWRENCE, JASON E 13547 365TH AVE BLUE EARTH, MN 56013	10.003.0600	SE1/4 SE1/4	40.00	40.00	\$26,868	1.8732%								\$1,611
LAWRENCE, JASON E 13547 365TH AVE BLUE EARTH, MN 56013	10.003.0800	NW1/4 SE1/4 14.5 AC IN BORDER	14.50	11.91	\$7,118	0.4962%								\$427

**JO DAVIES TOWNSHIP - Section 9 09-102-28**

MENSING, HENRY C TRUST B VIOLET & KENT MENSING TRUSTEES 14146 365THH AVE BLUE EARTH, MN 56013	10.009.0100	SW1/4 NW1/4	40.00	38.00	\$22,612	1.5765%								\$1,356
MENSING, HENRY C TRUST B VIOLET & KENT MENSING TRUSTEES 14146 365THH AVE BLUE EARTH, MN 56013	10.009.0100	SE1/4 NW1/4 EXCEPT 10.53 AC	29.47	28.98	\$18,520	1.2912%								\$1,110

**FARIBAULT COUNTY CD-60 REDETERMINATION OF BENEFITS MAY 21, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	R.O.W. Grass Strip Easement 10% Acres	R.O.W. Grass Strip Easement 10% Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
MENSING, HENRY C TRUST B VIOLET & KENT MENSING TRUSTEES 14146 365TH AVE BLUE EARTH, MN 56013	10.009.0100	SW1/4 NE1/4	40.00	39.00	\$20,294	1.4149%								\$1,217
HENKE, BENJAMIN EDWARD 33343 115TH ST BLUE EARTH, MN 56013	10.009.0101	SE1/4 NW1/4 5.0 AC IN	5.00	4.66	\$1,274	0.0888%								\$76
MENSING, VIOLET TRUST U/A VIOLET MENSING TRUSTEE 14146 365TH AVE BLUE EARTH, MN 56013	10.009.0102	SE1/4 NE1/4	40.00	39.00	\$23,589	1.6446%								\$1,414
MENSING, NEAL 14146 365TH AVE BLUE EARTH, MN 56013	10.009.0103	SE1/4 NW1/4 5.0 AC IN	5.00	4.83	\$3,569	0.2489%								\$214
PHILIPP, DUSTIN D & HEATHER E & DENNIS D PHILIPP 1218 270TH AVE GRANADA, MN 56039	10.009.0200	NW1/4 NW1/4 BORDER	40.00	17.73	\$9,102	0.6346%								\$546
PHILIPP, DUSTIN D & HEATHER E & DENNIS D PHILIPP 1218 270TH AVE GRANADA, MN 56039	10.009.0200	NE1/4 NW1/4 BORDER	40.00	31.43	\$18,333	1.2782%								\$1,099
MURPHY, ROBERT T LIFE ESTATE ETAL 11404 330TH AVE BLUE EARTH, MN 56013	10.009.0300	NW1/4 SW1/4 EXCEPT 16.5 AC	23.50	23.09	\$16,784	1.1702%								\$1,006
MURPHY, ROBERT T LIFE ESTATE ETAL 11404 330TH AVE BLUE EARTH, MN 56013	10.009.0300	NE1/4 SW1/4 EXCEPT 5.0 AC	35.00	34.00	\$20,210	1.4090%								\$1,212
WINTER, MARY MARLENE BOX 234 RAKE, IA 50465	10.009.0301	SW1/4 SW1/4 EXCEPT 2.0 AC BORDER	38.00	14.00	\$5,280	0.3681%								\$317
MURPHY, MITCHELL J & DIANNE L MURPHY 33136 115TH ST BLUE EARTH, MN 56013	10.009.0302	NW1/4 SW1/4 4.28 AC IN	4.28	4.01	\$2,057	0.1434%								\$123
MURPHY, ROBERT T LIFE ESTATE ETAL 11404 330TH AVE BLUE EARTH, MN 56013	10.009.0400	NW1/4 SW1/4 9.67 AC IN BORDER	9.67	3.90	\$1,598	0.1114%								\$96
LAWRENCE, WAYNE D & DONNA 120 BARTEL DR BLUE EARTH, MN 56013	10.009.0500	SE1/4 SW1/4 EXCEPT 3.9 AC BORDER	36.10	28.09	\$11,481	0.8005%								\$688
LARSEN, JASON & LAURA 9370 345TH AVE BLUE EARTH, MN 56013	10.009.0501	NE1/4 SW1/4 2.0 AC IN	2.00	1.82	\$490	0.0341%								\$29
LARSEN, JASON & LAURA 9370 345TH AVE BLUE EARTH, MN 56013	10.009.0501	SE1/4 SW1/4 3.4 AC IN	3.40	2.39	\$987	0.0688%								\$59

**FARIBAULT COUNTY CD-60 REDETERMINATION OF BENEFITS MAY 21, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	R.O.W. Grass Strip Easement 10% Acres	R.O.W. Grass Strip Easement 10% Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
PHILIPP, DUSTIN D & HEATHER E & DENNIS D PHILIPP 1218 270TH AVE GRANADA, MN 56039	10.009.0600	NW1/4 NE1/4 BORDER	40.00	35.00	\$21,187	1.4771%								\$1,270
PHILIPP, DUSTIN D & HEATHER E & DENNIS D PHILIPP 1218 270TH AVE GRANADA, MN 56039	10.009.0600	NE1/4 NE1/4 BORDER	40.00	37.00	\$26,910	1.8762%								\$1,614
LAWRENCE, DONNA R ETAL 120TH BARTEL DR BLUE EARTH, MN 56013	10.009.0700	SW1/4 SW1/4 EXCEPT 12.5	27.50	25.94	\$14,660	1.0221%								\$879
LARSEN, JASON & LAURA 9370 345TH AVE BLUE EARTH, MN 56013	10.009.0800	SW1/4 SE1/4 6.75 AC IN	6.75	6.10	\$3,033	0.2115%								\$182
HANSON, MORRIS D & BARBARA J 35611 140TH ST WINNEBAGO, MN 56098	10.009.0801	SW1/4 SE1/4 8.0 AC IN	8.00	7.09	\$4,429	0.3088%								\$266
GEORGE LANE BUCK TRUST 15 OAK PARK COURT BETTENDORF, IA 52722	10.009.1000	NW1/4 SE1/4 EXCEPT 5.0 AC	35.00	34.00	\$23,166	1.6152%								\$1,389
GEORGE LANE BUCK TRUST 15 OAK PARK COURT BETTENDORF, IA 52722	10.009.1000	NE1/4 SE1/4 EXCEPT 5.0 AC	35.00	34.00	\$21,851	1.5234%								\$1,310
BENZ, LOREN R & KATHLEEN A 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.009.1100	SE1/4 SE1/4 18.0 AC IN	18.00	16.45	\$9,937	0.6928%								\$596
HANSON, MORRIS D & BARBARA J 35611 140TH ST WINNEBAGO, MN 56098	10.009.1101	SE1/4 SE1/4 EXCEPT 18.0 AC	22.00	20.45	\$16,349	1.1398%								\$980

**JO DAVIES TOWNSHIP - Section 10 10-102-28**

PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.010.0200	NW1/4 NE1/4	40.00	37.73	\$28,263	1.9705%	1.05	\$7,221			4.02	\$1,383	\$8,604	\$1,695
PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.010.0200	NE1/4 NE1/4	40.00	38.62	\$29,495	2.0564%	1.14	\$7,840			4.37	\$1,503	\$9,343	\$1,768
PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.010.0200	SW1/4 NE1/4 EXCEPT 5.49 AC	34.51	33.84	\$20,500	1.4293%								\$1,229
PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.010.0200	SE1/4 NE1/4 EXCEPT 1.58 AC	38.42	37.51	\$24,209	1.6878%								\$1,452
JAHNKE, DEAN R & SUSAN K 34747 115TH ST BLUE EARTH, MN 56013	10.010.0201	SW1/4 NE1/4 5.49 AC IN	5.49	5.15	\$905	0.0631%								\$54
JAHNKE, DEAN R & SUSAN K 34747 115TH ST BLUE EARTH, MN 56013	10.010.0201	SE1/4 NE1/4 1.58 AC IN	1.58	1.49	\$724	0.0504%								\$43

**FARIBAULT COUNTY CD-60 REDETERMINATION OF BENEFITS MAY 21, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	R.O.W. Grass Strip Easement 10% Acres	R.O.W. Grass Strip Easement 10% Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
MURPHY, PATRICIA A FAMILY TRUST C/O REBECCA L BRANICK 4712 SUNDANCE CIRCLE SIOUX FALLS, SD 57105	10.010.0300	SE1/4 NW1/4	40.00	38.00	\$27,911	1.9459%								\$1,673
MURPHY, PATRICIA A FAMILY TRUST C/O REBECCA L BRANICK 4712 SUNDANCE CIRCLE SIOUX FALLS, SD 57105	10.010.0300	NW1/4 SE1/4 EXCEPT 5.3 AC BORDER	34.70	17.84	\$11,487	0.8009%								\$689
MURPHY, PATRICIA A FAMILY TRUST C/O REBECCA L BRANICK 4712 SUNDANCE CIRCLE SIOUX FALLS, SD 57105	10.010.0300	NE1/4 SE1/4 EXCEPT 5.31 AC BORDER	34.69	20.69	\$14,085	0.9820%								\$845
VIOLET MENSING TRUST U/A VIOLET MENSING TRUSTEE 14146 365TH AVE BLUE EARTH, MN 56013	10.010.0400	SW1/4 NW1/4	40.00	39.00	\$21,191	1.4774%								\$1,271
BRANICK, REBECCA L ETAL 4712 SUNDANCE CIRCLE SIOUX FALLS, SD 57105	10.010.0500	NW1/4 SW1/4 EXCEPT 4.0 AC	36.00	35.00	\$24,326	1.6960%								\$1,459
MENSING, NEAL & BRENDA 14136 365TH AVE BLUE EARTH, MN 56013	10.010.0601	NE1/4 SW1/4 EXCEPT 5.0 AC	35.00	33.14	\$23,527	1.6403%								\$1,411
PHILIPP, DUSTIN D & HEATHER E & DENNIS D PHILIPP 1218 270TH AVE GRANADA, MN 56039	10.010.0700	NW1/4 NW1/4	40.00	39.00	\$27,220	1.8978%								\$1,632
HAGEDON, HARVEY 35624 140TH ST WINNEBAGO, MN 56098	10.010.0800	NE1/4 NW1/4	40.00	36.85	\$27,707	1.9317%	0.95	\$6,533			3.64	\$1,252	\$7,785	\$1,661
MENSING, KENT 14635 US HWY 169 BLUE EARTH, MN 56013	10.010.0900	SW1/4 SW1/4 8.15 AC IN	8.15	6.61	\$3,929	0.2739%								\$236
STATELINE COOPERATIVE PO BOX 67 BURT, IA 50522	10.010.0901	SW1/4 SW1/4 EXCEPT 10.15 AC	29.85	28.31	\$19,305	1.3459%								\$1,157

**JO DAVIES TOWNSHIP - Section 11 11-102-28**

PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.011.0100	NW1/4 NW1/4	40.00	38.70	\$28,754	2.0047%	1.08	\$7,427			4.14	\$1,424	\$8,851	\$1,724
PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.011.0100	NE1/4 NW1/4	40.00	38.48	\$27,939	1.9479%	1.25	\$8,596			4.81	\$1,655	\$10,251	\$1,675
PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.011.0100	SW1/4 NW1/4	40.00	39.00	\$25,988	1.8119%								\$1,558
PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.011.0100	SE1/4 NW1/4	40.00	39.00	\$26,031	1.8148%								\$1,561



**FARIBAULT COUNTY CD-60 REDETERMINATION OF BENEFITS MAY 21, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	R.O.W. Grass Strip Easement 10% Acres	R.O.W. Grass Strip Easement 10% Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.011.0100	NW1/4 NE1/4	40.00	37.79	\$25,703	1.7920%	0.50	\$3,439	0.50	\$344	1.92	\$660	\$4,443	\$1,541
PFAFFINGER, OTTO C FAM TRUST & VIVIAN PFAFFINGER REVOC TRUST 2235 ROCKWOOD AVE APT 308 SAINT PAUL, MN 55116	10.011.0100	SW1/4 NE1/4	40.00	38.00	\$24,701	1.7222%								\$1,481
HAGEDORN, HARVEY & LEOLA 35624 140TH ST WINNEBAGO, MN 56098	10.011.0200	NW1/4 SW1/4 EXCEPT 6.19 AC BORDER	33.30	17.46	\$11,127	0.7758%								\$667
KROSCH, LOUISA 35188 115TH ST BLUE EARTH, MN 56013	10.011.0300	NW1/4 SW1/4 3.16 AC IN BORDER	3.16	1.68	\$683	0.0476%								\$41
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	10.011.0400	NE1/4 NE1/4	40.00	36.79	\$29,194	2.0354%	0.50	\$3,439	0.50	\$344	1.92	\$660	\$4,443	\$1,750
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	10.011.0400	SE1/4 NE1/4	40.00	38.00	\$28,080	1.9577%								\$1,684
PFAFFINGER, JOHN T & GEORGIANN M PFAFFINGER 60 SOUTHWOOD DR PO BOX 765 FAIRMONT, MN 56031	10.011.0600	NW1/4 SE1/4 EXCEPT 7.97 AC BORDER	32.03	15.55	\$9,055	0.6313%								\$543
PFAFFINGER, JOHN T & GEORGIANN M PFAFFINGER 60 SOUTHWOOD DR PO BOX 765 FAIRMONT, MN 56031	10.011.0600	NE1/4 SE1/4 18.5 AC IN BORDER	18.50	7.03	\$4,210	0.2935%								\$252
CERVANTES, MARK & DARLENE 35612 115TH ST BLUE EARTH, MN 56013	10.011.0601	NW1/4 SE1/4 4.92 AC IN BORDER	4.92	2.51	\$804	0.0561%								\$48

**JO DAVIES TOWNSHIP - Section 12 12-102-28**

PFAFFINGER, DAVID ETAL 37133 120TH ST BLUE EARTH, MN 56013	10.012.0700	NW1/4 NW1/4	40.00	38.49	\$28,397	1.9798%	0.21	\$1,444	0.21	\$144	0.80	\$275	\$1,864	\$1,703
PFAFFINGER, DAVID ETAL 37133 120TH ST BLUE EARTH, MN 56013	10.012.0700	NE1/4 NW1/4	40.00	39.00	\$28,915	2.0159%								\$1,734
PFAFFINGER, DAVID ETAL 37133 120TH ST BLUE EARTH, MN 56013	10.012.0700	SW1/4 NW1/4	40.00	39.00	\$28,414	1.9810%								\$1,704
PFAFFINGER, DAVID ETAL 37133 120TH ST BLUE EARTH, MN 56013	10.012.0700	SE1/4 NW1/4	40.00	39.00	\$24,819	1.7304%								\$1,488

**JO DAVIES TOWNSHIP - Section 15 15-102-28**

MENSING, NEAL D & BRENDA R 14136 365TH AVE BLUE EARTH, MN 56013	10.015.0200	NE1/4 NW1/4 BORDER	40.00	3.00	\$1,034	0.0721%								\$62
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**FARIBAULT COUNTY CD-60 REDETERMINATION OF BENEFITS MAY 21, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	R.O.W. Grass Strip Easement 10% Acres	R.O.W. Grass Strip Easement 10% Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
MENSING, KENT 14635 US HWY 169 BLUE EARTH, MN 56013	10.015.0400	NW1/4 NW1/4 BORDER	40.00	39.00	\$19,115	1.3327%								\$1,146
MENSING, KENT 14635 US HWY 169 BLUE EARTH, MN 56013	10.015.0400	SW1/4 NW1/4 EXCEPT 1.64 AC BORDER	38.36	4.00	\$1,777	0.1239%								\$107
<b>JO DAVIES TOWNSHIP - Section 16 16-102-28</b>														
BENZ, LOREN R & KATHLEEN A 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.016.0200	SE1/4 NE1/4 EXCEPT 9.0 AC BORDER	31.00	10.70	\$4,435	0.3092%								\$266
RICARD, STEVE & MEAGAN 33999 105TH ST BLUE EARTH, MN 56013	10.016.0201	SE1/4 NE1/4 9.0 AC IN BORDER	9.00	1.60	\$0	0.0000%								\$0
BENZ, LOREN R & KATHLEEN A 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.016.0300	NE1/4 NE1/4	40.00	40.00	\$18,502	1.2900%								\$1,109
LAWRENCE, WAYNE D & DONNA 120 BARTEL DR BLUE EARTH, MN 56013	10.016.0600	NE1/4 NW1/4 BORDER	40.00	32.70	\$10,904	0.7602%								\$654
LAWRENCE, DONNA R ETAL 120 BARTEL DR BLUE EARTH, MN 56013	10.016.0700	SE1/4 NW1/4 EXCEPT 5.46 AC BORDER	34.54	4.00	\$730	0.0509%								\$44
LAWRENCE, DONNA R ETAL 120 BARTEL DR BLUE EARTH, MN 56013	10.016.0700	NW1/4 NE1/4 BORDER	40.00	38.00	\$15,892	1.1080%								\$953

**FARIBAULT COUNTY CD-60 REDETERMINATION OF BENEFITS MAY 21, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	R.O.W. Grass Strip Easement 10% Acres	R.O.W. Grass Strip Easement 10% Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
LAWRENCE, DONNA R ETAL 120 BARTEL DR BLUE EARTH, MN 56013	10.016.0700	SW1/4 NE1/4 EXCEPT 5.46 AC BORDER	40.00	4.50	\$1,586	0.1106%								\$95
<b>LAND TOTALS</b>				<b>2,189.10</b>	<b>\$1,371,769</b>	<b>95.6396%</b>	<b>9.57</b>	<b>\$65,813</b>	<b>1.21</b>	<b>\$832</b>	<b>41.31</b>	<b>\$14,211</b>	<b>\$80,856</b>	<b>\$82,250</b>

**ROADS**

FARIBAULT COUNTY C/O DARREN ESSER 415 N MAIN BLUE EARTH, MN 56013-0130		CO HWY 16 110TH ST PAVED		13.80	\$12,793	0.8919%								\$767
FARIBAULT COUNTY C/O DARREN ESSER 415 N MAIN BLUE EARTH, MN 56013-0130		CO HWY 5 345TH AVE PAVED		14.00	\$12,978	0.9048%								\$778
JO DAVIESS TOWNSHIP JUSTIN HOUGEN - CLERK 36267 100TH ST BLUE EARTH, MN 56013		115TH ST GRAVEL		23.60	\$14,585	1.0169%								\$874
JO DAVIESS TOWNSHIP JUSTIN HOUGEN - CLERK 36267 100TH ST BLUE EARTH, MN 56013		120TH ST GRAVEL		12.50	\$7,725	0.5386%								\$463
JO DAVIESS TOWNSHIP JUSTIN HOUGEN - CLERK 36267 100TH ST BLUE EARTH, MN 56013		330TH AVE GRAVEL		1.50	\$927	0.0646%								\$56
JO DAVIESS TOWNSHIP JUSTIN HOUGEN - CLERK 36267 100TH ST BLUE EARTH, MN 56013		355TH AVE GRAVEL		2.00	\$1,236	0.0862%								\$74
JO DAVIESS TOWNSHIP JUSTIN HOUGEN - CLERK 36267 100TH ST BLUE EARTH, MN 56013		357TH AVE GRAVEL		4.00	\$2,472	0.1723%								\$148
<b>ROAD TOTAL</b>				<b>71.40</b>	<b>\$52,715</b>	<b>3.6753%</b>								<b>\$3,161</b>

**RAILROAD**

UNITED PACIFIC RAILROAD 1400 DOUGLAS STREET OMAHA, NE 68179				15.90	\$9,826	0.6851%								\$589
<b>RAILROAD TOTAL</b>				<b>15.90</b>	<b>\$9,826</b>	<b>0.6851%</b>								<b>\$589</b>

**LAND, ROAD, RAILROAD TOTAL**

**2,276.40    \$1,434,311    100.0000%    \$86,000**