



County of Faribault

Drainage Department

INFORMATIONAL MEETING NOTIFICATION

February 16th, 2022

System: County Ditch No. 102
Location: Rome Township Section 36;
Seely Township Sections 31-34

Dear Landowner:

There will be an informational meeting held on **Wednesday, March 2nd, 2022, at 11 am at the Golden Bubble** (11575 State Highway 22 Wells, Minnesota 56097) on Faribault County Ditch No. 102 (CD102). A redetermination of benefits and damages was ordered on January 7th, 2020, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. This meeting will cover the benefit values. **This process determines what each parcel pays towards repairs and maintenance of the system.**

Due to the pandemic with COVID-19, landowners can join this meeting 1 of the following 3 ways.

1. In person at the Golden Bubble (11575 State Hwy 22 Wells, MN 56097) ***Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

If you would like to join the meeting via Zoom you will need a computer, internet, microphone, and speakers. If you do not have a microphone built into your computer, you can call in as well to be able to hear and talk. **If you would like to join via Zoom and/or phone/call-in, please contact the Drainage Department by phone 507-526-2388 or email sara.hauskins@co.faribault.mn.us by March 1st, 2022, for information needed.**

The informational meeting is to discuss the benefit and damage values and get landowner feedback and concerns. The Viewers will be available for questions at the meeting. If you have questions or concerns, please contact the Faribault County Drainage Department at the office 507-526-2388 or by email merissa.lore@co.faribault.mn.us.

Sincerely,

Merissa Lore
Drainage Manager

Board of Commissioners/ Drainage Authority

Drainage Staff
415 S. Grove St., Suite 8
Blue Earth, MN 56013
(507) 526-2388
Fax: (507) 526-2508

District 1:
John Roper
18 Elm Blvd.
Blue Earth, MN 56013
(507) 526-2710

District 2:
Greg Young
35719 150th St.
Winnebago, MN 56098
(507) 526-3420

District 3:
Bill Groskreutz, Jr.
36 4th Ave. SW
Wells, MN 56097
(507) 553-3518

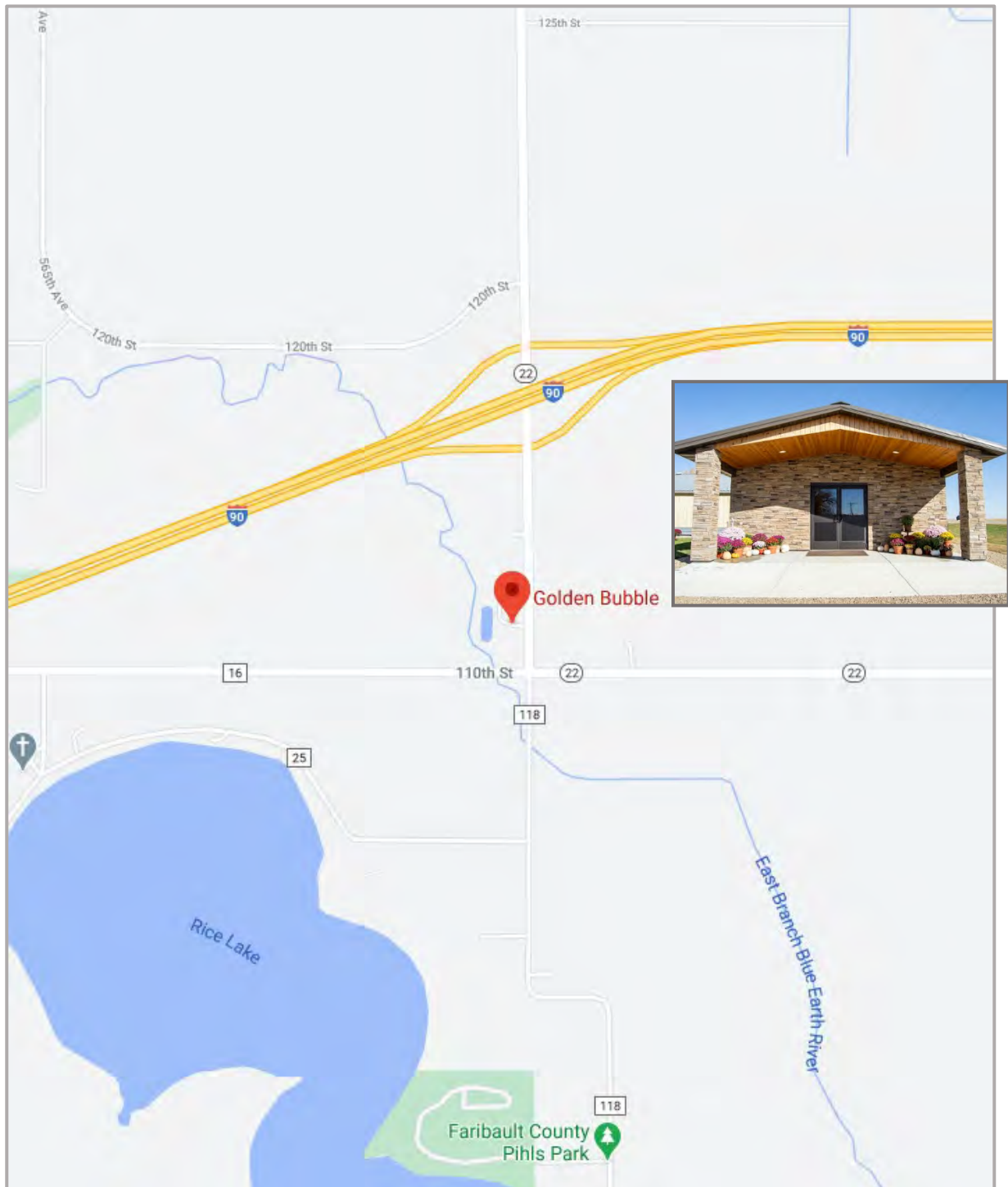
District 4:
Tom Loveall
39290 200th St.
Winnebago, MN 56098
(507) 854-3300

District 5:
Bruce Anderson
50156 110th St.
Bricelyn, MN 56014
(507) 993-4934

Darren Esser
Auditor/Treasurer/Coordinator
415 North Main St.
Blue Earth, MN 56013
(507) 526-6211
www.co.faribault.mn.us

Golden Bubble

The Golden Bubble is conveniently located off Interstate 90 at exit 138 on Minnesota Highway 22. The address is 11575 State Highway 22, Wells MN 56097.



TO: Landowners on Faribault County CD-102

RE: Final landowner informational meeting

Wednesday, March 2, 2022 11:00AM
The Golden Bubble
11575 State Highway 22
Wells, Minnesota 56097
507-526-2388

The Faribault County Drainage Authority ordered a Redetermination of Benefits of Faribault County CD-102. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-102. 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 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
John Thompson	507-525-4659


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, 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.

FARIBAULT COUNTY DITCH NO. 102 (CD102)

Legend

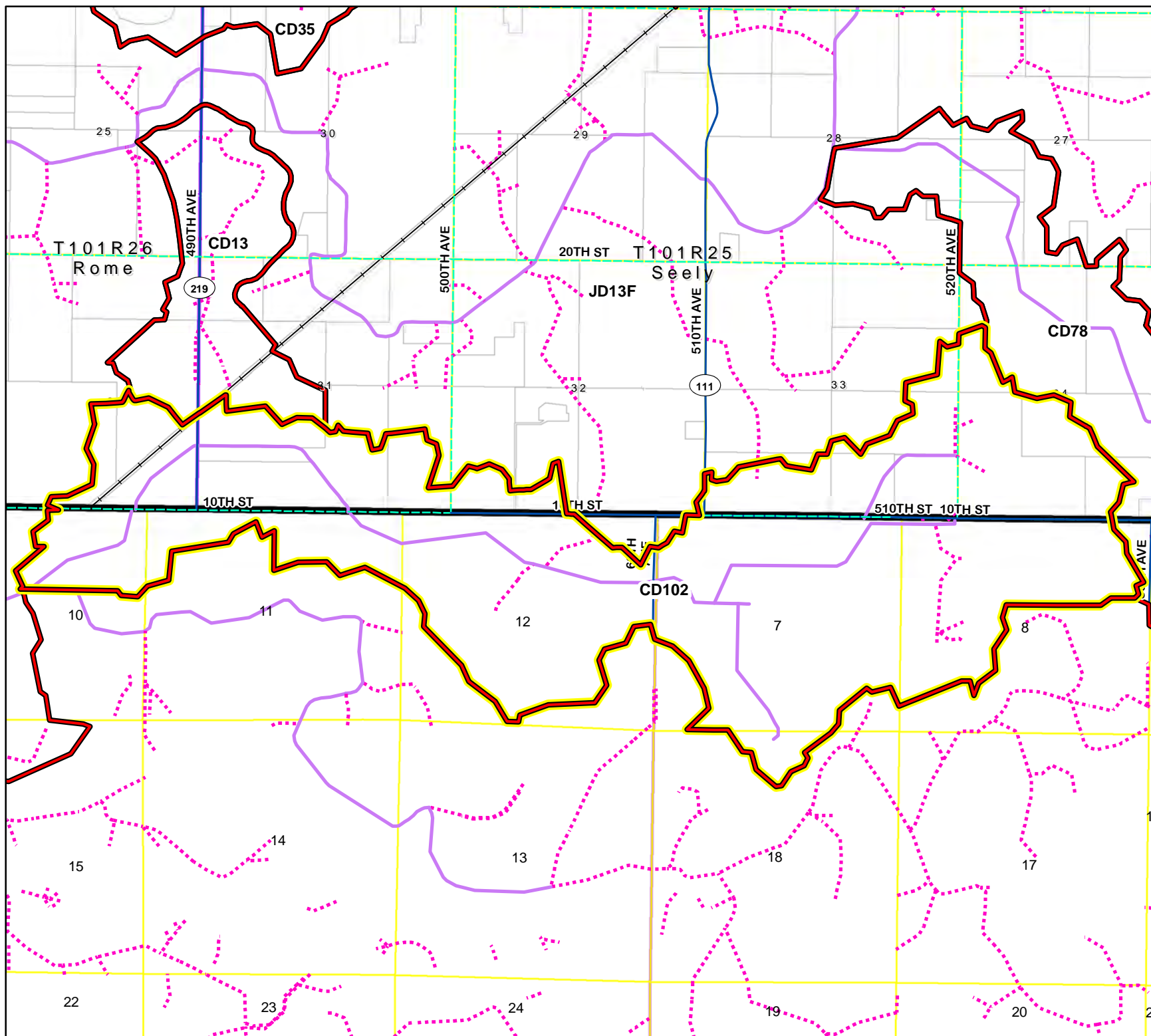
-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Shallow Ditch
-  Public Tile
-  Public Watercourse
-  River or Stream
-  Parcels

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 = 2,667 feet



www.co.faribault.mn.us



**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-102
Faribault County, Minnesota
February 10, 2022
(Draft)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-102 Excel spreadsheet and Faribault County CD-102 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-102, 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-102
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-102
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-102
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-102
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-102
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-102
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-102
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-102
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-102 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 March 2, 2022 from 10:30 AM to 12:30 PM at the Golden Bubble, 11575 State Highway 22, Wells, Minnesota 56097, Minnesota

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 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 and 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.

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 CD-102 by:

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 10th day of February 2022

**Faribault County CD-102
Redetermination of Benefits
Viewers Report
February 10, 2022
(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 \$85 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 \$473 per acre based upon average annual yield of 78% of optimum with \$326 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 \$534 per acre based upon an average annual yield of 88% of optimum with \$326 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 \$485 per acre based upon average production of 80% of optimum with \$326 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 \$515 per acre based upon average annual production of 85% of optimum with \$326 production costs, and a market value of \$5,500 to \$7,000.
- “C” – Well drained ground, highest land classification with economic productivity of \$546 per acre based upon average annual production of 90% of optimum with \$326 production costs, and a market value of \$6,000 to \$8,000.
- “D” – Well drained ground, high land classification with improved farm ability, with economic productivity of \$576 per acre based upon average production of 95% of optimum with \$326 production costs, and a market value of \$5,500 to \$7,000.

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

<u>Crop</u>	<u>Yield</u>	<u>Value</u>	<u>Income</u>	<u>%</u>	<u>Adjusted</u>
Corn	182.6	\$3.82	\$697	50%	\$349
Beans	54.8	\$9.41	\$515	50%	<u>\$258</u>
					\$606

Production costs

Corn	\$426 X 50% =	\$213
Beans	\$226 X 50% =	<u>\$113</u>
		\$326

Potential Benefit value

	<u>"A"</u>	<u>"B"</u>	<u>"C"</u>	<u>"D"</u>
	80% of \$606	85% of \$606	90% of \$606	95% of \$606
	\$485	\$515	\$546	\$576
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$159	\$189	\$220	\$250
Previous income	<u>\$0</u>	<u>\$85</u>	<u>\$147</u>	<u>\$208</u>
Increased income	\$159	\$104	\$73	\$42
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$103	\$73	\$46	\$24
Capitalized for 25 years @ ½ %	\$2,419	\$1,723	\$1,073	\$573
% of potential Benefit	60%	60%	60%	60%
Reduced benefit Value	\$1,451	\$1,034	\$644	\$344

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

Summary

Faribault County CD-102 consists of 766.46 acres of farmland, building sites, railroad and roads in Minnesota with benefits of \$608,793

- a. 731.62 acres of farmland and building sites in Faribault County in Seely and Rome Townships
- b. 7.34 acres of Union Pacific Railroad
- c. 27.50 acres of County and Township roads
- d. 766.46 acres total in Minnesota (37.3 % of the total)
- e. 1,287 acres in Winnebago County, Iowa (62.7% of the total)
- f. 2,053.46 acres total in CD-102

Average land benefits, (reduced) over a 25 year period are **\$868** per acre

- a. A soil \$1,451
- b. B soil \$1,034
- c. C soil \$644
- d. D soil \$344

Building site benefits

- a. (Average of B + C + D soils) X 1.5 = **\$1,011**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$868**
- b. Paved roads, State or County
(Average land benefit) X 1.50 = **\$1,302**
- c. Paved roads, (Wide) State or County
(Average land benefit) X 1.25 = **\$1,085**

Tile benefits

- a. A tile benefit was given for most County tile at a rate of **\$0.50 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. 2,150 feet of County tile, **\$1,075 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 sale price per tillable acre for land sales from October 1, 2020 to May 26, 2021 is \$7,692. \$7,692 is the value per acre for the cropland acre easement
\$7,692 X 5.88 acres = \$45,229

Grass strip right of way easement damages on trees or non-benefited acres

Faribault County Assessor average sale price per tillable acre for land sales from October 1, 2020 to May 26, 2021 is \$7,692. \$7,692 X 10% = \$769. \$769 is the value per acre for the trees or non-benefited acre easement
\$769 X 0.30 acres = \$231

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 sale price per tillable acre for land sales from October 1, 2020 to May 26, 2021 is \$7,692. $\$7,692 \times 5\% = \385 . \$385 is the value per acre for the value per acre for the construction easement acres
 $\$385 \times 21.97 \text{ acres} = \$8,458$

Total easement damages

Grass strip right of way and construction right of way = **\$53,918**

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.

Outlet Benefits

Occasionally when one County ditch flows into another County ditch there are outlet benefits. Faribault CD-102 is unique in the fact that the water flows from Minnesota to Iowa back to Minnesota and then back again to Iowa.

Eventually the water continues back to Minnesota and into Faribault CD-13 Branch A.

There is 766.46 acres in the Faribault County Minnesota CD-102 watershed and also 1,287 acres in Winnebago County Iowa IDD#102. Because the water flows back and forth between the two states, it is the viewer's opinion that on CD-102 that there are no outlet benefits between Faribault County and Winnebago County.

Eventually when Faribault CD-13 Branch A is re-determined both Minnesota CD-102 and Iowa IDD#102 will have outlet benefits to that system.

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 re-determination 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 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 and 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.

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 CD-102 by:

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 10th day of February 2022

Spreadsheet example and explanation (CD-102)														
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
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 Trees or N.B. Acres	R.O.W. Grass Strip Easement Trees or N.B. Damages	Construction R.O.W. Easement Acres	Construction R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
							100%	100%	10%	10%	5%	5%		
John Doe 12345 100th Avenue Your Town, MN 12345	75.036.2050	NW1/4 NW1/4	40.00	38.00	\$23,432	3.8489%	1.00	\$7,692	1.00	\$769	1.00	\$385	\$8,846	\$2,232
Column A	Name And Address Of Owner													
Column B	Parcel Number													
Column C	Description, description of the parcel (quarter / quarter)													
Column D	Deeded Acres, are the number of acres of this parcel # that are in the NW1/4 NW1/4													
Column E	Benefited Acres, are the number of acres of this parcel # that benefit from the ditch system. Deeded acres minus roads and road right of way, minus the open ditch. (If there is one on the parcel)													
Column F	Amount Benefited (THIS IS NOT THE AMOUNT YOU OWE) This is the estimated benefit value you will receive on the benefited acres (because of drainage) over a 25 year period.													
Column G	% of Total Benefits, This is the percentage that you will pay toward any future repairs and maintenance on the ditch system. Example: On a \$10,000 repair, this parcel would pay \$384.89 (\$10,000 X 3.8489% = \$384.89)													
Column H	ROW Grass Strip Easement Cropland Acres 100%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Cropland acres)													
Column I	ROW Grass Strip Easement Cropland Damages 100%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip cropland acres X \$7,692 = your payment)													
Column J	ROW Grass Strip Easement Trees or Non-benefited Acres 10%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Non-benefited acres, trees, or building site acres)													
Column K	ROW Grass Strip Easement Trees or Non-benefited Damages 10%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip Non-benefited acres, trees, or building site acres X \$769 = your payment)													
Column L	Construction ROW Easement Acres, There is a 100' construction easement on each side of the open ditch. This is the number of easement acres that are on this parcel. (100' starting at the center of the open ditch, minus the actual open ditch, minus the 16.5' grass strip) = your ROW easement acres.													
Column M	Construction ROW Easement Damages, This is the amount that you will get paid (one time payment) for the easement. (Construction easement acres X \$385 = your payment)													
Column N	Total Easement Damages, This is the total damages that you will get paid. (Grass strip damages + Construction damages = total easement damages) \$7,692 + \$769 + \$385 = \$8,846													
Column O	Estimated Total Easement Assessment, This is the amount that you will owe toward the redetermination process. The total estimated easement assessment X your % of total benefits = your estimated assessment. (\$58,000 X 3.8489% = \$2,232)													

FARIBAULT COUNTY CD-102 REDETERMINATION OF BENEFITS FEBRUARY 10, 2022 (DRAFT)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
							\$7,692		\$769		\$385		\$58,000	
ROME TOWNSHIP - SECTION 36 36-101-26														
PRATT, MARY ETAL 5818 W 39TH ST ST LOUIS PARK, MN 55146	16.036.0200	NW1/4 SE1/4 11.0 AC IN BORDER	11.00	8.39	\$4,236	0.6959%								\$404
PRATT, MARY ETAL 5818 W 39TH ST ST LOUIS PARK, MN 55146	16.036.0200	NE1/4 SE1/4 EX 7.50 AC BORDER	32.50	16.91	\$10,634	1.7468%								\$1,013
PRATT, MARY ETAL 5818 W 39TH ST ST LOUIS PARK, MN 55146	16.036.0200	SW1/4 SE1/4 4.94 AC IN	4.94	4.94	\$3,109	0.5106%								\$296
PRATT, MARY ETAL 5818 W 39TH ST ST LOUIS PARK, MN 55146	16.036.0200	SE1/4 SE1/4 2.56 AC IN	2.56	2.56	\$1,481	0.2433%								\$141
MADETZKE ENTERPRISES LLC 4602 SOUTH OLEANDER DRIVE CHANDLER, AZ 85248	16.036.0401	SE1/4 SW1/4 BORDER	40.00	2.17	\$1,346	0.2211%								\$128
MADETZKE ENTERPRISES LLC 4602 SOUTH OLEANDER DRIVE CHANDLER, AZ 85248	16.036.041	NW1/4 SE1/4 EX 11.0 AC BORDER	29.00	10.49	\$5,521	0.9068%								\$526
MADETZKE ENTERPRISES LLC 4602 SOUTH OLEANDER DRIVE CHANDLER, AZ 85248	16.036.0401	SW1/4 SE1/4 EX 15.25 AC BORDER	24.75	15.38	\$9,156	1.5039%								\$872
TIEGLAND, JOHN B & MARY A JANICE E & DONALD B SMITH 980 SOUTHVIEW DR HASTINGS, MN 55033	16.036.0500	NE1/4 SE1/4 4.40 AC IN	4.40	3.79	\$3,919	0.6437%	0.02	\$154			0.07	\$27	\$181	\$373
TIEGLAND, JOHN B & MARY JANICES E & DONALD B SMITH 980 SOUTHVIEW DR HASTINGS, MN 55033	16.036.0500	SW1/4 SE1/4 7.30 AC IN	7.30	6.66	\$6,461	1.0613%								\$616
TIEGLAND, JOHN B & MARY JANICES E & DONALD B SMITH 980 SOUTHVIEW DR HASTINGS, MN 55033	16.036.0500	SE1/4 SE1/4 EX 4.20 AC	35.80	31.33	\$27,915	4.5853%	1.39	\$10,692			4.94	\$1,902	\$12,594	\$2,659
SEELY TOWNSHIP - SECTION 31 31-101-25														
FRETTY, BEVERLY M REV TRUST 310 KRAMHER DR FAIRMONT, MN 56031	17.031.0500	NW1/4 SW1/4 EX 2.25 RR ROW BORDER	37.75	20.87	\$20,835	3.4223%	0.50	\$3,846			1.77	\$681	\$4,527	\$1,985
FRETTY, BEVERLY M REV TRUST 310 KRAMHER DR FAIRMONT, MN 56031	17.031.0500	NE1/4 SW1/4 BORDER	40.00	17.71	\$15,555	2.5550%	0.28	\$2,154			1.01	\$389	\$2,543	\$1,482
HOVE, DAVID ALLEN & INGRID ELISABETH HOVE BRANDLISTR.2 CH-9435 HEERBRUGG, SWITZERLAND	17.031.0600	NE1/4 SE1/4 BORDER	40.00	7.53	\$5,053	0.8299%								\$481
HOVE, DAVID ALLEN & INGRID ELISABETH HOVE BRANDLISTR.2 CH-9435 HEERBRUGG, SWITZERLAND	17.031.0600	SE1/4 SE1/4	40.00	32.43	\$20,249	3.3261%								\$1,929
JENSEN, JESSE J 4703 240TH AVE BUFFALO CENTER, IA 50424	17.031.0700	SW1/4 SW1/4 EX 9.06 AC	30.94	28.89	\$25,949	4.2624%								\$2,472
JENSEN, JESSE J 4703 240TH AVE BUFFALO CENTER, IA 50424	17.031.0700	SE1/4 SW1/4 EX 10.14 AC	29.86	28.60	\$22,871	3.7568%	0.17	\$1,308			0.60	\$231	\$1,539	\$2,179
JENSEN, JESSE J 4703 240TH AVE BUFFALO CENTER, IA 50424	17.031.0700	SW1/4 SE1/4 4.38 AC IN	4.38	3.54	\$4,532	0.7444%	0.30	\$2,308			1.07	\$412	\$2,720	\$432

FARIBAULT COUNTY CD-102 REDETERMINATION OF BENEFITS FEBRUARY 10, 2022 (DRAFT)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
MOLKNESS, GERALD L 811 N ROSS ST BRICELYN, MN 56014	17.031.0701	SW1/4 SW1/4 9.06 AC IN	9.06	8.76	\$7,510	1.2335%	0.43	\$3,308	0.07	\$54	1.77	\$681	\$4,043	\$715
MOLKNESS, GERALD L 811 N ROSS ST BRICELYN, MN 56014	17.031.0701	SE1/4 SW1/4 6.24 AC IN	6.24	6.04	\$2,685	0.4411%	0.18	\$1,385	0.23	\$177	1.48	\$570	\$2,131	\$256
LIUM, GARY ETAL 503 NORTH ROSS STREET BRICELYN, MN 56014	17.031.0800	SE1/4 SW1/4 3.90 AC IN	3.90	3.44	\$3,557	0.5843%	0.30	\$2,308			1.07	\$412	\$2,720	\$339
LIUM, GARY ETAL 503 NORTH ROSS STREET BRICELYN, MN 56014	17.031.0800	NW1/4 SE1/4 BORDER	40.00	8.35	\$5,770	0.9477%								\$550
LIUM, GARY ETAL 503 NORTH ROSS STREET BRICELYN, MN 56014	17.031.0800	SW1/4 SE1/4 EX 4.38 AC	36.10	35.03	\$23,432	3.8489%	0.30	\$2,308			1.07	\$412	\$2,720	\$2,232
SEELY TOWNSHIP - SECTION 32 32-101-25														
HUPER, STEVEN L & KIMBERLY K 58338 150TH ST WELLS, MN 56097	17.032.0200	SW1/4 SW1/4 BORDER	40.00	24.56	\$13,130	2.1567%								\$1,251
DAHL, ERIC D 8577 STATE HWY 23 BRICELYN, MN 56014	17.032.0300	SE1/4 SW1/4 EX 1.06 AC BORDER	38.94	14.77	\$10,056	1.6517%								\$958
MELLESMOEN, JOHN 827 7TH ST W HASTINGS, MN 55033	17.032.0400	SE1/4 SW1/4 1.06 AC IN BORDER	1.06	0.36	\$335	0.0550%								\$32
ASMUS FAMILY LTD PARTNERSHIP % HARLAN H ASMUS PO BOX 49 RAKE, IA 50465	17.032.0500	SE1/4 SE1/4 BORDER	40.00	0.63	\$456	0.0749%								\$43
SEELY TOWNSHIP - SECTION 33 33-101-25														
GOETTE, JERALD 1427 520TH AVE BRICELYN, MN 56014	17.033.0100	SE1/4 SE 1/4	40.00	37.08	\$46,163	7.5827%	0.61	\$4,692			2.15	\$828	\$5,520	\$4,398
GOETTE, JERALD 1427 520TH AVE BRICELYN, MN 56014	17.033.0400	SE1/4 NE1/4 BORDER	40.00	12.84	\$9,236	1.5170%								\$880
GOETTE, JERALD 1427 520TH AVE BRICELYN, MN 56014	17.033.0400	SW1/4 SE1/4	40.00	37.51	\$37,852	6.2176%	0.98	\$7,538			3.49	\$1,344	\$8,882	\$3,606
GOETTE, JERALD 1427 520TH AVE BRICELYN, MN 56014	17.033.0500	NW1/4 SE1/4 BORDER	40.00	7.98	\$6,017	0.9883%								\$573
GOETTE, JERALD 1427 520TH AVE BRICELYN, MN 56014	17.033.0500	NE1/4 SE1/4 BORDER	40.00	34.52	\$39,993	6.5693%	0.42	\$3,231			1.48	\$570	\$3,800	\$3,810
ASMUS FAMILY LTD PARTNERSHIP % HARLAN H ASMUS PO BOX 49 RAKE, IA 50465	17.033.0600	NE1/4 SW1/4 BORDER	40.00	0.24	\$124	0.0203%								\$12
HANTELMAN, KRISTI L 84587 200TH ST ALBERT LEA, MN 56007	17.033.0700	SW1/4 SW1/4 BORDER	40.00	26.89	\$19,766	3.2468%								\$1,883
HANTELMAN, KRISTI L 84587 200TH ST ALBERT LEA, MN 56007	17.033.0700	SE1/4 SW1/4 BORDER	40.00	33.27	\$24,032	3.9475%								\$2,290
SEELY TOWNSHIP - SECTION 34 34-101-25														
ANDERSON, DEAN M PO BOX 137 RAKE, IA 50465	17.034.0100	NW1/4 SW1/4 BORDER	40.00	38.95	\$33,299	5.4696%								\$3,172

FARIBAUT COUNTY CD-102 REDETERMINATION OF BENEFITS FEBRUARY 10, 2022 (DRAFT)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
ANDERSON, DEAN M PO BOX 137 RAKE, IA 50465	17.034.0100	SW1/4 SW1/4	40.00	38.00	\$31,857	5.2329%								\$3,035
ANDERSON, DEAN M PO BOX 137 RAKE, IA 50465	17.034.0100	SE1/4 SW1/4	40.00	39.00	\$26,760	4.3956%								\$2,549
GUSTAFSON, JO HAWLISH 401 1ST ST UNIT 1807 MINNEAPOLIS, MN 55401	17.034.0200	NW1/4 NW1/4 BORDER	40.00	0.20	\$90	0.0148%								\$9
GUSTAFSON, JO HAWLISH 401 1ST ST UNIT 1807 MINNEAPOLIS, MN 55401	17.034.0200	SW1/4 NW1/4 BORDER	40.00	22.49	\$13,507	2.2186%								\$1,287
JP BERKELAND TRUST JEFFREY PAUL BERKELAND TRUSTEE 52825 10TH ST BRICELYN, MN 56014	17.034.0400	SW1/4 SW1/4 EX 2.0 AC BORDER	38.00	21.16	\$12,668	2.0808%								\$1,207
HAMSON, GERALD & GLORIAN 1389 530TH AVE BRICELYN, MN 56014	17.034.0500	NE1/4 SW1/4 BORDER	40.00	33.99	\$21,451	3.5235%								\$2,044

FARIBAULT COUNTY CD-102 REDETERMINATION OF BENEFITS FEBRUARY 10, 2022 (DRAFT)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
HAMSON, GERALD & GLORIAN 1389 530TH AVE BRICELYN, MN 56014	17.034.0500	NW1/4 SE1/4 BORDER	40.00	3.37	\$2,374	0.3899%								\$226
LAND TOTAL				731.62	\$580,939	95.4247%	5.88	\$45,229	0.30	\$231	21.97	\$8,458	\$53,918	\$55,346

RAILROAD

UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179	36-101-26	NE1/4 SE1/4 2.3 AC IN		2.30	\$1,996	0.3279%								\$190
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179	36-101-26	SW1/4 SE1/4 3.0 AC IN		3.00	\$2,604	0.4277%								\$248
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179	36-101-26	SE1/4 SE1/4 1.80 AC IN		1.51	\$1,311	0.2153%								\$125
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179	17-101-25	NE1/4 SE1/4 .53 AC IN		0.53	\$460	0.0756%								\$44
RAILROAD TOTAL				7.34	\$6,371	1.0465%								\$607

ROADS

FARIBAULT COUNTY PUBLIC WORKS % MARK DALY 727 E 54TH ST PO BOX 325 BLUE EARTH, MN 56013		CR-111 (510TH AVENUE) GRAVEL		2.00	\$1,562	0.2566%								\$149
FARIBAULT COUNTY PUBLIC WORKS % MARK DALY 727 E 54TH ST PO BOX 325 BLUE EARTH, MN 56013		CR-219 (490TH AVENUE) GRAVEL		4.10	\$3,203	0.5261%								\$305
ROME TOWNSHIP MARK FRANDLE, CLERK 5264 460TH AVE FROST, MN 56033		10TH STREET GRAVEL		2.30	\$1,797	0.2951%								\$171
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH ST BRICELYN, MN 56014		10TH STREET GRAVEL		12.70	\$9,921	1.6297%								\$945
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH ST BRICELYN, MN 56014		500TH AVENUE GRAVEL		0.90	\$703	0.1155%								\$67
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH ST BRICELYN, MN 56014		520TH AVENUE GRAVEL		5.50	\$4,297	0.7058%								\$409
ROAD TOTAL				27.50	\$21,483	3.5288%								\$2,047

LAND, RAILROAD, ROAD TOTAL **766.46** **\$608,793** **100.0000%** **\$58,000**