



County of Faribault

Drainage Department

INFORMATIONAL MEETING NOTIFICATION

February 16th, 2022

System: County Ditch No. 78

Location: Seely Township Sections 27, 28, 34, 35

Dear Landowner:

There will be an informational meeting held on **Wednesday, March 2nd, 2022, at 9 am at the Golden Bubble** (11575 State Highway 22 Wells, Minnesota 56097) on Faribault County Ditch No. 78 (CD78). A redetermination of benefits and damages was ordered on January 7th, 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 March 1st, 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

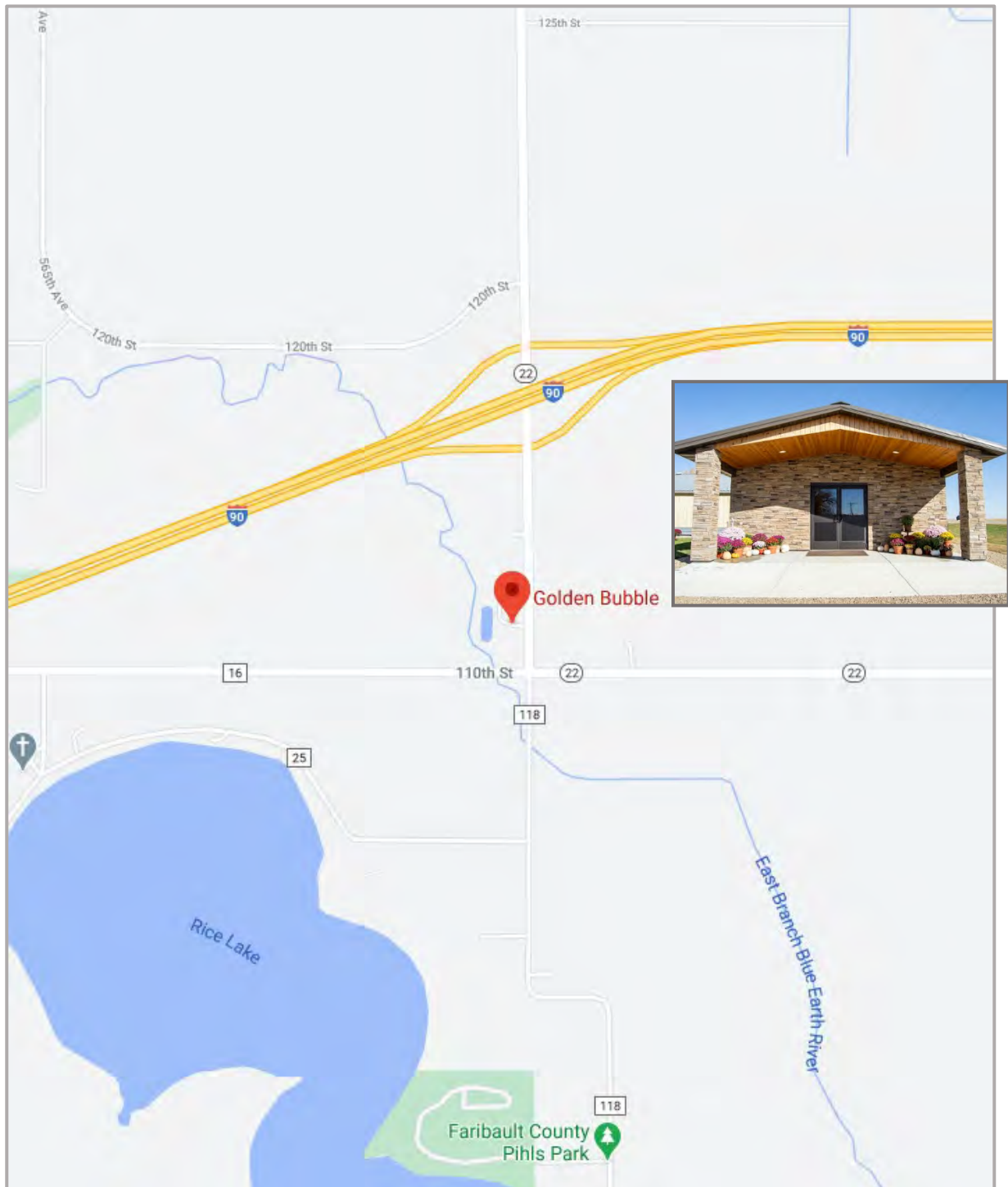
District 4:
Tom Loveall
39290 200th St.
Winnebago, MN 56098
(507) 854-3300

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-78

RE: Final landowner informational meeting

Wednesday, March 2, 2022 9:00AM
The Golden Bubble
11575 State Highway 22
Wells, Minnesota 56097
507-526-2388

The Faribault County Drainage Authority ordered a Redetermination of Benefits of Faribault County CD-78. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-78. 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

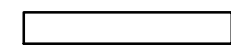
Note: Because of privacy laws, the Ditch Viewers are unable to obtain information regarding land enrolled in government programs. This documentation is asked to be provided by the landowners. If you have land enrolled in a **permanent** government program such as WRP, CREP, RIM, EWP, or WREP, please 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. 78 (CD78)

Legend

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

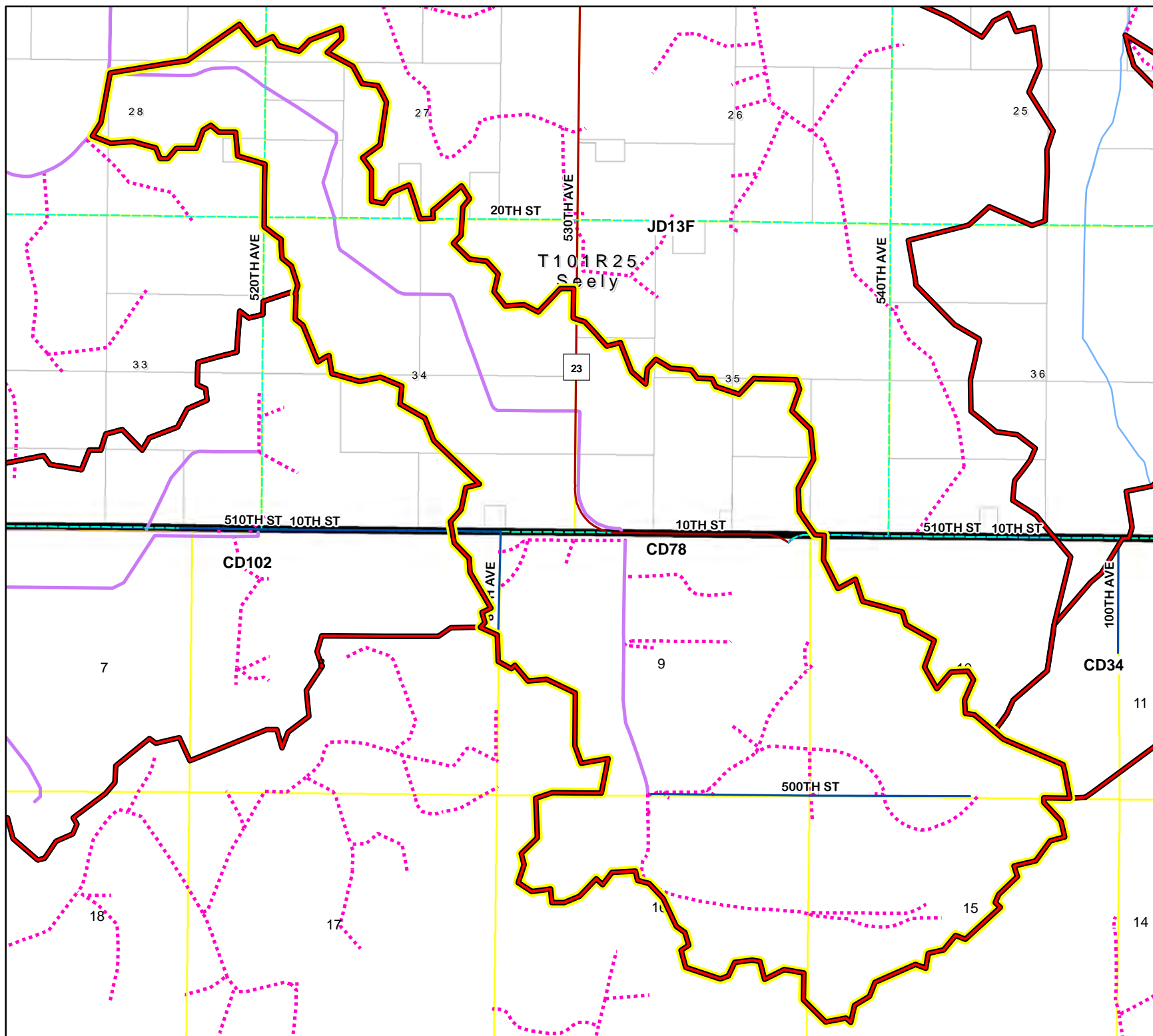
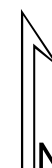
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 2,167 feet



www.co.faribault.mn.us



**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-78
Faribault County, Minnesota
February 9, 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-78 Excel spreadsheet and Faribault County CD-78 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-78, 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-78
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-78
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-78
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-78
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-78
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-78
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-78
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-78
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-78 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 March 2, 2022 from 8:30 AM to 10:30 AM at the Golden Bubble, 11575 State Highway 22, Wells, Minnesota 56097, Minnesota

Benefits and damages statement

This report covers the redetermination for a previously constructed drainage system. The basis for determining benefits and damages is therefore, based upon a comparison of the conditions that would have existed prior to the County open ditch 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, 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 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-78 by:

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 9th day of February 2022

**Faribault County CD-78
Redetermination of Benefits
Viewers Report
February 9, 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 \$85 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 \$473 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 \$534 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 \$485 per acre based upon average production of 80% 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 \$515 per acre based upon average annual production of 85% 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 \$546 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 \$576 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

<u>Crop</u>	<u>Yield</u>	<u>Value</u>	<u>Income</u>	<u>%</u>	<u>Adjusted</u>
Corn	182.6	\$3.82	\$697	50%	\$349
Beans	54.8	\$9.41	\$515	50%	<u>\$258</u>
					\$606

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>
	80% of \$606	85% of \$606	90% of \$606	95% of \$606
	\$485	\$515	\$546	\$576
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$159	\$189	\$220	\$250
Previous income	<u>\$0</u>	<u>\$85</u>	<u>\$147</u>	<u>\$208</u>
Increased income	\$159	\$104	\$73	\$42
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$103	\$73	\$46	\$24
Capitalized for 25 years @ ½ %	\$2,419	\$1,723	\$1,073	\$573
% of potential Benefit	60%	60%	60%	60%
Reduced benefit Value	\$1,451	\$1,034	\$644	\$344

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

Summary

Faribault County CD-78 consists of 853.68 acres of farmland, building sites, and roads, with benefits of \$661,281

- a. 830.38 acres of farmland and building sites in Faribault County in Seely Township
- b. 23.30 acres of County and Township roads
- c. 853.68 acres total in Minnesota
- d. 1,170 acres from Winnebago County, Iowa flow through Faribault County CD-78

Average land benefits, (reduced) over a 25 year period are **\$868** per acre

- a. A soil \$1,451
- b. B soil \$1,034
- c. C soil \$644
- d. D soil \$344

Building site benefits

- a. (Average of B + C + D soils) X 1.5 = **\$1,011**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$868**
- b. Paved roads, State or County
(Average land benefit) X 1.50 = **\$1,302**
- c. Paved roads, (Wide) State or County
(Average land benefit) X 1.25 = **\$1,085**

Tiled in acres

Alton T Jacobson (parcel 17.034.0300) has informed the viewers that he has about 10.00 acres tiled into the CD-78 watershed. These acres have been assigned benefits and are included in this re-determination of 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 sale price per tillable acre for land sales from October 1, 2020 to May 26, 2021 is \$7,692. \$7,692 is the value per acre for the cropland acre easement
\$7,692 X 9.28 acres = \$71,382

Grass strip right of way easement damages on pasture acres

Faribault County Assessor average sale price per tillable acre for land sales from October 1, 2020 to May 26, 2021 is \$7,692. \$7,692 X 50% = \$3,846. \$3,846 is the value per acre for the pasture acre easement
\$3,846 X 0.14 acres = \$538

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

Faribault County Assessor average sale price per tillable acre for land sales from October 1, 2020 to May 26, 2021 is \$7,692. \$7,692 X 10% = \$769. \$769 is the value per acre for the trees or non-benefited acre easement
\$769 X 0.50 acres = \$385

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 sale price per tillable acre for land sales from October 1, 2020 to May 26, 2021 is \$7,692. $\$7,692 \times 5\% = \385 . \$385 is the value per acre for the value per acre for the construction easement acres
 $\$385 \times 38.45 \text{ acres} = \$14,803$

Total easement damages

Grass strip right of way and construction right of way = **\$87,108**

Crop damages

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

Outlet Benefits

1,170 acres from Winnebago County, Iowa (IDD#111) flow through Faribault County CD-78. Faribault County CD-78 needs to be bigger and cleaned more often because of the additional water from Iowa. IDD#111 will have a 60% outlet benefit into CD-78. This is the same percentage that has been in place since 1957 when CD-78 was established. This includes acquiring the grass strip easement.

Faribault CD-78 outlets into Faribault JD-13 Main South. Faribault County JD-13 Main South needs to be bigger and cleaned more often because of the additional water from CD-78. This outlet benefit will be determined when JD-13 Main South is re-determined.

Benefits and damages statement

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- 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:**

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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-78 by:

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 9th day of February 2022

Spreadsheet example and explanation (CD-78)																
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	Column P	Column Q
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 Pasture Acres 50%	R.O.W. Grass Strip Easement Pasture Damages 50%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
John Doe 12345 100th Avenue Your Town, MN 12345	75.036.2050	NW1/4 NW1/4	40.00	38.00	\$28,637	1.7322%	1.00	\$7,692	1.00	\$3,846	1.00	\$769	1.00	\$385	\$12,692	\$1,576
Column A	Name And Address Of Owner															
Column B	Parcel ID 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 \$173.22 (\$10,000 X 1.7322% = \$173.22)															
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 Pasture Acres 50%, 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 (Pasture acres)															
Column K	ROW Grass Strip Easement Pasture Damages 50%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip pasture acres X \$3,846 = your payment)															
Column L	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 M	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 N	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 O	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 P	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 + \$3,846 + \$769 + \$385 = \$12,692															
Column Q	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. (\$91,000 X 1.7322% = \$1,576)															

FARIBAULT COUNTY CD-78 REDETERMINATION OF BENEFITS FEBRUARY 9, 2022 (DRAFT)

[illegible]

FARIBAULT COUNTY CD-78 REDETERMINATION OF BENEFITS FEBRUARY 9, 2022 (DRAFT)

[illegible]

FARIBAULT COUNTY CD-78 REDETERMINATION OF BENEFITS FEBRUARY 9, 2022 (DRAFT)

							R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Pasture Acres 50%	R.O.W. Grass Strip Easement Pasture Damages 50%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits										
BERKELAND, JEFFREY P & MARY J 52825 10TH ST BRICELYN, MN 56014	17.034.0401	SE1/4 SE1/4 1.50 AC IN	1.50	1.39	\$638	0.0386%										\$35
HAMSON, GERALD & GLORIAN 1389 530TH AVE BRICELYN, MN 56014	17.034.0500	NE1/4 SW1/4 BORDER	40.00	6.01	\$4,484	0.2712%										\$247
HAMSON, GERALD & GLORIAN 1389 530TH AVE BRICELYN, MN 56014	17.034.0500	NW1/4 SE1/4 BORDER	40.00	36.17	\$28,637	1.7322%	0.36	\$2,769	0.14	\$538			1.52	\$585	\$3,893	\$1,576
HAMSON, GERALD & GLORIAN 1389 530TH AVE BRICELYN, MN 56014	17.34.0500	NE1/4 SE1/4	40.00	37.57	\$32,951	1.9931%	0.50	\$3,846			0.50	\$385	2.08	\$801	\$5,031	\$1,814
SEELY TOWNSHIP - SECTION 35 35-101-25																
JP BERKELAND TRUST JEFFREY PAUL BERKELAND TRUSTEE 52825 10TH ST BRICELYN, MN 56014	17.035.0100	SE1/4 NW1/4 BORDER	40.00	2.83	\$1,708	0.1033%										\$94
THE BERKELAND FAMILY TRUST KAREN K & PAUL E BERKELAND 53475 10TH ST BRICELYN, MN 56014	17.035.0300	SW1/4 SW1/4	40.00	34.77	\$31,951	1.9327%	0.66	\$5,077					2.74	\$1,055	\$6,132	\$1,759
THE BERKELAND FAMILY TRUST KAREN K & PAUL E BERKELAND 53475 10TH ST BRICELYN, MN 56014	17.035.0300	NW1/4 SE1/4 BORDER	40.00	34.60	\$24,500	1.4819%										\$1,349
THE BERKELAND FAMILY TRUST KAREN K & PAUL E BERKELAND 53475 10TH ST BRICELYN, MN 56014	17.035.0301	SE1/4 SW1/4 5.0 AC IN	5.00	4.96	\$2,713	0.1641%										\$149
BERKELAND, JEFFREY P & MARY J 52825 10TH ST BRICELYN, MN 56014	17.035.0302	SE1/4 SW1/4 1.81 AC IN	1.81	1.58	\$1,029	0.0623%										\$57
BERKELAND, JEFFREY P 52825 10TH ST BRICELYN, MN 56014	17.035.0303	NE1/4 SW1/4 BORDER	40.00	38.95	\$30,662	1.8547%										\$1,688
BERKELAND, JEFFREY P 52825 10TH ST BRICELYN, MN 56014	17.035.0303	SE1/4 SW1/4 EX 6.81 AC	33.19	31.94	\$23,549	1.4244%										\$1,296
JACOBSON, ANN L 67240 ESTABROOKS RD NORTHOME, MN 56661	17.035.0400	SW1/4 NW1/4 N 1/2 BORDER	20.00	1.34	\$1,124	0.0680%										\$62
COCHRAN, RONALD P & GELENE P REVOCABLE TRUST 115 BRITTANY LANE SEBRING, FL 33875	17.035.0401	SW1/4 NW1/4 S 1/2 BORDER	20.00	12.04	\$7,436	0.4498%										\$409
COCHRAN, RONALD P & GELENE P REVOCABLE TRUST 115 BRITTANY LANE SEBRING, FL 33875	17.035.0401	NW1/4 SW1/4 BORDER	40.00	38.38	\$32,318	1.9549%	0.30	\$2,308					1.26	\$485	\$2,793	\$1,779
HOVE, LORRAINE M 4426 530TH AVE BRICELYN, MN 56014	17.035.0600	NE1/4 SE1/4 BORDER	40.00	0.30	\$176	0.0107%										\$10

FARIBAULT COUNTY CD-78 REDETERMINATION OF BENEFITS FEBRUARY 9, 2022 (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 Pasture Acres 50%	R.O.W. Grass Strip Easement Pasture Damages 50%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
HOVE, LORRAINE M 4426 530TH AVE BRICELYN, MN 56014	17.035.0600	SE1/4 SE1/4 BORDER	40.00	0.23	\$128	0.0078%										\$7
HOVE, LORRAINE M 4426 530TH AVE BRICELYN, MN 56014	17.035.0700	SW1/4 SE1/4 BORDER	40.00	36.16	\$23,113	1.3981%										\$1,272
LAND TOTAL				830.38	\$638,365	38.6139%	9.28	\$71,382	0.14	\$538	0.50	\$385	38.45	\$14,803	\$87,108	\$35,139

ROADS

FARIBAULT COUNTY PUBLIC WORKS % MARK DALY 727 E 54TH ST PO BOX 325 BLUE EARTH, MN 56013	COUNTY ROAD 23 (530TH AVENUE) PAVED WIDE			12.40	\$13,454	0.8138%										\$741
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH ST BRICELYN, MN 56014	10TH STREET GRAVEL			1.90	\$1,649	0.0998%										\$91
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH ST BRICELYN, MN 56014	20TH STREET GRAVEL			5.00	\$4,340	0.2625%										\$239
SEELY TOWNSHIP ROBERTA MEYER, CLERK 51329 40TH ST BRICELYN, MN 56014	520TH AVENUE GRAVEL			4.00	\$3,472	0.2100%										\$191
ROAD TOTAL				23.30	\$22,915	1.3861%										\$1,261

LAND AND ROAD TOTAL				853.68	\$661,281	40.0000%										\$36,400
Iowa IDD#111 Outlet Benefit																\$54,600
TOTAL																\$91,000

Iowa IDD#111 (1,170 acres) will have a 60% outlet benefit into Faribault County CD-78

Faribault County CD-78 will have an outlet benefit into Faribault County JD-13 Main South (after JD-13 is redetermined)