

June 3, 2023

Faribault County CD-27 Information (Final)

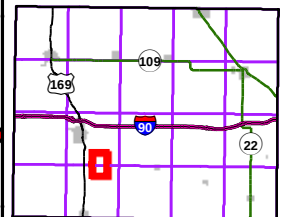
- Established in 1915
- One minor improvement was made to CD-27 in 1968
- 640.58 acres of farmland and building sites
- 12.45 acres of County and Township roads
- **653.03 total acres**
- Has not been re-determined since it was established in 1915
- 215 acres have been paying the bills for 107 years (33%)
- Consists of County tile (no open ditch)
- About 17,070 feet of County tile (3.2 miles)
- Established outlet is into Coon Creek in the NE1/4 of section 33 of Blue Earth City Township
- **\$539,645 of benefits** (over 25 years)
- **The estimated assessment is based off from \$3,000**
- Branch 69 County tile should be abandoned during the redetermination process (The County tile has been connected to a private main tile)

FARIBAULT COUNTY DITCH NO. 27 (CD27)

Legend

-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Tile
-  Public Watercourse
-  Parcels
-  CSAH
-  Township Road

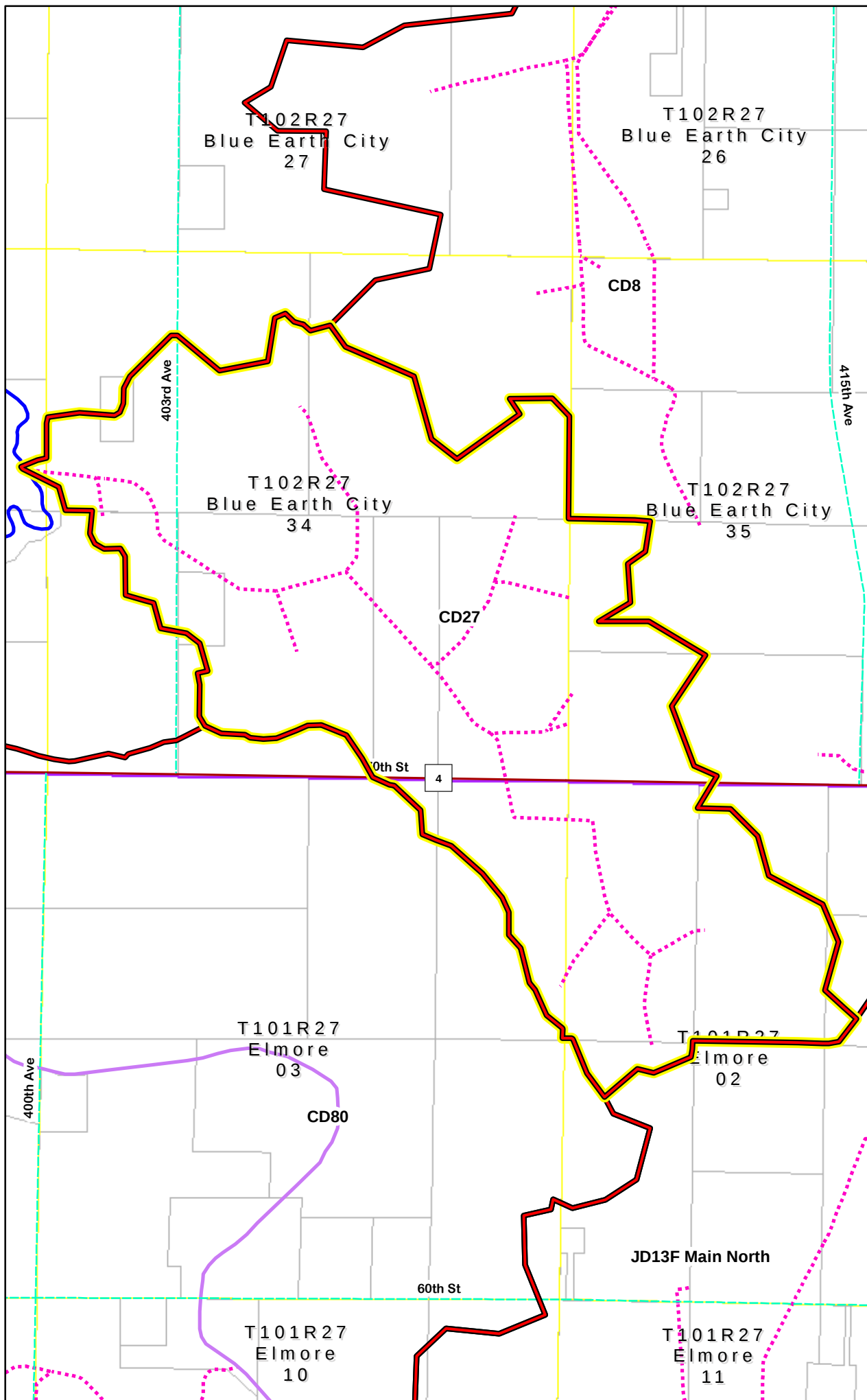
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 1,333 feet



www.co.faribault.mn.us



**Faribault County CD-27
Redetermination of Benefits
Viewers Report
June 3, 2023
(Final)**

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 \$100 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 \$518 per acre based upon average annual yield of 70% of optimum with \$329 production costs, and a market value of \$4,000 to \$5,000.
- "D" – Upland areas not needing much artificial drainage and intermixed with wetter soils, with annual economic productivity of \$629 per acre based upon an average annual yield of 85% of optimum with \$329 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 \$592 per acre based upon average production of 80% of optimum with \$329 per acre production costs, and a market value of \$5,000 to \$6,500.
- "B" – Well drained ground, high land classification with economic productivity of \$622 per acre based upon average annual production of 84% of optimum with \$329 production costs, and a market value of \$5,500 to \$7,500.
- "C" – Well drained ground, highest land classification with economic productivity of \$652 per acre based upon average annual production of 88% of optimum with \$329 production costs, and a market value of \$6,500 to \$9,000.
- "D" – Well drained ground, high land classification with improved farm ability, with economic productivity of \$704 per acre based upon average production of 95% of optimum with \$329 production costs, and a market value of \$5,500 to \$7,500.

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

<u>Crop</u>	<u>Yield</u>	<u>Value</u>	<u>Income</u>	<u>%</u>	<u>Adjusted</u>
Corn	191.8	\$4.47	\$857	50%	\$429
Beans	57.8	\$10.80	\$624	50%	\$312
					\$741

Production costs

Corn	\$430 X 50% = \$215
Beans	\$228 X 50% = \$114
	<u>\$329</u>

Potential Benefit value

	<u>"A"</u> 80% of \$741 \$592	<u>"B"</u> 84% of \$741 \$622	<u>"C"</u> 88% of \$741 \$652	<u>"D"</u> 95% of \$741 \$704
Minus cost of production	<u>\$329</u>	<u>\$329</u>	<u>\$329</u>	<u>\$329</u>
Net income	\$263	\$293	\$323	\$375
Previous income	<u>\$0</u>	<u>\$100</u>	<u>\$189</u>	<u>\$300</u>
Increased income	\$263	\$193	\$133	\$74
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$207	\$162	\$106	\$56
Capitalized for 25 years @ ½ %	\$4,865	\$3,801	\$2,493	\$1,351
% of potential Benefit	35%	35%	35%	35%
Reduced benefit Value	\$1,703	\$1,330	\$872	\$460

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

Summary

Faribault County CD-27 consists of 653.03 acres of farmland, roads and building sites with benefits of \$539,645. CD-27 is in Blue Earth City and Elmore Townships in Faribault County.

- 640.58 acres of farmland and building sites with \$521,749 of benefits
- 12.45 acres of County and Township roads with \$17,896 of benefits
- 653.03 total acres with \$539,645 of benefits

Benefit values were adjusted based on multiple factors including location to the County tile, drainage coefficient, and soil type.

Average land benefits, (reduced) over a 25 year period are **\$1,091** per acre

- A soil \$1,703
- B soil \$1,330
- C soil \$872
- D soil \$460

Building site benefits

- (Average of B + C + D soils) X 1.5 = **\$1,331**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$1,091**
- b. Paved roads, (wide) State or County
(Average land benefit) X 1.25 = **\$1,364**
- c. Paved roads, State or County
(Average land benefit) X 1.5 = **\$1,637**

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 for the drainage the County tile may provide. 17,070 feet of County tile in Faribault County CD-27 with **\$6,810 of tile benefits**

Crop damages

Crop damages will be paid per acre on standing crops damaged by construction or repair on the County tile, as determined by the Faribault County Drainage Department.

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 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 Finbin
- Sales data from Faribault County Assessor offices and websites
- Visual inspection of each 40 acre parcel or less.
- Consultation with Faribault County Auditor / Treasurer Office and the Faribault County Drainage Department

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, 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 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-27 by:

Mark Behrends mark Behrends

Robert Hansen _____

Kendall Langseth _____

Bruce Ness _____

Submitted this 3rd day of June 2023

**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-27
Faribault County, Minnesota
June 3, 2023
(Final)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-27 Excel spreadsheet and Faribault County CD-27 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-27, 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-27
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-27
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-27
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. Right-of-way acreage is not required for Faribault County CD-27
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-27
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-27
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-27
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-27
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-27 drainage system.
15. The full Viewer's Report is available for public inspection at the office of the Faribault Auditor / Treasurer at the Faribault County Courthouse, 415 North Main Street, Blue Earth, Minnesota (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on July 12, 2023 from 1:15 PM to 1:45 PM at the Faribault County Courthouse, Board Room, 415 North Main Street, Blue Earth, Minnesota 56013

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 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.

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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 mark Behrends

Robert Hansen _____

Kendall Langseth _____

Bruce Ness _____

Submitted this 3rd day of June 2023

Spreadsheet Example and Explanation (Faribault CD-27)

[illegible]

FARIBAUT COUNTY CD-27 REDETERMINATION OF BENEFITS JUNE 3, 2023 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
POTENTIAL BENEFIT VALUE							\$3,000
ELMORE TOWNSHIP - SECTION 2			2-101-27				
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	07.002.0100	NE1/4 NW1/4	40.00	19.30	\$16,209	3.0036%	\$90
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	07.002.0100	SE1/4 NW1/4	40.00	40.00	\$38,549	7.1435%	\$214
RIPLEY, KENNETH D 5326 420TH AVE BLUE EARTH, MN 56013	07.002.0401	SW1/4 NE1/4 BORDER	40.00	3.00	\$2,001	0.3708%	\$11
GEORGE LANE BUCK TRUST 15 OAK PARK COURT BETTENDORF, IA 52722	07.002.0500	NW1/4 NW1/4 FRACTION	39.79	38.27	\$50,383	9.3363%	\$280
GEORGE LANE BUCK TRUST 15 OAK PARK COURT BETTENDORF, IA 52722	07.002.0500	SW1/4 NW1/4 FRACTION	39.78	39.78	\$54,011	10.0086%	\$300
PAAPE, KAREN D REVOCABLE TRUST 707 BAKER AVENUE MANKATO, MN 56001	07.002.0700	NW1/4 SW1/4 BORDER	40.00	9.31	\$9,448	1.7508%	\$53
ELMORE TOWNSHIP - SECTION 3			3-101-27				
ABRAHAM, JOAN ETAL 4620 LOAMY HILLS PLACE GRAND FORKS, ND 58201	07.003.0100	NW1/4 NE1/4 FRACTION	39.59	2.95	\$2,608	0.4832%	\$14
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	07.003.1100	NE1/4 NE1/4 BORDER	40.00	31.48	\$36,294	6.7254%	\$202
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	07.003.1100	SE1/4 NE1/4 BORDER	40.00	10.60	\$10,254	1.9002%	\$57
BLUE EARTH CITY TOWNSHIP - SECTION 33			33-102-27				
WARNER, STEPHEN 8400 395TH AVE BLUE EARTH, MN 56013	02.033.1000	SE1/4 NE1/4 FRACTION	38.50	0.75	\$0	0.0000%	\$0
BLUE EARTH CITY TOWNSHIP - SECTION 34			34-102-27				
WARNER, STEPHEN 8400 395TH AVE BLUE EARTH, MN 56013	02.034.0100	NE1/4 SW1/4 EXCEPT 7.96 AC	32.04	31.59	\$23,081	4.2771%	\$128
WARNER, STEPHEN 8400 395TH AVE BLUE EARTH, MN 56013	02.034.0100	SE1/4 SW1/4 BORDER	40.00	22.60	\$1,296	0.2402%	\$7
WARNER, STEPHEN 8400 395TH AVE BLUE EARTH, MN 56013	02.034.0100	W1/2 NW1/4 SE1/4	20.00	20.00	\$16,784	3.1102%	\$93
WARNER, STEPHEN 8400 395TH AVE BLUE EARTH, MN 56013	02.034.0100	W1/2 SW1/4 SE1/4 BORDER	20.00	14.30	\$7,006	1.2984%	\$39
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 RICE ST S BLUE EARTH, MN 56013	02.034.0101	E1/2 NW1/4 SE1/4	20.00	20.00	\$1,303	0.2414%	\$7
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 RICE ST S BLUE EARTH, MN 56013	02.034.0101	E1/2 SW1/4 SE1/4	20.00	19.24	\$1,400	0.2595%	\$8
ELZENGA, SCOTT H 7314 403RD AVENUE BLUE EARTH, MN 56013	02.034.0200	NE1/4 SW1/4 7.96 AC IN	7.96	7.41	\$1,988	0.3684%	\$11
STENDEL, HARLAN O & VIRGINIA M REV TRUSTS & PATRICIA ANDERSON 66885 CSAH #33 DARWIN, MN 55324	02.034.0300	NW1/4 NW1/4 EXCEPT 1.0 AC BORDER	39.00	2.72	\$2,290	0.4243%	\$13
STENDEL, HARLAN O & VIRGINIA M REV TRUSTS & PATRICIA ANDERSON 66885 CSAH #33 DARWIN, MN 55324	02.034.0300	NE1/4 NW1/4 BORDER	40.00	10.12	\$6,323	1.1717%	\$35

FARIBAULT COUNTY CD-27 REDETERMINATION OF BENEFITS JUNE 3, 2023 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
STENDEL, HARLAN O & VIRGINIA M REV TRUSTS & PATRICIA ANDERSON 66885 CSAH #33 DARWIN, MN 55324	02.034.0300	SW 1/4 NW 1/4 EXCEPT 4.0 AC BORDER	36.00	29.20	\$30,361	5.6261%	\$169
STENDEL, HARLAN O & VIRGINIA M REV TRUSTS & PATRICIA ANDERSON 66885 CSAH #33 DARWIN, MN 55324	02.034.0300	SE 1/4 NW 1/4	40.00	39.00	\$42,024	7.7873%	\$234
COVEY, SUSAN PO BOX 301 BLUE EARTH, MN 56013	02.034.0400	SW 1/4 NW 1/4 4.0 AC IN BORDER	4.00	2.80	\$1,198	0.2220%	\$7
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	02.034.0500	NW 1/4 NE 1/4 BORDER	40.00	8.30	\$8,169	1.5138%	\$45
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	02.034.0500	SW 1/4 NE 1/4 BORDER	40.00	38.40	\$12,030	2.2293%	\$67
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	02.034.0500	SE 1/4 NE 1/4 BORDER	40.00	28.20	\$1,895	0.3512%	\$11
STEIER, TIMOTHY A & BARBARA J 42299 70TH ST BLUE EARTH, MN 56013	02.034.0600	NW 1/4 SW 1/4 BORDER	40.00	14.10	\$12,983	2.4058%	\$72
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	02.034.0700	NE 1/4 SE 1/4	40.00	40.00	\$30,348	5.6237%	\$169
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	02.034.0700	SE 1/4 SE 1/4	40.00	38.48	\$39,954	7.4037%	\$222
BLUE EARTH CITY TOWNSHIP - SECTION 35			35-102-27				
RIPLEY, JANICE 7353 415TH AVE BLUE EARTH, MN 56013	02.035.0200	NW 1/4 SW 1/4 BORDER	40.00	23.00	\$25,037	4.6395%	\$139
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	02.035.0500	SW 1/4 SW 1/4 BORDER	40.00	35.18	\$36,441	6.7527%	\$203
MATHEWS, DAVID J & ROBIN J MICHAEL A MATHEWS 511 S RICE ST BLUE EARTH, MN 56013	02.035.0500	SE 1/4 SW 1/4 BORDER	40.00	0.50	\$81	0.0149%	\$0
LAND TOTAL			640.58	\$521,749	96.6837%	\$2,901	

ROADS

FARIBAULT COUNTY C/O DARREN ESSER 415 N MAIN BLUE EARTH, MN 56013-0130		County Road 4 70th Street Paved		7.90	\$12,932	2.3964%	\$72
BLUE EARTH TOWNSHIP CLERK DENISE PFAFFINGER 37133 120th St PO BOX 224 BLUE EARTH, MN 56013		403rd Avenue Gravel		4.55	\$4,964	0.9199%	\$28
ROAD TOTAL			12.45	\$17,896	3.3163%	\$99	

LAND & ROAD TOTAL

653.03 \$539,645 100.0000% \$3,000

Branch 69 County tile needs to be abandon, they hooked it to their private main