



County of Faribault

Drainage Department

FARIBAULT COUNTY DITCH #40 HEARING NOTIFICATION

October 25th, 2021

System: County Ditch #40

Location: Emerald Township Sections 21, 22, 23, 26, 27, 28

RE: Redetermination of Benefits and Damages Final Hearing & Repair Informational Meeting

Dear Landowner:

There will be a redetermination of benefits and damages hearing on Faribault County Ditch #40 (CD40) held on **Wednesday, November 17th, 2021 at 1:30 pm at the Golden Bubble** (11575 State Highway 22 Wells, Minnesota 56097). A redetermination of benefits and damages was ordered on March 2nd, 2021, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. Following the hearing, there will be an informational meeting regarding a proposed repair to the outlet of CD40 and a petition to outlet CD40 into County Ditch #46 (CD46). This meeting will cover the benefit and damage values, proposed repair and estimated costs as well as proposed outlet benefit into CD46. The Viewers' Report and Repair Report can be viewed at the Faribault County Auditor's Office or online at <https://www.co.faribault.mn.us/drainage/pages/notices-reports>. See enclosed public notice for more information on the proceeding.

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 Highway 22 Wells, Minnesota 56097) ***Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

Social distancing will be followed if attending in person. 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 November 16th, 2021, for information needed.**

At the public hearing, the Viewers will present information about the redetermination of benefits and damages and the Drainage Authority will accept public comment regarding the Viewers Report. The Engineer will be present to present information about the proposed tile reroute and outlet into CD46. 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

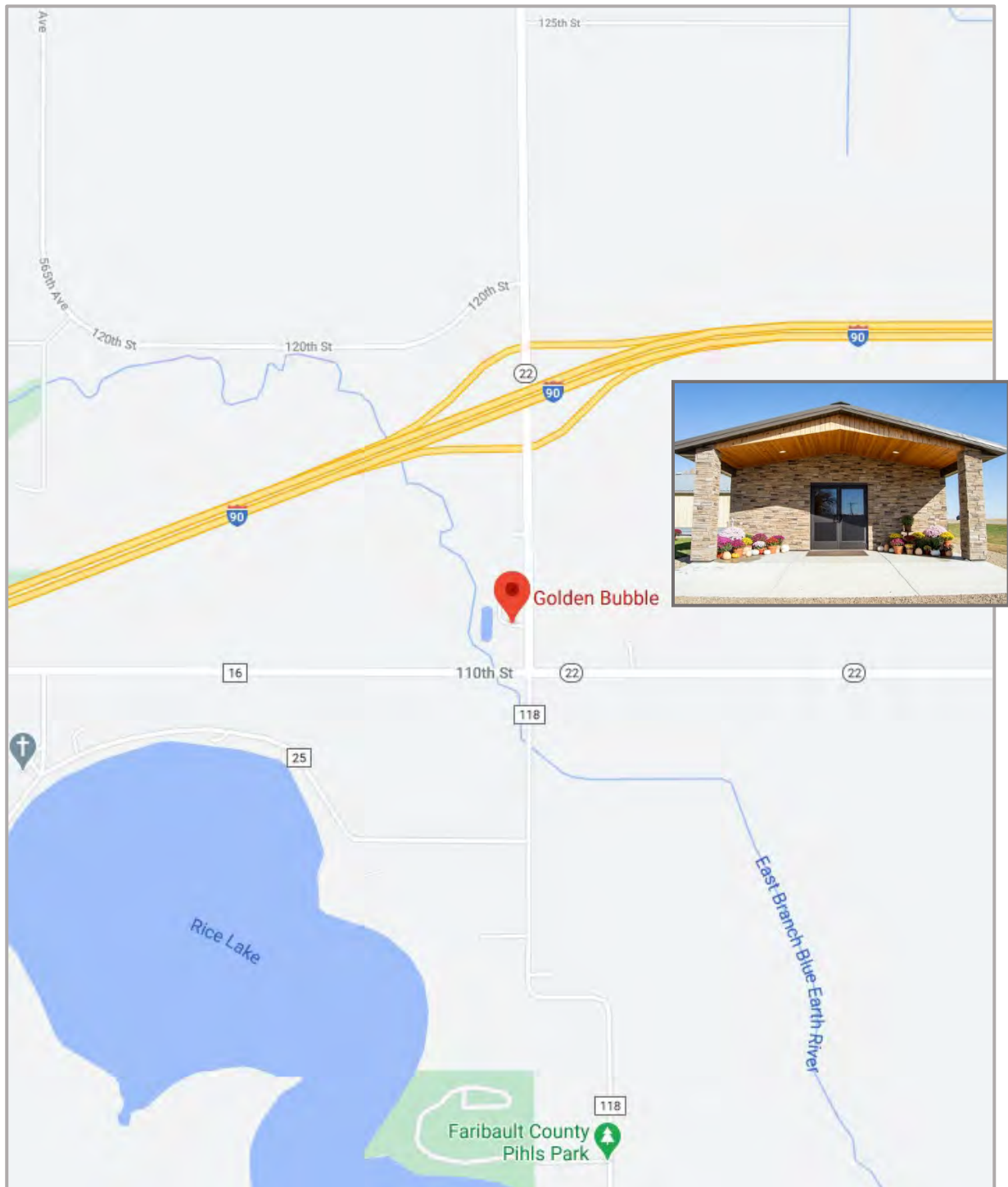
District 4:
Tom Loveall
39290 200th St.
Winnebago, MN 56098
(507) 854-3300

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.



STATE OF MINNESOTA
Before the
FARIBAULT COUNTY BOARD OF COMMISSIONERS
SITTING AS THE DRAINAGE AUTHORITY FOR
COUNTY DITCH #40

In the Matter of:

**Redetermination of Benefits and
Damages of County Ditch #40**

FINAL HEARING NOTICE

PLEASE TAKE NOTICE, the Faribault County Board of Commissioners, sitting as the drainage authority for County Ditch #40 will hold a final hearing on the redetermination of benefits and damages of County Ditch #40. The Viewers' Report was filed with the drainage authority on October 1st, 2021, and is available for inspection at the Faribault County Auditor's Office, 415 North Main, Blue Earth, MN. The hearing shall be held at **1:30 p.m. on November 17th, 2021, at the Golden Bubble, 11575 State Hwy 22 Wells, MN 56097. Due to COVID-19 pandemic, the hearing can be attended virtually via phone or computer.** Contact the Faribault County Drainage Department at 507-526-2388 for more information on virtual attendance. At the final hearing, the drainage authority will accept public comment regarding the Viewers' Report. Any party having an interest in the proceedings may appear and provide comment. Written comments will be accepted at the hearing and by mail through the date of the hearing at the Faribault County Auditor's Office, PO Box 130, Blue Earth, MN 56013. A repair informational meeting will follow the hearing to discuss proposed repair of the County Ditch #40 tile outlet and cost estimate of the project.

County Ditch #40 consists of several branches of tile. The following properties are affected by the Viewers' Report of benefits and damages:

Emerald Township, T 102 N-R 26W, Sections: 21, 22, 23, 26, 27, 28;

all in Faribault County.

The following owners of property are affected by in the Viewers' Report of benefits and damages:

Becker, Douglas J & Leslie I; Bradford Family Trust Agreement Larry N & Virginia L Bradford; Bruellman, Jared L & Lexie A; Diamond Pork LLC; Frandle, Glen A & Ardell Frandle; Oswald, Annabelle Trust Todd Karkela Trustee; Oswald, Andrew; Oswald, Raymond; Oswald, Raymond N

& Patricia; Peterson, Craig J; Peterson, Bruce & Connie; Rodger & Jody Renkly Rev Tr; Steinhauer, Kevin; Theis, Nathan & Danielle; Trusts Provided For & Created By Harlan Maland Last Will & T; Willmert, Sonja C

The following governmental entities are affected by the redetermination of benefits and damages of County Ditch #40:

EMERALD TOWNSHIP, FARIBAULT COUNTY; FARIBAULT COUNTY

Copies of the Viewers' Report and Property Owners' Report are enclosed. Full Reports can be obtained by calling the Faribault County Auditor's Office at 507-526-6211 or may be found online at <https://www.co.faribault.mn.us/drainage>.



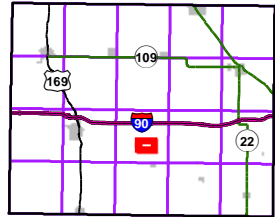
County Auditor-Treasurer-Coordinator

Dated: 10-8-2021

**FARIBAULT
COUNTY DITCH
NO. 40 (CD40)**

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

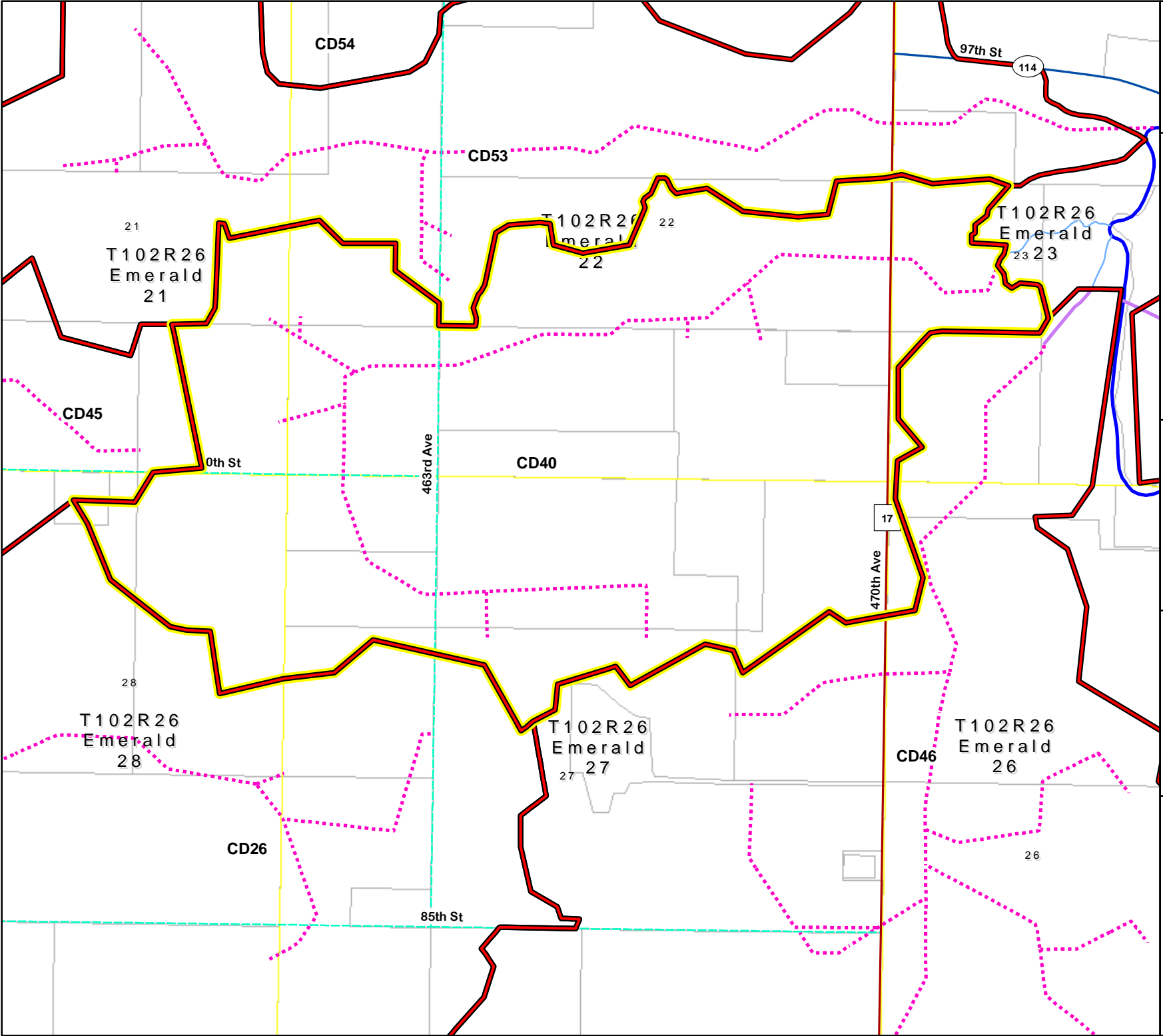
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 1,125 feet

**FARIBAULT
COUNTY, MN**

www.co.faribault.mn.us



**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County
CD-40 Faribault County, Minnesota
October 1, 2021
(Draft)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-40 Excel spreadsheet and Faribault County CD-40 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-40, 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-40
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-40
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-40
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-40
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-40
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-40
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-40

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-40
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-40 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 56013 (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on November 17, 2021 from 1:00 PM to 2:00 PM at The Golden Bubble, 11575 State Highway 22, Wells, Minnesota 56097

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 Farmdoc or University of Minnesota FinBin
- Sales data from the Faribault County Assessor office and website
- Visual inspection of each 40 acre parcel or less
- Consultation with Faribault County Auditor / Treasurer and the Faribault County ditch inspector

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

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

Land is presently used for building sites, roads, 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 1st day of October 2021

**Faribault County CD-40
Redetermination of Benefits
Viewers Report
October 1, 2021
(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 or pasture ground. Pasture classification with economic productivity of \$90 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 \$492 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 \$555 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 \$492 per acre based upon average production of 78% 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 \$530 per acre based upon average annual production of 84% 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 \$568 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 \$599 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	189.9	\$3.82	\$725	50%	\$363
Beans	57.0	\$9.41	\$536	50%	\$268
					\$631

Production costs

Corn	$\$426 \times 50\% = \213
Beans	$\$226 \times 50\% = \113
	\$326

Potential Benefit value

	<u>"A"</u> 78% of \$650 \$492	<u>"B"</u> 84% of \$650 \$530	<u>"C"</u> 90% of \$650 \$568	<u>"D"</u> 95% of \$650 \$599
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$166	\$204	\$242	\$273
Previous income	\$0	\$90	\$166	\$229
Increased income	\$166	\$114	\$76	\$44
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$110	\$83	\$49	\$26
Capitalized for 25 years @ ½ %	\$2,578	\$1,941	\$1,142	\$613
% of potential Benefit	40%	40%	40%	40%
Reduced benefit Value	\$1,031	\$776	\$457	\$245

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

Summary

Faribault County CD-40 consists of 596.16 acres of farmland, building sites, and roads, with benefits of \$369,848

- 574.06 acres of farmland and building sites in Faribault County in Emerald Township
- 22.10 acres of County and Township roads
- 596.16 total acres

Average land benefits, (reduced) over a 25 year period are **\$627** per acre

- A soil \$1,031
- B soil \$776
- C soil \$457
- D soil \$245

Building site benefits

- (Average of B + C + D soils) X 1.5 = **\$739**

Wetland benefits

- Documented permanent wetland benefits = (Average land benefit) X 0.1 = **\$63**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$627**
- b. Paved roads, State or County
(Average land benefit) X 1.5 = **\$941**
- c. Paved roads, (Wide) State or County
(Average land benefit) X 1.25 = **\$784**

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. 14,275 feet of County tile,
\$7,138 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.

Benefits and damages statement

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

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 1st day of October 2021

Spreadsheet Example and Explanation (CD-40)

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	NW 1/4 NW 1/4	40.00	33.00	\$19,292	5.2162%	\$156

Column A	Land owners name and address
Column B	Parcel Number
Column C	Description , Description of the parcel
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 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 \$521.62 ($\$10,000 \times 5.2162\% = \521.62)
Column H	Estimated Assessment , This is the amount that you will owe toward the redetermination process. (Based on \$3,000)

FARIBAUT COUNTY CD-40 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 DRAFT

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

EMERALD TOWNSHIP - SECTION 21
21-102-26

BRADFORD FAMILY TRUST AGREEMNT LARRY N & VIRGINIA L BRADFORD 1201 YALE PLACE #604 MINNEAPOLIS, MN 55403	08.021.0100	SE1/4 SE1/4 BORDER	40.00	26.64	\$19,607	5.3015%	\$159
BRADFORD FAMILY TRUST AGREEMNT LARRY N & VIRGINIA L BRADFORD 1201 YALE PLACE #604 MINNEAPOLIS, MN 55403	08.021.0800	NE1/4 SE1/4 BORDER	40.00	11.90	\$7,933	2.1449%	\$64

EMERALD TOWNSHIP - SECTION 22
22-102-26

BRADFORD FAMILY TRUST AGREEMNT LARRY N & VIRGINIA L BRADFORD 1201 YALE PLACE #604 MINNEAPOLIS, MN 55403	08.022.0100	NE1/4 SW1/4 BORDER	40.00	19.75	\$12,793	3.4589%	\$104
OSWALD,RAYMOND PO BOX 565 FROST, MN 56033	08.022.0400	SE1/4 SW1/4 EX 12.5 AC	27.50	26.81	\$17,770	4.8046%	\$144
OSWALD,RAYMOND PO BOX 565 FROST, MN 56033	08.022.0400	SW1/4 SE1/4 15.5 AC IN	15.50	15.50	\$8,960	2.4227%	\$73
OSWALD,RAYMOND N & PATRICIA PO BOX 565 FROST, MN 56033	08.022.0401	SW1/4 SE1/4 17.0 AC IN	17.00	17.00	\$11,332	3.0639%	\$92
OSWALD,RAYMOND N & PATRICIA PO BOX 565 FROST, MN 56033	08.022.0401	SE1/4 SE1/4 EX 10 AC	30.00	28.54	\$17,339	4.6880%	\$141
DIAMOND PORK LLC 8938 470TH AVENUE FROST, MN 56033	08.022.0402	SE1/4 SE1/4 10 AC IN	10.00	9.19	\$5,926	1.6022%	\$48
OSWALD, ANNABELLE TRUST TODD KARKELA TRUSTEE 8927 HIGHLAND BAY WOODBURY, MN 55125	08.022.0500	SE1/4 SW1/4 12.5 AC IN	12.50	12.19	\$6,281	1.6982%	\$51
OSWALD, ANNABELLE TRUST TODD KARKELA TRUSTEE 8927 HIGHLAND BAY WOODBURY, MN 55125	08.022.0500	SW1/4 SE1/4 7.5 AC IN	7.50	7.50	\$3,119	0.8434%	\$25
BECKER,DOUGLAS J & LESLIE I 15680 470TH AVE EASTON, MN 56025	08.022.0800	SW1/4 SW1/4	40.00	38.00	\$30,903	8.3556%	\$251
TRUSTS PROVIDED FOR & CREATED BY HARLAN MALAND LAST WILL & T ATTN: DOROTHY MALAND 101 PROMENADE AVENUE APT 334 WAYZATA, MN 55391	08.022.0900	NE1/4 SW1/4 BORDER	40.00	17.20	\$8,335	2.2537%	\$68
TRUSTS PROVIDED FOR & CREATED BY HARLAN MALAND LAST WILL & T ATTN: DOROTHY MALAND 101 PROMENADE AVENUE APT 334 WAYZATA, MN 55391	08.022.0900	NW1/4 SE1/4 BORDER	40.00	31.50	\$17,605	4.7600%	\$143
TRUSTS PROVIDED FOR & CREATED BY HARLAN MALAND LAST WILL & T ATTN: DOROTHY MALAND 101 PROMENADE AVENUE APT 334 WAYZATA, MN 55391	08.022.0900	NE1/4 SE1/4 BORDER	40.00	32.13	\$21,725	5.8741%	\$176

FARIBAUT COUNTY CD-40 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 DRAFT

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
EMERALD TOWNSHIP - SECTION 23			23-12-26				
STEINHAUER,KEVIN 8938 470TH AVENUE FROST, MN 56033	08.023.0100	NW1/4 SW1/4 BORDER	40.00	28.83	\$20,093	5.4327%	\$163
STEINHAUER,KEVIN 8938 470TH AVENUE FROST, MN 56033	08.023.0200	SW1/4 SW1/4 BORDER	40.00	2.23	\$727	0.1965%	\$6
BRUELLMAN,JARED L & LEXIE A 9552 470TH AVE FROST, MN 56033	08.023.0303	NW1/4 NW1/4 14.1 AC IN BORDER	14.10	0.21	\$73	0.0196%	\$1
STEINHAUER,KEVIN 8938 470TH AVENUE FROST, MN 56033	08.023.1100	NE1/4 SW1/4 EX 16.4 AC BORDER	23.60	0.30	\$247	0.0669%	\$2
EMERALD TOWNSHIP - SECTION 26			26-102-26				
PETERSON,BRUCE & CONNIE 5931 490TH AVE FROST, MN 56033	08.026.0400	NW1/4 NW1/4 EX 9.50 AC BORDER	30.50	3.10	\$1,104	0.2984%	\$9
STEINHAUER,KEVIN 8938 470TH AVENUE FROST, MN 56033	08.026.402	NW1/4 NW1/4 9.5 AC IN BORDER	9.50	0.06	\$19	0.0052%	\$0
EMERALD TOWNSHIP - SECTION 27			27-102-26				
WILLMERT, SONJA C 2208 500TH ST BUFFALO CENTER IA 50424	08.027.0400	SE1/4 NW1/4 EXC 1.94 AC BORDER	38.06	14.01	\$8,662	2.3421%	\$70
WILLMERT, SONJA 2208 500TH ST BUFFALO CENTER IA 50424	08.027.0400	SW1/4 NE1/4	31.40	12.50	\$6,363	1.7206%	\$52
OSWALD,ANDREW 8999 470TH AVE FROST, MN 56033	08.027.0600	NW1/4 NE1/4 10.0 AC IN	10.00	10.00	\$1,629	0.4406%	\$13
OSWALD,ANDREW 8999 STATE HWY 254 FROST, MN 56033	08.027.0600	NE1/4 NE1/4 7.0 AC IN	7.00	7.00	\$1,142	0.3088%	\$9
OSWALD, ANNABELLE TRUST TODD KARKELA TRUSTEE 8927 HIGHLAND BAY WOODBURY, MN 55125	08.027.0700	NE1/4 NW1/4	40.00	39.00	\$25,935	7.0122%	\$210
OSWALD, ANNABELLE TRUST TODD KARKELA TRUSTEE 8927 HIGHLAND BAY WOODBURY, MN 55125	08.027.0700	NW1/4 NE1/4 EX 10 AC	30.00	30.00	\$19,292	5.2162%	\$156
PETERSON,CRAIG J 1340 OAKSIDE CIRCLE CHANHASSEN, MN 55317	08.027.0800	NE1/4 NE1/4 EX 7.0 AC BORDER	33.00	29.16	\$13,590	3.6745%	\$110
PETERSON,CRAIG J 1340 OAKSIDE CIRCLE CHANHASSEN, MN 55317	08.027.0800	SE1/4 NE1/4 BORDER	40.00	2.50	\$1,169	0.3161%	\$9
BRADFORD FAMILY TRUST AGREEMNT LARRY N & VIRGINIA L BRADFORD 1201 YALE PLACE #604 MINNEAPOLIS, MN 55403	08.027.0900	SW1/4 NW1/4 BORDER	40.00	7.82	\$4,413	1.1932%	\$36
BRADFORD FAMILY TRUST AGREEMNT LARRY N & VIRGINIA L BRADFORD 1201 YALE PLACE #604 MINNEAPOLIS, MN 55403	08.027.1000	NW1/4 NW1/4 S 1/2	20.00	19.50	\$12,640	3.4177%	\$103
RODGER & JODY RENKLY REV TR 41942 130TH ST BLUE EARTH, MN 56013	08.027.1100	NW1/4 NW1/4 N 1/2	20.00	18.50	\$13,592	3.6750%	\$110

FARIBAULT COUNTY CD-40 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 DRAFT

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
EMERALD TOWNSHIP - SECTION 28			28-102-26				
RODGER & JODY RENKLY REV TR 41942 130TH ST BLUE EARTH, MN 56013	08.028.0200	NE1/4 NE1/4 BORDER	40.00	37.60	\$25,451	6.8814%	\$206
RODGER & JODY RENKLY REV TR 41942 130TH ST BLUE EARTH, MN 56013	08.028.0200	SE1/4 NE1/4 BORDER	40.00	8.40	\$4,049	1.0949%	\$33
THEIS,NATHAN & DANIELLE 45639 90TH STREET BLUE EARTH, MN 56013	08.028.0800	NW1/4 NE1/4 5.07 AC IN BORDER	5.07	1.00	\$172	0.0464%	\$1
FRANDLE,GLEN A & ARDELL FRANDLE 7752 470TH AVENUE FROST, MN 56033	08.028.0900	NW1/4 NE1/4 EX 5.07 AC BORDER	34.93	8.49	\$3,788	1.0241%	\$31
LAND TOTAL				574.06	\$353,778	95.6549%	\$2,870

ROADS

FARIBAULT COUNTY C/O DARREN ESSER 415 N MAIN BLUE EARTH, MN 56013-0130		COUNTY HIGHWAY 17 PAVED WIDE		14.10	\$11,054	2.9889%	\$90
EMERALD TOWNSHIP CLERK EYTHAN FRANDLE 44282 100TH STREET BLUE EARTH, MN 56013		463RD AVENUE GRAVEL		4.40	\$2,759	0.7459%	\$22
EMERALD TOWNSHIP CLERK EYTHAN FRANDLE 44282 100TH STREET BLUE EARTH, MN 56013		90TH STREET GRAVEL		3.60	\$2,257	0.6103%	\$18
ROAD TOTAL				22.10	\$16,070	4.3451%	\$130

LAND, RAILROAD, ROAD TOTAL	596.16	\$369,848	100.0000%	\$3,000
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