

**Faribault County CD-45
Redetermination of Benefits
Viewers Report
September 5, 2019
(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 \$80 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 \$476 per acre based upon average annual yield of 80% of optimum with \$335 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 \$536 per acre based upon an average annual yield of 90% of optimum with \$335 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 \$530 per acre based upon average production of 89% of optimum with \$335 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 \$548 per acre based upon average annual production of 92% of optimum with \$335 production costs, and a market value of \$5,500 to \$6,500.
- “C” – Well drained ground, highest land classification with economic productivity of \$571 per acre based upon average annual production of 96% of optimum with \$335 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 \$583 per acre based upon average production of 98% of optimum with \$335 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	197.4	\$3.31	\$654	50%	\$327
Beans	59.5	\$9.02	\$537	50%	\$268
					\$595

Production costs

Corn	$\$474 \times 50\% = \237
Beans	$\$195 \times 50\% = \underline{\$98}$
	\$335

Potential Benefit value

	<u>"A"</u> 89% of \$595 \$530	<u>"B"</u> 92% of \$595 \$548	<u>"C"</u> 96% of \$595 \$571	<u>"D"</u> 98% of \$595 \$583
Minus cost of production	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>
Net income	\$195	\$213	\$237	\$249
Previous income	<u>\$0</u>	<u>\$80</u>	<u>\$142</u>	<u>\$201</u>
Increased income	\$195	\$133	\$95	\$48
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$139	\$102	\$68	\$30
Capitalized for 25 years @ ½ %	\$3,264	\$2,393	\$1,600	\$694
% of potential Benefit	%80	%85	%90	%95
Reduced benefit Value	\$2,612	\$2,034	\$1,440	\$660

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

Summary

Faribault County CD-45 consists of 592.68 acres of farmland, roads, and building sites with benefits of \$690,292

- 580.68 acres of farmland and building sites in Faribault County in Emerald Township
- 12.00 acres of County and Township roads.
- 592.68 total acres

Average land benefits, (reduced) over a 25 year period are **\$1,686** per acre

- A soil \$2,612
- B soil \$2,034
- C soil \$1,440
- D soil \$660

Building site benefits

- (Average of B + C + D soils) X 1.5 = **\$2,067**

Wetland benefits

- Documented permanent wetland benefits = (Average land benefit) X 0.1 = **\$169**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$1,686**

Tile benefits

- a. A tile benefit was given for most County tile at a rate of **\$2.00 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. 15,670 feet of County tile, **\$17,960 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

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 local elevators, University Farmdoc or University of Minnesota FinBin
- Land 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 _____

Dennis Distad _____

Robert Hansen _____

Kendall Langseth _____

Submitted this 5th day of September 2019

FARIBAULT COUNTY CD-45 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Total Easement Assessment
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\$4,000

EMERALD TOWNSHIP - SECTION 20 20-102-026

MURRAY, DARYL G & JUDITH K LIFE ESTATE ETAL 6 ELM BOULEVARD BLUE EARTH, MN 56013	08.020.0200	NE1/4 NE1/4 BORDER	40.00	15.81	\$2,555	0.3701%	\$15
MURRAY, DARYL G & JUDITH K LIFE ESTATE ETAL 6 ELM BOULEVARD BLUE EARTH, MN 56013	08.020.0200	SE1/4 NE1/4	40.00	38.64	\$37,652	5.4544%	\$218
JOHNSON, VIRGINIA L LIVING TRUST ETAL 607 S MAIN ST BLUE EARTH, MN 56013	08.020.0300	NW1/4 SE1/4 BORDER	40.00	37.20	\$20,290	2.9393%	\$118
JOHNSON, VIRGINIA L LIVING TRUST ETAL 607 S MAIN ST BLUE EARTH, MN 56013	08.020.0300	NE1/4 SE1/4 BORDER	40.00	35.04	\$67,284	9.7472%	\$390
JOHNSON, VIRGINIA L LIVING TRUST ETAL 607 S MAIN ST BLUE EARTH, MN 56013	08.020.0300	SW1/4 SE1/4 BORDER	40.00	4.00	\$6,509	0.9429%	\$38
JOHNSON, VIRGINIA L LIVING TRUST ETAL 607 S MAIN ST BLUE EARTH, MN 56013	08.020.0300	SE1/4 SE1/4 BORDER	40.00	3.12	\$5,077	0.7355%	\$29
CLARK, DEAN V 2013 IRREV TRUST & BETTY L CLARK TRUST (FAMILY) PO BOX 6294 ROCHESTER, MN 55903	08.020.0400	NE1/4 SW1/4 BORDER	40.00	11.90	\$6,238	0.9037%	\$36
CLARK, DEAN V 2013 IRREV TRUST & BETTY L CLARK TRUST (FAMILY) PO BOX 6294 ROCHESTER, MN 55903	08.020.0400	SE1/4 SW1/4 BORDER	40.00	1.50	\$2,136	0.3094%	\$12
MURRAY, TIMOTHY A 44624 90TH STREET BLUE EARTH, MN 56013	08.020.0600	NW1/4 NE1/4 BORDER	40.00	15.50	\$2,957	0.4283%	\$17
MURRAY, TIMOTHY A 44624 90TH STREET BLUE EARTH, MN 56013	08.020.0600	SW1/4 NE1/4 BORDER	40.00	35.50	\$23,703	3.4338%	\$137

EMERALD TOWNSHIP - SECTION 21 21-102-026

BRADFORD FAMILY TRUST AGREEMENT LARRY N & VIRGINA L BRADFORD 1201 YALE PLACE # 604 MINNEAPOLIS, MN 55403	08.021.0100	SE1/4 SE1/4 BORDER	40.00	12.40	\$15,641	2.2659%	\$91
BECKER, DOUGLAS J & LESLIE I 15680 470TH AVE EASTON, MN 56025	08.021.0200	NE1/4 NW1/4 BORDER	40.00	37.22	\$28,462	4.1232%	\$165
OLSON, CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	08.021.0300	NW1/4 NE1/4 BORDER	40.00	14.03	\$16,055	2.3258%	\$93

FARIBAULT COUNTY CD-45 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Total Easement Assessment
OLSON, CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	08.021.0300	SW1/4 NE1/4 BORDER	40.00	9.30	\$13,237	1.9176%	\$77
SKOGEN, LAURA ETAL 15425 450TH AVE EASTON, MN 56025	08.021.0400	NW1/4 NW1/4 BORDER	40.00	34.86	\$51,398	7.4458%	\$298
FRANDLE, JOHN S & JOAN 45603 100TH ST BLUE EARTH, MN 56013	08.021.0500	SE1/4 SW1/4	40.00	39.00	\$78,098	11.3138%	\$453
MURRAY, DAVID K 8823 440TH AVE BLUE EARTH, MN 56013	08.021.0600	SW1/4 NW1/4 EXC 10.0 AC	30.00	29.58	\$32,510	4.7097%	\$188
MURRAY, DAVID K 8823 440TH AVE BLUE EARTH, MN 56013	08.021.0600	SE1/4 NW1/4 BORDER	40.00	36.90	\$7,839	1.1356%	\$45
ERTMAN, MATTHEW DEAN 9596 450TH AVE BLUE EARTH, MN 56013	08.021.0700	SW1/4 NW1/4 5 AC IN	5.00	4.46	\$3,337	0.4834%	\$19
MURRAY, DAVID K & SANDRA 8823 440TH AVE BLUE EARTH, MN 56013	08.021.0701	SW1/4 NW1/4 5 AC IN	5.00	4.46	\$812	0.1176%	\$5
BRADFORD FAMILY TRUST AGREEMENT LARRY N & VIRGINA L BRADFORD 1201 YALE PLACE # 604 MINNEAPOLIS, MN 55403	08.021.0800	NE1/4 SW1/4 BORDER	40.00	36.50	\$62,116	8.9984%	\$360
BRADFORD FAMILY TRUST AGREEMENT LARRY N & VIRGINA L BRADFORD 1201 YALE PLACE # 604 MINNEAPOLIS, MN 55403	08.021.0800	NW1/4 SE1/4 BORDER	40.00	4.70	\$7,553	1.0941%	\$44
BRADFORD FAMILY TRUST AGREEMENT LARRY N & VIRGINA L BRADFORD 1201 YALE PLACE # 604 MINNEAPOLIS, MN 55403	08.021.0801	NW1/4 SW1/4 EXC 5.26	34.74	33.78	\$65,248	9.4522%	\$378
HAALAND, O JAMES & JUDITH BOX 451 FROST, MN 56033	08.021.0802	SW1/4 SE1/4 BORDER	40.00	35.60	\$57,523	8.3331%	\$333
FRANDLE, JOHN S & JOAN 45603 100TH ST BLUE EARTH, MN 56013	08.021.0803	SW1/4 SW1/4 BORDER	40.00	14.80	\$24,684	3.5758%	\$143
WICKERSHAM, MARK A & SHEILA D 9374 450TH AVE BLUE EARTH, MN 56013	08.021.0804	NW1/4 SW1/4 5.26 AC IN	5.26	4.72	\$2,270	0.3288%	\$13
EMERALD TOWNSHIP - SECTION 28 22-102-026							
RENKLEY, ROGER P 41942 130TH ST BLUE EARTH, MN 56013	08.028.0200	NE1/4 NE1/4 BORDER	40.00	0.32	\$488	0.0707%	\$3
THEIS, NATHAN & DANIELLE 45639 90TH ST BLUE EARTH, MN 56013	08.028.0800	NW1/4 NE1/4 BORDER/5.07 AC IN	5.07	2.91	\$545	0.0789%	\$3

FARIBAULT COUNTY CD-45 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Total Easement Assessment
FRANDLE, GLEN A & ARDELL FRANDLE 7752 STATE HWY 254 FROST, MN 56033	08.028.0900	NW1/4 NE1/4 EXC 5.07	34.93	8.10	\$12,774	1.8505%	\$74
FRANDLE, JOHN S & JOAN 45603 100TH ST BLUE EARTH, MN 56013	08.028.1100	E 1/2 NE1/4 NW1/4 BORDER	20.00	16.90	\$11,824	1.7128%	\$69
NIMZ, DOUGLAS 42333 93RD ST BLUE EARTH, MN 56013	08.028.1101	NW1/4 NW1/4 BORDER	40.00	0.43	\$656	0.0950%	\$4
NIMZ, DOUGLAS 42333 93RD ST BLUE EARTH, MN 56013	08.028.1101	W1/2 NE1/4 NW1/4 BORDER	20.00	1.50	\$2,593	0.3757%	\$15
LAND TOTAL				580.68	\$670,060	97.0691%	\$3,883

ROADS

FARIBAULT COUNTY C/O DARREN ESSER 415 N MAIN BLUE EARTH, MN 56013-0130	COUNTY ROAD 109 450TH AVENUE GRAVEL			5.90	\$9,947	1.4410%	\$58
EMERALD TOWNSHIP CLERK EYTHAN FRANDLE 44282 100TH STREET BLUE EARTH, MN 56013	90TH STREET GRAVEL			4.50	\$7,587	1.0991%	\$44
EMERALD TOWNSHIP CLERK EYTHAN FRANDLE 44282 100TH STREET BLUE EARTH, MN 56013	100TH STREET GRAVEL			1.60	\$2,698	0.3908%	\$16
ROAD TOTAL				12.00	\$20,232	2.9309%	\$117

LAND AND ROAD TOTAL592.68\$690,292100.0000%\$4,000