

**Faribault County CD-49
Redetermination of Benefits
Viewers Report
May 20, 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 \$441 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 \$485 per acre based upon an average annual yield of 88% 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 \$468 per acre based upon average production of 85% 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 \$496 per acre based upon average annual production of 90% 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 \$507 per acre based upon average annual production of 92% 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 \$523 per acre based upon average production of 95% 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	179.9	\$3.49	\$628	50%	\$314
Beans	52.6	\$9.00	\$474	50%	<u>\$237</u>
					\$551

Production costs

Corn	$\$474 \times 50\% = \237
Beans	$\$196 \times 50\% = \underline{\$98}$
	\$335

Potential Benefit value

	<u>"A"</u> 85% of \$551 \$468	<u>"B"</u> 90% of \$551 \$496	<u>"C"</u> 92% of \$551 \$507	<u>"D"</u> 95% of \$551 \$523
Minus cost of production	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>
Net income	\$134	\$161	\$172	\$189
Previous income	<u>\$0</u>	<u>\$70</u>	<u>\$106</u>	<u>\$150</u>
Increased income	\$134	\$91	\$66	\$39
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$78	\$60	\$39	\$21
Capitalized for 25 years @ ½ %	\$1,822	\$1,413	\$917	\$482
% of potential Benefit	30%	35%	40%	60%
Reduced benefit Value	\$547	\$494	\$367	\$289

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

Summary

Faribault County CD-49 consists of 573.60 acres of farmland, building sites, railroad, and roads, with benefits of \$195,586

- 545.55 acres of farmland and building sites in Faribault County in Blue Earth City Township
- 9.15 acres of railroad
- 18.90 acres of State and Township roads
- 573.60 total acres

Average land benefits, (reduced) over a 25 year period are **\$424** per acre

- A soil \$547
- B soil \$494
- C soil \$367
- D soil \$289

Building site benefits

- (Average of B + C + D soils) X 1.5 = **\$575**

Wetland benefits

- a. Documented permanent wetland benefits = (Average land benefit) X 0.1 = **\$42**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$424**
- b. Paved roads, State or County
(Average land benefit) X 1.5 = **\$636**

Railroad benefit

- a. (Average land benefit) X 1.0 = **\$424**

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. 8,075 feet of County tile, **\$4,038 of tile**

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
- 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, railroad, 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 20th day of May 2020

**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-49
Faribault County, Minnesota
May 20, 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-49 Excel spreadsheet and Faribault County CD-49 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-49, 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-49
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-49
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-49
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-49
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-49
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-49
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-49
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-49
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-49 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 June 9, 2020 from 12:30 PM to 2:30 PM at Faribault County Fairgrounds 4-H Dining Hall 236 White Oak Road, Blue Earth, Minnesota (507-525-3813)

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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 20th day of May 2020

Spreadsheet Example and Explanation (CD-49)

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	\$9,197	5.1972%	\$104

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 \$519.72 ($\$10,000 \times 5.1972\% = \519.72)
Column H	Estimated Assessment, This is the amount that you will owe toward the redetermination process. (Based on \$2,000)

FARIBAULT COUNTY CD-49 REDETERMINATION OF BENEFITS JUNE 24, 2020 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
							\$2,000

BLUE EARTH TOWNSHIP SECTION 2020-102-27

POPPE, MARJORIE 1001 S GROVE ST BLUE EARTH, MN 56013	02.020.0400	SE1/4 NE1/4 12.5 AC IN BORDER	12.50	0.36	\$53	0.0301%	\$1
MIKOLAI, LEE LIFE ESTATE ETAL 39152 95TH ST BLUE EARTH, MN 56013	02.020.1300	NE1/4 SE1/4 .75 AC IN BORDER	0.75	0.05	\$7	0.0042%	\$0

BLUE EARTH TOWNSHIP SECTION 2121-102-27

MIKOLAI, LEE LIFE ESTATE ET AL 39152 95TH ST BLUE EARTH, MN 56013	02.021.0100	NW1/4 SW1/4 EX 3.0 AC BORDER	37.00	33.56	\$9,197	5.1972%	\$104
MIKOLAI, LEE LIFE ESTATE ET AL 39152 95TH ST BLUE EARTH, MN 56013	02.021.0100	NE1/4 SW1/4	40.00	38.54	\$11,503	6.5004%	\$130
MIKOLAI, LEE LIFE ESTATE ET AL 39152 95TH ST BLUE EARTH, MN 56013	02.021.0100	SW1/4 SW1/4 25.0 AC IN BORDER	25.00	23.24	\$8,059	4.5540%	\$91
MIKOLAI, LEE LIFE ESTATE ET AL 39152 95TH ST BLUE EARTH, MN 56013	02.021.0100	SE1/4 SW1/4	40.00	39.39	\$16,553	9.3543%	\$187
POPPE, MARJORIE 1001 S GROVE ST BLUE EARTH, MN 56013	02.021.0201	SW1/4 NW1/4 EX .10 FOR RR BORDER	39.90	10.50	\$1,887	1.0666%	\$21
POPPE, MARJORIE 1001 S GROVE ST BLUE EARTH, MN 56013	02.021.0201	SE1/4 NW1/4 EX 16.7 AC BORDER	23.30	7.09	\$1,420	0.8023%	\$16
ARENDS, MICHAEL D TRUST & LORRAINE M ARENDS TRUST 428 W 5TH ST BLUE EARTH, MN 56013	02.021.0300	SW1/4 NE1/4 EX 1.0 AC BORDER	39.00	1.55	\$320	0.1810%	\$4
SCHIMEK, KURT J & JULIE M 1660 36TH ST WILLMAR, MN 56201	02.021.0400	NW1/4 SE1/4 EX 2.43 AC BORDER	37.57	32.00	\$9,173	5.1836%	\$104
SCHIMEK, KURT J & JULIE M 1660 36TH ST WILLMAR, MN 56201	02.021.0400	SW1/4 SE1/4	40.00	39.39	\$11,394	6.4386%	\$129
BUCK, GEORGE LANE ETAL 15 OAK PARK COURT BETTENDORF, IA 52722	02.021.0800	NE1/4 SE1/4 EX RR BORDER	37.10	11.89	\$3,417	1.9310%	\$39
BUCK, GEORGE LANE ETAL 15 OAK PARK COURT BETTENDORF, IA 52722	02.021.0800	SE1/4 SE1/4 EX RR	39.20	38.28	\$8,693	4.9125%	\$98

BLUE EARTH TOWNSHIP SECTION 2222-102-27

FINNEGAN, RYAN BJORNSTAD 22098 CANTON COURT FARMINGTON, MN 55024	02.022.0100	NW1/4 SW1/4 EX 6.84 AC BORDER	33.16	14.71	\$2,900	1.6386%	\$33
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FARIBAULT COUNTY CD-49 REDETERMINATION OF BENEFITS JUNE 24, 2020 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
FINNEGAN, RYAN BJORNSTAD 22098 CANTON COURT FARMINGTON, MN 55024	02.022.0100	SW1/4 SW1/4 EX RR BORDER	36.50	35.57	\$10,951	6.1884%	\$124
STRACK, CHARLES Q & LOIS L TRUST ETAL 42353 130TH ST BLUE EARTH, MN 56013	02.022.0500	SE1/4 SW1/4 N OF RR BORDER	23.70	17.09	\$3,333	1.8834%	\$38
NIMZ, DOUGLAS 42333 93RD ST BLUE EARTH, MN 56013	02.022.0502	SE1/4 SW1/4 S OF RR BORDER	13.25	12.26	\$4,149	2.3447%	\$47

BLUE EARTH TOWNSHIP SECTION 27 27-102-027

NIMZ, DOUGLAS 42333 93RD ST BLUE EARTH, MN 56013	02.027.0402	NE1/4 NW1/4 BORDER	40.00	20.12	\$7,702	4.3525%	\$87
EHRICH, GARY & SANDRA 6375 430TH AVE BLUE EARTH, MN 56013	02.027.0501	E1/2 NW1/4 NW1/4 BORDER	20.00	14.66	\$5,712	3.2279%	\$65
EHRICH, SHAWN & MARY 3650 430TH AVE ELMORE, MN 56027	02.027.0502	W1/2 NW1/4 NW1/4 BORDER	20.00	15.14	\$6,274	3.5455%	\$71
EHRICH, SHAWN & MARY 3650 430TH AVE ELMORE, MN 56027	02.027.0502	SW1/4 NW1/4 BORDER	20.00	0.03	\$9	0.0050%	\$0

BLUE EARTH TOWNSHIP SECTION 28 28-102-027

MCDONALD, JOHN P & DEBRA A S 1584 HOMESTEAD DR DULUTH, MN 55804	02.028.0101	NE1/4 NE1/4 8.8 AC IN BORDER	8.80	5.35	\$2,040	1.1527%	\$23
MCDONALD, JOHN P & DEBRA A S 1584 HOMESTEAD DR DULUTH, MN 55804	02.028.0101	SE1/4 NE1/4 15.59 AC IN BORDER	15.59	0.76	\$269	0.1519%	\$3
MCDONALD, JOHN P & DEBRA A S 1584 HOMESTEAD DR DULUTH, MN 55804	02.028.0102	NE1/4 NE1/4 N 26.84 AC IN	26.84	26.17	\$11,049	6.2440%	\$125
HALVERSON, ROBERT 319 W 5TH ST BLUE EARTH, MN 56013	02.028.0104	NE1/4 NE1/4 .20 AC IN BORDER	0.20	0.16	\$0	0.0000%	\$0
HALVERSON, ROBERT 319 W 5TH ST BLUE EARTH, MN 56013	02.028.0200	NW1/4 NE1/4 BORDER	40.00	23.27	\$8,869	5.0119%	\$100
ARENDS INC %MICHAEL D ARENDS 428 W 5TH ST BLUE EARTH, MN 56013	02.028.0600	NW1/4 NW1/4 23.45 AC IN BORDER	23.45	5.62	\$2,221	1.2551%	\$25
ARENDS INC %MICHAEL D ARENDS 428 W 5TH ST BLUE EARTH, MN 56013	02.028.0600	NE1/4 NW1/4 BORDER	40.00	38.39	\$16,617	9.3905%	\$188

FARIBAULT COUNTY CD-49 REDETERMINATION OF BENEFITS JUNE 24, 2020 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
ARENDS INC %MICHAEL D ARENDS 428 W 5TH ST BLUE EARTH, MN 56013	02.028.0600	SE1/4 NW1/4 BORDER	40.00	3.50	\$340	0.1920%	\$4

LAND TOTAL508.64\$164,11092.7400%\$1,855

RAILROAD

UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179		SECTION 21 SW1/4 NE1/4		0.75	\$318	0.1797%	\$4
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179		SECTION 21 NW1/4 SE1/4		1.50	\$636	0.3594%	\$7
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179		SECTION 21 NE1/4 SE1/4		0.70	\$297	0.1677%	\$3
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179		SECTION 21 SE1/4 SE1/4		0.70	\$297	0.1677%	\$3
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179		SECTION 22 SW1/4 SW1/4		3.00	\$1,272	0.7188%	\$14
UNION PACIFIC RAILROAD CO PROPERTY TAX DEPT 1400 DOUGLAS, STOP 1640 OMAHA, NE 68179		SECTION 22 SE1/4 SE1/4		2.50	\$1,060	0.5990%	\$12

RAILROAD TOTAL9.15\$3,8802.1924%\$44

ROADS







MINNESOTA DEPT. OF TRANSPORTATION LAND MGMT ENGINEER 2151 BASSETT DR MANKATO, MN 56001-6888		US HIGHWAY 169 PAVED		4.50	\$2,862	1.6173%	\$32
BLUE EARTH TOWNSHIP ATTN: DENISE PFAFFINGER 37133 120TH ST BLUE EARTH, MN 56013		95TH STREET GRAVEL		5.60	\$2,374	1.3418%	\$27
BLUE EARTH TOWNSHIP ATTN: DENISE PFAFFINGER 37133 120TH ST BLUE EARTH, MN 56013		395TH AVENUE GRAVEL MINIMUM MAINTENANCE		3.80	\$1,611	0.9105%	\$18
BLUE EARTH TOWNSHIP ATTN: DENISE PFAFFINGER 37133 120TH ST BLUE EARTH, MN 56013		400TH AVENUE GRAVEL		5.00	\$2,120	1.1980%	\$24

ROAD TOTAL18.90\$8,9685.0677%\$101

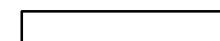
LAND, RAILROAD AND ROAD TOTAL536.69\$176,958100.0000%\$2,000

FARIBAULT COUNTY DITCH NO. 49 (CD49)

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 = 972 feet



www.co.faribault.mn.us

