



County of Faribault

Drainage Department

INFORMATIONAL MEETING NOTIFICATION

January 7th, 2022

System: Faribault County Ditch #74
Location: Brush Creek Township Sections 30, 31, 32;
Emerald Township Sections 36

Dear Landowner:

There will be an informational meeting held on **Friday, January 21st, 2022, at 11 am at the Golden Bubble** (11575 State Highway 22 Wells, Minnesota 56097) on Faribault County Ditch #74 (CD74). A redetermination of benefits and damages was ordered on October 6th, 2020, 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 by January 20th, 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.

Sincerely,

Merissa Lore
Drainage Manager

Board of Commissioners/ Drainage Authority

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

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

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

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

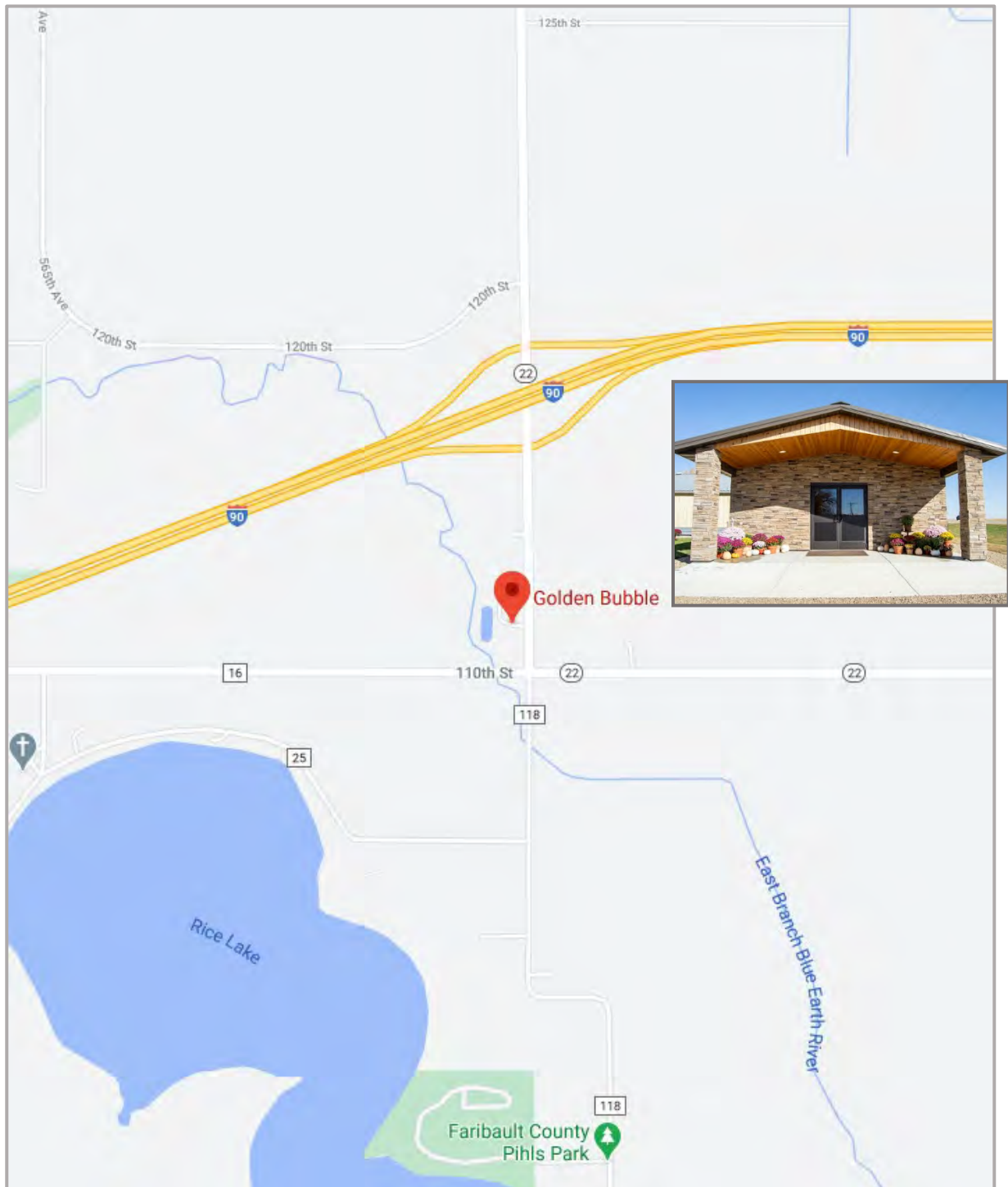
District 4:
Tom Loveall
39290 200th St.
Winnebago, MN 56098
(507) 854-3300

District 5:
Bruce Anderson
50156 110th St.
Bricelyn, MN 56014
(507) 993-4934

Darren Esser
Auditor/Treasurer/Coordinator
415 North Main St.
Blue Earth, MN 56013
(507) 526-6211
www.co.faribault.mn.us

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-74

RE: Landowner informational meeting

Friday, January 21, 2022 11:00AM
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-74. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-74. 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

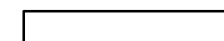
Note: Because of privacy laws, the Ditch Viewers are unable to obtain information regarding land enrolled in government programs. This documentation is asked to be provided by the landowners. If you have land enrolled in a **permanent** government program such as WRP, CREP, RIM, EWP, or WREP, please 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. 74 (CD74)

Legend

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

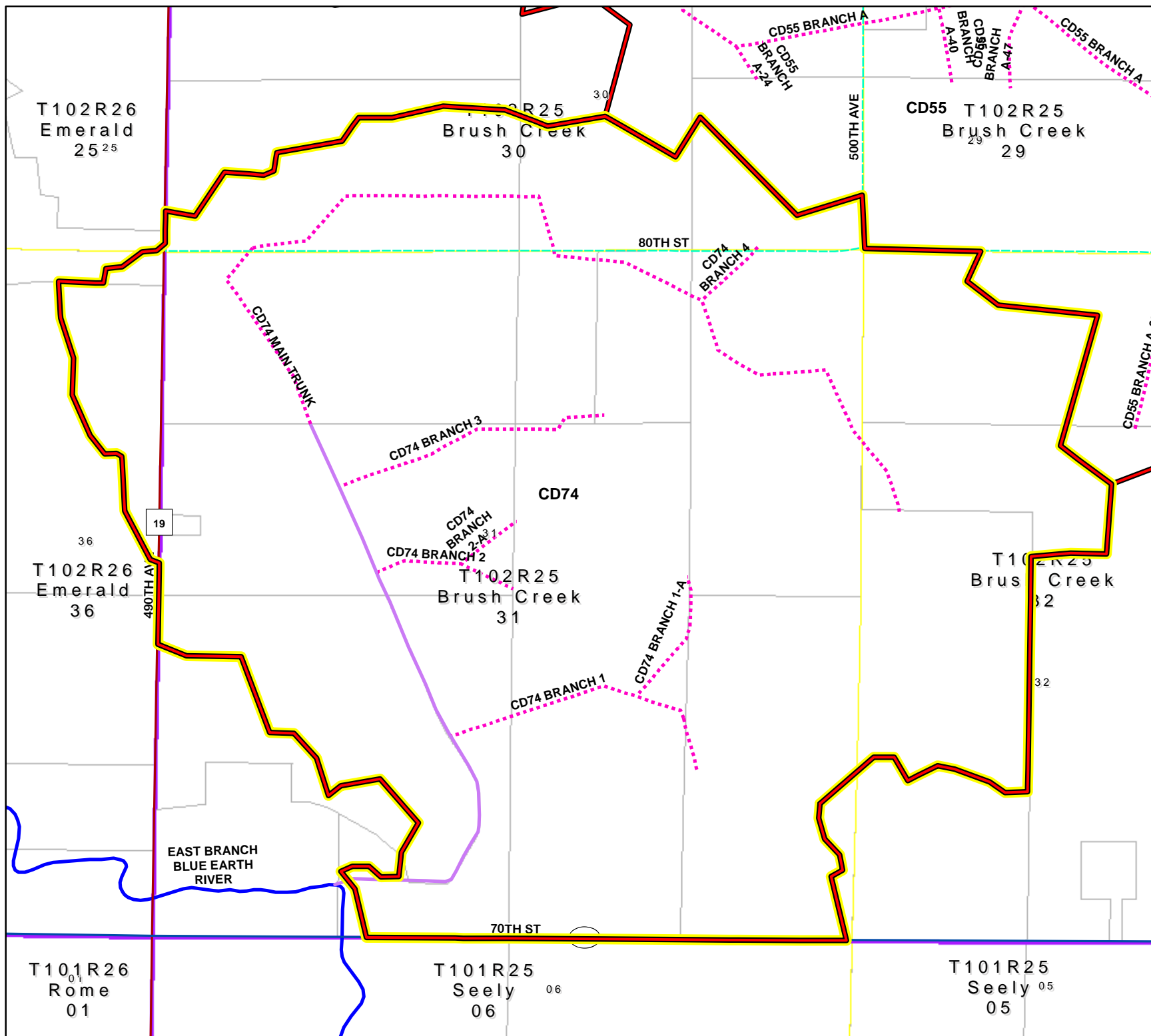
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 985 feet



www.co.faribault.mn.us



**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-74
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-74 Excel spreadsheet and Faribault County CD-74 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-74, 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-74
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-74
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-74
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-74
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-74
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-74
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-74
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-74
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-74 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 10:30AM to 12:30PM 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 open ditch and 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 open ditch and 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-74 by:

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 5th day of January 2022

**Faribault County CD-74
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>
					\$618

Production costs

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

Potential Benefit value

	<u>"A"</u>	<u>"B"</u>	<u>"C"</u>	<u>"D"</u>
	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 %	\$3,210	\$2,499	\$1,395	\$882
% of potential Benefit	35%	35%	35%	35%
Reduced benefit Value	\$1,123	\$875	\$488	\$309

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

Summary

Faribault County CD-74 consists of 832.35 acres of farmland, building sites, and roads, with benefits of \$483,086

- a. 815.45 acres of farmland and building sites in Faribault County in Emerald and Brush Creek Townships
- b. 16.90 acres of County and Township roads
- c. 832.35 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**

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. 14,880 feet of County tile, **\$7,440 of tile benefits**

Grass strip right of way easement acres

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

Grass strip right of way easement damages on cropland acres

Faribault County Assessor average value per tillable acre, based on land sales from October 1, 2020 to May 5, 2021 is \$7,692. \$7,692 is the value per acre for the easement on cropland acres.

$$\text{\$7,692 X 2.43 acres} = \text{\$18,692}$$

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

Faribault County Assessor average value per tillable acre, based on land sales from October 1, 2020 to May 5, 2021 is \$7,692. $\text{\$7,692 X 10\%} = \text{\$769}$. \$769 is the value per acre for trees, non-benefited, or building site acres.

$$\text{\$769 X 1.09 acres} = \text{\$838}$$

Construction right of way easement acres

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

Construction right of way easement damage

Faribault County Assessor average value per tillable acre, based on land sales from October 1, 2020 to May 5, 2021 is \$7,692. $\$7,692 \times 5\% = \385 . \$385 is the value per acre for the easement on construction easement acres
 $\$385 \times 13.60 \text{ acres} = \$5,236$

Total easement damages

Grass strip right of way and construction right of way = **\$24,766**

Crop damages

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

Benefits and damages statement

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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-74 by:

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 5th day of January 2022

Spreadsheet example and explanation (CD-74)														
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	Construction R.O.W. Easement Acres	Construction 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	38.00	\$10,596	2.1934%	1.00	\$7,692	1.00	\$769	1.00	\$385	\$8,846	\$636
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 \$219.34 (\$10,000 X 2.1934% = \$219.34)													
Column H	ROW Grass Strip Easement Cropland Acres 100%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Cropland acres)													
Column I	ROW Grass Strip Easement Cropland Damages 100%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip cropland acres X \$7,692 = 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 \$769 = your payment)													
Column L	Construction ROW Easement Acres, There is a 100' construction easement on each side of the open ditch. This is the number of easement acres that are on this parcel. (100' starting at the center of the open ditch, minus the actual open ditch, minus the 16.5' grass strip) = your ROW easement acres.													
Column M	Construction ROW Easement Damages, This is the amount that you will get paid (one time payment) for the easement. (Construction easement acres X \$385 = your payment)													
Column N	Total Easement Damages, This is the total damages that you will get paid. (One time payment) (Grass strip damages + Construction damages = total easement damages) \$7,692 + \$769 + \$385 = \$8,846													
Column O	Estimated Total 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. (\$29,000 X 2.1934% = \$636)													

FARIBAULT COUNTY CD-74 REDETERMINATION OF BENEFITS JANUARY 5, 2022 (DRAFT)

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%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
							\$7,692			\$769		\$385		\$29,000
BRUSH CREEK TWP SECTION 30							30-102-25							
FENSKE, TODD M 8670 490TH AVE BRICELYN, MN 56014	03.030.0100	SW1/4 SW1/4 FRACTIONS BORDER	42.23	18.00	\$10,590	2.1921%							\$0	\$636
FENSKE, TODD M 8670 490TH AVE BRICELYN, MN 56014	03.030.0100	SE1/4 SW1/4	40.00	31.30	\$23,289	4.8208%							\$0	\$1,398
OLSON, CHARLES J & KIMBERLY 49515 80TH ST BRICELYN, MN 56014	03.030.0600	SW1/4 SE1/4 BORDER	40.00	27.30	\$19,326	4.0005%							\$0	\$1,160
LOGEMANN, RUTH S REVOCABLE LIVING TRUST 1867 LABELLEZZA GROVE C/O DEAN LOGEMANN COLORADO SPRINGS, CO 80919	03.030.0700	SE1/4 SE1/4 BORDER	40.00	15.00	\$9,621	1.9916%							\$0	\$578
BRUSH CREEK TWP SECTION 31							31-102-25							
SHIRK, CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	03.031.0100	NE1/4 NE1/4	40.00	39.00	\$27,881	5.7714%							\$0	\$1,674
SHIRK, CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	03.031.0100	SE1/4 NE1/4	40.00	40.00	\$28,689	5.9388%							\$0	\$1,722
K & S MALECHA INVESTMENTS 8448 133RD ST COURT APPLE VALLEY, MN 55124	03.031.0201	NE1/4 SW1/4 EXCEPT 19.6 AC	20.40	19.71	\$12,826	2.6550%	0.57	\$4,384			2.19	\$843	\$5,228	\$770
K & S MALECHA INVESTMENTS 8448 133RD ST COURT APPLE VALLEY, MN 55124	03.031.0201	SE1/4 SW1/4 EXCEPT 17.73 AC BORDER	22.27	16.56	\$376	0.0778%	0.11	\$846	0.72	\$554	3.21	\$1,236	\$2,636	\$23
THE SPARKY MANAGEMENT CO LLP PROFIT SHARING PLAN & TRUST 8448 133RD COURT C/O KENNETH J MALECHA TRUSTEE APPLE VALLEY, MN 55124	03.031.0202	SW1/4 NE1/4	40.00	40.00	\$26,714	5.5300%							\$0	\$1,604
THE SPARKY MANAGEMENT CO LLP PROFIT SHARING PLAN & TRUST 8448 133RD COURT C/O KENNETH J MALECHA TRUSTEE APPLE VALLEY, MN 55124	03.031.0202	NW1/4 SE1/4	40.00	40.00	\$23,043	4.7699%							\$0	\$1,383
THE SPARKY MANAGEMENT CO LLP PROFIT SHARING PLAN & TRUST 8448 133RD COURT C/O KENNETH J MALECHA TRUSTEE APPLE VALLEY, MN 55124	03.031.0202	SW1/4 SE1/4 NW1/4 SW1/4 EXCEPT 0.3 AC BORDER FRACTIONS	40.00	39.00	\$10,888	2.2538%							\$0	\$654
OLSON, CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	03.031.0203	NE1/4 SW1/4 19.6 AC IN	41.67	24.98	\$15,771	3.2646%							\$0	\$947
OLSON, CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	03.031.0203	SW1/4 SW1/4 5.3 AC IN BORDER FRACTIONS	19.60	18.91	\$10,975	2.2718%	0.57	\$4,384			2.19	\$843	\$5,228	\$659
OLSON, CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	03.031.0203	SE1/4 SW1/4 17.73 AC IN	5.30	0.60	\$264	0.0545%							\$0	\$16
OLSON, CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	03.031.0203	SE1/4 SW1/4 17.73 AC IN	17.73	11.41	\$2,348	0.4861%	0.11	\$846	0.37	\$285	1.87	\$720	\$1,851	\$141
OLSON, CHARLES J & KIMBERLY 49515 80TH ST BRICELYN, MN 56014	03.031.0300	NW1/4 NW1/4 FRACTIONS	42.69	40.12	\$24,502	5.0720%							\$0	\$1,471

FARIBAUT COUNTY CD-74 REDETERMINATION OF BENEFITS JANUARY 5, 2022 (DRAFT)

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%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
OLSON, CHARLES J & KIMBERLY 49515 80TH ST BRICELYN, MN 56014	03.031.0300	NE1/4 NW1/4	40.00	39.00	\$19,705	4.0790%							\$0	\$1,183
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.031.0400	NE1/4 SE1/4	40.00	40.00	\$27,734	5.7411%							\$0	\$1,665
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.031.0400	SE1/4 SE1/4 BORDER	40.00	35.04	\$10,596	2.1934%							\$0	\$636
OSWALD, RAYMOND N & PATRICIA PO BOX 565 FROST, MN 56033	03.031.0500	SW1/4 NW1/4 EXCEPT 1.1 AC FRACTIONS	41.94	40.09	\$22,696	4.6982%	0.42	\$3,231			1.63	\$628	\$3,858	\$1,362
OSWALD, RAYMOND N & PATRICIA PO BOX 565 FROST, MN 56033	03.031.0500	SE1/4 NW1/4	40.00	39.21	\$22,569	4.6718%	0.65	\$5,000			2.51	\$966	\$5,966	\$1,355
O'ROURKE, JOHN D C/O THANE O'ROURKE 704 JOHNSON ST HEARTLAND, MN 56042	03.031.0501	SW1/4 NW1/4 1.1 AC IN	1.10	0.93	\$226	0.0467%							\$0	\$14
FENSKE, TODD M 8670 490TH AVE BRICELYN, MN 56014	03.031.0600	NW1/4 NE1/4 EXCEPT 18.5 AC	21.51	20.97	\$13,078	2.7072%							\$0	\$785
OLSON, CHARLES J & KIMBERLY 49515 80TH ST BRICELYN, MN 56014	03.031.0700	NW1/4 NE1/4 18.5 AC IN	18.50	18.04	\$10,890	2.2543%							\$0	\$654
BRUSH CREEK TWP SECTION 32 32-102-25														
PATRICIA A MCCABE DISC TRUST & JOSHUA D AMUNDSON 13 ELM BOULEVARD BLUE EARTH, MN 56013	03.032.0100	N1/2 SW1/4 NW1/4	20.00	20.00	\$16,055	3.3234%							\$0	\$964
PATRICIA A MCCABE DISC TRUST & JOSHUA D AMUNDSON 13 ELM BOULEVARD BLUE EARTH, MN 56013	03.032.0100	SE1/4 NW1/4 BORDER	40.00	11.20	\$5,890	1.2191%							\$0	\$354
SHIRK, CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	03.032.0400	NW1/4 NW1/4 BORDER	40.00	34.80	\$19,375	4.0108%							\$0	\$1,163
SHIRK, CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	03.032.0400	NE1/4 NW1/4 BORDER	40.00	7.30	\$3,902	0.8078%							\$0	\$234
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.032.0600	S1/2 SW1/4 NW1/4	20.00	20.00	\$13,820	2.8607%							\$0	\$830
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.032.0600	NW1/4 SW1/4 BORDER	40.00	39.90	\$23,812	4.9292%							\$0	\$1,429
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.032.0600	SW1/4 SW1/4 BORDER	40.00	1.70	\$635	0.1314%							\$0	\$38

FARIBAULT COUNTY CD-74 REDETERMINATION OF BENEFITS JANUARY 5, 2022 (DRAFT)

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%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
EMERALD TWP SECTION 36 36-102-36														
QUADE, GLORIA A LIFE ESTATE & LORIA QUADE 51280 60TH ST BRICELYN, MN 56014	08.036.0100	NE1/4 NE1/4 EXCEPT 11.98 AC BORDER	28.02	16.90	\$9,247	1.9141%							\$0	\$555
QUADE, GLORIA A LIFE ESTATE & LORIA QUADE 51280 60TH ST BRICELYN, MN 56014	08.036.0100	SE1/4 NE1/4 EXCEPT 2.0 AC BORDER	38.00	6.58	\$2,817	0.5830%							\$0	\$169
QUADE, GLORIA A LIFE ESTATE & LORIA QUADE 51280 60TH ST BRICELYN, MN 56014	08.036.0102	NE1/4 NE1/4 11.98 AC IN BORDER	11.98	1.90	\$1,125	0.2328%							\$0	\$68
LAND TOTAL			815.45	471.273	\$97,554	97.5547%	2.43	\$18,692	1.09	\$838	13.60	\$5,236	\$24,766	\$28,291

ROADS

FARIBAULT COUNTY PUBLIC WORKS % MARK DALY 727 E 5TH ST PO BOX 325 BLUE EARTH, MN 56013		COUNTY 19 (490TH AVENUE) SECTION 36 EMERALD SECTION 30, 31 BRUSH CREEK GRAVEL		5.30	\$3,705	0.7669%								\$222
MICHELLE ADAMS BRUSH CREEK TWP CLERK 51025 110TH ST BRICELYN, MN 56014		70TH STREET SECTION 31 GRAVEL		2.80	\$1,957	0.4051%								\$117
MICHELLE ADAMS BRUSH CREEK TWP CLERK 51025 110TH ST BRICELYN, MN 56014		80TH STREET SECTION 30, 31, 32 GRAVEL		8.80	\$6,151	1.2733%								\$369
ROAD TOTAL			16.90	\$11,813	2.4453%									\$709
LAND AND ROAD TOTAL			832.35	\$483,086	100.0000%									\$29,000