



# County of Faribault

## Drainage Department

### INFORMATIONAL MEETING NOTIFICATION

November 17, 2020

System: County Ditch No. 38

Location: Seely Township Sections 11-15, 23, 24

Dear Landowner:

There will be an informational meeting held on **Wednesday, December 2<sup>nd</sup>, 2020 at 1 pm** on Faribault County Ditch No. 38 (CD38). A redetermination of benefits and damages was ordered on May 5<sup>th</sup>, 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.

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)

Social distancing will be followed if attending in person. Face masks are required. 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](mailto:sara.hauskins@co.faribault.mn.us) by November 30<sup>th</sup>, 2020 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. The Viewers and/or Drainage Department staff are available to answer questions or concerns prior to the meeting. Please do not hesitate to call, email, or write about questions or concerns regarding this process. Faribault County Drainage Department can be contacted at the office 507-526-2388 or by email [merissa.lore@co.faribault.mn.us](mailto: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 150<sup>th</sup> St.  
Winnebago, MN 56098  
(507) 526-3420

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

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

District 5:  
Tom Warmka  
16408 500<sup>th</sup> Ave.  
Easton, MN 56025  
(507) 787-2590

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



TO: Landowners on Faribault County Ditch 38

RE: Landowner informational meeting

**Wednesday, December 2, 2020 1:00 PM**  
**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 Ditch 38. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-38. 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, 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.

# FARIBAULT COUNTY DITCH NO. 38 (CD38)

## Legend

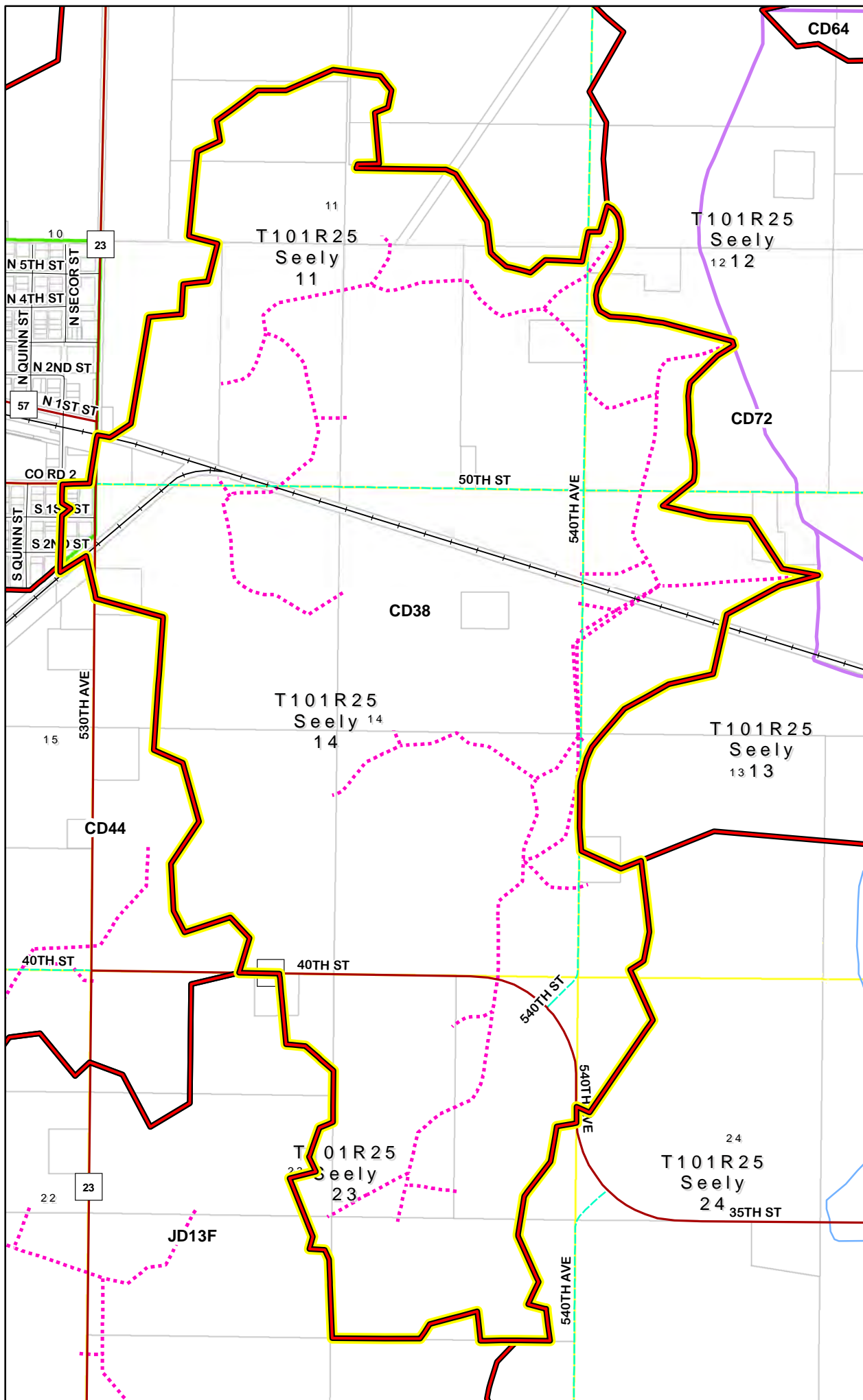
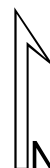
-  Ditch Viewer Basin
-  Public Open Ditch
-  Public Shallow Ditch
-  Public Tile
-  Public Watercourse
-  River or Stream
-  Parcels
-  Interstate/US/MN
-  CSAH
-  County
-  Township
-  Municipal
-  Other

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 = 1,431 feet



www.co.faribault.mn.us



**State of Minnesota  
County of Faribault  
In the matter of the Redetermination  
Of Benefits of Faribault County CD-38  
Faribault County, Minnesota  
November 14, 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-38 Excel spreadsheet and Faribault County CD-38 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-38, 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-38
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-38
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-38
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-38
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-38
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-38
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-38
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-38
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-38 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 December 2, 2020 from 12:30 PM to 2:30 PM at the Golden Bubble, 11575 State Highway 22, Wells, Minnesota 56097, Minnesota (507-526-2388)

#### **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 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, railroad, 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 by:

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

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

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

John Thompson \_\_\_\_\_

Submitted this 14<sup>th</sup> day of November 2020



**Faribault County CD-38  
Redetermination of Benefits  
Viewers Report  
November 14, 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 \$70 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 \$448 per acre based upon average annual yield of 80% 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 \$492 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 \$470 per acre based upon average production of 84% 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 \$498 per acre based upon average annual production of 89% of optimum with \$326 production costs, and a market value of \$5,500 to \$6,500.
- “C” – Well drained ground, highest land classification with economic productivity of \$509 per acre based upon average annual production of 91% of optimum with \$326 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 \$526 per acre based upon average production of 94% of optimum with \$326 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

<u>Crop</u>	<u>Yield</u>	<u>Value</u>	<u>Income</u>	<u>%</u>	<u>Adjusted</u>
Corn	182.7	\$3.49	\$638	50%	\$319
Beans	53.5	\$9.00	\$481	50%	<u>\$241</u>
					<b>\$560</b>

### Production costs

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

### Potential Benefit value

	<u>"A"</u>	<u>"B"</u>	<u>"C"</u>	<u>"D"</u>
	84% of \$560	89% of \$560	91% of \$560	94% of \$560
	\$470	\$498	\$509	\$526
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$144	\$172	\$183	\$200
Previous income	<u>\$0</u>	<u>\$70</u>	<u>\$122</u>	<u>\$166</u>
Increased income	\$144	\$102	\$62	\$34
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$88	\$71	\$35	\$16
Capitalized for 25 years @ ½ %	<b>\$2,063</b>	<b>\$1,664</b>	<b>\$810</b>	<b>\$365</b>
% of potential Benefit	30%	35%	40%	60%
<b>Reduced benefit Value</b>	<b>\$619</b>	<b>\$582</b>	<b>\$324</b>	<b>\$219</b>

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

### Summary

Faribault County CD-38 consists of 1,352.48 acres of farmland, building sites, railroad, and roads, with benefits of \$582,698

- a. 1,290.17 acres of farmland and building sites in Faribault County in Seely Township
- b. 26.41 acres of railroad
- c. 35.90 acres of County and Township roads
- d. 1,352.48 total acres

**Average land benefits**, (reduced) over a 25 year period are **\$436** per acre

- a. A soil \$619
- b. B soil \$582
- c. C soil \$324
- d. D soil \$219

**Building site benefits**

- a. (Average of B + C + D soils) X 1.5 = **\$563**

**Wetland benefits**

- a. Documented permanent wetland benefits = (Average land benefit) X 0.1  
= **\$44**

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

- a. **\$0**

**Road benefits**

- a. Gravel roads, County or Township  
(Average land benefit) X 1.0 = **\$436**
- b. Paved roads, County  
(Average land benefit) X 1.5 = **\$654**

**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. 33,645 feet of County tile, **\$29,505 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 Ditch Inspector.

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

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

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

John Thompson \_\_\_\_\_

Submitted this 14<sup>th</sup> day of November 2020

## Spreadsheet Example and Explanation (CD-38)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H
Name and Address of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% of Total Benefits	Estimated Assessment
John Doe 12345 678 Avenue Your Town, Minnesota 98765	01.002.0100	NW1/4 NW1/4	40.00	38.00	\$15,557	2.6698%	\$80

<b>Column A</b>	<b>Land owners name and address</b>
<b>Column B</b>	<b>Parcel Number</b>
<b>Column C</b>	<b>Description</b> , Description of the parcel
<b>Column D</b>	<b>Deeded Acres</b> , are the number of acres of this parcel # that are in the NW1/4 NW1/4
<b>Column E</b>	<b>Benefited Acres</b> , 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)
<b>Column F</b>	<b>Amount Benefited (THIS IS NOT THE AMOUNT YOU OWE)</b> This is the estimated benefit value you receive on the benefited acres (because of drainage) over a 25 year period
<b>Column G</b>	<b>% of Total Benefits</b> , 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 \$266.98 (\$10,000 X 2.6698 % = \$266.98)
<b>Column H</b>	<b>Estimated Assessment</b> , This is the <b>amount that you will owe</b> toward the redetermination process. (Based on \$3,000)

**FARIBAULT COUNTY CD-38 REDETERMINATION OF BENEFITS NOVEMBER 14, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Easement Assessment
							<b>\$3,000</b>

**SEELY TOWNSHIP - SECTION 11**
**11-101-025**

WESTMAN GROUP LLC PO BOX 3302 MANKATO, MN 56002	17.011.0100	NW1/4 SE1/4 EXCEPT .84 AC	39.16	39.16	\$18,214	3.1258%	\$94
WESTMAN GROUP LLC PO BOX 3302 MANKATO, MN 56002	17.011.0100	SW1/4 SE1/4 EXCEPT .84 AC	39.16	38.16	\$13,327	2.2872%	\$69
LELAND, PAUL I 124 S LINTON ST BLUE EARTH, MN 56013	17.011.0101	SE1/4 SE1/4 1.72 AC IN	1.72	1.61	\$636	0.1092%	\$3
LELAND, PAUL I 124 S LINTON ST BLUE EARTH, MN 56013	17.011.0200	NW1/4 SE1/4 .5 AC IN	0.50	0.50	\$215	0.0370%	\$1
LELAND, PAUL I 124 S LINTON ST BLUE EARTH, MN 56013	17.011.0200	NE1/4 SE1/4 EXCEPT 5.94 AC BORDER	34.06	29.41	\$13,688	2.3491%	\$70
LELAND, PAUL I 124 S LINTON ST BLUE EARTH, MN 56013	17.011.0200	SW1/4 SE1/4 .32 AC IN	0.32	0.32	\$88	0.0151%	\$0
LELAND, PAUL I 124 S LINTON ST BLUE EARTH, MN 56013	17.011.0200	SE1/4 SE1/4 EXCEPT 1.54 AC	38.46	36.57	\$14,933	2.5628%	\$77
SATRE, DAVID I & COLLEEN 5301 540TH AVE BRICELYN, MN 56014	14.011.0300	NE1/4 SE1/4 6.66 AC IN	6.66	6.31	\$1,408	0.2416%	\$7
LELAND, SCOTT ETAL 11230 CHESHIRE LANE N MAPLE GROVE, MN 22369	17.011.0400	NW1/4 SW1/4 BORDER	40.00	14.35	\$5,583	0.9582%	\$29
LELAND, SCOTT ETAL 11230 CHESHIRE LANE N MAPLE GROVE, MN 22369	17.011.0400	SW1/4 SW1/4 EXCEPT 16.81 AC BORDER	23.19	20.58	\$9,093	1.5605%	\$47
SAHR, ELWOOD & NANCY LIFE ESTATE ETAL 53069 50TH ST BRICELYN, MN 56014	17.011.0401	SW1/4 SW1/4 3.96 AC IN	3.98	3.59	\$571	0.0979%	\$3
TIMM, DANIEL W 51808 90TH ST BRICELYN, MN 56014	17.011.0500	SW1/4 SW1/4 3.44 AC IN	3.44	3.18	\$510	0.0875%	\$3
MIDWEST RAILROAD PROP INC C/O CHICAGO & NW TRANS 165 N CANAL ST CHICAGO, IL 60606	17.011.0600	SE1/4 SW1/4 2.0 AC IN	2.00	1.38	\$723	0.1241%	\$4
KIIHN, ROGER EUGENE REVOC TRUST AGREEMENT U/A 273 EAST MORGAN TRACY, MN 56175	17.011.0700	NW1/4 NE1/4 EXCEPT 1.0A BORDER	39.00	4.49	\$1,124	0.1928%	\$6
KIIHN, ROLO & KIIHN, ROSS PO BOX 202 BRICELYN, MN 56014	17.011.0800	NE1/4 SW1/4	40.00	40.00	\$12,576	2.1582%	\$65
KIIHN, ROLO & KIIHN, ROSS PO BOX 202 BRICELYN, MN 56014	17.011.0800	SE1/4 SW1/4 EXCEPT 2.33 AC	37.67	37.67	\$13,643	2.3414%	\$70
HALVERSON, SYLVIA J 205 N 8TH ST KIESTER, MN 56051	17.011.0901	NE1/4 NW1/4 EXCEPT 13.0 AC BORDER	27.00	0.86	\$224	0.0384%	\$1
KLOSE, HILARE A 809 ALDON DR ST CLOUD, MN 56301	17.011.0902	SW1/4 NW1/4 11.58 AC IN BORDER	11.58	7.00	\$2,436	0.4181%	\$13
KLOSE, HILARE A 809 ALDON DR ST CLOUD, MN 56301	17.011.0902	SE1/4 NW1/4 26.67 AC IN	26.67	26.67	\$11,225	1.9263%	\$58

**FARIBAULT COUNTY CD-38 REDETERMINATION OF BENEFITS NOVEMBER 14, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Easement Assessment
UMBURGER, LINDA 1126 NORTH GLENN AVENUE SPRINGFIELD, MO 65802	17.011.0903	NW1/4 NW1/4 5.73 AC IN BORDER	5.73	0.07	\$16	0.0027%	\$0
UMBURGER, LINDA 1126 NORTH GLENN AVENUE SPRINGFIELD, MO 65802	17.011.0903	NE1/4 NW1/4 13.4 AC IN BORDER	13.40	10.47	\$4,063	0.6973%	\$21
UMBURGER, LINDA 1126 NORTH GLENN AVENUE SPRINGFIELD, MO 65802	17.011.0903	SW1/4 NW1/4 5.73 AC IN BORDER	5.73	1.52	\$403	0.0691%	\$2
UMBURGER, LINDA 1126 NORTH GLENN AVENUE SPRINGFIELD, MO 65802	17.011.0903	SE1/4 NW1/4 10.39 AC IN	13.39	13.39	\$5,929	1.0175%	\$31
PETERSON, JEFFREY & STACI 8722 490TH AVE THOMPSON, IA 50478	17.011.1000	SW1/4 NE1/4 10.75 AC IN BORDER	10.75	6.90	\$2,653	0.4553%	\$14
PETERSON, JEFFREY & STACI 8722 490TH AVE THOMPSON, IA 50478	17.011.1000	SE1/4 NE1/4 EXCEPT 1.0 AC BORDER	39.00	2.33	\$684	0.1175%	\$4
KIHN, ROGER EUGENE REVOC TRUST AGREEMENT U/A 273 EAST MORGAN TRACY, MN 56175	17.011.1100	SW1/ NE1/4 12.91 AC IN BORDER	12.91	3.17	\$1,137	0.1952%	\$6
CITY OF BRICELYN PO BOX 338 BRICELYN, MN 56014	17.011.1200	SW1/4 NE1/4 18.91 AC IN BORDER	18.91	18.25	\$18,071	3.1013%	\$93

**SEELY TOWNSHIP - SECTION 12**
**12-101-025**

STEINHAUER, KEVIN 8938 470TH AVENUE FROST, MN 56033	17.012.0100	NW1/4 SW1/4 EXCEPT 8.2 AC BORDER	31.80	15.81	\$6,593	1.1315%	\$34
STEINHAUER, KEVIN 8938 470TH AVENUE FROST, MN 56033	17.012.0100	NE1/4 SW1/4 BORDER	40.00	1.00	\$771	0.1322%	\$4
STEINHAUER, KEVIN 8938 470TH AVENUE FROST, MN 56033	17.012.0100	SW1/4 SW1/4 BORDER	40.00	33.11	\$16,395	2.8136%	\$84
ENGEBRETSON, DUANE 1324 90TH AVE SHERBURN, MN 56171	17.012.0200	NW1/4 SW1/4 8.2 AC IN BORDER	8.20	1.39	\$972	0.1667%	\$5
LELAND, STANLEY L TRUST B C/O BETH JACOBSON PO BOX 253 BRICELYN, MN 56014	17.012.0700	SW1/4 NW1/4 BORDER	40.00	1.89	\$760	0.1305%	\$4

**SEELY TOWNSHIP - SECTION 13**
**13-101-025**

SWALVE, MICHAEL 21620 MOCCASIN ROAD ALBERT LEA, MN 56007	17.013.0200	NW1/4 SW1/4 EXCEPT 2.01 AC BORDER	37.99	0.49	\$210	0.0360%	\$1
SWALVE, MICHAEL 21620 MOCCASIN ROAD ALBERT LEA, MN 56007	17.013.0200	SW1/4 SW1/4 EXCEPT 3.02 AC BORDER	36.98	15.80	\$5,592	0.9596%	\$29
KRINKIE, TRAVIS & KELSEY JOHNSON 4260 540TH AVE BRICELYN, MN 56014	17.013.0201	NW1/4 SW1/4 2.01 AC IN BORDER	2.01	0.05	\$23	0.0039%	\$0
KRINKIE, TRAVIS & KELSEY JOHNSON 4260 540TH AVE BRICELYN, MN 56014	17.013.0201	SW1/4 SW1/4 3.02 AC IN BORDER	3.02	2.20	\$577	0.0990%	\$3
WESTMAN LAND HOLDINGS LLC PO BOX 3302 MANKATO, MN 56002	17.013.0300	NW1/4 NW1/4 EXCEPT 2.48 AC BORDER	37.52	33.69	\$20,472	3.5133%	\$105
WESTMAN LAND HOLDINGS LLC PO BOX 3302 MANKATO, MN 56002	17.013.0300	NE1/4 NW1/4 EXCEPT 10.27 AC BORDER	29.73	13.53	\$7,676	1.3174%	\$40
WESTMAN LAND HOLDINGS LLC PO BOX 3302 MANKATO, MN 56002	17.013.0300	SW1/4 NW1/4 EXCEPT .7 AC BORDER	39.30	26.90	\$13,333	2.2881%	\$69
WESTMAN LAND HOLDINGS LLC PO BOX 3302 MANKATO, MN 56002	17.013.0300	SE1/4 NW1/4 EXCEPT 3.19 AC BORDER	36.81	1.60	\$539	0.0924%	\$3

**FARIBAULT COUNTY CD-38 REDETERMINATION OF BENEFITS NOVEMBER 14, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Easement Assessment
JERGENSEN, MICHAEL D & LUCILLE A JERGENSEN 209 PARKWOOD CIRCLE SAINT AUGUSTINE, FL 32086	17.013.0302	NE1/4 NW1/4 5.27 AC IN BORDER	5.27	1.30	\$138	0.0237%	\$1
<b>SEELY TOWNSHIP - SECTION 14 14-101-025</b>							
LELAND, STANLEY L TRUST B C/O BETH JACOBSON PO BOX 253 BRICELYN, MN 56014	17.014.0100	NW1/4 NE1/4 EX 3.5 AC	36.70	35.70	\$12,543	2.1526%	\$65
LELAND, STANLEY L TRUST B C/O BETH JACOBSON PO BOX 253 BRICELYN, MN 56014	17.014.0100	NE1/4 NE1/4 EX 5.53 AC	34.47	32.55	\$13,581	2.3307%	\$70
LELAND, STANLEY L TRUST B C/O BETH JACOBSON PO BOX 253 BRICELYN, MN 56014	17.014.0100	SW1/4 NE1/4	40.00	40.00	\$14,337	2.4605%	\$74
LELAND, STANLEY L TRUST B C/O BETH JACOBSON PO BOX 253 BRICELYN, MN 56014	17.014.0100	SE1/4 NE1/4 EX 2.31 AC	37.70	36.70	\$17,804	3.0554%	\$92
GOODE, MICHAEL R & VIRGINIA M 4547 3RD ST NW ROCHESTER, MN 55901	17.014.0200	NE1/4 NE1/4 2.44 AC IN	2.44	2.44	\$338	0.0581%	\$2
GOODE, MICHAEL R & VIRGINIA M 4547 3RD ST NW ROCHESTER, MN 55901	17.014.0200	SE1/4 NE1/4 2.3 AC IN	2.30	2.30	\$338	0.0580%	\$2
LELAND, SCOTT ETAL 11230 CHESHIRE LANE N MAPLE GROVE, MN 55369	17.014.0300	NW1/4 NW1/4 EXCEPT 17.63 AC	22.37	21.84	\$9,322	1.5999%	\$48
LELAND, SCOTT ETAL 11230 CHESHIRE LANE N MAPLE GROVE, MN 55369	17.014.0300	NE1/4 NW1/4 EXCEPT 3.0 AC	37.00	36.71	\$16,880	2.8969%	\$87
LELAND, SCOTT ETAL 11230 CHESHIRE LANE N MAPLE GROVE, MN 55369	17.014.0300	SW1/4 NW1/4 EXCEPT 1.17 AC BORDER	38.83	17.83	\$6,733	1.1555%	\$35
LELAND, SCOTT ETAL 11230 CHESHIRE LANE N MAPLE GROVE, MN 55369	17.014.0300	SE1/4 NW1/4	40.00	40.00	\$14,276	2.4500%	\$74
CENTRAL FARM SERVICE 233 WEST CIRO STREET PO BOX 68 TRUMAN, MN 560882	17.014.0400	NW1/4 NW1/4 5.0 AC IN	5.00	3.77	\$799	0.1371%	\$4
RICHARDSON, DALE & DEBORAH RICHARDSON 4758 530TH AVENUE BRICELYN, MN 56014	17.014.0500	NW1/4 NW1/4 4.83 AC IN BORDER	4.83	4.30	\$984	0.1688%	\$5
RICHARDSON, DALE & DEBORAH RICHARDSON 4758 530TH AVENUE BRICELYN, MN 56014	17.014.0500	SW1/4 NW1/4 1.17 AC IN BORDER	1.17	0.20	\$63	0.0107%	\$0
LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.014.0600	NW1/4 SW1/4 EXCEPT 6.52 AC BORDER	33.48	10.60	\$2,851	0.4892%	\$15
LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.014.0600	NE1/4 SW1/4	40.00	40.00	\$16,671	2.8610%	\$86
LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.014.0600	SW1/4 SW1/4 BORDER	40.00	8.70	\$2,966	0.5091%	\$15



**FARIBAULT COUNTY CD-38 REDETERMINATION OF BENEFITS NOVEMBER 14, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Easement Assessment
LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.014.0600	SE1/4 SW1/4 BORDER	40.00	34.32	\$11,682	2.0048%	\$60
SKARE, JOHN ALAN 205 N STATE ST BOX 51 BRICELYN, MN 56014	17.014.0900	NE1/4 NW1/4 .9 AC IN	0.90	0.46	\$0	0.0000%	\$0
HUMMER, ARLETTA FAMILY PRTNRSH C/O LARRY HUMMER 4192 590TH AVE KIESTER, MN 56051	17.014.1000	NW1/4 SE1/4	40.00	40.00	\$19,106	3.2789%	\$98
HUMMER, ARLETTA FAMILY PRTNRSH C/O LARRY HUMMER 4192 590TH AVE KIESTER, MN 56051	17.014.1000	NE1/4 SE1/4	40.00	39.00	\$21,516	3.6925%	\$111
HUMMER, ARLETTA FAMILY PRTNRSH C/O LARRY HUMMER 4192 590TH AVE KIESTER, MN 56051	17.014.1000	SW1/4 SE1/4	40.00	38.48	\$14,102	2.4201%	\$73
HUMMER, ARLETTA FAMILY PRTNRSH C/O LARRY HUMMER 4192 590TH AVE KIESTER, MN 56051	17.014.1000	SE1/4 SE1/4	40.00	38.52	\$19,457	3.3391%	\$100

**SEELY TOWNSHIP - SECTION 15**
**15-101-025**

CITY OF BRICELYN PO BOX 338 BRICELYN, MN 56014		NE1/4 NE1/4	6.60	6.60	\$2,601	0.4464%	\$13
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**SEELY TOWNSHIP - SECTION 23**
**23-101-025**

BEAL, ELIZABETH LANE ETAL 725 PARADISE BLVD HAYWARD, CA 94541	17.023.0100	NW1/4 SE1/4 BORDER	40.00	38.60	\$15,595	2.6764%	\$80
BEAL, ELIZABETH LANE ETAL 725 PARADISE BLVD HAYWARD, CA 94541	17.023.0100	NE1/4 SE1/4 BORDER	40.00	23.60	\$7,634	1.3102%	\$39
NELSON, JULIA MCALLISTER LIFE ESTATE ETAL 765 MENARD ROAD APT 209 WINONA, MN 55987	17.023.0200	NE1/4 SW1/4 BORDER	40.00	2.00	\$770	0.1322%	\$4
GOETTE, CAROLE REVOCABLE TRUST 510 N MAIN ST BOX 104 BRICELYN, MN 56014	17.023.0300	SE1/4 NW1/4 BORDER	40.00	6.60	\$2,564	0.4401%	\$13
LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.023.0500	NW1/4 NE1/4	40.00	38.48	\$15,557	2.6698%	\$80
LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.023.0500	SW1/4 NE1/4	40.00	40.00	\$24,002	4.1191%	\$124
LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.023.0600	NE1/4 NE1/4	40.00	35.39	\$17,466	2.9974%	\$90
LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.023.0600	SE1/4 NE1/4 BORDER	40.00	29.21	\$13,707	2.3523%	\$71
GOETTE, CAROLE REVOCABLE TRUST 510 N MAIN ST BOX 104 BRICELYN, MN 56014	17.023.0700	NE1/4 NW1/4 EXEPT 5.03 AC BORDER	34.97	8.43	\$2,707	0.4646%	\$14

**FARIBAULT COUNTY CD-38 REDETERMINATION OF BENEFITS NOVEMBER 14, 2020 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Easement Assessment
GOETTE, DAVID & AMY M 53388 40TH ST BRICELYN, MN 56014	17.023.0701	NE1/4 NW1/4 5.03 AC IN BORDER	5.03	1.76	\$393	0.0675%	\$2

**SEELY TOWNSHIP - SECTION 24**
**24-101-025**

LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.024.0100	NW1/4 NW1/4 BORDER	40.00	17.61	\$5,788	0.9934%	\$30
LORSCOT PARTNERSHIP LLP 1415 SOUTH MONROE AVENUE PO BOX 885 MASON CITY, IA 50402	17.024.0100	SW1/4 NW1/4 BORDER	40.00	0.80	\$272	0.0466%	\$1

**LAND TOTAL**
**1,290.17 \$552,631 94.8401% \$2,845**
**RAILROAD**

UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179	RR	SECTION 11	5.33	5.33	\$2,324	0.3988%	\$12
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179	RR	SECTION 13	12.73	3.69	\$1,609	0.2761%	\$8
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179	RR	SECTION 14	16.29	16.29	\$7,102	1.2189%	\$37
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179	RR	SECTION 15	1.10	1.10	\$480	0.0823%	\$2

**RAILROAD TOTAL**
**26.41 \$11,515 1.9761% \$59**
**ROADS**

FARIBAULT COUNTY C/O DARREN ESSER 415 N MAIN BLUE EARTH, MN 56013-0130		530TH AVENUE COUNTY HIGHWAY 23 PAVED		3.50	\$2,289	0.3928%	\$12
FARIBAULT COUNTY C/O DARREN ESSER 415 N MAIN BLUE EARTH, MN 56013-0130		COUNTY HIGHWAY 2 PAVED		9.80	\$6,409	1.0999%	\$33
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH STREET BRICELYN, MN 56014		50TH STREET GRAVEL		9.80	\$4,273	0.7333%	\$22
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH STREET BRICELYN, MN 56014		540TH AVENUE GRAVEL		12.80	\$5,581	0.9578%	\$29

**ROAD TOTAL**
**35.90 \$18,552 3.1838% \$96**
**LAND, RAILROAD, ROAD TOTAL**
**1,352.48 \$582,698 100.0000% \$3,000**