



County of Faribault

Drainage Department

INFORMATIONAL MEETING NOTIFICATION

January 4th, 2021

System: County Ditch No. 46
Location: Emerald Township Sections 22, 23, 26, 27, 34, 35;
Rome Township Sections 2, 3

RE: Redetermination of Benefits Informational Meeting

Dear Landowner:

There will be an informational meeting held on **Friday, January 15th, 2021 at 1:00 pm at the Golden Bubble** (11575 State Highway 22 Wells, Minnesota 56097) Faribault County Ditch No. 46 (CD46). A redetermination of benefits and damages was ordered on July 3rd, 2018, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. This meeting will cover the benefit and damage 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 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. Face masks are required. Virtual attendance is encouraged. 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 January 14th, 2021 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. 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



TO: Landowners on Faribault County Ditch 46

RE: Landowner informational meeting

Friday, January 15, 2021 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 46. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-46. 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

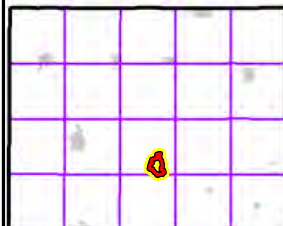
Mark Behrends	507-383-6364
Bob Hansen	507-383-6288
Kendall Langseth	507-391-3438
John Thompson	507-525-4659

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. 46 (CD46)

Legend

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

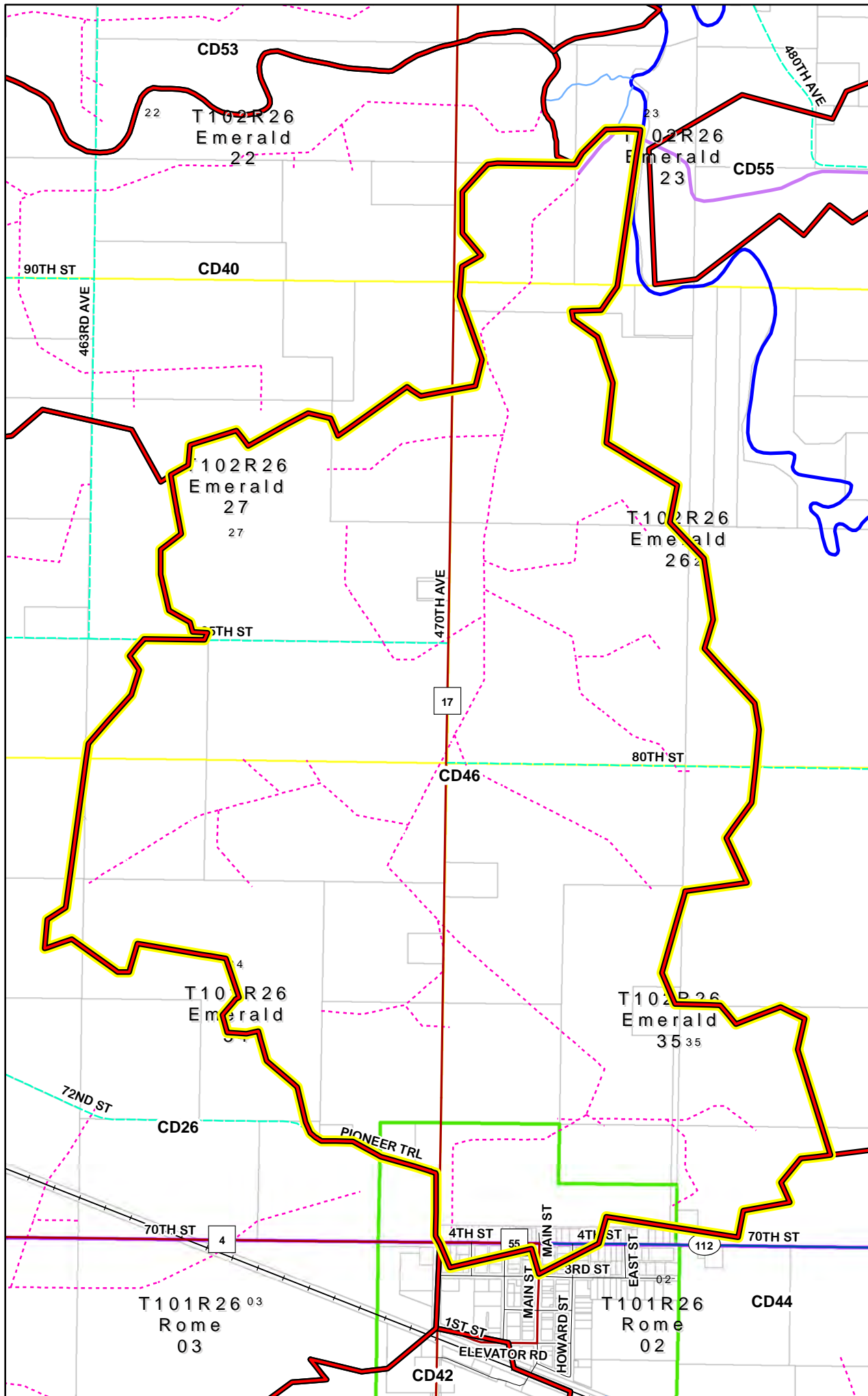


Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in this map are compiled from the best available records that could be found and may contain errors or omissions.

1 inch = 1,447 feet



www.co.faribault.mn.us



**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-46
Faribault County, Minnesota
December 31, 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-46 Excel spreadsheet and Faribault County CD-46 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-46, 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-46
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-46
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-46
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-46
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-46
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-46
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-46
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-46
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-46 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 January 15, 2021 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 open ditch and 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, 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 open ditch and 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 31st day of December 2020

**Faribault County CD-46
Redetermination of Benefits
Viewers Report
December 31, 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 \$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 \$455 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 \$501 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 \$467 per acre based upon average production of 82% 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 \$501 per acre based upon average annual production of 88% 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 \$524 per acre based upon average annual production of 92% 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 \$541 per acre based upon average production of 95% 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	185.9	\$3.49	\$649	50%	\$324
Beans	54.1	\$9.00	\$490	50%	<u>\$245</u>
					\$569

Production costs

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

Potential Benefit value

	<u>"A"</u>	<u>"B"</u>	<u>"C"</u>	<u>"D"</u>
	82% of \$569	88% of \$569	92% of \$569	95% of \$569
	\$467	\$501	\$524	\$541
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$141	\$175	\$198	\$215
Previous income	<u>\$0</u>	<u>\$80</u>	<u>\$129</u>	<u>\$175</u>
Increased income	\$141	\$95	\$68	\$40
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$85	\$64	\$41	\$22
Capitalized for 25 years @ ½ %	\$1,987	\$1,498	\$969	\$512
% of potential Benefit	25%	25%	25%	25%
Reduced benefit Value	\$497	\$374	\$242	\$128

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

Summary

Faribault County CD-46 consists of 1,322.97 acres of farmland, building sites, roads, and city with benefits of \$387,510

- a. 1,215.95 acres of farmland and building sites in Faribault County in Emerald and Rome Townships
- b. 43.80 acres of County and Township roads
- c. 63.22 acres in the city limits of Frost
- d. 1,322.97 total acres

Average land benefits, (reduced) over a 25 year period are **\$310** per acre

- a. A soil \$497
- b. B soil \$374
- c. C soil \$242
- d. D soil \$128

Building site benefits

- a. (Average of B + C + D soils) X 1.5 = **\$372**

Wetland benefits

- a. Documented permanent wetland benefits = (Average land benefit) X 0.1
= **\$31**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$310**
- b. Paved roads, County (Wide)
(Average land benefit) X 1.25 = **\$388**
- c. Paved roads, County
(Average land benefit) X 1.5 = **\$465**

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. 36,445 feet of County tile, **\$17,830 of tile benefits**

Grass strip right of way easement acres

The Viewers and Engineer recommend establishment of a permanent one rod grass strip on each side of the total length of the open ditch, as per Minnesota Ditch Law, 103-E.021. This State law requires establishment of this 16.5 foot grass strip, beginning at the top of the berm, and extending outward. This strip must be planted in perennial vegetation of grass or legumes. The landowner is responsible for the control of noxious weeds. No fences or grazing of livestock is allowed within the one rod grass strip. The Viewers and Engineer recommend that no trees be allowed within this right-of-way.

Grass strip right of way easement damages on cropland acres

Faribault County Assessor average value per CER for land sales from October 1, 2019 to September 4, 2020 is \$96.30 per CER. Emerald and Rome Township average CER is 76.6. $\$96.30 \times 76.6 = \$7,377$. \$7,377 is the value per acre for the easement
 $\$7,377 \times 0.46 \text{ acres} = \$3,393$

Grass strip right of way easement damages on trees, building sites, or non-benefited acres

Faribault County Assessor average value per CER for land sales from October 1, 2019 to September 4, 2020 is \$96.30 per CER. Emerald and Rome Township average CER is 76.6. $\$96.30 \times 76.6 = \$7,377 \times 10\% = \$738$. \$738 is the value per acre for the easement on trees, building sites, or non-benefited acres
 $\$738 \times 0.05 \text{ acres} = \37

Construction right of way easement acres

The Viewers and Engineer recommend that a permanent easement be acquired 100 feet on each side of centerline of the open ditch. This easement gives the ditch authority the right to drive on or spread ditch spoils in the area. The area will most likely never be disturbed. If it is necessary to be on these acres during the growing season, the damaged crops will be paid at the Faribault County crop damage rate. (No construction easement was acquired thru building sites)

Construction right of way easement damage

Faribault County Assessor average value per CER for land sales from October 1, 2019 to September 4, 2020 is \$96.30 per CER. Emerald and Rome Township average CER is 76.6. $\$96.30 \times 76.6 = \$7,377 \times 5\% = \$369$. \$369 is the value per acre for the easement on construction easement acres
\$369 X 1.89 acres = \$697

Total easement damages

Grass strip right of way and construction right of way = **\$4,128**

Crop damages

Crop damages will be paid per acre on standing crops damaged by construction or repair on the County open ditch or County tile, as determined by the Faribault County Ditch Inspector.

Benefits and damages statement

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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:**

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2. **Potential land use, property value and economic productivity from the drainage system:**

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4. There is no damage to any riparian rights.

5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.

6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.

7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

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

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 31st day of December 2020

Spreadsheet example and explanation (CD-46)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Name And Address Of Owner	Parcel #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% of Total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Trees or Non-benefited Acres 10%	R.O.W. Grass Strip Easement Trees or Non-benefited Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
John Doe 12345 100th Avenue Your Town, MN 12345	01.234.5678	NW1/4 NW1/4	40.00	39.00	\$11,996	3.0956%	1.00	\$7,377	1.00	\$738	1.00	\$369	\$8,484	\$248
Column A	Name And Address Of Owner													
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 will 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 repairs and maintenance on the ditch system Example: On a \$10,000 repair, this parcel would pay \$309.56 (\$10,000 X 3.0956% = \$309.56)													
Column H	ROW Grass Strip Easement Cropland Acres 100%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Cropland acres)													
Column I	ROW Grass Strip Easement Cropland Damages 100%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip cropland acres X \$7,377 = your payment)													
Column J	ROW Grass Strip Easement Trees or non-benefited Acres 10%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Trees or non-benefited acres)													
Column K	ROW Grass Strip Easement Trees or non-benefited Damages 10%, This is the amount that you will get paid (one time payment) for the permanent easement (Trees or non-benefited acres X \$738 = your payment)													
Column L	Construction ROW Easement Acres, There is a 100' construction easement on each side of the open ditch. This is the number of easement acres that are on this parcel. (100' starting at the center of the open ditch, minus the actual open ditch, minus the 16.5' grass strip) = your ROW easement acres.													
Column M	Construction ROW Easement Damages, This is the amount that you will get paid (one time payment) for the easement. (Construction acres X \$369 = your payment)													
Column N	Total Easement Damages, This is the total damages that you will get paid. (Grass strip damages + Construction damages = total easement damages)													
Column O	Estimated Easement Assessment, This is the amount that you will owe toward the redetermination process. (Based on \$8,000 total estimated cost) estimated total cost X % of total benefits (\$8,000 X 3.0956% = \$248)													

FARIBAUT COUNTY CD-46 REDETERMINATION OF BENEFITS DECEMBER 31, 2020 (DRAFT)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Trees or Non-benefited Acres 10%	R.O.W. Grass Strip Easement Trees or Non-benefited Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
EMERALD TOWNSHIP SECTION 23 26-102-26							\$7,377		\$738		\$369		\$8,000	
STEINHAEUER, KEVIN 8938 470TH AVE FROST, MN 56033	08.023.0200	SW1/4 SW1/4 BORDER	40.00	35.49	\$9,426	2.4325%								\$195
STEINHAEUER, KEVIN 8938 470TH AVE FROST, MN 56033	08.023.1100	NE1/4 SW1/4 EX 16.4 AC BORDER	23.60	4.39	\$1,527	0.3941%	0.35	\$2,582	0.05	\$37	1.48	\$546	\$3,165	\$32
STEINHAEUER, KEVIN 8938 470TH AVE FROST, MN 56033	08.023.1100	SE1/4 SW1/4 EX 17.27 AC BORDER	22.73	17.30	\$4,074	1.0513%	0.11	\$811			0.41	\$151	\$963	\$84
EMERALD TOWNSHIP SECTION 26 26-102-26														
VOLZ, SCOTT K REVOCABLE TRUST & LORI VOLZ REVOCABLE TRUST 47595 97TH ST BLUE EARTH, MN 56013	08.026.0100	NW1/4 SE1/4 BORDER	40.00	5.45	\$834	0.2151%								\$17
VOLZ, SCOTT K REVOCABLE TRUST & LORI VOLZ REVOCABLE TRUST 47595 97TH ST BLUE EARTH, MN 56013	08.026.0100	SW1/4 SE1/4 BORDER	40.00	18.65	\$3,739	0.9648%								\$77
PETERSON, JEFFREY & KEVIN STEINHAEUER 8938 470TH AVE FROST, MN 56033	08.026.0300	NW1/4 NW1/4	40.00	37.58	\$15,945	4.1148%								\$329
PETERSON, JEFFREY & KEVIN STEINHAEUER 8938 470TH AVE FROST, MN 56033	08.026.0300	NE1/4 SW1/4 BORDER	40.00	39.60	\$12,242	3.1591%								\$253
PETERSON, JEFFREY & KEVIN STEINHAEUER 8938 470TH AVE FROST, MN 56033	08.026.0300	SW1/4 SW1/4	40.00	36.58	\$16,661	4.2996%								\$344
PETERSON, JEFFREY & KEVIN STEINHAEUER 8938 470TH AVE FROST, MN 56033	08.026.0300	SE1/4 SW1/4	40.00	39.00	\$15,505	4.0013%								\$320
PETERSON, BRUCE & CONNIE 5931 490TH AVE FROST, MN 56033	08.026.0400	NW1/4 NW1/4 EX 9.5 AC BORDER	30.50	25.52	\$6,494	1.6759%								\$134
PETERSON, BRUCE & CONNIE 5931 490TH AVE FROST, MN 56033	08.026.0400	NE1/4 NW1/4 EX 13.42 AC BORDER	26.58	7.16	\$1,867	0.4817%								\$39
PETERSON, BRUCE & CONNIE 5931 490TH AVE FROST, MN 56033	08.026.0400	SW1/4 NW1/4	40.00	37.58	\$14,364	3.7067%								\$297
PETERSON, BRUCE & CONNIE 5931 490TH AVE FROST, MN 56033	08.026.0400	SE1/4 NW1/4 BORDER	40.00	23.81	\$6,257	1.6147%								\$129
STEINHAEUER, KEVIN 8938 470TH AVE FROST, MN 56033	08.026.0402	NW1/4 NW1/4 9.50 AC IN BORDER	9.50	8.86	\$2,244	0.5792%								\$46
STEINHAEUER, KEVIN 8938 470TH AVE FROST, MN 56033	08.026.0402	NE1/4 NW1/4 5.35 AC IN BORDER	5.35	2.64	\$516	0.1333%								\$11

FARIBAUT COUNTY CD-46 REDETERMINATION OF BENEFITS DECEMBER 31, 2020 (DRAFT)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Trees or Non-benefited Acres 10%	R.O.W. Grass Strip Easement Trees or Non-benefited Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
EMERALD TOWNSHIP SECTION 27 27-102-26														
LINCOLN, GEORGE E PO BOX 547 FROST, MN 56033	08.027.0100	SW1/4 SE1/4	40.00	39.00	\$6,710	1.7317%								\$139
LINCOLN, GEORGE E PO BOX 547 FROST, MN 56033	08.027.0100	SE1/4 SE1/4	40.00	36.58	\$6,227	1.6070%								\$129
BRADFORD FAMILY TRUST AGREEMENT LARRY N & VIRGINIA L BRADFORD 1201 YALE PLACE #604 MINNEAPOLIS, MN 55403	08.027.0300	SE1/4 SW1/4 BORDER	40.00	28.41	\$5,731	1.4790%								\$118
WILLMERT, SONJA 2208 500TH ST BUFFALO CENTER, IA 50424	08-027-0400	SE1/4 NW1/4 EX 1.94 AC BORDER	38.06	4.86	\$1,249	0.3224%								\$26
WILLMERT, SONJA 2208 500TH ST BUFFALO CENTER, IA 50424	08.027.0400	SW1/4 NE1/4 EX 8.60 AC BORDER	31.40	18.90	\$5,580	1.4401%								\$115
WILLMERT, SONJA 2208 500TH ST BUFFALO CENTER, IA 50424	08.027.0400	NE1/4 SW1/4 BORDER	40.00	14.55	\$2,434	0.6281%								\$50
WILLMERT, SONJA 2208 500TH ST BUFFALO CENTER, IA 50424	08.027.0400	NW1/4 SE1/4 EX 2.60 AC	37.40	36.40	\$8,263	2.1323%								\$171
WILLMERT, SONJA 2208 500TH ST BUFFALO CENTER, IA 50424	08.027.0400	NE1/4 SE1/4 EX 3.2 AC	36.80	33.83	\$11,996	3.0956%								\$248
HANSON, DYLAN 8599 470TH AVE FROST, MN 56033	08.027.0402	SE1/4 NW1/4 1.94 AC IN	1.94	1.94	\$0	0.0000%								\$0
HANSON, DYLAN 8599 470TH AVE FROST, MN 56033	08.027.0402	NE1/4 NE1/4 8.60 AC IN	8.60	8.60	\$698	0.1802%								\$14
HANSON, DYLAN 8599 470TH AVE FROST, MN 56033	08.027.0402	NW1/4 SE1/4 2.6 AC IN	2.60	2.60	\$62	0.0161%								\$1
HANSON, DYLAN 8599 470TH AVE FROST, MN 56033	08.027.0402	NE1/4 SE1/4 1.0 AC IN	1.00	1.00	\$335	0.0864%								\$7
CORE, STEVE H & BETH A 8563 470TH AVE FROST, MN 56033	08.027.0403	NE1/4 SE1/4 1.12 AC IN	1.12	0.64	\$100	0.0259%								\$2
PETERSON, CRAIG J 1340 OAKSIDE CIRCLE CHANHASSEN, MN 55317	08.027.0800	NE1/4 NE1/4 EX 7.0 AC BORDER	33.00	1.42	\$187	0.0483%								\$4
PETERSON, CRAIG J 1340 OAKSIDE CIRCLE CHANHASSEN, MN 55317	08.027.0800	SE1/4 NE1/4 BORDER	40.00	35.08	\$10,216	2.6363%								\$211
CORE, STEVE H & BETH A 8563 470TH AVE FROST, MN 56033	08.027.1200	NE1/4 SE1/4 1.0 AC IN	1.00	1.00	\$115	0.0297%								\$2
EMERALD TOWNSHIP - SECTION 34 34-102-26														
LONG, WARREN L & NANCY A 7595 470TH AVE FROST, MN 56033	08.034.0100	SE1/4 NE1/4 EX 3.0 AC	37.00	35.18	\$12,218	3.1528%								\$252
LONG, WARREN L & NANCY A 7595 470TH AVE FROST, MN 56033	08.034.0200	SE1/4 NE1/4 3.0 AC IN	3.00	2.39	\$297	0.0767%								\$6

FARIBAUT COUNTY CD-46 REDETERMINATION OF BENEFITS DECEMBER 31, 2020 (DRAFT)

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HAADLAND, O JAMES & JUDITH D BOX 451 FROST, MN 56033	08.034.0300	SE1/4 NW1/4 BORDER	40.00	22.60	\$6,325	1.6321%								\$131
HAADLAND, O JAMES & JUDITH D BOX 451 FROST, MN 56033	08.034.0300	SW1/4 NE1/4	40.00	40.00	\$10,325	2.6645%								\$213
HAADLAND, O JAMES & JUDITH D BOX 451 FROST, MN 56033	08.034.0300	NW1/4 SE1/4 BORDER	40.00	18.90	\$4,481	1.1562%								\$92
ANDERSON, LARRY K & SONJA LIFE ESTATE ETAL PO BOX 548 FROST, MN 56033	08.034.0800	SW1/4 SE1/4 EX 4.10 AC BORDER	20.00	1.21	\$116	0.0300%								\$2
FROST UNITED LUTHERN (CEMETARY) % JAMES HAADLAND 46785 72ND ST FROST, MN 56033	08.034.0801	SE1/4 SE1/4 1.51 AC IN	1.51	1.23	\$0	0.0000%								\$0
ANDERSON, JACOB & HEATHER 63 PIONEER TRAIL FROST, MN 56033	08.034.0802	NE1/4 SE1/4	40.00	37.58	\$9,253	2.3879%								\$191
ANDERSON, JACOB & HEATHER 63 PIONEER TRAIL FROST, MN 56033	08.034.0802	SE1/4 SE1/4 2.59 AC IN	2.59	2.36	\$242	0.0624%								\$5
BRADFORD FAMILY TRUST AGREEMENT LARRY N & VIRGINIA L BRADFORD 1201 YALE PLACE #604 MINNEAPOLIS, MN 55403	08.034.1000	NE1/4 NW1/4 BORDER	40.00	34.50	\$12,347	3.1863%								\$255
FRANDLE, JOHN S & JOAN 45603 100TH ST BLUE EARTH, MN 56013	08.034.1100	NW1/4 NW1/4 BORDER	40.00	0.50	\$97	0.0250%								\$2
AMUNDSON, DIANE M 7881 470TH AVE FROST, MN 56033	08.034.1200	NW1/4 NE1/4	40.00	40.00	\$15,183	3.9180%								\$313
AMUNDSON, DIANE M 7881 470TH AVE FROST, MN 56033	08.034.1200	NE1/4 NE1/4	40.00	37.58	\$13,074	3.3737%								\$270
EMERALD TOWNSHIP - SECTION 35 35-102-26														
KOLSTAD, EDWARD P & PAMELA J LIFE ESTATE ETAL 42043 60TH ST BLUE EARTH, MN 56013	08.035.0100	NW1/4 SW1/4	40.00	37.58	\$9,114	2.3520%								\$188
OSWALD, DEAN & THEODORA FAMILY PARTNERSHIP PO BOX 1165 MOUNT IDA, AR 71957	08.035.0200	NW1/4 NW1/4 EX 3.0 AC	37.00	33.94	\$13,192	3.4042%								\$272
OSWALD, DEAN & THEODORA FAMILY PARTNERSHIP PO BOX 1165 MOUNT IDA, AR 71957	08.035.0200	NE1/4 NW1/4	40.00	39.00	\$11,736	3.0285%								\$242
OSWALD, DEAN & THEODORA FAMILY PARTNERSHIP PO BOX 1165 MOUNT IDA, AR 71957	08.035.0200	SW1/4 NW1/4 EX 2.0 ACRES	38.00	35.85	\$10,833	2.7955%								\$224
FRANDLE, GLEN E & ARDELL FRANDLE 7752 470TH AVE FROST, MN 56033	08.035.0201	NW1/4 NW1/4 3.0 AC IN	3.00	2.63	\$560	0.1445%								\$12

FARIBAUT COUNTY CD-46 REDETERMINATION OF BENEFITS DECEMBER 31, 2020 (DRAFT)

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FRANDLE, GLEN E & ARDELL FRANDLE 7752 470TH AVE FROST, MN 56033	08.035.0201	SW1/4 NW1/4 2.0 AC IN	2.00	1.72	\$344	0.0889%								\$7
OSWALD, RAYMOND PO BOX 565 FROST, MN 56033	08.035.0300	SW1/4 SE1/4 EX 2.12 AC BORDER	37.88	29.48	\$7,652	1.9746%								\$158
OSWALD, RAYMOND PO BOX 565 FROST, MN 56033	08.035.0300	SE1/4 SE1/4 BORDER	40.00	2.40	\$512	0.1322%								\$11
HAADLAND, JORDAN & BRANDY 47543 70TH ST FROST, MN 56033	08.035.0301	SW1/4 SE1/4 2.12 AC IN BORDER	2.12	1.02	\$93	0.0240%								\$2
OLSON, CLAIRE & DIANE 8888 480TH AVE FROST, MN 56033	08.035.0400	NW1/4 NE1/4 BORDER	40.00	19.03	\$3,214	0.8294%								\$66
OLSON, CLAIRE & DIANE 8888 480TH AVE FROST, MN 56033	08.035.0400	SW1/4 NE1/4 BORDER	40.00	0.49	\$74	0.0190%								\$2
OSWALD, RAYMOND PO BOX 565 FROST, MN 56033	08.035.0500	SE1/4 NW1/4 EX 2.35 AC BORDER	37.65	34.77	\$9,255	2.3884%								\$191
OSWALD, RAYMOND PO BOX 565 FROST, MN 56033	08.035.0500	NE1/4 SW1/4 EX 7.61 AC	32.39	32.39	\$11,819	3.0501%								\$244
OSWALD, RAYMOND PO BOX 565 FROST, MN 56033	08.035.0500	NW1/4 SE1/4 BORDER	40.00	38.40	\$11,877	3.0650%								\$245
OSWALD, RAYMOND PO BOX 565 FROST, MN 56033	08.035.0500	NE1/4 SE1/4 BORDER	40.00	2.60	\$564	0.1454%								\$12
OSWALD, RAYMOND & PATRICIA 47499 70TH ST FROST, MN 56033	08.035.0501	SE1/4 SW1/4 19.0 AC IN	19.00	19.00	\$5,482	1.4148%								\$113
OSWALD, RAYMOND PO BOX 565 FROST, MN 56033	08.035.0600	NE1/4 SW1/4 5.50 AC IN	5.50	5.50	\$968	0.2497%								\$20

FARIBAULT COUNTY CD-46 REDETERMINATION OF BENEFITS DECEMBER 31, 2020 (DRAFT)

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OSWALD, RAYMOND PO BOX 565 FROST, MN 56033	08.035.0600	SE1/4 SW1/4 2.11 AC IN BORDER	2.11	1.70	\$563	0.1452%								\$12
LAND TOTAL				1,215.95	\$353,410	91.2002%	0.46	\$3,393	0.05	\$37	1.89	\$697	\$4,128	\$7,296

CITY OF FROST

CITY OF FROST		EMERALD 34		57.95	\$15,976	4.1226%								\$330
CITY OF FROST		EMERALD 35		5.27	\$1,764	0.4553%								\$36
		ROME 2												
CITY TOTAL				63.22	\$17,740	4.5780%								\$366

ROADS

ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013		CO HWY 112 70TH STREET PAVED		2.50	\$1,163	0.3000%								\$24
ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013		CSAH 17 470TH AVENUE PAVED WIDE		30.70	\$11,912	3.0739%								\$246
EMERALD TOWNSHIP ATTN: EYTHAN FRANDLE 44282 100TH ST BLUE EARTH, MN 56013		72ND STREET PIONEER DRIVE GRAVEL		1.10	\$341	0.0880%								\$7
EMERALD TOWNSHIP ATTN: EYTHAN FRANDLE 44282 100TH ST BLUE EARTH, MN 56013		80TH STREET GRAVEL		5.00	\$1,550	0.4000%								\$32
EMERALD TOWNSHIP ATTN: EYTHAN FRANDLE 44282 100TH ST BLUE EARTH, MN 56013		85TH STREET GRAVEL		4.50	\$1,395	0.3600%								\$29
ROAD TOTAL				43.80	\$16,360	4.2219%								\$338

LAND, CITY, AND ROAD TOTAL

1,322.97 \$387,510 100.0000% \$8,000