

Faribault County CD-28 Redetermination of Benefits

March 4, 2024

(Final)

Public hearing on April 2, 2024

Viewers

Mark Behrends


Robert Hansen

Kendall Langseth

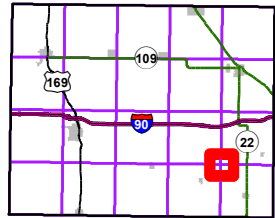
Bruce Ness

Wesley Dahl


**FARIBAULT
COUNTY DITCH
NO. 28 (CD28)**

- Legend**
-  Ditch Viewer Basins
 -  Public Open Ditch
 -  Public Tile
 -  Public Watercourse
 -  Parcels

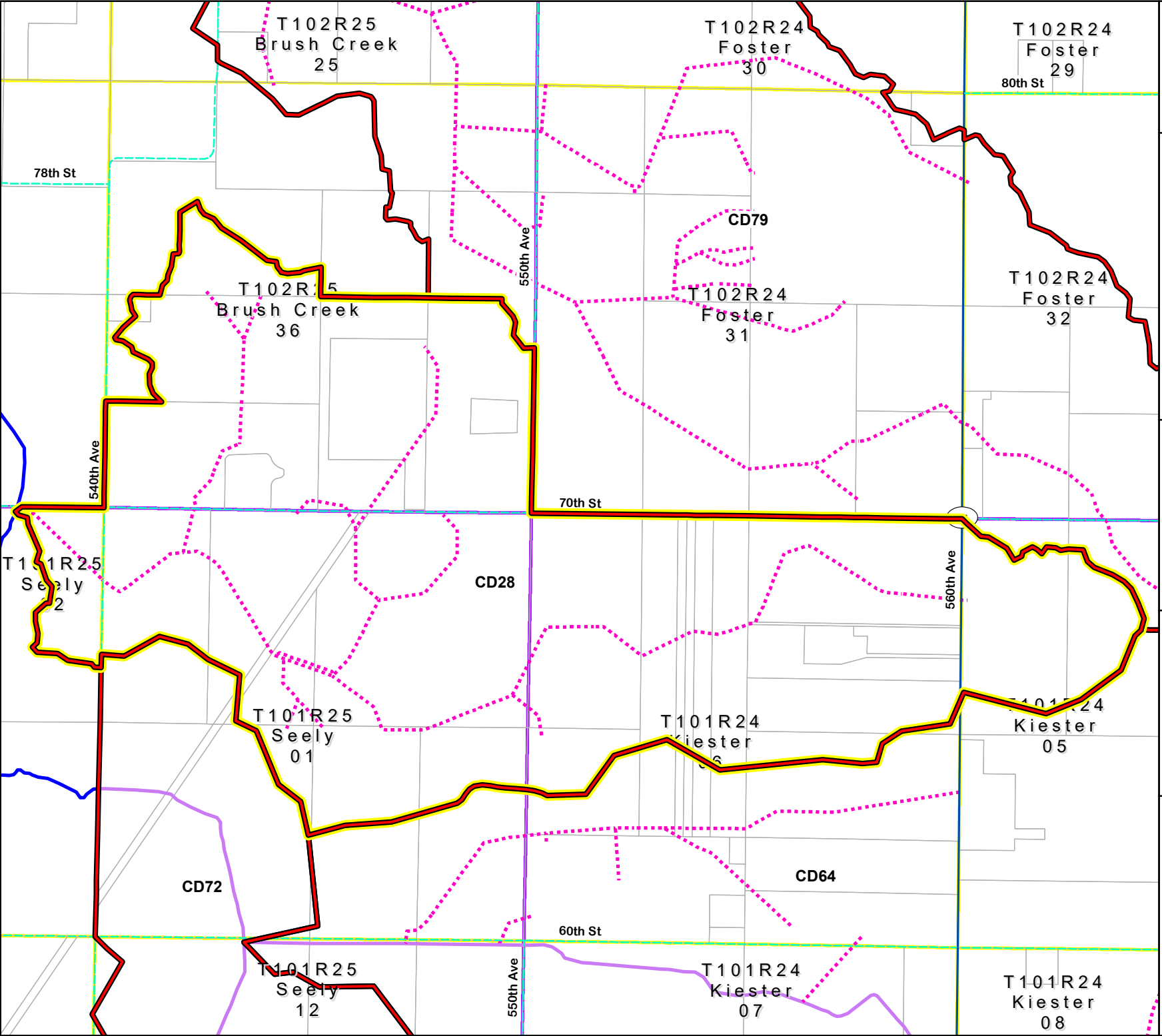
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 1,583 feet



www.co.faribault.mn.us



March 4, 2024

Faribault County CD-28 Information (Final)

- CD-28 was established in 1914
- 1,162.21 acres of farmland and building sites
- 22.60 acres of County and Township roads
- **1,184.81 total acres**
- Consists of County tile (no open ditch)
- 29,510 feet of County tile (5.6 miles)
- The tile range in size from 6 inches to 24 inches
- The established outlet for CD-28 is into Brush Creek in the NE ¼ of section 2 of Seely Township
- **\$1,424,162 of benefits in Faribault County CD-28**
- Has not been re-determined since it was established
- Original benefits were \$14,607
- The estimated assessment is based off from \$3,000

**Faribault County CD-28
Redetermination of Benefits
Viewers Report
March 4, 2024
(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 \$140 per acre based on grazing days and/or hay values, and a market value of \$2,500 to \$4,500
- "C" – Wet subsoil – Generally farmable land with moderate crop potential, with annual economic productivity of \$633 per acre based upon average annual yield of 70% of optimum with \$373 production costs, and a market value of \$5,000 to \$7,500
- "D" – Upland areas not needing much artificial drainage and intermixed with wetter soils, with annual economic productivity of \$769 per acre based upon an average annual yield of 85% of optimum with \$373 production costs, and a market value of \$5,000 to \$7,000

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 \$724 per acre based upon average production of 80% of optimum with \$373 per acre production costs, and a market value of \$5,000 to \$7,000
- "B" – Well drained ground, high land classification with economic productivity of \$769 per acre based upon average annual production of 85% of optimum with \$373 production costs, and a market value of \$6,000 to \$9,000
- "C" – Well drained ground, highest land classification with economic productivity of \$814 per acre based upon average annual production of 90% of optimum with \$373 production costs, and a market value of \$6,500 to \$9,500
- "D" – Well drained ground, high land classification with improved farm ability, with economic productivity of \$860 per acre based upon average production of 95% of optimum with \$373 production costs, and a market value of \$6,000 to \$8,500

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 County 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	199.8	\$5.32	\$1,063	50%	\$531
Beans	59.8	\$12.49	\$747	50%	\$373
					\$905

Production costs

Corn	\$490 X 50% =	\$245
Beans	\$256 X 50% =	<u>\$128</u>
		\$373

Potential Benefit value

	<u>"A"</u> 80% of \$905 \$724	<u>"B"</u> 85% of \$905 \$769	<u>"C"</u> 90% of \$905 \$814	<u>"D"</u> 95% of \$905 \$860
Minus cost of production	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>
Net income	<u>\$351</u>	<u>\$396</u>	<u>\$441</u>	<u>\$487</u>
Previous income	<u>\$0</u>	<u>\$140</u>	<u>\$260</u>	<u>\$396</u>
Increased income	<u>\$351</u>	<u>\$256</u>	<u>\$181</u>	<u>\$90</u>
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	<u>\$295</u>	<u>\$225</u>	<u>\$154</u>	<u>\$72</u>
Capitalized for 25 years @ ½ %	\$6,916	\$5,281	\$3,611	\$1,700
% of potential Benefit	35%	35%	35%	35%
Reduced benefit Value	\$2,421	\$1,848	\$1,264	\$595

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

Summary

- Faribault County CD-28 consists of 1,184.81 acres of farmland, roads, and building sites with benefits of \$1,424,162
- 1,162.21 acres of farmland and building sites in Faribault County in Brush Creek, Kiester and Seely Townships with benefits of \$1,394,732
- 22.60 acres of County and Township roads with benefits of \$29,430
- 1,184.81 total acres in Faribault County CD-28 with benefits of \$1,424,162

Benefit values were adjusted based on multiple factors. Location to the County tile, drainage coefficient, soil type. All benefits were reduced from the potential benefit value.

Reduced Benefit Value

Average land benefits (reduced) over a 25 year period are **\$1,532** per acre

- A soil \$2,421
- B soil \$1,848
- C soil \$1,264
- D soil \$595

Building site benefit

- (Average of B + C + D soils) X 1.5 = **\$1,854**

Ponds, woodland, and non-benefited acres

- a. **\$10**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$1,532**
- b. Paved roads, County
(Average land benefit) X 1.5 = **\$2,298**

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. 29,510 feet of County tile, **\$14,755 of tile benefits**

Crop damages

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

Benefits and damages statement

This report covers the Redetermination of Benefits 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 the viewers were aware of at the time of this redetermination process. The following aids were used in this viewing process.

- Faribault Counties 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 from Minnesota Finbin
- Sales data from the Faribault Counties Assessor office and website
- Visual inspection of each 40 acre parcel or less
- Consultation with the Counties Auditor / Treasurer, drainage staff, 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 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-28 by:

Mark Behrends 

Robert M. Hansen 

Kendall Langseth 

Bruce Ness 

Submitted this 4th day of March 2024

**State of Minnesota
County of Faribault
In the matter of the Redetermination of Benefits
Of Faribault County Ditch CD-28
Faribault County, Minnesota
March 4, 2024
(Final)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-28 Viewers Report and Faribault County CD-28 Excel spreadsheet, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-28, 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-28
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-28
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-28
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-28
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-28
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-28
11. No construction is planned as part of this Redetermination of Benefits 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-28
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-28
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-28 drainage system
15. The full Viewer's Reports are available for public inspection at the office of the Auditor / Treasurer at the Faribault County Courthouse, 415 North Main Street, Blue Earth, Minnesota 56013
16. The Viewers will be available to answer questions from interested parties on April 2, 2024 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 of Benefits 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 the viewers 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 CD-28 by:

Mark Behrends *Mark Behrends*

Robert M. Hansen *Robert M. Hansen*

Kendall Langseth *Kendall Langseth*

Bruce Ness *Bruce Ness*

Submitted this 4th day of March 2024

Spreadsheet Example and Explanation (Faribault CD-28)

[illegible]

FARIBAULT COUNTY CD-28 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
							\$3,000
BRUSH CREEK TWP SECTION 36		36-102-25					
LELAND, JONATHAN C 54339 70TH ST BRICELYN, MN 56014	03.036.0200	SE1/4 SW1/4 9.59 AC IN	9.59	9.16	\$6,923	0.4861%	\$15
LELAND, GREGORY K CARTER M LELAND 54500 60TH ST BRICELYN, MN 56014	03.036.0201	SW1/4 SW1/4	40.00	38.00	\$43,422	3.0490%	\$91
LELAND, GREGORY K CARTER M LELAND 54500 60TH ST BRICELYN, MN 56014	03.036.0201	SE1/4 SW1/4 EXCEPT 9.59 AC	30.41	29.84	\$45,712	3.2098%	\$96
KIIHN, ROLLO P O BOX 202 BRICELYN, MN 56014	03.036.0300	NW1/4 SW1/4 EXCEPT 4.1 AC BORDER	35.90	26.50	\$34,234	2.4038%	\$72
KIIHN, ROLLO P O BOX 202 BRICELYN, MN 56014	03.036.0300	NE1/4 SW1/4	40.00	40.00	\$65,687	4.6124%	\$138
CLAY, DENNIS D & CONNIE 7438 540TH AVE BRICELYN, MN 56014	03.036.0400	NW1/4 SW1/4 4.1 AC IN BORDER	4.10	1.80	\$172	0.0121%	\$0
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	03.036.0600	SW1/4 NW1/4 BORDER	40.00	12.20	\$6,148	0.4317%	\$13
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	03.036.0600	SE1/4 NW1/4 BORDER	40.00	15.30	\$7,451	0.5232%	\$16
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	03.036.0800	NE1/4 SE1/4 EXCEPT 1.02 AC BORDER	38.98	34.53	\$49,666	3.4874%	\$105
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	03.036.0800	SE1/4 SE1/4 EXCEPT 5.42 AC	34.58	32.58	\$45,374	3.1860%	\$96
FLO, ARWIN 53136 60TH ST BRICELYN, MN 56014	03.036.0801	NW1/4 SE1/4 18.2 AC IN	18.20	18.20	\$27,136	1.9054%	\$57
FLO, ARWIN 53136 60TH ST BRICELYN, MN 56014	03.036.0801	SW1/4 SE1/4 17.0 AC IN	17.00	16.00	\$27,927	1.9610%	\$59
KLUENDER, MATTHEW A & CORYN K 7201 550TH AVENUE BRICELYN, MN 56014	03.036.0802	NE1/4 SE1/4 1.02 AC IN	1.02	1.02	\$9	0.0006%	\$0
KLUENDER, MATTHEW A & CORYN K 7201 550TH AVENUE BRICELYN, MN 56014	03.036.0802	SE1/4 SE1/4 4.5 AC IN	4.50	4.50	\$2,611	0.1833%	\$6
STADHEIM, SETH R LEAH B STADHEIM 15595 720TH AVENUE ALBERT LEA, MN 56007	03.036.0803	NW1/4 SE1/4 EXCEPT 18.2 AC	21.80	21.80	\$3,032	0.2129%	\$6
STADHEIM, SETH R LEAH B STADHEIM 15595 720TH AVENUE ALBERT LEA, MN 56007	03.036.0803	SW1/4 SE1/4 EXCEPT 17.0 AC	23.00	23.00	\$5,872	0.4123%	\$12

FARIBAUT COUNTY CD-28 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
KIESTER TOWNSHIP SECTION 5		5-101-24					
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	11.005.0300	NE1/4 NW1/4 FRACTIONS BORDER	41.37	15.47	\$15,171	1.0652%	\$32
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	11.005.0300	SE1/4 NW1/4 BORDER	40.00	13.00	\$10,030	0.7043%	\$21
LORENZ, ANDREW J 7110 560TH AVENUE BRICELYN, MN 56014	11.005.0400	NW1/4 NW1/4 FRACTIONS BORDER	41.52	30.76	\$30,674	2.1538%	\$65
LORENZ, ANDREW J 7110 560TH AVENUE BRICELYN, MN 56014	11.005.0400	SW1/4 NW1/4 BORDER	40.00	27.27	\$20,028	1.4063%	\$42
KIESTER TOWNSHIP SECTION 6		6-101-24					
OBERMEYER, OWEN D DISCLMR TRUST C/O TIMOTHY J BABB 2084 GRANDVIEW BLVD MOUND, MN 55364	11.006.0100	NW1/4 NE1/4 EXCEPT 1.0 AC FRACTIONS	40.20	39.20	\$51,621	3.6247%	\$109
OBERMEYER, OWEN D DISCLMR TRUST C/O TIMOTHY J BABB 2084 GRANDVIEW BLVD MOUND, MN 55364	11.006.0100	NE1/4 NE1/4 EXCEPT 1.0 AC FRACTIONS	40.20	37.84	\$52,216	3.6665%	\$110
OBERMEYER, LORRAINE N REV TR C/O KAREN BABB 2084 GRANDVIEW BLVD MOUND, MN 55364	11.006.0101	NW1/4 NE1/4 1.0 AC IN FRACTIONS	1.00	1.00	\$780	0.0548%	\$2
OBERMEYER, LORRAINE N REV TR C/O KAREN BABB 2084 GRANDVIEW BLVD MOUND, MN 55364	11.006.0101	NE1/4 NE1/4 1.0 AC IN FRACTIONS	1.00	0.97	\$1,366	0.0959%	\$3
MUTSCHLER, BLAKE & BRITTANY 6667 560TH AVE KIESTER, MN 56051	11.006.0200	SW1/4 NE1/4 6.6 AC IN	6.60	6.60	\$3,297	0.2315%	\$7
MUTSCHLER, BLAKE & BRITTANY 6667 560TH AVE KIESTER, MN 56051	11.006.0200	SE1/4 NE1/4 2.3 AC IN	2.30	2.25	\$2,934	0.2060%	\$6
OBERMEYER, LORRAINE N REV TR C/O KAREN BABB 2084 GRANDVIEW BLVD MOUND, MN 55364	11.006.0201	SW1/4 NE1/4 13.4 AC IN	13.40	13.40	\$11,662	0.8188%	\$25
OBERMEYER, LORRAINE N REV TR C/O KAREN BABB 2084 GRANDVIEW BLVD MOUND, MN 55364	11.006.0201	SE1/4 NE1/4 17.7 AC IN	17.70	17.06	\$19,779	1.3888%	\$42
OBERMEYER, LORRAINE N REV TR C/O KAREN BABB 2084 GRANDVIEW BLVD MOUND, MN 55364	11.006.0300	S1/2 SW1/4 NE1/4	20.00	20.00	\$17,815	1.2509%	\$38
OBERMEYER, LORRAINE N REV TR C/O KAREN BABB 2084 GRANDVIEW BLVD MOUND, MN 55364	11.006.0300	S1/2 SE1/4 NE1/4	20.00	19.32	\$18,520	1.3004%	\$39
OBERMEYER, SANDRA L 4297 530TH AVE BRICELYN, MN 56014	11.006.0400	NW1/4 SE1/4 BORDER	40.00	12.60	\$11,148	0.7828%	\$23
OBERMEYER, SANDRA L 4297 530TH AVE BRICELYN, MN 56014	11.006.0400	NE1/4 SE1/4 BORDER	40.00	3.30	\$2,920	0.2050%	\$6
LORENZ, BRUCE A FAMILY TRUST PO BOX 111 WELLS, MN 56097	11.006.0800	W1/3 NE1/4 NW1/4 FRACTIONS	13.40	13.07	\$17,174	1.2059%	\$36

FARIBAUT COUNTY CD-28 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
LORENZ, BRUCE A FAMILY TRUST PO BOX 111 WELLS, MN 56097	11.006.0800	W1/3 SE1/4 NW1/4 FRACTIONS	13.40	13.40	\$19,956	1.4013%	\$42
LORENZ, BRUCE A FAMILY TRUST PO BOX 111 WELLS, MN 56097	11.006.0800	W1/3 NE1/4 SW1/4 FRACTIONS	13.40	1.90	\$2,061	0.1447%	\$4
LORENZ, SCOTT J 55487 60TH ST BRICELYN, MN 56014	11.006.0801	E1/3 NE1/4 NW1/4 FRACTIONS	13.40	13.07	\$13,002	0.9130%	\$27
LORENZ, SCOTT J 55487 60TH ST BRICELYN, MN 56014	11.006.0801	E1/3 SE1/4 NW1/4 FRACTIONS	13.40	13.40	\$18,575	1.3043%	\$39
LORENZ, SCOTT J 55487 60TH ST BRICELYN, MN 56014	11.006.0801	E1/3 NE1/4 SW1/4 FRACTIONS	13.40	4.20	\$4,808	0.3376%	\$10
LORENZ, JAMES 715 PAINT BRUSH COURT CEDAR HILL, TX 75104	11.006.0802	NE1/4 NW1/4 3.4 AC IN FRACTIONS	3.40	3.32	\$4,908	0.3446%	\$10
LORENZ, JAMES 715 PAINT BRUSH COURT CEDAR HILL, TX 75104	11.006.0802	SE1/4 NW1/4 3.4 AC IN FRACTIONS	3.40	3.40	\$5,032	0.3533%	\$11
LORENZ, JAMES 715 PAINT BRUSH COURT CEDAR HILL, TX 75104	11.006.0802	NE1/4 SW1/4 3.3 AC IN FRACTIONS BORDER	3.30	0.60	\$840	0.0590%	\$2
LORENZ,SCOTT J & TONI 55487 60TH ST BRICELYN, MN 56014	11.006.0803	NE1/4 NW1/4 6.7 AC IN FRACTIONS	6.70	6.53	\$9,654	0.6779%	\$20
LORENZ,SCOTT J & TONI 55487 60TH ST BRICELYN, MN 56014	11.006.0803	SE1/4 NW1/4 6.7 AC IN FRACTIONS	6.70	6.70	\$9,624	0.6758%	\$20
LORENZ,SCOTT J & TONI 55487 60TH ST BRICELYN, MN 56014	11.006.0803	NE1/4 SW1/4 6.7 AC IN FRACTIONS BORDER	6.70	1.80	\$2,334	0.1639%	\$5
LORENZ,SCOTT J & TONI 55487 60TH ST BRICELYN, MN 56014	11.006.0804	NE1/4 NW1/4 3.3 AC IN FRACTIONS	3.30	3.22	\$4,760	0.3343%	\$10
LORENZ,SCOTT J & TONI 55487 60TH ST BRICELYN, MN 56014	11.006.0804	SE1/4 NW1/4 3.3 AC IN FRACTIONS	3.30	3.30	\$4,860	0.3413%	\$10
LORENZ,SCOTT J & TONI 55487 60TH ST BRICELYN, MN 56014	11.006.0804	NE1/4 SW1/4 3.4 AC IN FRACTIONS BORDER	3.40	0.80	\$1,089	0.0765%	\$2
KINGSTROM, RICHARD D 13764 750TH AVE GLENVILLE, MN 56036	11.006.1000	NW1/4 SW1/4 FRACTIONS BORDER	43.04	19.50	\$28,452	1.9978%	\$60
KINGSTROM, RICHARD D 13764 750TH AVE GLENVILLE, MN 56036	11.006.1100	NW1/4 NW1/4 FRACTIONS	42.40	41.37	\$60,694	4.2618%	\$128
KINGSTROM, RICHARD D 13764 750TH AVE GLENVILLE, MN 56036	11.006.1100	SW1/4 NW1/4 FRACTIONS	42.50	42.50	\$68,325	4.7975%	\$144
SEELY TOWNSHIP SECTION 1		1-101-25					
PETERSON, BRUCE LIVING TRUST & CONNIE PETERSON 104 OAK CT N PO BOX 92 LAKE MILLS, IA 50450	17.001.0100	NE1/4 SE1/4 BORDER	40.00	25.80	\$40,612	2.8516%	\$86

FARIBAULT COUNTY CD-28 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
LELAND, GREGORY K CARTER M LELAND 54500 60TH ST BRICELYN, MN 56014	17.001.0200	NE1/4 NW1/4 EXCEPT 1.2 AC	38.80	37.80	\$49,949	3.5072%	\$105
LELAND, GREGORY K CARTER M LELAND 54500 60TH ST BRICELYN, MN 56014	17.001.0200	SE1/4 NW1/4 EXCEPT 3.65 AC BORDER	36.35	31.20	\$48,028	3.3724%	\$101
LELAND, GREGORY K CARTER M LELAND 54500 60TH ST BRICELYN, MN 56014	17.001.0200	NW1/4 NE1/4 3.18 AC IN FRACTIONS	3.18	2.94	\$5,471	0.3841%	\$12
LELAND, CARTER GREGORY LELAND 54500 60TH ST BRICELYN, MN 56014	17.001.0300	NW1/4 NW1/4 FRACTIONS	40.27	38.27	\$35,522	2.4943%	\$75
LELAND, CARTER GREGORY LELAND 54500 60TH ST BRICELYN, MN 56014	17.001.0300	SW1/4 NW1/4 FRACTIONS BORDER	40.27	11.04	\$10,195	0.7158%	\$21
KIHN, ROLLO ROSS KIHN PO BOX 202 BRICELYN, MN 56014	17.001.0400	NE1/4 SW1/4 EXCEPT 0.6 AC BORDER	39.40	12.00	\$15,509	1.0890%	\$33
HINTZ, W R & C R LE ET AL & A M & W S SIMONI LE ET AL 169 HOLWAY STREET C/O WILLIAM R HINTZ ALDEN, MN 56009	17.001.0500	NW1/4 SE1/4 BORDER	40.00	36.10	\$54,655	3.8377%	\$115
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	17.001.0600	NW1/4 NE1/4 EXCEPT 4.82 AC FRACTIONS	34.67	33.99	\$20,263	1.4228%	\$43
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	17.001.0600	NE1/4 NE1/4 FRACTIONS	39.60	38.60	\$46,099	3.2369%	\$97
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	17.001.0600	SW1/4 NE1/4	40.00	40.00	\$57,757	4.0555%	\$122
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	17.001.0600	SE1/4 NE1/4	40.00	40.00	\$64,555	4.5328%	\$136
LELAND, GREGORY K CARTER M LELAND 54500 60TH ST BRICELYN, MN 56014	17.001.0700	NE1/4 NW1/4 1.2 AC IN	1.20	1.20	\$1,365	0.0959%	\$3
LELAND, GREGORY K CARTER M LELAND 54500 60TH ST BRICELYN, MN 56014	17.001.0700	SE1/4 NW1/4 3.65 AC IN	3.65	2.73	\$3,944	0.2769%	\$8
LELAND, GREGORY K CARTER M LELAND 54500 60TH ST BRICELYN, MN 56014	17.001.0700	NW1/4 NE1/4 1.64 AC IN FRACTIONS	1.64	1.55	\$2,847	0.1999%	\$6
SEELY TOWNSHIP SECTION 2		2-101-25					
KLUENDER, EVELYN D TRUST & EVELYN KLUENDER 53680 70TH ST BRICELYN, MN 56014	17.002.0200	NE1/4 NE1/4 BORDER	40.00	22.92	\$15,399	1.0813%	\$32

FARIBAULT COUNTY CD-28 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
KLUENDER, EVELYN D TRUST & EVELYN KLUENDER 53680 70TH ST BRICELYN, MN 56014	17.002.0200	SE1/4 NE1/4 BORDER	40.00	9.52	\$5,075	0.3563%	\$11
LAND TOTAL				1,162.21	\$1,394,732	97.9335%	\$2,938
ROADS							
FARIBAULT COUNTY ENGINEER ATTN: MARK DALY 727 EAST 5TH ST PO BOX 325 BLUE EARTH MN 56013	COUNTY ROAD 25	GRAVEL 90 FT ROW SEC 5 & 6 KIESTER TWP		4.40	\$5,730	0.4023%	\$12
TOWNSHIP OF BRUSH CREEK CLERK MICHELLE ADAMS 51025 110TH ST BRICELYN, MN 56014	540TH AVENUE	GRAVEL 66 FT ROW SEC 36		1.00	\$1,302	0.0914%	\$3
TOWNSHIP OF BRUSH CREEK CLERK MICHELLE ADAMS 51025 110TH ST BRICELYN, MN 56014	550TH AVENUE	GRAVEL 66 FT ROW SEC 36		1.60	\$2,084	0.1463%	\$4
TOWNSHIP OF BRUSH CREEK CLERK MICHELLE ADAMS 51025 110TH ST BRICELYN, MN 56014	70TH STREET	GRAVEL 66 FT ROW SEC 36		4.00	\$5,209	0.3657%	\$11
TOWNSHIP OF SEELY CLERK JUDY JOHNSON 360 EAST STREET FROST, MN 56033	540TH AVENUE	GRAVEL 66 FT ROW SEC 1 & 2		2.80	\$3,646	0.2560%	\$8
TOWNSHIP OF SEELY CLERK JUDY JOHNSON 360 EAST STREET FROST, MN 56033	70TH STREET	GRAVEL 66 FT ROW SEC 1 & 2		4.80	\$6,251	0.4389%	\$13
TOWNSHIP OF KIESTER CLERK JOLYNN BLOOMINGDALE 59530 35TH ST KIESTER, MN 56051	70TH STREET	GRAVEL 66FT ROW SEC 6		4.00	\$5,209	0.3657%	\$11
ROAD TOTAL				22.60	\$29,430	2.0665%	\$62
LAND AND ROAD TOTAL				1,184.81	\$1,424,162	100.0000%	\$3,000