

Faribault County CD-59 Redetermination of Benefits

March 4, 2024

(Final)

Public hearing on April 2, 2024

Viewers

Mark Behrends

Robert Hansen








Kendall Langseth

Bruce Ness

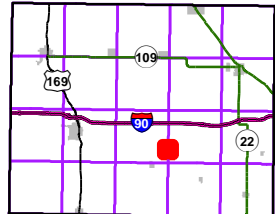
Wesley Dahl

**FARIBAULT
COUNTY DITCH
NO. 59 (CD59)**


Legend

-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Tile
-  Private 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.

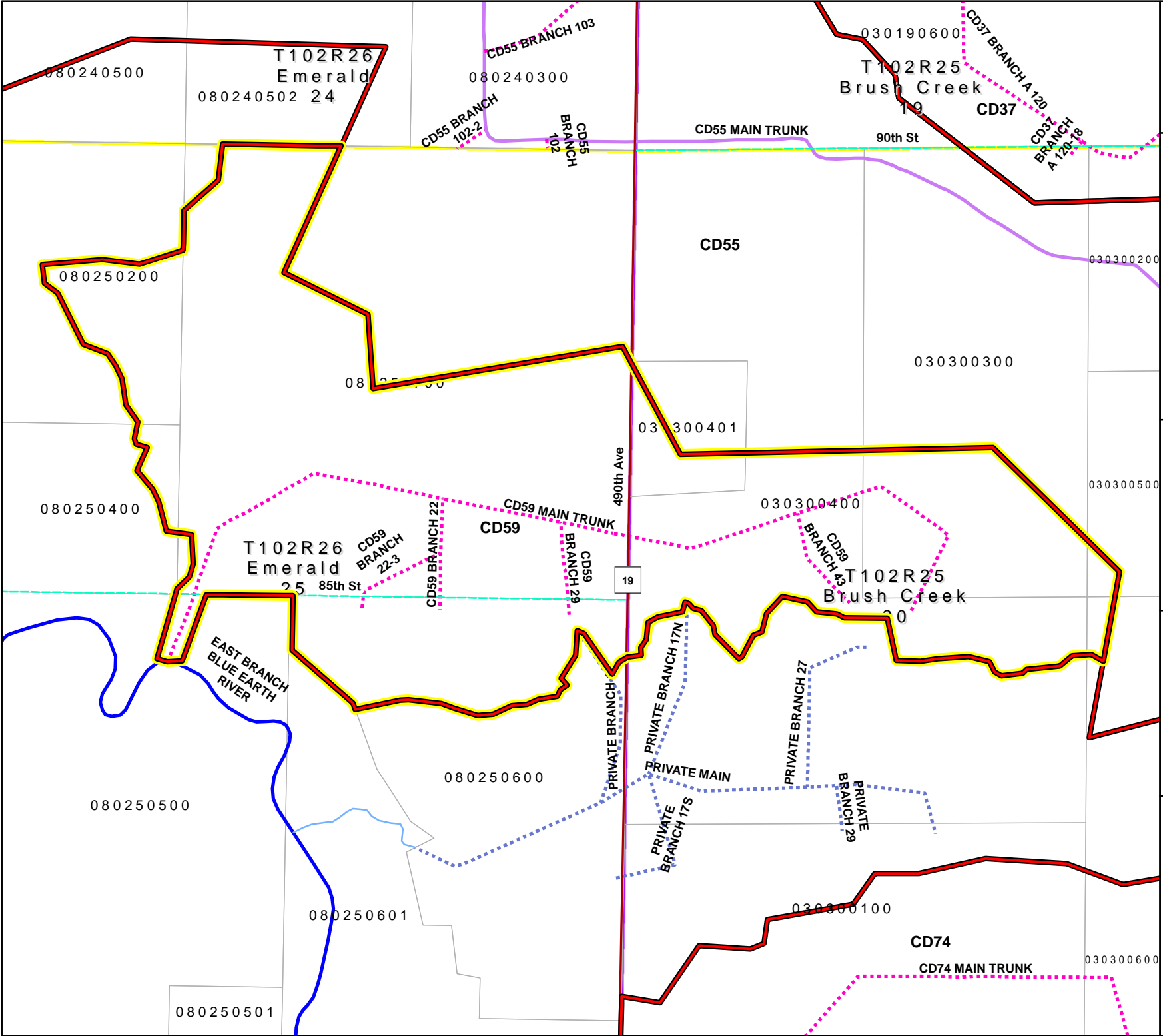
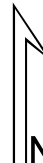


1 inch = 750 feet



**FARIBAULT
COUNTY MN**

www.co.faribault.mn.us



March 4, 2024

Faribault County CD-59 Information (Final)

- CD-59 was established in 1917
- An improvement was in done 1976
- 206.99 acres of farmland and building sites
- 7.50 acres of County and Township roads
- **214.49 total acres**
- Consists of County tile (no open ditch)
- 8,230 feet of County tile
- The tile range in size from 6 inches to 21 inches
- The established outlet for CD-59 is into the East Branch of the Blue Earth River in the SW ¼ of section 25 of Emerald Township
- **\$304,095 of benefits in Faribault County CD-59**
- The estimated assessment is based off from \$3,000
- 1917 benefits were \$3,647
- 1976 benefits were 30,225

**Faribault County CD-59
Redetermination of Benefits
Viewers Report
March 4, 2024
(Final)**

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 \$140 per acre based on grazing days and/or hay values, and a market value of \$2,500 to \$4,500
- "C" – Wet subsoil – Generally farmable land with moderate crop potential, with annual economic productivity of \$659 per acre based upon average annual yield of 70% of optimum with \$373 production costs, and a market value of \$5,000 to \$7,500
- "D" – Upland areas not needing much artificial drainage and intermixed with wetter soils, with annual economic productivity of \$800 per acre based upon an average annual yield of 85% of optimum with \$373 production costs, and a market value of \$5,000 to \$7,000

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 \$753 per acre based upon average production of 80% of optimum with \$373 per acre production costs, and a market value of \$5,000 to \$7,000
- "B" – Well drained ground, high land classification with economic productivity of \$800 per acre based upon average annual production of 85% of optimum with \$373 production costs, and a market value of \$6,000 to \$9,000
- "C" – Well drained ground, highest land classification with economic productivity of \$847 per acre based upon average annual production of 90% of optimum with \$373 production costs, and a market value of \$6,500 to \$9,500
- "D" – Well drained ground, high land classification with improved farm ability, with economic productivity of \$894 per acre based upon average production of 95% of optimum with \$373 production costs, and a market value of \$6,000 to \$8,500

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 County 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	207.8	\$5.32	\$1,106	50%	\$553
Beans	62.2	\$12.49	\$777	50%	\$389
					\$941

Production costs

Corn	\$490 X 50% =	\$245
Beans	\$256 X 50% =	<u>\$128</u>
		\$373

Potential Benefit value

	<u>"A"</u> 80% of \$941 \$753	<u>"B"</u> 85% of \$941 \$800	<u>"C"</u> 90% of \$941 \$847	<u>"D"</u> 95% of \$941 \$894
Minus cost of production	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>
Net income	\$380	\$427	\$474	\$521
Previous income	<u>\$0</u>	<u>\$140</u>	<u>\$286</u>	<u>\$427</u>
Increased income	\$380	\$287	\$188	\$94
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$324	\$256	\$161	\$76
Capitalized for 25 years @ ½ %	\$7,600	\$6,007	\$3,782	\$1,785
% of potential Benefit	35%	35%	35%	35%
Reduced benefit Value	\$2,660	\$2,102	\$1,324	\$625

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

Summary

- Faribault County CD-59 consists of 214.49 acres of farmland, roads, and building sites with benefits of \$304,095
- 206.99 acres of farmland and building sites in Faribault County in Emerald and Brush Creek Townships with benefits of \$294,027
- 7.50 acres of County and Township roads with benefits of \$10,068
- 214.49 total acres in Faribault County CD-59 with \$304,095 of benefits

Benefit values were adjusted based on multiple factors. Age of the County tile, location to the County tile, drainage coefficient, soil type. All benefits were reduced from the potential benefit value.

Reduced Benefit Value

Average land benefits (reduced) over a 25 year period are \$1,678 per acre

- A soil \$2,660
- B soil \$2,102
- C soil \$1,324
- D soil \$625

Building site benefit

- a. (Average of B + C + D soils) X 1.5 = **\$2,025**

Ponds, woodland, and non-benefited acres

- a. **\$10**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$1,678**
- b. Paved roads, County
(Average land benefit) X 1.5 = **\$2,517**

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. 8,230 feet of County tile, **\$3,910 of tile benefits**

Crop damages

Crop damages will be paid per acre on standing crops damaged by construction or repair on the County tile system as determined by the Faribault County Drainage Department.

Benefits and damages statement

This report covers the Redetermination of Benefits 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 the viewers were aware of at the time of this redetermination process. The following aids were used in this viewing process.

- Faribault Counties 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 from Minnesota Finbin
- Sales data from the Faribault Counties Assessor office and website
- Visual inspection of each 40 acre parcel or less
- Consultation with the Counties Auditor / Treasurer, drainage staff, 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 CD-59 on this 4th day of March 2024.

**State of Minnesota
County of Faribault
In the matter of the Redetermination of Benefits
Of Faribault County Ditch CD-59
Faribault County, Minnesota
March 4, 2024
(Final)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-59 Viewers Report and Faribault County CD-59 Excel spreadsheet, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-59, 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-59
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-59
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-59
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-59
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-59
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-59
11. No construction is planned as part of this Redetermination of Benefits 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-59
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-59
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-59 drainage system
15. The full Viewer's Reports are available for public inspection at the office of the Auditor / Treasurer at the Faribault County Courthouse, 415 North Main Street, Blue Earth, Minnesota 56013
16. The Viewers will be available to answer questions from interested parties on April 2, 2024 from 2:00 PM to 2:30 PM at the Faribault County Courthouse, Board Room, 415 North Main Street, Blue Earth, Minnesota 56013

Benefits and damages statement

This report covers the Redetermination of Benefits 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 the viewers were aware of at the time of this redetermination process. The following aids were used in this viewing process.

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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 CD-59 on this 4th day of March 2024.

Spreadsheet Example and Explanation (Faribault CD-59)

[illegible]

FARIBAULT COUNTY CD-59 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
							\$3,000
BRUSH CREEK TWP - SECTION 30		30-102-25					
FENSKE, TODD 8670 490TH AVE BRICELYN, MN 56014	03.030.0300	SE1/4 NW1/4 FRACTIONS BORDER	41.41	22.50	\$36,214	11.9086%	\$357
FENSKE, TODD 8670 490TH AVE BRICELYN, MN 56014	03.030.0400	SW1/4 NW1/4 EXCEPT 10.86 AC BORDER	29.14	21.98	\$35,379	11.6342%	\$349
FENSKE, TODD 8670 490TH AVE BRICELYN, MN 56014	03.030.0400	NW1/4 SW1/4 FRACTIONS BORDER	41.90	3.76	\$4,103	1.3492%	\$40
FENSKE, TODD 8670 490TH AVE BRICELYN, MN 56014	03.030.0400	NE1/4 SW1/4 BORDER	40.00	10.60	\$15,047	4.9480%	\$148
FENSKE, TODD M 8670 490TH AVE BRICELYN, MN 56014	03.030.0401	SW1/4 NW1/4 10.86 AC IN BORDER	10.86	5.33	\$4,793	1.5761%	\$47
BRANDSOY,EARL & BARBARA 2101 SOUTH MERIDIAN RD #276 APACHE JUNCTION, AZ 85120	03.030.0500	SW1/4 NE1/4 BORDER	40.00	1.00	\$1,495	0.4916%	\$15
OLSON,CHARLES J & KIMBERLY 49515 80TH ST BRICELYN, MN 56014	03.030.0600	NW1/4 SE1/4 BORDER	40.00	1.10	\$9	0.0029%	\$0
EMERALD TOWNSHIP - SECTION 25		25-102-26					
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	08.025.0200	NE1/4 NW1/4 BORDER	40.00	9.50	\$11,963	3.9341%	\$118
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	08.025.0200	SE1/4 NW1/4 10 AC IN BORDER	10.00	2.40	\$4,036	1.3272%	\$40
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	08.025.0400	SE1/4 NW1/4 EXCEPT 10 AC BORDER	30.00	2.60	\$3,439	1.1308%	\$34
OLSON, DIANE 8888 480TH AVE FROST, MN 56033	08.025.0500	NE1/4 SW1/4 BORDER	40.00	0.50	\$1	0.0002%	\$0
OLSON, DIANE 8888 480TH AVE FROST, MN 56033	08.025.0500	W1/2 NW1/4 SE1/4 BORDER	20.00	0.87	\$1	0.0003%	\$0
OLSON, DIANE 8888 480TH AVE FROST, MN 56033	08.025.0600	NW1/4 SE1/4 10 AC IN BORDER	10.00	7.52	\$9,612	3.1610%	\$95
OLSON, DIANE 8888 480TH AVE FROST, MN 56033	08.025.0600	NE1/4 SE1/4 EXCEPT 0.1 AC BORDER	39.90	15.26	\$18,903	6.2161%	\$186
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	08.025.0700	NW1/4 NE1/4 BORDER	40.00	24.60	\$25,568	8.4079%	\$252
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	08.025.0700	NE1/4 NE1/4 BORDER	40.00	1.73	\$1,832	0.6026%	\$18

FARIBAULT COUNTY CD-59 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	08.025.0700	SW1/4 NE1/4 BORDER	40.00	38.20	\$57,385	18.8707%	\$566
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	08.025.0700	SE1/4 NE1/4	40.00	37.54	\$64,249	21.1280%	\$634
Land Total				206.99	\$294,027	96.6892%	\$2,901
Roads							
FARIBAULT COUNTY ENGINEER ATTN: MARK DALY 727 EAST 5TH ST PO BOX 325 BLUE EARTH MN 56013	County Road 19	Gravel 100 foot ROW Section 25 Emerald Section 30 Brush Creek		3.90	\$5,235	1.7216%	\$52
EMERALD TOWNSHIP CLERK EYTHAN FRANDLE 44282 100TH ST. BLUE EARTH, MN 56013	85th Street	Gravel 66 foot ROW Section 30		3.60	\$4,833	1.5892%	\$48
Road Total				7.50	\$10,068	3.3108%	\$99
Land and Road Total				214.49	\$304,095	100.0000%	\$3,000