



# County of Faribault

## Drainage Department

### INFORMATIONAL MEETING NOTIFICATION

January 7<sup>th</sup>, 2022

System: County Ditch No. 58

Location: Brush Creek Township Sections 22, 23, 26, 27, 28, 34

Dear Landowner:

There will be an informational meeting held on **Friday, January 21<sup>st</sup>, 2022, at 9 am at the Golden Bubble** (11575 State Highway 22 Wells, Minnesota 56097) on Faribault County Ditch No. 58 (CD58). A redetermination of benefits and damages was ordered on January 19<sup>th</sup>, 2021, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. This meeting will cover the benefit values. **This process determines what each parcel pays towards repairs and maintenance of the system.**

Due to the pandemic with COVID-19, landowners can join this meeting 1 of the following 3 ways.

1. In person at the Golden Bubble (11575 State Hwy 22 Wells, MN 56097) **\*Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

If you would like to join the meeting via Zoom you will need a computer, internet, microphone, and speakers. If you do not have a microphone built into your computer, you can call in as well to be able to hear and talk. **If you would like to join via Zoom and/or phone/call-in, please contact the Drainage Department by phone 507-526-2388 or email [sara.hauskins@co.faribault.mn.us](mailto:sara.hauskins@co.faribault.mn.us) by January 20<sup>th</sup>, 2022, 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](mailto:merissa.lore@co.faribault.mn.us).

Sincerely,

Merissa Lore  
Drainage Manager

#### Board of Commissioners/ Drainage Authority

Drainage Staff  
415 S. Grove St., Suite 8  
Blue Earth, MN 56013  
(507) 526-2388  
Fax: (507) 526-2508

District 1:  
John Roper  
18 Elm Blvd.  
Blue Earth, MN 56013  
(507) 526-2710

District 2:  
Greg Young  
35719 150<sup>th</sup> St.  
Winnebago, MN 56098  
(507) 526-3420

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

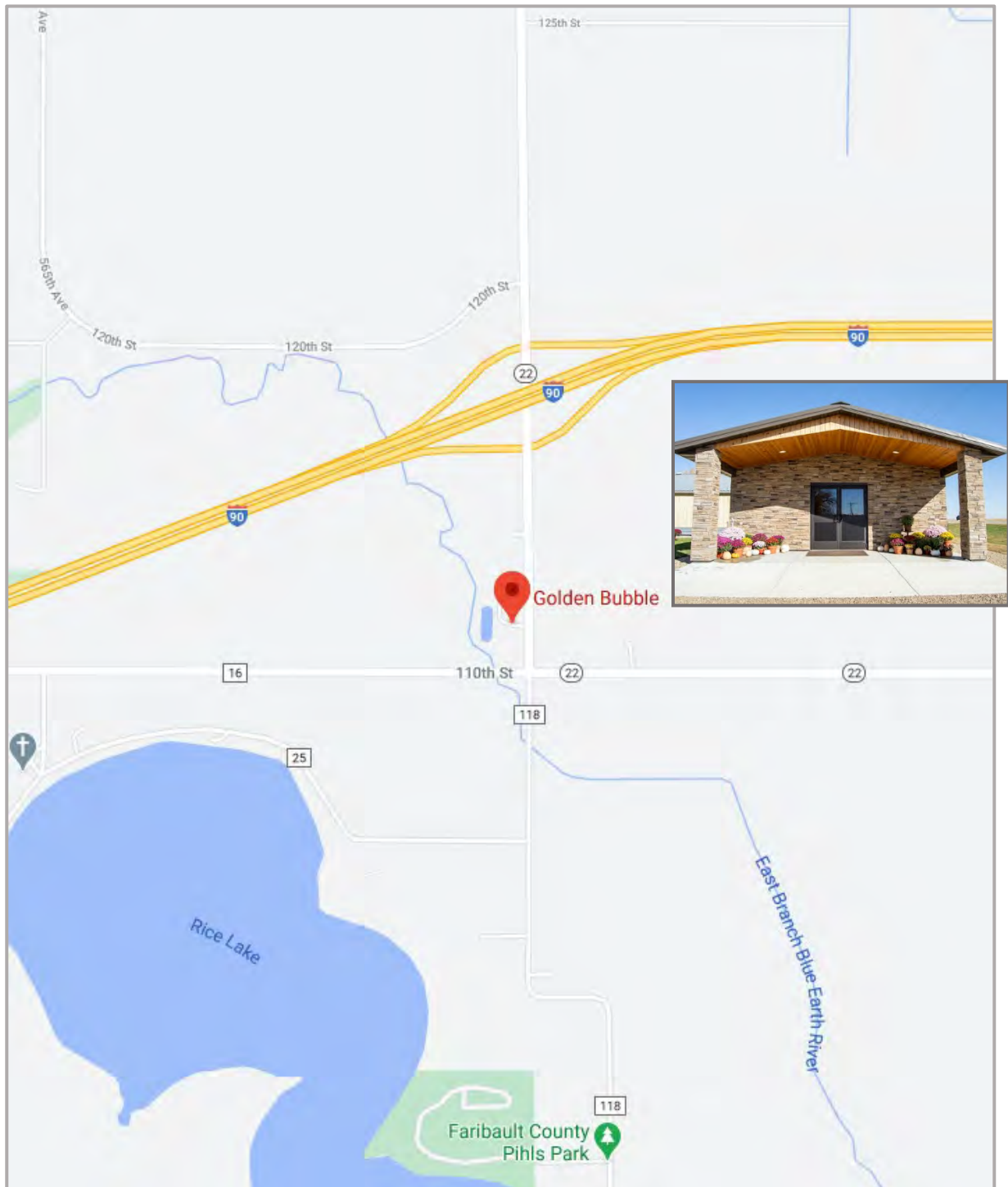
District 4:  
Tom Loveall  
39290 200<sup>th</sup> St.  
Winnebago, MN 56098  
(507) 854-3300

District 5:  
Bruce Anderson  
50156 110<sup>th</sup> 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](http://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.



TO: Landowners on Faribault County CD-58

RE: Landowner informational meeting

**Friday, January 21, 2022 9:00AM**  
**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 CD-58. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-58. 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

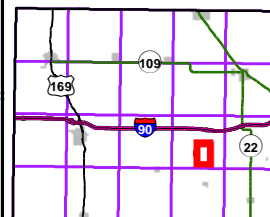
**Note:** Because of privacy laws, the Ditch Viewers are unable to obtain information regarding land enrolled in government programs. This documentation is asked to be provided by the landowners. If you have land enrolled in a **permanent** government program such as WRP, CREP, RIM, EWP, or WREP, please 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.

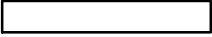
# FARIBAULT COUNTY DITCH NO. 58 (CD58)

## Legend

-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Tile
-  Public Watercourse
-  River or Stream
-  Parcels
-  CSAH
-  County Road
-  Township Road

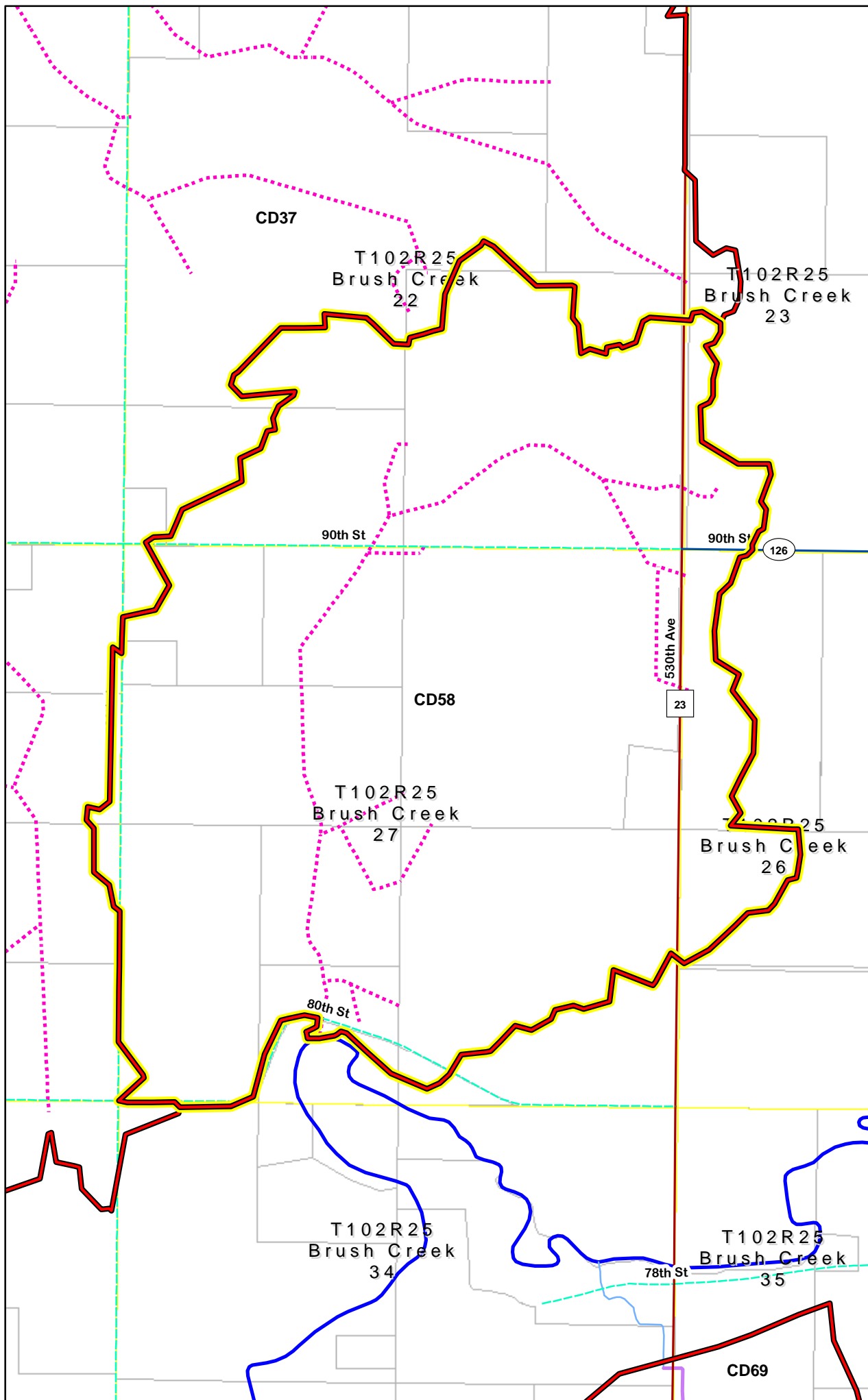
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



  
1 inch = 1,250 feet



[www.co.faribault.mn.us](http://www.co.faribault.mn.us)



**State of Minnesota  
County of Faribault  
In the matter of the Redetermination  
Of Benefits of Faribault County CD-58  
Faribault County, Minnesota  
January 5, 2022  
(Draft)**

**Property Owners Report**

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-58 Excel spreadsheet and Faribault County CD-58 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-58, 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-58
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-58
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-58
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-58
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-58
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-58
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-58
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-58
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-58 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 21, 2022 from 8:30 AM to 10:30 AM at the Golden Bubble, 11575 State Highway 22, Wells, Minnesota 56097, Minnesota

#### **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 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 tile, 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 CD-58 by:

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

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

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

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

Submitted this 5<sup>th</sup> day of January 2022

**Faribault County CD-58  
Redetermination of Benefits  
Viewers Report  
January 5, 2022  
(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 \$482 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 \$525 per acre based upon an average annual yield of 85% 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 \$519 per acre based upon average production of 84% of optimum with \$326 per acre production costs, and a market value of \$5,000 to \$6,000.
- “B” – Well drained ground, high land classification with economic productivity of \$544 per acre based upon average annual production of 88% of optimum with \$326 production costs, and a market value of \$5,500 to \$7,500.
- “C” – Well drained ground, highest land classification with economic productivity of \$568 per acre based upon average annual production of 92% of optimum with \$326 production costs, and a market value of \$6,500 to \$8,500.
- “D” – Well drained ground, high land classification with improved farm ability, with economic productivity of \$581 per acre based upon average production of 94% of optimum with \$326 production costs, and a market value of \$5,500 to \$7,500.

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	186.0	\$3.82	\$710	50%	\$355
Beans	55.8	\$9.41	\$525	50%	<u>\$263</u>
					<b>\$618</b>

### Production costs

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

### Potential Benefit value

	<u>"A"</u>	<u>"B"</u>	<u>"C"</u>	<u>"D"</u>
	84% of \$618	88% of \$618	92% of \$618	94% of \$618
	\$519	\$544	\$568	\$581
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$193	\$218	\$242	\$255
Previous income	<u>\$0</u>	<u>\$80</u>	<u>\$156</u>	<u>\$199</u>
Increased income	\$193	\$138	\$86	\$56
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$137	\$107	\$59	\$38
Capitalized for 25 years @ ½ %	<b>\$3,210</b>	<b>\$2,499</b>	<b>\$1,395</b>	<b>\$882</b>
% of potential Benefit	35%	35%	35%	35%
<b>Reduced benefit Value</b>	<b>\$1,123</b>	<b>\$875</b>	<b>\$488</b>	<b>\$309</b>

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

### Summary

Faribault County CD-58 consists of 873.77 acres of farmland, building sites, and roads, with benefits of \$545,262

- a. 833.77 acres of farmland and building sites in Faribault County in Brush Creek Township
- b. 40.00 acres of County and Township roads
- c. 873.77 total acres

**Average land benefits**, (reduced) over a 25 year period are **\$699** per acre

- a. A soil \$1,123
- b. B soil \$875
- c. C soil \$488
- d. D soil \$309

**Building site benefits**

- a. (Average of B + C + D soils) X 1.5 = **\$836**

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

- a. **\$0**

**Road benefits**

- a. Gravel roads, County or Township  
(Average land benefit) X 1.0 = **\$699**
- b. Paved roads, State or County  
(Average land benefit) X 1.50 = **\$1,048**
- c. Paved roads, (wide) State or County  
(Average land benefit) X 1.25 = **\$873**

**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. 15,555 feet of County tile, **\$7,778 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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Mark Behrends \_\_\_\_\_

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

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

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

Submitted this 5<sup>th</sup> day of January 2022

## Spreadsheet Example and Explanation (CD-58)

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	\$30,857	5.6591%	\$170

<b>Column A</b>	<b>Land owners name and address</b>
<b>Column B</b>	<b>Parcel Number</b>
<b>Column C</b>	<b>Description</b> , Description of the parcel
<b>Column D</b>	<b>Deeded Acres</b> , are the number of acres of this parcel # that are in the NW1/4 NW1/4
<b>Column E</b>	<b>Benefited Acres</b> , are the number of acres of this parcel # that benefit from the ditch system. Deeded acres, minus roads and road right of way, minus the open ditch (If there is one on the parcel)
<b>Column F</b>	<b>Amount Benefited (THIS IS NOT THE AMOUNT YOU OWE)</b> This is the estimated benefit value you receive on the benefited acres (because of drainage) over a 25 year period
<b>Column G</b>	<b>% of Total Benefits</b> , This is the percentage that you will pay toward any future repairs and maintenance on the ditch system Example: On a \$10,000 repair, this parcel would pay \$565.91 ( $\$10,000 \times 5.6591\% = \$565.91$ )
<b>Column H</b>	<b>Estimated Assessment</b> , This is the <b>amount that you will owe</b> toward the redetermination process. (Based on \$3,000)

**FARIBAULT COUNTY CD-58 REDETERMINATION OF BENEFITS JANUARY 5, 2022 (DRAFT)**

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

**BRUSH CREEK TOWNSHIP SECTION 22**
**22-102-25**

WILLMERT, SONJA & JAMES H LARSON 2208 500TH ST BUFFALO CENTER, IA 50426	03.022.0200	NW1/4 SE1/4 BORDER	40.00	34.40	\$19,818	3.6346%	\$109
WILLMERT, SONJA & JAMES H LARSON 2208 500TH ST BUFFALO CENTER, IA 50426	03.022.0200	NE1/4 SE1/4 EX .83 AC BORDER	39.17	23.35	\$11,144	2.0437%	\$61
WILLMERT, SONJA JAMES H LARSON 2208 500TH ST BUFFALO CENTER, IA 50426	03.022.0200	SW1/4 SE1/4	40.00	38.48	\$29,716	5.4499%	\$163
WILLMERT, SONJA & JAMES H LARSON 2208 500TH ST BUFFALO CENTER, IA 50426	03.022.0200	SE1/4 SE1/4 EX .82 AC	39.18	36.14	\$30,857	5.6591%	\$170
EHLERT, ELMER L & KATHRYN K 32 HILLSIDE DR WINNEBAGO, MN 56098	03.022.0300	SW1/4 NE1/4 BORDER	40.00	2.30	\$1,124	0.2062%	\$6
EHLERT, ELMER L & KATHRYN K 32 HILLSIDE DR WINNEBAGO, MN 56098	03.022.0300	NW1/4 SW1/4 BORDER	40.00	2.20	\$1,077	0.1974%	\$6
EHLERT, ELMER L & KATHRYN K 32 HILLSIDE DR WINNEBAGO, MN 56098	03.022.0300	NE1/4 SW1/4 BORDER	40.00	24.10	\$14,960	2.7436%	\$82
DONNA SCHOBERT LIFE EST ET AL C/O DEBRA K REDMAN 1370 OAK BEACH DRIVE FAIRMONT, MN 56031	03.022.0600	SW1/4 SW1/4 EX 5.0 AC BORDER	35.00	10.30	\$5,876	1.0776%	\$32
DONNA SCHOBERT LIFE EST ET AL C/O DEBRA K REDMAN 1370 OAK BEACH DRIVE FAIRMONT, MN 56031	03.022.0600	SE1/4 SW1/4 BORDER	40.00	38.08	\$29,234	5.3614%	\$161
ELERT, BRIAN MICHAEL & COREY JOHN EHLERT 32 HILLSIDE DR WINNEBAGO, MN 56014	03.022.0601	SW1/4 SW1/4 5.0 AC IN BORDER	5.00	0.09	\$22	0.0041%	\$0

**BRUSH CREEK TOWNSHIP SECTION 23**
**23-102-25**

MILLER, CRAIG 28239 160TH STREET WASECA, MN 56093	03.023.0200	NW1/4 SW1/4 EX .8 AC BORDER	39.18	4.37	\$1,700	0.3119%	\$9
MILLER, CRAIG 28239 160TH STREET WASECA, MN 56093	03.023.0200	SW1/4 SW1/4 EX .83 AC BORDER	39.17	14.12	\$8,822	1.6179%	\$49

**BRUSH CREEK TOWNSHIP SECTION 26**
**26-102-25**

TRUST AGREEMENT OF ROGER A JOHNSON DATED JULY 16, 2012 201 N 5TH ST PO BOX 265 BRICELYN, MN 56014	03.026.0700	NW1/4 SW1/4 EX 1.25 AC BORDER	38.75	21.77	\$10,565	1.9376%	\$58
DAHL, DUANE REVOCABLE TRUST & CAROL DAHL REVOCABLE TRUST 5415 525TH AVE BRICELYN, MN 56014	03.026.0900	NW1/4 NW1/4 EX .83 AC BORDER	39.17	10.43	\$5,777	1.0595%	\$32
DAHL, DUANE REVOCABLE TRUST & CAROL DAHL REVOCABLE TRUST 5415 525TH AVE BRICELYN, MN 56014	03.026.0900	SW1/4 NW1/4 EX .82 AC BORDER	39.18	17.13	\$9,059	1.6615%	\$50

**BRUSH CREEK TOWNSHIP SECTION 27**
**27-102-25**

DAHL, DUANE REVOCABLE TRUST & CAROL DAHL REVOCABLE TRUST 5415 525TH AVE BRICELYN, MN 56014	03.027.0100	NW1/4 NE1/4	40.00	38.64	\$24,808	4.5497%	\$136
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**FARIBAUT COUNTY CD-58 REDETERMINATION OF BENEFITS JANUARY 5, 2022 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
DAHL, DUANE REVOCABLE TRUST & CAROL DAHL REVOCABLE TRUST 5415 525TH AVE BRICELYN, MN 56014	03.027.0100	NE1/4 NE1/4 EX .91 AC	39.09	36.57	\$24,874	4.5619%	\$137
DAHL, DUANE REVOCABLE TRUST & CAROL DAHL REVOCABLE TRUST 5415 525TH AVE BRICELYN, MN 56014	03.027.0100	SW1/4 NE1/4	40.00	40.00	\$22,238	4.0783%	\$122
DAHL, DUANE REVOCABLE TRUST & CAROL DAHL REVOCABLE TRUST 5415 525TH AVE BRICELYN, MN 56014	03.027.0100	SE1/4 SE1/4 EX 9.11 AND .74 FOR ROAD	30.15	29.50	\$16,853	3.0908%	\$93
DAHL, ERIC & SHELLEY R 8577 530TH AVENUE BRICELYN, MN 56014	03.027.0101	SE1/4 NE1/4 9.11 AC IN	9.11	7.66	\$2,805	0.5144%	\$15
LEGRED, NATHAN J THOMAS L LEGRED 50226 125TH ST BRICELYN, MN 56014	03.027.0200	SW1/4 NW1/4	40.00	39.00	\$22,424	4.1125%	\$123
LEGRED, NATHAN J THOMAS L LEGRED 50226 125TH ST BRICELYN, MN 56014	03.027.0200	SE1/4 NW1/4	40.00	40.00	\$28,913	5.3025%	\$159
LEGRED, NATHAN J THOMAS L LEGRED 50226 125TH ST BRICELYN, MN 56014	03.027.0300	SE1/4 SW1/4 19.67 AC IN BORDER	19.67	18.15	\$12,014	2.2034%	\$66
LELAND, CARTER & GREGORY LELAND 54500 60TH ST BRICELYN, MN 56014	03.027.0301	SE1/4 SW1/4 EX 19.67 AC BORDER	20.33	1.71	\$88	0.0160%	\$0
TRUST AGRMT JUANITA H BEYER & JUANITA H BEYER LIFE EST ETAL 706 8TH ST SW WELLS, MN 56097	03.027.0400	NW1/4 SE1/4	40.00	40.00	\$25,698	4.7129%	\$141
TRUST AGRMT JUANITA H BEYER & JUANITA H BEYER LIFE EST ETAL 706 8TH ST SW WELLS, MN 56097	03.027.0400	NE1/4 SE1/4 BORDER	40.00	37.35	\$18,653	3.4209%	\$103
TRUST AGRMT JUANITA H BEYER & JUANITA H BEYER LIFE EST ETAL 706 8TH ST SW WELLS, MN 56097	03.027.0400	SW1/4 SE1/4 EX 6.55 AC BORDER	33.45	23.81	\$12,926	2.3706%	\$71
TRUST AGRMT JUANITA H BEYER & JUANITA H BEYER LIFE EST ETAL 706 8TH ST SW WELLS, MN 56097	03.027.0400	SE1/4 SE1/4 BORDER	40.00	7.78	\$2,658	0.4874%	\$15
SOUTH CENTRAL MINNESOTA YOUTH FOR CHRIST INC 116 W CLARK ST ALBERT LEA, MN 56007	03.027.0401	SW1/4 SE1/4 6.55 AC IN BORDER	6.55	2.26	\$0	0.0000%	\$0
BLOM, MORRIS R REVOCABLE TR & TERESA E H BLOM REVOCABLE TR 8978 510TH AVENUE BRICELYN, MN 56014	03.027.0500	NW1/4 NW1/4 EX 5.01 AC BORDER	34.99	28.11	\$15,668	2.8734%	\$86
MULDER, CARL E & LUANNE 348 WEST WHEELER AVENUE N MANKATO, MN 56003	03.027.0501	NW1/4 NW1/4 5.01 AC IN	5.01	4.69	\$2,589	0.4748%	\$14
LEGRED, NATHAN J THOMAS L LEGRED 50226 125TH ST BRICELYN, MN 56014	03.027.0600	NW1/4 SW1/4	40.00	39.00	\$21,944	4.0245%	\$121
LEGRED, NATHAN J THOMAS L LEGRED 50226 125TH ST BRICELYN, MN 56014	03.027.0600	SW1/4 SW1/4 EX .12 AC BORDER	39.88	36.43	\$20,204	3.7053%	\$111

**FARIBAULT COUNTY CD-58 REDETERMINATION OF BENEFITS JANUARY 5, 2022 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
LELAND,GREGORY K & CARTER M LELAND 54500 60TH ST BRICELYN, MN 56014	03.027.0601	SW1/4 SW1/4 .12 AC IN	0.12	0.02	\$0	0.0000%	\$0
LEGRED,NATHAN J THOMAS L LEGRED 50226 125TH ST BRICELYN, MN 56014	03.027.0700	NE1/4 SW1/4	40.00	40.00	\$31,016	5.6883%	\$171
BLOM, MORRIS R REVOCABLE TR & TERESA E H BLOM REVOCABLE TR 8978 510TH AVENUE BRICELYN, MN 56014	03.027.0800	NE1/4 NW1/4	40.00	38.63	\$27,395	5.0243%	\$151

**BRUSH CREEK TOWNSHIP SECTION 28**
**28-102-25**

KRAUS PROPERTIES C/O RON & KATHY KRAUS 605 FIELDCREST DR MANKATO, MN 56001	03.028.0600	N1/4 SE1/4 BORDER	40.00	3.00	\$1,459	0.2676%	\$8
TIMM,JODELL R 51808 90TH ST BRICELYN, MN 56014	03.028.0700	SE1/4 NE1/4 2.5 AC IN BORDER	2.50	0.34	\$100	0.0183%	\$1
TIMM,DALE A 711 CLIFF ST CHATFIELD, MN 55923	03.028.0703	SE1/4 NE1/4 EX 2.5 AC BORDER	37.50	3.86	\$1,562	0.2865%	\$9

**LAND TOTAL**
**833.77 \$516,638 94.7503% \$2,843**
**ROADS**

ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013	PAVED WIDE SECTIONS 22/23,26/27	COUNTY HIGHWAY 23		22.10	\$17,364	3.1845%	\$96
ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013	GRAVEL SECTIONS 23/26	COUNTY ROAD 126 (90TH STREET		1.20	\$755	0.1385%	\$4
MICHELLE ADAMS BRUSH CREEK TWP CLERK 51025 110TH ST BRICELYN, MN 56014	GRAVEL SECTIONS 27/28	520TH AVENUE		4.60	\$2,894	0.5307%	\$16
MICHELLE ADAMS BRUSH CREEK TWP CLERK 51025 110TH ST BRICELYN, MN 56014	GRAVEL SECTIONS 27/34	80TH STREET		1.90	\$1,195	0.2192%	\$7
MICHELLE ADAMS BRUSH CREEK TWP CLERK 51025 110TH ST BRICELYN, MN 56014	GRAVEL SECTIONS 22/27	90TH STREET		10.20	\$6,417	1.1768%	\$35

**ROAD TOTAL**
**40.00 \$28,625 5.2497% \$157**
**LAND AND ROAD TOTAL**
**873.77 \$545,262 100.0000% \$3,000**