

# **Faribault County CD-69 Redetermination of Benefits**

**March 4, 2024**

**(Final)**

**Public hearing on April 2, 2024**

## **Viewers**

**Mark Behrends**

**Robert Hansen**

**Kendall Langseth**

**Bruce Ness**

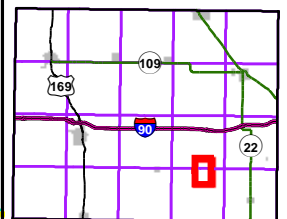
**Wesley Dahl**

# FARIBAULT COUNTY DITCH NO. 69 (CD69)

## Legend

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

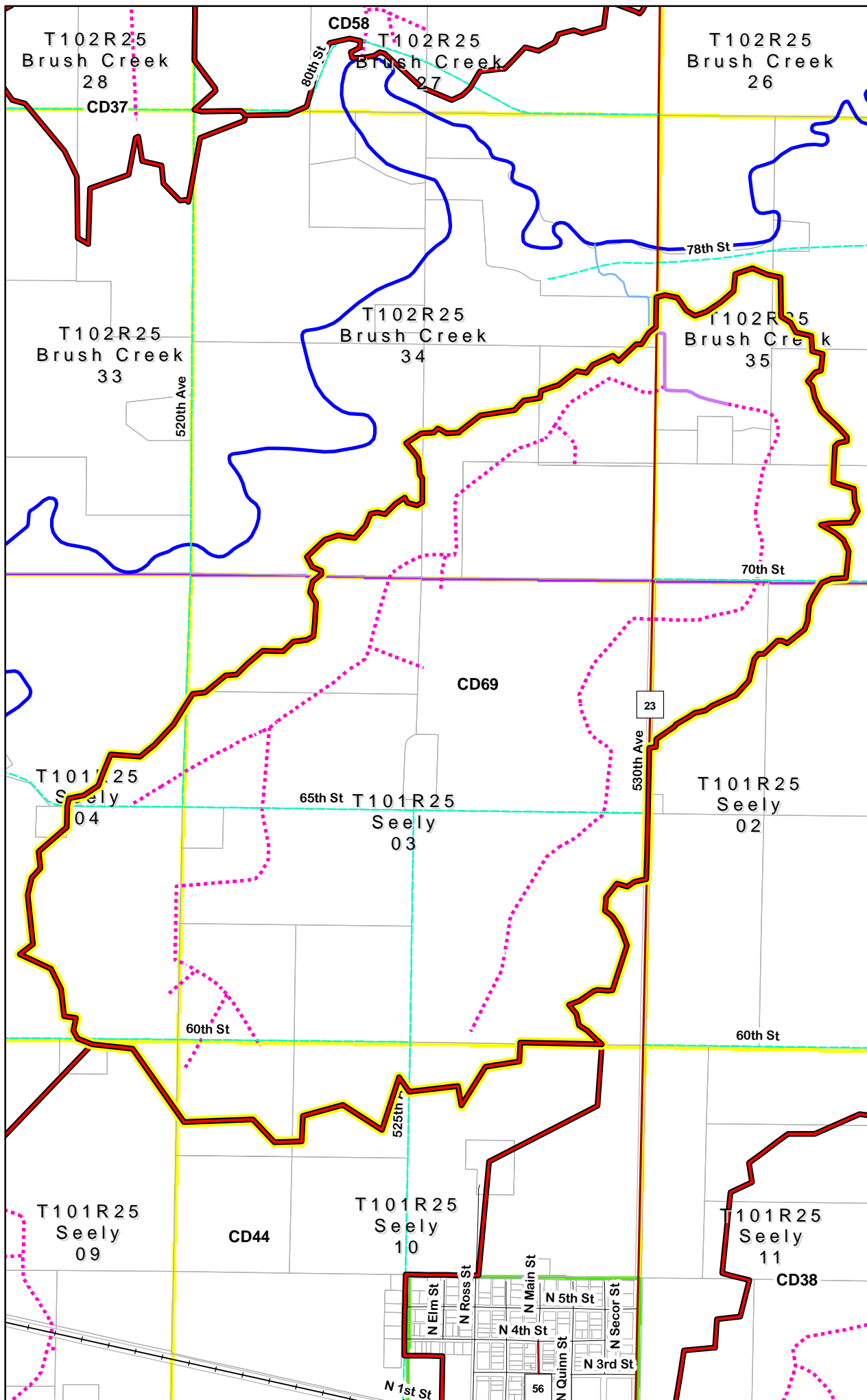
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 1,500 feet



www.co.faribault.mn.us



March 4, 2024

**Faribault County CD-69 Information** (Final)

- Established in 1948
- Has not been re-determined since it was established
- 1,080.84 acres of farmland and building sites
- 34.40 acres of County and Township roads
- **1,115.24 total acres**
- Consists of County open ditch and County tile
- 1,520 feet of County open ditch
- 25,950 feet of County tile (4.9 miles)
- The tile range in size 8 inches to 24 inches
- Established outlet is into the East Branch of the Blue Earth River in the NW1/4 of section 34 of Brush Creek Township
- **Grass strip right of way easement damages on cropland acres**  
\$8,000 is the value per acre for the cropland acre easement  
**\$8,000 X 0.28 acres = \$2,240**
- **Grass strip right of way easement damages on trees, non-benefited, building sites or permanent easement acres**  
\$8,000 X 10% = \$800. \$800 is the value per acre for the trees, non-benefited, building sites or permanent easement acre easement  
**\$800 X 0.54 acres = \$432**
- **Access right of way easement damage**  
\$8,000 X 5% = \$400. \$400 is the value per acre for the value per acre for the access easement acres  
**\$400 X 3.30 acres = \$1,320**
- **Total easement damages**  
Grass strip right of way and access right of way = **\$3,992**
- **\$2,659,626 of benefits** (over 25 years)
- Original benefits were \$43,460
- **The estimated assessment is based off from \$7,000**

**Faribault County CD-69  
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 \$646 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 \$785 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 \$739 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 \$785 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 \$831 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 \$877 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 Township yield was used for the benefit value calculations along with a three year average sale price for the corn and beans.

**Increased productivity**

<b><u>Crop</u></b>	<b><u>Yield</u></b>	<b><u>Value</u></b>	<b><u>Income</u></b>	<b><u>%</u></b>	<b><u>Adjusted</u></b>
Corn	203.8	\$5.32	\$1,084	50%	\$542
Beans	61.0	\$12.49	\$762	50%	<u>\$381</u>
					<b>\$923</b>

**Production costs**

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

**Potential Benefit value**

	<b><u>"A"</u></b> 80% of \$923 \$739	<b><u>"B"</u></b> 85% of \$923 \$785	<b><u>"C"</u></b> 90% of \$923 \$831	<b><u>"D"</u></b> 95% of \$923 \$877
Minus cost of production	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>
Net income	\$366	\$412	\$458	\$504
Previous income	<u>\$0</u>	<u>\$140</u>	<u>\$273</u>	<u>\$412</u>
Increased income	\$366	\$272	\$185	\$92
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$310	\$241	\$158	\$74
Capitalized for 25 years @ ½ %	<b>\$7,258</b>	<b>\$5,644</b>	<b>\$3,696</b>	<b>\$1,743</b>
% of potential Benefit	60%	60%	60%	60%
<b>Reduced benefit Value</b>	<b>\$4,355</b>	<b>\$3,386</b>	<b>\$2,218</b>	<b>\$1,046</b>

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

**Summary**

Faribault County CD-69 consists of 1,115.24 acres of farmland, building sites, and roads with benefits of \$2,659,626

- 1,080.84 acres of farmland and building sites in Faribault County in Brush Creek and Seely Townships with benefits of \$2,579,775
- 34.40 acres of County and Township roads with benefits of \$79,851
- 1,115.24 acres total in CD-69 with benefits of \$2,659,626

**Average land benefits, (reduced) over a 25 year period are \$2,751 per acre**

- A soil \$4,355
- B soil \$3,386
- C soil \$2,218
- D soil \$1,046

**Building site benefits**

- (Average of B + C + D soils) X 1.5 = **\$3,325**

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

- \$10**

**Road benefits**

- a. Gravel roads, County or Township  
(Average land benefit) X 1.0 = **\$2,751**
- b. Paved roads, State or County  
(Average land benefit) X 1.50 = **\$4,127**

**Permanent easement benefits**

- a. (Average of A + B + C + D soils) X 0.1 = \$275

**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. 25,950 feet of County tile with **\$12,975 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**

\$8,000 is the value per acre for the cropland acre easement  
**\$8,000 X 0.28 acres = \$2,240**

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

\$8,000 X 10% = \$800. \$800 is the value per acre for the trees, non-benefited, building sites or permanent easement acre easement  
**\$800 X 0.54 acres = \$432**

**Access 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 access easement was acquired through building sites)

**Access right of way easement damage**

\$8,000 X 5% = \$400. \$400 is the value per acre for the value per acre for the access easement acres  
**\$400 X 3.30 acres = \$1,320**

**Total easement damages**

Grass strip right of way and access right of way = **\$3,992**

### **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 Drainage Department.

### **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 re-determination 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 Drainage Department

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 CD-69 on this 4<sup>th</sup> day of March 2024.



**State of Minnesota  
County of Faribault  
In the matter of the Redetermination  
Of Benefits of Faribault County CD-69  
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-69 Excel spreadsheet and Faribault County CD-69 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-69, 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-69
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-69
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-69
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-69
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-69
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-69
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-69

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-69
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-69 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 Street, Blue Earth, Minnesota 56013 (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on April 2, 2024 from 1:45 PM to 2:15 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 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.

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- Visual inspection of each 40 acre parcel or less
- Consultation with Faribault County Auditor / Treasurer and the Faribault County Drainage Department

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 CD-69 on this 4<sup>th</sup> day of March 2024.

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 Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	R.O.W. Grass Strip Easement Trees or N.B. Acres	R.O.W. Grass Strip Easement Trees or N.B. Damages	Access R.O.W. Easement Acres	Access R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
							100%	100%	10%	10%	5%	5%		
John Doe 12345 100th Avenue Your Town, MN 12345	75.036.2050	NW1/4 NW1/4	40.00	37.00	\$89,042	3.3479%	1.00	\$8,000	1.00	\$800	1.00	\$400	\$9,200	\$234
Column A	Name And Address Of Owner													
Column B	Parcel Number													
Column C	Description, description of the parcel (quarter / quarter)													
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 future repairs and maintenance on the ditch system. Example: On a \$10,000 repair, this parcel would pay \$334.79 (\$10,000 X 3.3479% = \$334.79)													
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 \$8,000 = 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 (Non-benefited acres, trees, or building site 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. (Grass strip Non-benefited acres, trees, or building site acres X \$800 = your payment)													
Column L	Access ROW Easement Acres, There is a 100' access 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	Access ROW Easement Damages, This is the amount that you will get paid (one time payment) for the easement. (Access easement acres X \$400 = your payment)													
Column N	Total Easement Damages, This is the total damages that you will get paid. (Grass strip damages + Access damages = total easement damages) \$8,000 + \$800 + \$400 = \$9,200													
Column O	Estimated Easement Assessment, This is the amount that you will owe toward the redetermination process. The total estimated easement assessment X your % of total benefits = your estimated assessment. (\$7,000 X 3.3479% = \$234)													

**FARIBAULT COUNTY CD-69 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)**

Name And Address Of Owner	Parcel Number	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 N.B. Acres 10%	R.O.W. Grass Strip Easement Trees or N.B. Damages 10%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
								\$8,000		\$800		\$400		\$7,000
<b>BRUSH CREEK TOWNSHIP SECTION 34</b>		<b>34-102-25</b>												
WESTMAN GROUP LLC ATTN: GERALD J WESTMAN PO BOX 3302 MANKATO, MN 56002	03.034.0400	NE1/4 SE1/4 BORDER	40.00	32.50	\$71,114	2.6738%								\$187
WESTMAN GROUP LLC ATTN: GERALD J WESTMAN PO BOX 3302 MANKATO, MN 56002	03.034.0500	SE1/4 NE1/4 17.3 AC IN BORDER	17.30	0.44	\$4	0.0001%								\$0
KIIHN, ROLLO ROSS KIIHN PO BOX 202 BRICELYN, MN 56014	03.034.0800	NW1/4 SE1/4 BORDER	40.00	14.90	\$32,409	1.2186%								\$85
KIIHN, ROLLO ROSS KIIHN PO BOX 202 BRICELYN, MN 56014	03.034.0800	SW1/4 SE1/4 14 AC IN	14.00	14.00	\$40,873	1.5368%								\$108
KIIHN, ROLLO ROSS KIIHN PO BOX 202 BRICELYN, MN 56014	03.034.0800	SE1/4 SE1/4 1.0 AC IN	1.00	0.97	\$2,918	0.1097%								\$8
GUSTAFSON, JO HAWLISH 401 S 1ST ST UNIT 1807 MINNEAPOLIS, MN 55401	03.034.0900	SW1/4 SE1/4 EXCEPT 14 AC	26.00	26.00	\$56,500	2.1244%								\$149
GUSTAFSON, JO HAWLISH 401 S 1ST ST UNIT 1807 MINNEAPOLIS, MN 55401	03.034.0900	SE1/4 SE1/4 EXCEPT 1.0 AC	39.00	38.03	\$86,679	3.2591%								\$228
WALTON, MARK D 10614 530TH AVE BRICELYN, MN 56014	03.034.1200	NE1/4 SW1/4 BORDER	40.00	0.80	\$1,420	0.0534%								\$4
WALTON, MARK D 10614 530TH AVE BRICELYN, MN 56014	03.034.1200	SE1/4 SW1/4 BORDER	40.00	17.70	\$42,819	1.6100%								\$113
<b>BRUSH CREEK TOWNSHIP SECTION 35</b>		<b>35-102-25</b>												
SONGSTAD, KRISTINE R 61591 130TH STREET EMMONS, MN 56029	03.035.0200	SE1/4 NW1/4 EXCEPT 6.11 AC BORDER	33.89	18.38	\$29,302	1.1017%			0.09	\$72	0.38	\$152	\$224	\$77
SONGSTAD, KRISTINE R 61591 130TH STREET EMMONS, MN 56029	03.035.0200	NE1/4 SW1/4 EXCEPT 13.03 AC	26.97	25.30	\$39,179	1.4731%	0.28	\$2,240	0.45	\$360	2.92	\$1,168	\$3,768	\$103
ESPELAND, JANET ET AL 3011 ROOSEVELT DR ARLINGTON, TX 76016	03.035.0500	SW1/4 SW1/4	40.00	38.00	\$89,042	3.3479%								\$234
ESPELAND, JANET ET AL 3011 ROOSEVELT DR ARLINGTON, TX 76016	03.035.0500	SE1/4 SW1/4 BORDER	40.00	25.22	\$58,318	2.1927%								\$153
SONGSTAD, KRISTINE R 61591 130TH STREET EMMONS, MN 56029	03.035.0501	NW1/4 SW1/4 5 AC IN	5.00	5.00	\$8,608	0.3236%								\$23
LELAND, BRADLEY 53507 70TH ST BRICELYN, MN 56014	03.035.0502	NW1/4 SW1/4 4.33 AC IN	4.33	4.04	\$6,974	0.2622%								\$18
LELAND, BRADLEY 53507 70TH ST BRICELYN, MN 56014	03.035.0503	NW1/4 SW1/4 3.99 AC IN	3.99	3.99	\$7,273	0.2735%								\$19

**FARIBAULT COUNTY CD-69 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)**

Name And Address Of Owner	Parcel Number	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 N.B. Acres 10%	R.O.W. Grass Strip Easement Trees or N.B. Damages 10%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
LELAND, BRADLEY 53507 70TH ST BRICELYN, MN 56014	03.035.0600	NE1/4 SW1/4 EXCEPT 1.92 AC BORDER	38.08	18.80	\$42,265	1.5892%								\$111
LELAND, DOUGLAS B 3007 LAKE CHAPEAU DR ALBERT LEA, MN 56007	03.035.0701	SE1/4 NW1/4 EXCEPT 7.3 AC BORDER	32.70	3.70	\$8,060	0.3031%								\$21
<b>SEELY TOWNSHIP SECTION 02</b>		<b>02-101-25</b>												
KLUENDER, EVELYN D TRUST & EVELYN KLUENDER 53680 70TH ST BRICELYN, MN 56014	17.002.0100	NE1/4 NW1/4 BORDER	40.00	7.00	\$14,663	0.5513%								\$39
LELAND, JONATHAN 54339 70TH ST BRICELYN, MN 56014	17.002.0500	NW1/4 NW1/4 EXCEPT 0.7 AC BORDER	39.30	36.30	\$100,648	3.7843%								\$265
LELAND, JONATHAN 54339 70TH ST BRICELYN, MN 56014	17.002.0500	SE1/4 NW1/4 EXCEPT 1.3 AC BORDER	38.70	4.50	\$9,427	0.3545%								\$25
<b>SEELY TOWNSHIP SECTION 03</b>		<b>03-101-25</b>												
SYLVARA, KURT L 5465 525TH AVE BRICELYN, MN 56014	17.003.0100	NW1/4 SW1/4 EXCEPT 5.0 AC	35.00	34.35	\$83,639	3.1448%								\$220
SYLVARA, KURT L 5465 525TH AVE BRICELYN, MN 56014	17.003.0100	NE1/4 SW1/4	40.00	38.00	\$74,407	2.7976%								\$196
HELLAND, LARRY P 52030 65TH ST BRICELYN, MN 56014	17.003.0101	NW1/4 SW1/4 5.0 AC IN	5.00	4.66	\$10,394	0.3908%								\$27
ANDERSON, DARREN G & BETH L 8426 500TH AVENUE BRICELYN, MN 56014	17.003.0102	SW1/4 SW1/4	40.00	39.00	\$104,981	3.9472%								\$276
SYLVARA, DAREN 3111 403RD AVE JANESVILLE, MN 56048	17.003.0103	SE1/4 SW1/4	40.00	38.00	\$83,684	3.1465%								\$220
GORMLEY, MICHAEL S & KIMBERLY L 52505 65TH ST BRICELYN, MN 56014	17.003.0201	SE1/4 NW1/4 1.91 AC IN	1.91	1.91	\$16	0.0006%								\$0
GORMLEY, MICHAEL S & KIMBERLY L 52505 65TH ST BRICELYN, MN 56014	17.003.0201	SW1/4 NE1/4 5.05 AC IN	5.05	4.86	\$3,115	0.1171%								\$8
WALTON, SCOTT A LIFE EST ETAL 1001 MERRIBROOK LN ALLEN, TX 75002	17.003.0202	SW1/4 NW1/4 BORDER	40.00	37.81	\$106,569	4.0069%								\$280
WALTON, SCOTT A LIFE EST ETAL 1001 MERRIBROOK LN ALLEN, TX 75002	17.003.0202	SE1/4 NW1/4 EXCEPT 1.91 AC	38.09	37.09	\$87,400	3.2862%								\$230
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	17.003.0300	NW1/4 NE1/4 FRACTIONS	40.58	40.58	\$99,008	3.7226%								\$261
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	17.003.0300	NE1/4 NE1/4 EXCEPT 0.84 AC FRACTIONS	39.74	39.74	\$100,608	3.7828%								\$265
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	17.003.0300	SW1/4 NE1/4 EXCEPT 5.05 AC	34.95	34.14	\$77,864	2.9276%								\$205
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	17.003.0300	SE1/4 NE1/4 EXCEPT 0.84 AC	39.16	38.16	\$93,360	3.5103%								\$246

**FARIBAULT COUNTY CD-69 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)**

Name And Address Of Owner	Parcel Number	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 N.B. Acres 10%	R.O.W. Grass Strip Easement Trees or N.B. Damages 10%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
SHIRK, ROGER & CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	17.003.0400	NW1/4 SE1/4 NE1/4 SE1/4	40.00	38.00	\$106,295	3.9966%								\$280
SHIRK, ROGER & CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	17.003.0400	EXCEPT 0.6 AC BORDER	39.40	34.00	\$86,290	3.2444%								\$227
SHIRK, ROGER & CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	17.003.0400	SW1/4 SE1/4	40.00	39.00	\$94,977	3.5711%								\$250
SHIRK, ROGER & CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	17.003.0400	SE1/4 SE1/4 EXCEPT 0.6 AC BORDER	39.40	26.00	\$62,486	2.3494%								\$164
WALTON, MARK D 10614 530TH AVE BRICELYN, MN 56014	17.003.0600	NW1/4 NW1/4 FRACTIONS BORDER	40.22	8.70	\$15,998	0.6015%								\$42
WALTON, MARK D 10614 530TH AVE BRICELYN, MN 56014	17.003.0600	NE1/4 NW1/4 FRACTIONS BORDER	40.22	38.60	\$103,282	3.8833%								\$272
<b>SEELY TOWNSHIP SECTION 04</b>		<b>04-101-25</b>												
GUSTAFSON, JO HAWLISH 401 S 1ST ST UNIT 1807 MINNEAPOLIS, MN 55401	17.004.0100	SE1/4 NE1/4 BORDER	40.00	14.56	\$32,604	1.2259%								\$86
OREN, ROBERT TIM OREN C/O ROBERT OREN 51716 65TH ST BRICELYN, MN 56014	17.004.0200	NW1/4 SE1/4 EXCEPT 2.81 AC BORDER	37.19	7.70	\$18,060	0.6790%								\$48
OREN, ROBERT TIM OREN C/O ROBERT OREN 51716 65TH ST BRICELYN, MN 56014	17.004.0200	NE1/4 SE1/4	40.00	39.00	\$97,119	3.6516%								\$256
OREN, ROBERT TIM OREN C/O ROBERT OREN 51716 65TH ST BRICELYN, MN 56014	17.004.0200	SW1/4 SE1/4 EXCEPT 2.0 AC BORDER	38.00	4.90	\$9,536	0.3585%								\$25
OREN, ROBERT TIM OREN C/O ROBERT OREN 51716 65TH ST BRICELYN, MN 56014	17.004.0200	SE1/4 SE1/4 BORDER	40.00	38.32	\$106,187	3.9926%								\$279
OREN, ROBERT LIFE ESTATE ETAL 51716 65TH ST BRICELYN, MN 56014	17.004.0201	NW1/4 SE1/4 2.81 AC IN BORDER	2.81	0.20	\$2	0.0001%								\$0
<b>SEELY TOWNSHIP SECTION 09</b>		<b>09-101-25</b>												
HOLLAND, SETH J & JESSICA K 51806 60TH STREET BRICELYN, MN 56014	17.009.0200	NE1/4 NE1/4 5.0 AC IN	5.00	0.18	\$2	0.0001%								\$0
STENSLAND, ROBERT J REV TRUST & MARY H STENSLAND DISCLAIMER TR 18020 88TH PLACE NORTH C/O BRUCE STENSLAND MAPLE GROVE, MN 55311	17.009.0201	NE1/4 NE1/4 EXCEPT 5.0 AC BORDER	35.00	4.79	\$11,800	0.4437%								\$31
<b>SEELY TOWNSHIP SECTION 10</b>		<b>10-101-25</b>												
WILLMERT, SONJA C 2208 500TH ST BUFFALO CENTER, IA 50424	17.010.0200	NW1/4 NE1/4 EXCEPT 2.84 AC BORDER	37.16	12.14	\$31,950	1.2013%								\$84

**FARIBAULT COUNTY CD-69 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)**

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BUTTERBRODT, LISA 1133 BROKEN ARROW RD HUDSON, WI 54016	17.010.0800	NE1/4 NW1/4 BORDER	40.00	22.48	\$52,671	1.9804%								\$139
SYLVARA, DAREN LIFE ESTATE ETAL 3111 403RD AVE JANESVILLE, MN 56048	17.010.0801	NW1/4 NW1/4 BORDER	40.00	28.40	\$76,975	2.8942%								\$203
<b>LAND TOTAL</b>				<b>1,080.84</b>	<b>\$2,579,775</b>	<b>96.9977%</b>	<b>0.28</b>	<b>\$2,240</b>	<b>0.54</b>	<b>\$432</b>	<b>3.30</b>	<b>\$1,320</b>	<b>\$3,992</b>	<b>\$6,790</b>
<b>ROADS</b>														
ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013	BRUSH CREEK 34 & 35 SEELY 2 & 3	COUNTY HWY 23 PAVED		8.60	\$26,619	1.0009%								\$70
MICHELLE ADAMS BRUSH CREEK TWP CLERK 51025 110TH ST BRICELYN, MN 56014	SECTION 35	70TH ST GRAVEL		1.50	\$3,095	0.1164%								\$8
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH STREET BRICELYN, MN 56014	SECTION 2	70TH ST GRAVEL		1.50	\$3,095	0.1164%								\$8
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH STREET BRICELYN, MN 56014	SECTIONS 3 & 4	65TH STREET GRAVEL		10.00	\$20,633	0.7758%								\$54
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH STREET BRICELYN, MN 56014	SECTIONS 3, 4, 9, & 10	60TH STREET GRAVEL		8.00	\$16,506	0.6206%								\$43
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH STREET BRICELYN, MN 56014	SECTIONS 3 & 10	525TH AVENUE GRAVEL		4.80	\$9,904	0.3724%								\$26
<b>Road Total</b>				<b>34.40</b>	<b>\$79,851</b>	<b>3.0023%</b>	<b>0.00</b>	<b>\$0</b>	<b>0.00</b>	<b>\$0</b>	<b>0.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$210</b>
<b>Land and Road Total</b>				<b>1,115.24</b>	<b>\$2,659,626</b>	<b>100.0000%</b>	<b>0.28</b>	<b>\$2,240</b>	<b>0.54</b>	<b>\$432</b>	<b>3.30</b>	<b>\$1,320</b>	<b>\$3,992</b>	<b>\$7,000</b>