



# County of Faribault

## Drainage Department

### FARIBAULT COUNTY DITCH #77 HEARING NOTIFICATION

October 25<sup>th</sup>, 2021

System: County Ditch #77

Location: Dunbar Township Sections 19, 29, 30, 31;  
Minnesota Lake Township Sections 13, 14, 22, 23, 24, 25

RE: Redetermination of Benefits and Damages Final Hearing

Dear Landowner:

There will be a redetermination of benefits and damages hearing on Faribault County Ditch #77 (CD77) held on **Tuesday, November 16<sup>th</sup>, 2021 at 2:00 pm at the Golden Bubble** (11575 State Highway 22 Wells, Minnesota 56097). A redetermination of benefits and damages was ordered on July 21<sup>st</sup>, 2020, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. This meeting will cover the benefit and damage values. The Viewers' Report can be viewed at the Faribault County Auditor's Office or online at <https://www.co.faribault.mn.us/drainage/pages/notices-reports>. See enclosed public notice for more information on the proceeding.

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 Highway 22 Wells, Minnesota 56097) \*Map on Back
2. By phone/call-in
3. By Zoom (internet meeting)

**Social distancing will be followed if attending in person.** 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 November 15<sup>th</sup>, 2021, for information needed.**

At the public hearing, the Viewers will present information about the redetermination of benefits and damages and the Drainage Authority will accept public comment regarding the Viewers Report. 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

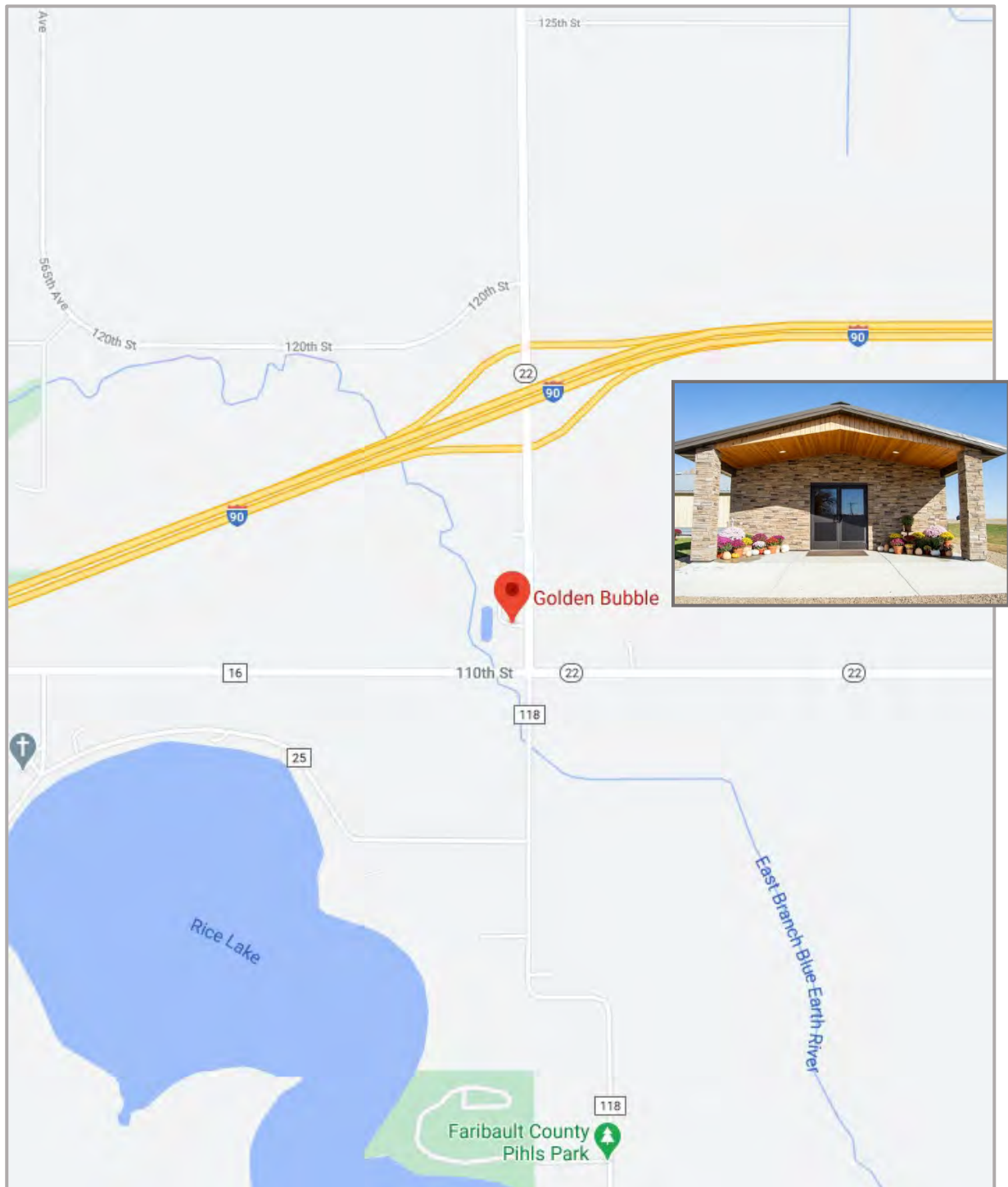
District 4:  
Tom Loveall  
39290 200<sup>th</sup> St.  
Winnebago, MN 56098  
(507) 854-3300

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.



STATE OF MINNESOTA  
*Before the*  
FARIBAULT COUNTY BOARD OF COMMISSIONERS  
SITTING AS THE DRAINAGE AUTHORITY FOR  
COUNTY DITCH #77

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**In the Matter of:**

**Redetermination of Benefits and  
Damages of County Ditch #77**

**FINAL HEARING NOTICE**

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PLEASE TAKE NOTICE, the Faribault County Board of Commissioners, sitting as the drainage authority for County Ditch #77 will hold a final hearing on the redetermination of benefits and damages of County Ditch #77. The Viewers' Report was filed with the drainage authority on October 1<sup>st</sup>, 2021, and is available for inspection at the Faribault County Auditor's Office, 415 North Main, Blue Earth, MN. The hearing shall be held **at 2:00 p.m. on November 16<sup>th</sup>, 2021, at the Golden Bubble, 11575 State Hwy 22 Wells, MN 56097. Due to COVID-19 pandemic, the hearing can be attended virtually via phone or computer.** Contact the Faribault County Drainage Department at 507-526-2388 for more information on virtual attendance. At the final hearing, the drainage authority will accept public comment regarding the Viewers' Report. Any party having an interest in the proceedings may appear and provide comment. Written comments will be accepted at the hearing and by mail through the date of the hearing at the Faribault County Auditor's Office, PO Box 130, Blue Earth, MN 56013.

County Ditch #77 consists of open ditch and two tile branches. The following properties are affected by the Viewers' Report of benefits and damages:

Dunbar Township, T 104 N-R 24W, Sections: 19, 29, 30, 31;

Minnesota Lake Township, T 104 N-R 25W, Sections: 13, 14, 22, 23, 24, 25;

all in Faribault County.

The following owners of property are affected by in the Viewers' Report of benefits and damages:

Allis, Julie A Trust Agreement Julie A Allis Trustee; Allis, William J & Constance E; Allis, Patrick C; Barnick, Ronald & Tammy; Boertje, Kevin J & Julie; Canadian Pacific; Chirpich, Donald P & Teresa L; Chirpich Family Farms Inc; Chirpich, Anne M Life Est & William J Chirpich; Chirpich,

Craig R & William J Chirpich; Chirpich, William J; Chirpich,Craig R & William J Chirpich; Chirpich,Kyle B & Wendy M; Chirpich,William J & Craig R Chirpich; Darlene Bias Trust Darlene Bias Trustee; Dulas, Larry & Donnette; Eckhardt, Jeffrey K; Eckhardt, Kenneth & Jerelyn; Eckhardt, Kenneth H; Fiske,Mary Jo; Guentzel,Chad T & Kirsten J; Hendrickson,Brent A; Herman, Mark J & Brenda V; Hoechst, Lois; Hueper Jr, Emil W; Hueper Jr,Emil W; Hueper, Charles A Irrevocable Trust; Hueper, Darrin & Katie; Hueper, Shirley R Irrev Trust Etal; Klocek,Donald & Pamela Ann; Lutteke,Christopher M; Lutteke,Dennis G & Diane M; McGregor, Brian & Kristine; Mutschler,Joseph D Dawn M Lutteke; Pearson, Scott R Trent Pearson Rev Land Agrmnt; Schirmer, Darin Duane Cathi A Schirmer; Schulz,Myrna R Life Estate Etal; Sonnek, John P & Kelly Lynn; Soost,Charles K; Soost,Jerald P; State Of Minnesota; Volsen,Lester Life Estate & Randy Volsen; Wetzel,Thelma & Clarence

The following governmental entities are affected by the redetermination of benefits and damages of County Ditch #77:

Canadian Pacific Railroad; Dunbar Township, Faribault County; Minnesota Lake Township, Faribault County; Faribault County; State of Minnesota

Copies of the Viewers' Report and Property Owners' Report are enclosed. Full Reports can be obtained by calling the Faribault County Auditor's Office at 507-526-6211 or may be found online at <https://www.co.faribault.mn.us/drainage>.





County Auditor-Treasurer-Coordinator

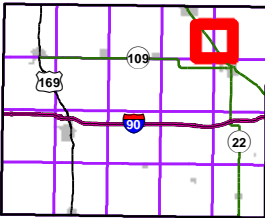
Dated: 10-8-2021

**FARIBAULT  
COUNTY DITCH  
NO. 77 (CD77)**

**Legend**

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

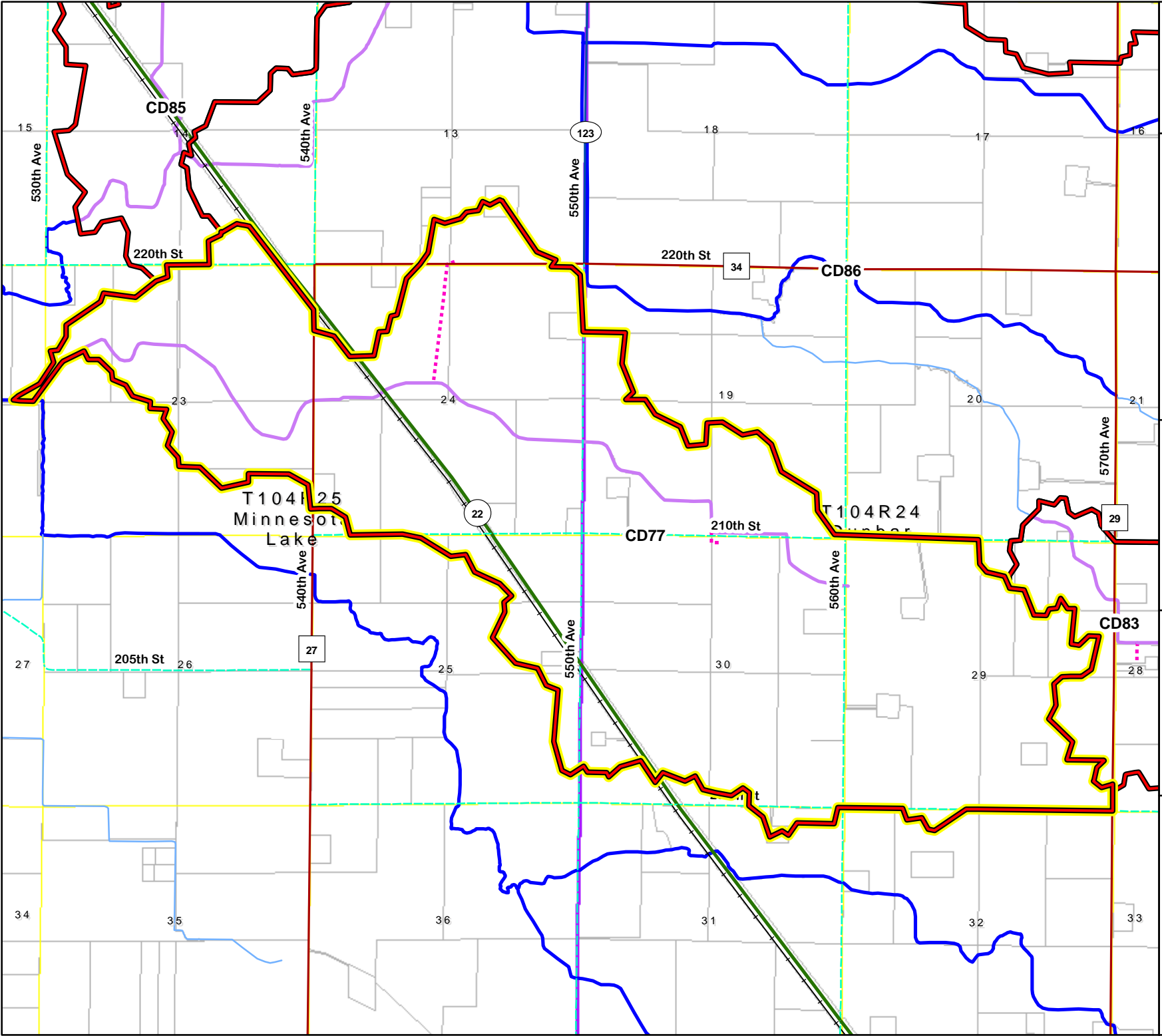
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 2,500 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-77  
Faribault County, Minnesota  
October 1, 2021  
(Draft)**

**Property Owners Report**

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-77 Excel spreadsheet and Faribault County CD-77 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-77, 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-77
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-77
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-77
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-77
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-77
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-77
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-77
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-77
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-77 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 November 16, 2021 from 1:30 PM to 2:30 PM 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 systems construction, with those that do exist with the drainage system in a reasonable state of repair. Supporting documentation for the analysis and conclusions of the report are contained in our files and are available for inspection. The figures stated herein are based on a full and fair comparison of all pertinent facts and information that we were aware of at the time of this redetermination process. The following aids were used in this viewing process.

- Faribault County online GIS parcel information site
- USDA web soil survey
- Google Earth aerial satellite photos
- Yield averages taken from USDA national agriculture statistics service
- Production costs taken from University of Minnesota FinBin
- Average commodity sale prices taken from University of Minnesota FinBin
- Sales data from the Faribault County Assessor office and website
- Visual inspection of each 40 acre parcel or less
- Consultation with Faribault County Auditor / Treasurer and the Faribault County ditch inspector

The Viewers determined that the lands affected by the drainage system are generally similar and that the following comments refer to all such tracts.

#### **1. Existing land use, property value and economic productivity:**

Land is presently used for building sites, roads, railroad and for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Agricultural lands are primarily used for the production of corn and soybeans. The land has good economic productivity when properly drained.

2. **Potential land use, property value and economic productivity from the drainage system:**

The drainage system has been in existence for many years and provides drainage for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Land affected by the drainage system has the potential to produce above average yields.

3. **The benefits or damages from the drainage system:**

Benefits derived by lands affected by the drainage system are due to (A) Improved capacity to remove surface waters due to previous construction and maintenance of the County 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 by:

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

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

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

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

Submitted this 1<sup>st</sup> day of October 2021



**Faribault County CD-77  
Redetermination of Benefits  
Viewers Report  
October 1, 2021  
(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 \$90 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 \$507 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 \$572 per acre based upon an average annual yield of 88% 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 \$507 per acre based upon average production of 78% 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 \$539 per acre based upon average annual production of 83% of optimum with \$326 production costs, and a market value of \$5,500 to \$7,000.
- “C” – Well drained ground, highest land classification with economic productivity of \$585 per acre based upon average annual production of 90% of optimum with \$326 production costs, and a market value of \$6,000 to \$8,000.
- “D” – Well drained ground, high land classification with improved farm ability, with economic productivity of \$617 per acre based upon average production of 95% of optimum with \$326 production costs, and a market value of \$5,500 to \$7,000.

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	195.7	\$3.82	\$747	50%	\$374
Beans	58.7	\$9.41	\$552	50%	\$276
					<b>\$650</b>

### Production costs

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

### Potential Benefit value

	<u>"A"</u> 78% of \$650 \$507	<u>"B"</u> 83% of \$650 \$539	<u>"C"</u> 90% of \$650 \$585	<u>"D"</u> 95% of \$650 \$617
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$181	\$213	\$259	\$291
Previous income	<u>\$0</u>	<u>\$90</u>	<u>\$181</u>	<u>\$246</u>
Increased income	\$181	\$123	\$78	\$45
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$125	\$92	\$51	\$27
Capitalized for 25 years @ ½ %	<b>\$2,930</b>	<b>\$2,167</b>	<b>\$1,196</b>	<b>\$645</b>
% of potential Benefit	50%	55%	60%	65%
<b>Reduced benefit Value</b>	<b>\$1,465</b>	<b>\$1,192</b>	<b>\$717</b>	<b>\$419</b>

### Summary

Faribault County CD-77 consists of 2,554.87 acres of farmland, building sites, railroad and roads with benefits of \$2,138,485

- 2,436.77 acres of farmland and building sites in Faribault County in Minnesota Lake and Dunbar Townships
- 93.20 acres of State, County and Township roads
- 24.90 acres of railroad
- 2,554.87 total acres

**Average land benefits**, (reduced) over a 25 year period are **\$948** per acre

- A soil \$1,465
- B soil \$1,192
- C soil \$717
- D soil \$419

### **Building site benefits**

- (Average of B + C + D soils) X 1.5 = **\$1,164**

### **Wetland benefits**

- Documented permanent wetland benefits = (Average land benefit) X 0.1 = **\$95**

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

- a. **\$0**

### **Road benefits**

- a. Gravel roads, County or Township  
(Average land benefit) X 1.0 = **\$948**
- b. Paved roads, State or County (Wide)  
(Average land benefit) X 1.25 = **\$1,185**
- c. Paved roads, State or County  
(Average land benefit) X 1.5 = **\$1,423**

### **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. 2,650 feet of County tile, **\$1,325 of tile benefits**

### **Tiled in acres**

Dennis and Diane Lutteke (06.019.0500) have informed the viewers that they have approximately 15.6 acres in the NE1/4 SW1/4 of section 19 of Dunbar Township tiled to CD-77. Christopher Lutteke (06.019.0701) has informed the viewers that he has approximately 18.6 acres in the NW1/4 SE1/4, 38.9 acres in the NE1/4 SE1/4, and 17.0 acres in the SE1/4 SE1/4 of section 19 of Dunbar Township tiled to CD-77. The viewers have assigned benefits to these acres and they are included in the redetermination of CD-77.

### **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.

$$\text{\$7,692 X 14.76 acres} = \text{\$113,534}$$

### **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. \$7,692 X 10% = \$769. \$769 is the value per acre for trees, non-benefited, or building site acres.

$$\text{\$769 X 0.30 acres} = \text{\$231}$$

### **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

**$\$385 \times 60.45 \text{ acres} = \$23,273$**

### **Total easement damages**

Grass strip right of way and construction right of way = **\$137,038**

### **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**

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.

- Faribault County online GIS parcel information site
- USDA web soil survey
- Google Earth aerial satellite photos
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- 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, railroad and for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Agricultural lands are primarily used for the production of corn and soybeans. The land has good economic productivity when properly drained.

#### **2. Potential land use, property value and economic productivity from the drainage system:**

The drainage system has been in existence for many years and provides drainage for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Land affected by the drainage system has the potential to produce above average yields.

3. **The benefits or damages from the drainage system:**

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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.
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This report is respectfully submitted to the Drainage Authority of Faribault County by:

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

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

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

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

Submitted this 1<sup>st</sup> day of October 2021

## Spreadsheet example and explanation (CD-77)

[illegible]

**FARIBAULT COUNTY CD-77 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

Name And Address Of Owner	Parcel ID #	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 non-benefited Acres 10%	R.O.W. Grass Strip Easement Trees or non-benefited Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
								<b>\$7,692</b>		<b>\$769</b>		<b>\$385</b>		<b>\$142,000</b>
<b>DUNBAR TOWNSHIP - SECTION 19</b>							<b>19-104-04</b>							
GUENTZEL, CHAD T & KIRSTEN J 37989 VALLEYVIEW RD SAINT PETER, MN 56082	06.019.0400	NW1/4 SW1/4 5.37 AC IN FRACTION	5.37	4.70	\$5,579	0.2609%	0.34	\$2,615			1.42	\$547	\$3,162	\$370
GUENTZEL, CHAD T & KIRSTEN J 37989 VALLEYVIEW RD SAINT PETER, MN 56082	06.019.0400	SW1/4 SW1/4 EX 9.18 AC FRACTION	30.82	28.74	\$33,261	1.5553%	0.22	\$1,692			0.93	\$358	\$2,050	\$2,209
GUENTZEL, CHAD T & KIRSTEN J 37989 VALLEYVIEW RD SAINT PETER, MN 56082	06.019.0400	SE1/4 SW1/4 EX 16.65 AC	23.35	21.63	\$23,883	1.1168%	0.80	\$6,154			2.36	\$909	\$7,062	\$1,586
LUTTEKE, DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.019.0500	NW1/4 SW1/4 EX 5.7 AC FRACTION	30.25	29.30	\$28,181	1.3178%	0.34	\$2,615			1.42	\$547	\$3,162	\$1,871
LUTTEKE, DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.019.0500	NE1/4 SW1/4 BORDER	40.00	24.40	\$22,695	1.0613%								\$1,507
LUTTEKE, DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.019.0500	NE1/4 SW1/4 BORDER TILED IN	40.00	15.60	\$7,171	0.3353%								\$476
LUTTEKE, DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.019.0500	SW1/4 SW1/4 1.1 AC IN	1.10	0.69	\$822	0.0385%	0.22	\$1,692			0.93	\$358	\$2,050	\$55
LUTTEKE, DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.019.0500	SE1/4 SW1/4 16.65 AC IN	16.65	16.13	\$16,424	0.7680%	0.57	\$4,384			2.36	\$909	\$5,293	\$1,091
KLOCEK, DONALD & PAMELA ANN 55173 210TH ST WELLS, MN 56097	06.019.0600	SW1/4 SW1/4 4.5 AC IN FRACTION	4.50	4.47	\$2,497	0.1168%								\$166
LUTTEKE, DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.019.0700	SW1/4 NW1/4 BORDER FRACTION	35.21	24.00	\$16,812	0.7862%								\$1,116
LUTTEKE, CHRISTOPHER M 21375 560TH AVE WELLS, MN 56097	06.019.0701	NW1/4 SE1/4 BORDER	40.00	21.40	\$22,445	1.0496%								\$1,490
LUTTEKE, CHRISTOPHER M 21375 560TH AVE WELLS, MN 56097	06.019.0701	NW1/4 SE1/4 BORDER TILED IN	40.00	18.60	\$9,026	0.4221%								\$599
LUTTEKE, CHRISTOPHER M 21375 560TH AVE WELLS, MN 56097	06.019.0701	NE1/4 SE1/4 BORDER	40.00	0.10	\$65	0.0030%								\$4
LUTTEKE, CHRISTOPHER M 21375 560TH AVE WELLS, MN 56097	06.019.0701	NE1/4 SE1/4 BORDER TILED IN	40.00	38.90	\$15,584	0.7287%								\$1,035
LUTTEKE, CHRISTOPHER M 21375 560TH AVE WELLS, MN 56097	06.019.0701	SW1/4 SE1/4	40.00	38.09	\$40,522	1.8949%	0.73	\$5,615	0.30	\$231	3.02	\$1,163	\$7,009	\$2,691
LUTTEKE, CHRISTOPHER M 21375 560TH AVE WELLS, MN 56097	06.019.0701	SE1/4 SE1/4 BORDER	40.00	20.86	\$20,616	0.9640%	0.13	\$1,000			0.63	\$243	\$1,243	\$1,369
LUTTEKE, CHRISTOPHER M 21375 560TH AVE WELLS, MN 56097	06.019.0701	SE1/4 SE1/4 BORDER TILED IN	40.00	17.00	\$7,757	0.3627%								\$515
<b>DUNBAR TOWNSHIP - SECTION 29</b>							<b>29-104-24</b>							
SOOST, CHARLES K 20191 570TH AVE WELLS, MN 56097	06.029.0102	SW1/4 SE1/4 5.0 AC IN	5.00	5.00	\$575	0.0269%								\$38



**FARIBAULT COUNTY CD-77 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

Name And Address Of Owner	Parcel ID #	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 non-benefited Acres 10%	R.O.W. Grass Strip Easement Trees or non-benefited Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
DARLENE BIAS TRUST DARLENE BIAS TRUSTEE 1705 SUNSET DR MENDOTA, IL 61342	06.029.0200	NW1/4 SE1/4	40.00	40.00	\$16,971	0.7936%								\$1,127
DARLENE BIAS TRUST DARLENE BIAS TRUSTEE 1705 SUNSET DR MENDOTA, IL 61342	06.029.0200	NE1/4 SE1/4 BORDER	40.00	6.70	\$3,874	0.1812%								\$257
DARLENE BIAS TRUST DARLENE BIAS TRUSTEE 1705 SUNSET DR MENDOTA, IL 61342	06.029.0200	SW1/4 SE1/4 EX 5.0 AC	35.00	34.00	\$9,713	0.4542%								\$645
DARLENE BIAS TRUST DARLENE BIAS TRUSTEE 1705 SUNSET DR MENDOTA, IL 61342	06.029.0200	SE1/4 SE1/4 BORDER	40.00	27.81	\$6,123	0.2863%								\$407
CHIRPICH FAMILY FARMS INC C/O DONALD CHIRPICH 407 9TH AVE SW WELLS, MN 56097	06.029.0300	NW1/4 NW1/4 EX .99 AC	39.01	37.01	\$37,369	1.7475%								\$2,481
CHIRPICH FAMILY FARMS INC C/O DONALD CHIRPICH 407 9TH AVE SW WELLS, MN 56097	06.029.0300	NE1/4 NW1/4 EX 1.93 AC	38.07	37.10	\$38,877	1.8180%								\$2,582
CHIRPICH FAMILY FARMS INC C/O DONALD CHIRPICH 407 9TH AVE SW WELLS, MN 56097	06.029.0300	SW1/4 NW1/4 EX 1.16 AC	38.93	37.93	\$37,729	1.7643%								\$2,505
CHIRPICH FAMILY FARMS INC C/O DONALD CHIRPICH 407 9TH AVE SW WELLS, MN 56097	06.029.0300	SE1/4 NW1/4 EX 1.06 AC	38.94	38.94	\$32,820	1.5347%								\$2,179
CHIRPICH FAMILY FARMS INC C/O DONALD CHIRPICH 407 9TH AVE SW WELLS, MN 56097	06.029.0300	NW1/4 SW1/4 16.14 AC IN	16.14	15.68	\$14,952	0.6992%								\$993
CHIRPICH FAMILY FARMS INC C/O DONALD CHIRPICH 407 9TH AVE SW WELLS, MN 56097	06.029.0300	NE1/4 SW1/4	40.00	40.00	\$32,063	1.4993%								\$2,129
CHIRPICH FAMILY FARMS INC C/O DONALD CHIRPICH 407 9TH AVE SW WELLS, MN 56097	06.029.0300	SE1/4 SW1/4	40.00	39.00	\$25,584	1.1964%								\$1,699
CHIRPICH,KYLE B & WENDY M 19604 570TH AVENUE WELLS, MN 56097	06.029.0301	NW1/4 SW1/4 5.0 AC IN	5.00	4.97	\$4,242	0.1984%								\$282
HENDRICKSON,BRENT A 56270 210TH ST WELLS, MN 56097	06.029.0302	NW1/4 NW1/4 .99 AC IN	0.99	0.99	\$217	0.0101%								\$14
HENDRICKSON,BRENT A 56270 210TH ST WELLS, MN 56097	06.029.0302	NE1/4 NW1/4 1.93 AC IN	1.93	1.90	\$1,330	0.0622%								\$88
HENDRICKSON,BRENT A 56270 210TH ST WELLS, MN 56097	06.029.0302	SW1/4 NW1/4 1.07 AC IN	1.07	1.07	\$231	0.0108%								\$15
HENDRICKSON,BRENT A 56270 210TH ST WELLS, MN 56097	06.029.0302	SE1/4 NW1/4 1.06 AC IN	1.06	1.06	\$383	0.0179%								\$25

**FARIBAULT COUNTY CD-77 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

Name And Address Of Owner	Parcel ID #	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 non-benefited Acres 10%	R.O.W. Grass Strip Easement Trees or non-benefited Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
CHIRPICH,DONALD & TERESA 407 9TH AVE SW WELLS, MN 56097	06.029.0303	NW1/4 SW1/4 18.86 AC IN	18.86	18.34	\$12,842	0.6005%								\$853
CHIRPICH,DONALD & TERESA 407 9TH AVE SW WELLS, MN 56097	06.029.0303	SW1/4 SW1/4	40.00	38.00	\$30,006	1.4031%								\$1,992
SOOST,JERALD P 712 SOUTH BROAD STREET MANKATO, MN 56001	06.029.0400	NW1/4 NE1/4 W1/2 BORDER	20.00	9.39	\$8,932	0.4177%								\$593
SOOST,JERALD P 712 SOUTH BROAD STREET MANKATO, MN 56001	06.029.0400	SW1/4 NE1/4 W1/2	20.00	20.00	\$16,645	0.7783%								\$1,105
WETZEL,THELMA & CLARENCE 477 1ST AVE SW WELLS, MN 56097	06.029.0500	NW1/4 NE1/4 E1/2 BORDER	20.00	2.27	\$2,165	0.1012%								\$144
WETZEL,THELMA & CLARENCE 477 1ST AVE SW WELLS, MN 56097	06.029.0500	SW1/4 NE1/4 E1/2 BORDER	20.00	19.06	\$15,904	0.7437%								\$1,056
VOLSEN,LESTER LIFE ESTATE & ROBERT VOLSEN 520 N BROADWAY WELLS, MN 56097	06.029.0600	NE1/4 NE1/4 BORDER	40.00	0.51	\$304	0.0142%								\$20
VOLSEN,LESTER LIFE ESTATE & RANDY VOLSEN 520 N BROADWAY WELLS, MN 56097	06.029.0700	SE1/4 NE1/4 BORDER	40.00	21.94	\$15,432	0.7216%								\$1,025

**DUNBAR TOWNSHIP - SECTION 30**
**30-104-24**

LUTTEKE,DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.030.0100	NE1/4 NE1/4	40.00	36.84	\$39,733	1.8580%	1.27	\$9,769			5.28	\$2,033	\$11,802	\$2,638
LUTTEKE,DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.030.100	SE1/4 NE1/4 EX 9.0 AC	31.00	30.40	\$29,575	1.3830%								\$1,964
MUTSCHLER,JOSEPH D DAWN M LUTTEKE 20683 560TH AVE WELLS, MN 56097	06.030.0101	SE1/4 NE1/4 9.0 AC IN	9.00	8.60	\$4,295	0.2008%								\$285
LUTTEKE,DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.030.0200	NW1/4 NE1/4	40.00	39.00	\$36,926	1.7267%								\$2,452
LUTTEKE,DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.030.0200	SW1/4 NE1/4	40.00	40.00	\$33,964	1.5882%								\$2,255
SCHULZ,MYRNA R LIFE ESTATE ETAL 21 7TH ST SE WELLS, MN 56097	06.030.0300	SW1/4 NW1/4 EX .3 ROAD FRACTION	36.70	35.84	\$21,522	1.0064%								\$1,429
SCHULZ,MYRNA R LIFE ESTATE ETAL 21 7TH ST SE WELLS, MN 56097	06.030.0300	SE1/4 NW1/4	40.00	40.00	\$28,887	1.3508%								\$1,918
CHIRPICH FAMILY FARMS INC C/O DONALD CHIRPICH 407 9TH AVE SW WELLS, MN 56097	06.030.0400	SE1/4 SE1/4	40.00	38.00	\$28,681	1.3412%								\$1,905
LUTTEKE,DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.030.0500	NW1/4 SW1/4 EX 16.93 AC FRACTION	23.07	18.27	\$12,805	0.5988%								\$850
LUTTEKE,DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.030.0500	NE1/4 SW1/4	40.00	40.00	\$25,170	1.1770%								\$1,671

**FARIBAULT COUNTY CD-77 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

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LUTTEKE,DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.030.0500	SW1/4 SW1/4 1.40 AC IN	1.40	0.31	\$185	0.0086%								\$12
LUTTEKE,DENNIS G & DIANE M 56360 200TH ST WELLS, MN 56097	06.030.0500	SE1/4 SW1/4 EX 7.85 AC BORDER	32.15	21.90	\$10,155	0.4749%								\$674
CHIRPICH,CRAIG R & WILLIAM J CHIRPICH 20469 550TH AVE WELLS, MN 56097	06.030.0600	NW1/4 SW1/4 .70 AC IN	0.70	0.70	\$0	0.0000%								\$0
CHIRPICH,CRAIG R & WILLIAM J CHIRPICH 20469 550TH AVE WELLS, MN 56097	06.030.0600	SW1/4 NW1/4 1.36 AC IN	1.36	1.36	\$121	0.0057%								\$8
CHIRPICH,WILLIAM J & CRAIG R CHIRPICH 20469 550TH AVE WELLS, MN 56097	06.030.0601	NW1/4 SW1/4 11.10 AC IN	11.10	10.20	\$2,337	0.1093%								\$155
CHIRPICH,WILLIAM J & CRAIG R CHIRPICH 20469 550TH AVE WELLS, MN 56097	06.030.0601	SW1/4 SW1/4 EX 8.26 AC BORDER	31.74	13.70	\$2,108	0.0986%								\$140
SCHULZ,MYRNA R LIFE ESTATE ETAL 21 7TH ST SE WELLS, MN 56097	06.030.0700	NW1/4 NW1/4 FRACTION	36.63	34.73	\$30,397	1.4214%								\$2,018
SCHULZ,MYRNA R LIFE ESTATE ETAL 21 7TH ST SE WELLS, MN 56097	06.030.0700	NE1/4 NW1/4	40.00	39.00	\$32,038	1.4981%								\$2,127
CHIRPICH,DONALD P & TERESA L 407 9TH AVE SW WELLS, MN 56097	06.030.0800	NW1/4 SE1/4	40.00	40.00	\$28,588	1.3368%								\$1,898
CHIRPICH,DONALD P & TERESA L 407 9TH AVE SW WELLS, MN 56097	06.030.0800	SW1/4 SE1/4 BORDER	40.00	35.06	\$22,424	1.0486%								\$1,489
FISKE,MARY JO 87 19TH AVE N FARGO, ND 58102	06.030.0900	NE1/4 SE1/4	40.00	39.00	\$33,390	1.5614%								\$2,217
<b>DUNBAR TOWNSHIP - SECTION 31 31-104-24</b>														
ALLIS, JULIE A TRUST AGREEMENT JULIE A ALLIS TRUSTEE 6924 HILLCREST LANE EDINA, MN 55435	06.031.0202	NW1/4 NE1/4 EX 5.70 AC BORDER	34.30	2.01	\$793	0.0371%								\$53
ALLIS, JULIE A TRUST AGREEMENT JULIE A ALLIS TRUSTEE 6924 HILLCREST LANE EDINA, MN 55435	06.031.0202	NE1/4 NE1/4 EX 1.8 AC BORDER	38.20	8.40	\$4,769	0.2230%								\$317
ALLIS,PATRICK C 55734 200TH ST WELLS, MN 56097	06.031.0300	NW1/4 NE1/4 1.66 AC IN BORDER	1.66	1.46	\$419	0.0196%								\$28
ALLIS,PATRICK C 55734 200TH ST WELLS, MN 56097	06.031.0300	NE1/4 NE1/4 1.80 AC IN BORDER	1.80	0.77	\$305	0.0142%								\$20
<b>MINNESOTA LAKE TOWNSHIP SECTION 13 13-104-25</b>														
ECKHARDT, JEFFREY K 54699 220TH ST WELLS, MN 56097	13.013.0100	SW1/4 SE1/4 5.7 AC IN BORDER	5.70	2.90	\$2,165	0.1012%								\$144
ECKHARDT, KENNETH & JERELYN 23190 STATE HWY 22 MINNESOTA LAKE, MN 56068	13.013.0101	SW1/4 SE1/4 EXCEPT 5.7 AC BORDER	34.30	27.54	\$27,880	1.3037%								\$1,851

**FARIBAULT COUNTY CD-77 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

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ECKHARDT, KENNETH & JERELYN 23190 STATE HWY 22 MINNESOTA LAKE, MN 56068	13.013.0101	SE1/4 SE1/4 BORDER	40.00	5.26	\$4,389	0.2052%								\$291
MCGREGOR, BRIAN & KRISTINE 54431 220TH ST WELLS, MN 56097	13.013.0301	SE1/4 SW1/4 7.34 AC IN BORDER	7.34	0.50	\$379	0.0177%								\$25
MCGREGOR, BRIAN & KRISTINE 54431 220TH ST WELLS, MN 56097	13.013.0302	SE1/4 SW1/4 9.96 AC IN BORDER	9.96	6.81	\$6,472	0.3026%								\$430
<b>MINNESOTA LAKE TOWNSHIP SECTION 14 14-104-25</b>														
ECKHARDT, KENNETH H50 23190 STATE HWY 22 MINNESOTA LAKE, MN 56068	13.014.0200	SW1/4 SE1/4 EXCEPT 1.09 AC BORDER	38.91	10.94	\$6,793	0.3177%								\$451
ECKHARDT, KENNETH H 23190 STATE HWY 22 MINNESOTA LAKE, MN 56068	13.014.0200	SE1/4 SE1/4 EXCEPT 3.3 AC BORDER	36.70	4.10	\$2,965	0.1387%								\$197
<b>MINNESOTA LAKE TOWNSHIP - SECTION 22 22-104-24</b>														
BOERTJE, KEVIN J & JULIE 53032 220TH ST WELLS, MN 56097	13.022.0600	E1/2 SE1/4 NE1/4 BORDER'	20.00	1.85	\$310	0.0145%	0.49	\$3,769			2.04	\$785	\$4,554	\$21
<b>MINNESOTA LAKE TOWNSHIP - SECTION 23 23-104-25</b>														
HUEPER JR, EMIL W 53706 220TH ST WELLS, MN 56097	13.023.0100	NW1/4 SE1/4	40.00	39.73	\$36,962	1.7284%	0.30	\$2,308			1.23	\$474	\$2,781	\$2,454
HUEPER JR, EMIL W 53706 220TH ST WELLS, MN 56097	13.023.0100	NE1/4 SE1/4	40.00	37.32	\$39,265	1.8361%	1.45	\$11,153			6.04	\$2,325	\$13,479	\$2,607
HUEPER JR, EMIL W 53706 220TH ST WELLS, MN 56097	13.023.0200	NW1/4 NE1/4	40.00	39.00	\$34,971	1.6353%								\$2,322
HUEPER JR, EMIL W 53706 220TH ST WELLS, MN 56097	13.023.0200	NE1/4 NE1/4 BORDER	40.00	30.60	\$28,137	1.3157%								\$1,868
HUEPER JR, EMIL W 53706 220TH ST WELLS, MN 56097	13.023.0200	SW1/4 NE1/4	40.00	38.90	\$36,736	1.7178%	1.20	\$9,230			5.00	\$1,925	\$11,155	\$2,439
HUEPER JR, EMIL W 53706 220TH ST WELLS, MN 56097	13.023.0200	SE1/4 NE1/4	40.00	38.64	\$41,793	1.9543%								\$2,775
SCHIRMER, DARIN DUANE CATHI A SCHIRMER 20069 520TH AVE MINNESOTA LAKE, MN 56068	13.023.0300	NE1/4 NW1/4 1.0 AC IN	1.00	0.97	\$705	0.0330%								\$47
SCHIRMER, DARIN DUANE CATHI A SCHIRMER 20069 520TH AVE MINNESOTA LAKE, MN 56068	13.023.0300	SE1/4 NW1/4 1.0 AC IN	1.00	0.98	\$682	0.0319%	0.03	\$231			0.10	\$39	\$269	\$45
SCHIRMER, DARIN DUANE CATHI A SCHIRMER 20069 520TH AVE MINNESOTA LAKE, MN 56068	13.023.0300	NE1/4 SW1/4 BORDER	40.00	5.90	\$2,210	0.1034%								\$147
ALLIS, WILLIAM J & CONSTANCE E 19753 540TH AVE WELLS, MN 56097	13.023.0400	SW1/4 SE1/4 EXCEPT 0.75 AC BORDER	39.25	5.75	\$4,836	0.2261%								\$321
ALLIS, WILLIAM J & CONSTANCE E 19753 540TH AVE WELLS, MN 56097	130230400	SE1/4 SE1/4 BORDER	40.00	5.36	\$4,766	0.2229%								\$316
HUEPER JR, EMIL W 53706 220TH ST WELLS, MN 56097	13.023.0600	NE1/4 NW1/4 EXCEPT 1.0 AC BORDER	39.00	26.94	\$17,505	0.8186%								\$1,162

**FARIBAULT COUNTY CD-77 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

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HUEPER JR, EMIL W 53706 220TH ST WELLS, MN 56097	13.023.600	SE1/4 NW1/4 EXCEPT 1.0 AC BORDER	39.00	34.73	\$20,914	0.9780%	1.18	\$9,077			4.91	\$1,890	\$10,967	\$1,389
BOERTJE, KEVIN J & JULIE 53032 220TH ST WELLS, MN 56097	13.023.0701	NW1/4 NW1/4 EXCEPT 10.02 AC BORDER	29.98	9.80	\$3,073	0.1437%								\$204
BOERTJE, KEVIN J & JULIE 53032 220TH ST WELLS, MN 56097	13.23.0701	SW1/4 NW1/4 BORDER	40.00	12.40	\$5,090	0.2380%	1.32	\$10,153			5.47	\$2,106	\$12,259	\$338
<b>MINNESOTA LAKE TOWNSHIP - SECTION 24 24-104-25</b>														
HUEPER, SHIRLEY R IRREV TRUST ETAL 1106 BAKERS BAY RD C/O RICH HUEPER KASOTA, MN 56050	13.024.0200	NE1/4 NW1/4 EXCEPT 2.8 AC BORDER	37.20	28.21	\$30,929	1.4463%								\$2,054
HUEPER, SHIRLEY R IRREV TRUST ETAL 1106 BAKERS BAY RD C/O RICH HUEPER KASOTA, MN 56050	13.024.0200	SW1/4 NW1/4 EXCEPT 4.28 AC BORDER	35.74	25.91	\$28,684	1.3413%	0.79	\$6,077			2.04	\$785	\$6,862	\$1,905
HUEPER, SHIRLEY R IRREV TRUST ETAL 1106 BAKERS BAY RD C/O RICH HUEPER KASOTA, MN 56050	130240200	SE1/4 NW1/4 EXCEPT 0.2 AC	39.80	38.01	\$46,036	2.1528%	0.95	\$7,307			3.93	\$1,513	\$8,820	\$3,057
PEARSON, SCOTT R TRENT PEARSON REV LAND AGRMNT 61282 COUNTY ROAD 21 NEW ULM, MN 56073	13.024.0300	NE1/4 SW1/4 EXCEPT 4.3 AC	35.70	30.72	\$32,450	1.5174%								\$2,155
PEARSON, SCOTT R TRENT PEARSON REV LAND AGRMNT 61282 COUNTY ROAD 21 NEW ULM, MN 56073	13.024.0300	SE1/4 SW1/4 EXCEPT 0.73 AC	39.27	38.27	\$33,658	1.5739%								\$2,235
PEARSON, SCOTT R TRENT PEARSON REV LAND AGRMNT 61282 COUNTY ROAD 21 NEW ULM, MN 56073	13.024.0300	NW1/4 SE1/4	40.00	39.07	\$45,658	2.1351%	1.02	\$7,846			4.24	\$1,632	\$9,478	\$3,032
PEARSON, SCOTT R TRENT PEARSON REV LAND AGRMNT 61282 COUNTY ROAD 21 NEW ULM, MN 56073	13.024.0300	SW1/4 SE1/4 EXCEPT 12.3 AC	27.70	23.42	\$21,242	0.9933%								\$1,410
DULAS, LARRY & DONNETTE 54681 210TH ST WELLS, MN 56097	13.024.0301	SE1/4 SW1/4 8.6 AC IN	8.60	7.75	\$4,554	0.2130%								\$302
BARNICK, RONALD & TAMMY 21186 540TH AVENUE WELLS, MN 56097	13.024.0400	SW1/4 SW1/4 5.23 AC IN	5.23	4.64	\$1,048	0.0490%								\$70
SONNEK, JOHN P & KELLY LYNN 22275 525TH AVE WELLS, MN 56097	13.024.0401	NW1/4 SW1/4 SW1/4 SW1/4 EXCEPT 5.23 AC BORDER	40.00	38.46	\$44,686	2.0896%	0.19	\$1,461			2.04	\$785	\$2,247	\$2,967
SONNEK, JOHN P & KELLY LYNN 22275 525TH AVE WELLS, MN 56097	13.024.0401		34.77	34.08	\$38,337	1.7927%								\$2,546
HUEPER, CHARLES A IRREVOCABLE TRUST 1106 BAKERS BAY RD C/O RICH HUEPER KASOTA, MN 56050	13.024.0500	NW1/4 NE1/4	40.00	38.64	\$41,453	1.9384%								\$2,753

**FARIBAULT COUNTY CD-77 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

Name And Address Of Owner	Parcel ID #	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 non-benefited Acres 10%	R.O.W. Grass Strip Easement Trees or non-benefited Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
HUEPER, CHARLES A IRREVOCABLE TRUST 1106 BAKERS BAY RD C/O RICH HUEPER KASOTA, MN 56050	13.024.0500	NE1/4 NE1/4 EXCEPT 5.8 AC BORDER	34.20	30.98	\$29,353	1.3726%								\$1,949
HUEPER, CHARLES A IRREVOCABLE TRUST 1106 BAKERS BAY RD C/O RICH HUEPER KASOTA, MN 56050	13.024.0500	SW1/4 NE1/4	40.00	39.80	\$51,408	2.4040%	0.22	\$1,692			0.91	\$350	\$2,043	\$3,414
HUEPER, CHARLES A IRREVOCABLE TRUST 1106 BAKERS BAY RD C/O RICH HUEPER KASOTA, MN 56050	13.024.0500	SE1/4 NE1/4 EXCEPT 2.2 AC	37.80	36.91	\$34,342	1.6059%								\$2,280
HUEPER, DARRIN & KATIE 21755 550TH AVENUE WELLS, MN 56097	13.024.0501	NE1/4 NE1/4 5.8 AC IN	5.80	5.53	\$2,781	0.1301%								\$185
HUEPER, DARRIN & KATIE 21755 550TH AVENUE WELLS, MN 56097	13.024.0501	SE1/4 NE1/4 2.2 AC IN	2.20	2.09	\$1,787	0.0836%								\$119
HOECHST, LOIS 735 GRAYHAWK CIR MANKATO, MN 56001	13.024.0600	NE1/4 SE1/4	40.00	38.09	\$38,991	1.8233%	1.00	\$7,692			4.15	\$1,598	\$9,290	\$2,589
HOECHST, LOIS 735 GRAYHAWK CIR MANKATO, MN 56001	13.024.600	SE1/4 SE1/4 EXCEPT 3.8 AC	36.20	34.83	\$33,005	1.5434%								\$2,192
HERMAN, MARK J & BRENDA V 21075 550TH AVE WELLS, MN 56097	13.24.0601	SE1/4 SE1/4 3.8 AC IN	3.80	3.17	\$974	0.0456%								\$65
<b>MINNESOTA LAKE TOWNSHIP - SECTION 25 33-104-24</b>														
PEARSON, SCOTT R TRENT PEARSON REV LAND AGRMNT 61282 COUNTY ROAD 21 NEW ULM, MN 56073	13.025.0101	NE1/4 NW1/4 BORDER	40.00	2.37	\$1,239	0.0579%								\$82
CHIRPICH, CRAIG R & WILLIAM J CHIRPICH 20469 550TH AVE WELLS, MN 56097	13.025.0300	NE1/4 SE1/4 EXCEPT 3.34 AC BORDER	36.66	14.04	\$4,562	0.2133%								\$303
CHIRPICH, CRAIG R & WILLIAM J CHIRPICH 20469 550TH AVE WELLS, MN 56097	13.025.0300	SE1/4 SE1/4 BORDER	40.00	6.61	\$1,119	0.0523%								\$74
CHIRPICH, ANNE M LIFE EST & WILLIAM J CHIRPICH 20469 550TH AVE WELLS, MN 56097	13.025.0400	SW1/4 NE1/4 BORDER	40.00	6.40	\$1,548	0.0724%								\$103
CHIRPICH, ANNE M LIFE EST & WILLIAM J CHIRPICH 20469 550TH AVE WELLS, MN 56097	13.025.0400	SE1/4 NE1/4 EXCEPT 9.47 AC BORDER	30.53	25.51	\$11,231	0.5252%								\$746
CHIRPICH, ANNE M LIFE EST & WILLIAM J CHIRPICH 20469 550TH AVE WELLS, MN 56097	13.025.0400	NE1/4 SE1/4 3.34 AC IN BORDER	3.34	1.30	\$377	0.0176%								\$25
CHIRPICH, WILLIAM J 20469 550TH AVE WELLS, MN 56097	13.025.0401	SE1/4 NE1/4 5.02 AC IN	5.02	4.07	\$1,384	0.0647%								\$92
HOECHST, LOIS 735 GRAYHAWK CIR MANKATO, MN 56001	13.025.0700	NW1/4 NE1/4 EXCEPT 2.03 AC BORDER	37.97	18.03	\$8,710	0.4073%								\$578

**FARIBAULT COUNTY CD-77 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

Name And Address Of Owner	Parcel ID #	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 non-benefited Acres 10%	R.O.W. Grass Strip Easement Trees or non-benefited Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
HOECHST, LOIS 735 GRAYHAWK CIR MANKATO, MN 56001	13.025.700	NE1/4 NE1/4 EXCEPT 1.5 AC	38.50	34.11	\$28,927	1.3527%								\$1,921
<b>LAND TOTAL</b>			<b>2,436.77</b>	<b>\$2,017,682</b>	<b>94.3510%</b>	<b>14.76</b>	<b>\$113,534</b>	<b>0.30</b>	<b>\$231</b>	<b>60.45</b>	<b>\$23,273</b>	<b>\$137,038</b>	<b>\$133,978</b>	

**ROADS**

STATE OF MINNESOTA C/O DEPT OF TRANSPORTATION 2151 BASSETT DR ATTN: DIST 7 RW ENGINEER MANKATO, MN 56001		MN HWY 22 PAVED WIDE FARIBAULT CO MINNESOTA LAKE & DUNBAR TWP		29.90	\$35,432	1.6569%								\$2,353
ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013		COUNTY HWY 34 (220TH STREET) GRAVEL SECTIONS 13, 14, 23, 24 MINNESOTA LAKE TOWNSHIP		9.30	\$8,816	0.4123%								\$585
ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013		COUNTY HWY 27 (540TH AVENUE) GRAVEL SECTIONS 23, 24 MINNESOTA LAKE TOWNSHIP		7.90	\$7,489	0.3502%								\$497
ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013		COUNTY HWY 29 (570TH AVENUE) PAVED SECTIONS 28, 29, 32, 33 DUNBAR TOWNSHIP		3.70	\$5,265	0.2462%								\$350



**FARIBAUT COUNTY CD-77 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

Name And Address Of Owner	Parcel ID #	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 non-benefited Acres 10%	R.O.W. Grass Strip Easement Trees or non-benefited Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
MINNESOTA LAKE TOWNSHIP SCOTT RADKE - CLERK 52203 217TH ST MINNESOTA LAKE, MN 56068		210TH STREET GRAVEL SECTIONS 24, 25		5.50	\$5,214	0.2438%								\$346
MINNESOTA LAKE TOWNSHIP SCOTT RADKE - CLERK 52203 217TH ST MINNESOTA LAKE, MN 56068		550TH AVENUE GRAVEL SECTIONS 24, 25		6.80	\$6,446	0.3014%								\$428
TOWNSHIP OF DUNBAR % PAM KLOCEK CLERK 55173 210TH ST WELLS, MN 56097		200TH STREET GRAVEL SECTIONS 28, 29, 30, 31, 32, 33		6.50	\$6,162	0.2881%								\$409
TOWNSHIP OF DUNBAR % PAM KLOCEK CLERK 55173 210TH ST WELLS, MN 56097		210TH STREET GRAVEL SECTIONS 19, 29, 30		9.40	\$8,911	0.4167%								\$592
TOWNSHIP OF DUNBAR % PAM KLOCEK CLERK 55173 210TH ST WELLS, MN 56097		550TH AVENUE GRAVEL SECTIONS 19, 30		6.40	\$6,067	0.2837%								\$403
TOWNSHIP OF DUNBAR % PAM KLOCEK CLERK 55173 210TH ST WELLS, MN 56097		560TH AVENUE GRAVEL SECTIONS 29, 30		7.80	\$7,394	0.3458%								\$491
<b>ROAD TOTAL</b>				<b>93.20</b>	<b>\$97,197</b>	<b>4.5452%</b>								<b>\$6,454</b>

**RAILROAD**

Canadian Pacific 7550 Ogden Dale Road S.E. Calgary, Alberta T2C 4X9 Canada		RAILROAD FARIBAUT CO MINNESOTA LAKE & DUNBAR TWP		24.90	\$23,605	1.1038%								\$1,567
<b>RAILROAD TOTAL</b>				<b>24.90</b>	<b>\$23,605</b>	<b>1.1038%</b>								<b>\$1,567</b>

**LAND, ROAD, RAILROAD TOTAL**

**2,554.87 \$2,138,485 100.0000%**

**\$142,000**