



County of Faribault

Drainage Department

FARIBAULT COUNTY DITCH #78 HEARING NOTIFICATION

October 19th, 2022

System: Faribault County Ditch #78

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

RE: Redetermination of Benefits and Damages Final Hearing

Dear Landowner:

There will be a redetermination of benefits and damages hearing on Faribault County Ditch #78 (CD78) held on **Monday, November 14th, 2022, at 2:30 pm at the Board Room at the Faribault County Courthouse** (415 North Main Street Blue Earth, MN 56013). 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 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.

Landowners can join this meeting 1 of the following 3 ways.

1. In person at the Faribault County Courthouse Board Room (415 North Main Street Blue Earth, MN) ***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 merissa.lore@co.faribault.mn.us by November 10th, 2022, 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.

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



Enter through Door A off of West 2nd Street. The Board room is up the stairs, 1st door on the left-hand side. If you need an elevator turn right after entering door A. The elevator is done the ramp and on the right.

STATE OF MINNESOTA
Before the
FARIBAULT COUNTY BOARD OF COMMISSIONERS
SITTING AS THE DRAINAGE AUTHORITY FOR
COUNTY DITCH #78

In the Matter of:

**Redetermination of Benefits and
Damages of County Ditch #78**

FINAL HEARING NOTICE

PLEASE TAKE NOTICE, the Faribault County Board of Commissioners, sitting as the drainage authority for County Ditch #78 will hold a final hearing on the redetermination of benefits and damages of County Ditch #78. The Viewers' Report was filed with the drainage authority on October 17th, 2022, and is available for inspection at the Faribault County Auditor's Office, 415 North Main Street, Blue Earth, MN. The hearing shall be held **at 2:30 p.m. on November 14th, 2022, at the Faribault County Board Room on the middle level of the courthouse building located at 415 North Main Street, Blue Earth, MN.** 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 #78 consists of open ditch and provides an outlet for land in Winnebago County, Iowa. The following properties are affected by the Viewers' Report of benefits and damages:

Seely Township, T 101N-R 25W, Sections: 27, 28, 34, 35; all in Faribault County.

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

Andersen, Dean M & Marlys L; Anderson, Edna M Trust Etal Mark Anderson Trustee; Anderson, Mark A; Berkeland, Jeffrey & Mary Berkeland Revocable Trust; Cochran, Ronald P & Gelene P Revocable Trust; Fenske, Todd M; Goette, Carolee Revocable Trust; Gustafson, Jo Hawlish; Hamson, Gerald & Glorian; Hove, Lorraine M; Jacobson,

Alton T; Jacobson, Ann L; Krahmer, Fred C Revocable Trust Etal; Krahmer, Fred C & Cheryl M Krahmer Revocable Trust; Molskness, Gerald L; Nave, Daniel Douglas & Rebecca Kay Nave; The Berkeland Living Trust Karen K & Paul E Berkeland.

The following governmental entities are affected by the redetermination of benefits and damages of County Ditch #78:

Seely Township, Faribault County; Faribault County.

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

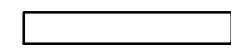
Dated: October 25th, 2022

FARIBAULT COUNTY DITCH NO. 78 (CD78)

Legend

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

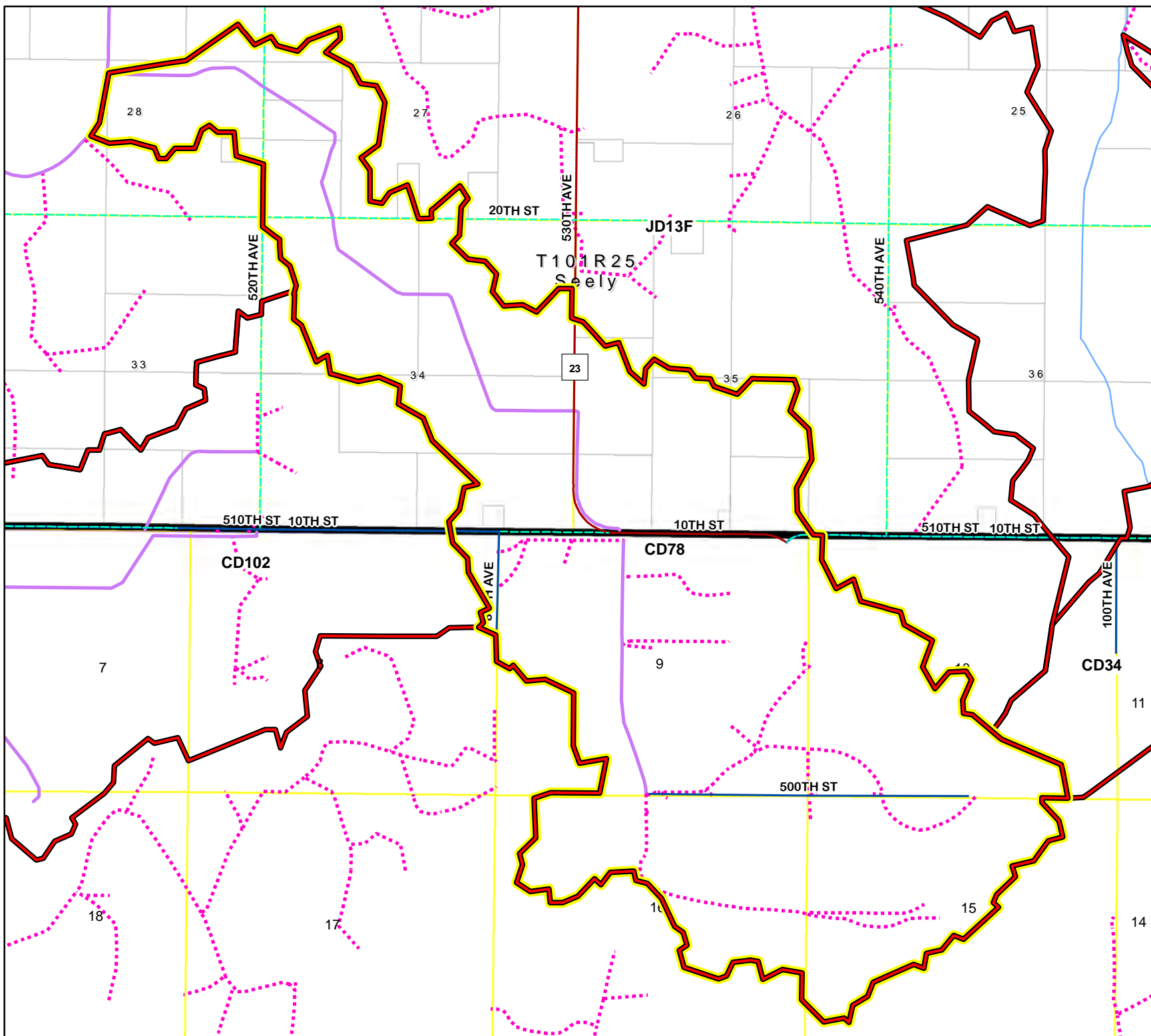
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 2,167 feet



www.co.faribault.mn.us



**Faribault County CD-78
Redetermination of Benefits
Viewers Report
October 17, 2022
(Final)**

Valuation prior to drainage

Beginning land use, property value, and economic productivity have been determined with the consideration that the benefited properties within the watershed originally did not have an adequate outlet for artificial drainage.

- "A" – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of \$0 per acre, and a market value of \$1,000 to \$2,000
- "B" – Seasonally flooded/pasture ground. Pasture classification with economic productivity of \$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 much 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 \$6,500.
- "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 \$7,500.
- "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 \$6,500 to \$9,000.
- "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 \$7,500.

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	182.6	\$3.82	\$697	50%	\$349
Beans	54.8	\$9.41	\$515	50%	\$258
					\$606

Production costs

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

Potential Benefit value

	<u>"A"</u> 80% of \$606 \$485	<u>"B"</u> 85% of \$606 \$515	<u>"C"</u> 90% of \$606 \$546	<u>"D"</u> 95% of \$606 \$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 868.68 acres of farmland, building sites, and roads, with benefits of \$667,561

- 845.38 acres of farmland and building sites in Faribault County in Seely Township
- 23.30 acres of County and Township roads
- 868.68 acres total in Minnesota
- 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 soil \$1,451
- B soil \$1,034
- C soil \$644
- D soil \$344

Building site benefits

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

Ponds, woodland, and non-benefited acres

- \$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.

Ann Jacobson (parcel 17.035.0400) has informed the viewers that she has about 15.00 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

$$\text{\$7,692 X 9.28 acres} = \text{\$71,382}$$

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. $\text{\$7,692 X 50\%} = \text{\$3,846}$. \$3,846 is the value per acre for the pasture acre easement

$$\text{\$3,846 X 0.14 acres} = \text{\$538}$$

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. $\text{\$7,692 X 10\%} = \text{\$769}$. \$769 is the value per acre for the trees or non-benefited acre easement

$$\text{\$769 X 0.50 acres} = \text{\$385}$$

Access right of way easement acres

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

Access 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 access easement acres

$$\$385 \times 38.45 \text{ acres} = \$14,803$$

Total easement damages

Grass strip right of way and access 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 Drainage Department.

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 outlet benefit 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

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 re-determination process. The following aids were used in this viewing process.

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

Robert Hansen Robert Hansen

Bruce Ness _____

John Thompson John Thompson

Submitted this 17th day of October 2022

**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-78
Faribault County, Minnesota
October 17, 2022
(Final)**

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 56013 (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on November 14, 2022 from 2:15 PM to 3:00 PM at the Faribault County Courthouse Board Room, 415 North Main, Blue Earth, Minnesota 56013

Benefits and damages statement

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

Robert Hansen Robert Hansen

Bruce Ness _____

John Thompson John Thompson

Submitted this 17th day of October 2022

Spreadsheet example and explanation (CD-78)

[illegible]

FARIBAULT COUNTY CD-78 REDETERMINATION OF BENEFITS OCTOBER 17, 2022 (FINAL)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefitted Acres	Amount Benefitted	% 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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
SEELY TOWNSHIP - SECTION 27							\$7,692		\$3,846		\$769		\$385		\$91,000	
27-101-25																
ANDERSON, EDNA M TRUST ETAL MARK ANDERSON TRUSTEE 52497 20TH ST BRICELYN, MN 56014	17.027.0200	NE1/4 SW1/4 BORDER	40.00	16.37	\$12,686	0.7602%										\$692
ANDERSON, EDNA M TRUST ETAL MARK ANDERSON TRUSTEE 52497 20TH ST BRICELYN, MN 56014	17.027.0200	SE1/4 SW1/4 EX 8.05 AC BORDER	31.85	17.80	\$13,270	0.7952%										\$724
ANDERSON, EDNA M TRUST ETAL MARK ANDERSON TRUSTEE 52497 20TH ST BRICELYN, MN 56014	17.027.0200	SW1/4 SE1/4 EX 9.07 AC BORDER	30.93	4.33	\$2,527	0.1514%										\$138
GOETTE, CAROLEE REVOCABLE TRUST 510 N MAIN ST BOX 104 BRICELYN, MN 56014	17.027.0400	SW1/4 SW1/4	40.00	37.05	\$33,517	2.0083%	1.05	\$8,077					4.34	\$1,671	\$9,748	\$1,828
KRAHMER, FRED C REV TRUST & CHERYL M KRAHMER TRUST 204 LAKE AVE STE 201 FAIRMONT, MN 56031	17.027.0600	SW1/4 NW1/4 BORDER	40.00	9.31	\$6,898	0.4133%										\$376
ANDERSON, MARK A 52497 20TH ST BRICELYN, MN 56014	17.027.0700	SE1/4 SW1/4 8.05 AC IN BORDER	8.05	3.11	\$1,531	0.0917%										\$83
KRAHMER, FRED C REVOCALBE TRUST ETAL 204 LAKE AVE, SUITE 201 FAIRMONT, MN 56031	17.027.0900	NW1/4 SW1/4 N 1/2	20.00	19.21	\$17,550	1.0516%	0.32	\$2,461					1.34	\$516	\$2,977	\$957
KRAHMER, FRED C REVOCALBE TRUST ETAL 204 LAKE AVE, SUITE 201 FAIRMONT, MN 56031	17.027.1000	NW1/4 SW1/4 S 1/2	20.00	18.73	\$17,483	1.0476%	0.85	\$6,538					3.52	\$1,355	\$7,893	\$953
SEELY TOWNSHIP - SECTION 28							28-101-25									
MOLSKNESS, GERALD L 811 N ROSS ST BRICELYN, MN 56014	17.028.0100	SE1/4 NE1/4 BORDER	40.00	10.18	\$5,067	0.3036%										\$276
BEYER, JORDAN T ABIGAIL R BEYER 53555 90TH ST BRICELYN, MN 56014	17.028.0500	NW1/4 SE1/4 BORDER	40.00	35.93	\$18,593	1.1141%	1.00	\$7,692					4.17	\$1,605	\$9,297	\$1,014
BEYER, JORDAN T ABIGAIL R BEYER 53555 90TH ST BRICELYN, MN 56014	17.028.0500	NE1/4 SE1/4 EX .28 AC BORDER	39.72	36.13	\$23,624	1.4155%	1.10	\$8,461					4.56	\$1,756	\$10,217	\$1,288
BEYER, JORDAN T ABIGAIL R BEYER 53555 90TH ST BRICELYN, MN 56014	17.028.0500	SW1/4 SE1/4 BORDER	40.00	4.86	\$2,633	0.1578%										\$144
BEYER, JORDAN T ABIGAIL R BEYER 53555 90TH ST BRICELYN, MN 56014	17.028.0500	SE1/4 SE1/4 EX 6.24 AC BORDER	33.76	0.83	\$513	0.0308%										\$28
NAVE, DANIEL DOUGLAS & REBECCA KAY NAVE 2205 520TH AVE BRICELYN, MN 56014	17.028.0501	NE1/4 SE1/4 .28 AC IN BORDER	0.28	0.21	\$58	0.0035%										\$3
NAVE, DANIEL DOUGLAS & REBECCA KAY NAVE 2205 520TH AVE BRICELYN, MN 56014	17.028.0501	SE1/4 SE1/4 6.24 AC IN BORDER	6.24	3.44	\$604	0.0362%										\$33
FENSKE, TODD M 8670 490TH AVE BRICELYN, MN 56014	17.028.0600	NE1/4 SW1/4 BORDER	40.00	2.27	\$1,575	0.0944%										\$86
FENSKE, TODD M 8670 490TH AVE BRICELYN, MN 56014	17.028.0600	SE1/4 SW1/4 BORDER	40.00	0.05	\$23	0.0014%										\$1

FARIBAULT COUNTY CD-78 REDETERMINATION OF BENEFITS OCTOBER 17, 2022 (FINAL)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefitted Acres	Amount Benefitted	% 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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
SEELY TOWNSHIP - SECTION 34			34-101-25													
ANDERSON, DEAN M & MARLYS L PO BOX 137 RAKE, IA 50465	17.034.0100	NW1/4 SW1/4	40.00	0.05	\$29	0.0017%										\$2
GUSTAFSON, JO HAWLISH 401 S 1ST ST UNIT 1807 MINNEAPOLIS, MN 55401	17.034.0200	NW1/4 NW1/4 BORDER	40.00	28.28	\$22,738	1.3625%	0.45	\$3,461					1.86	\$716	\$4,178	\$1,240
GUSTAFSON, JO HAWLISH 401 S 1ST ST UNIT 1807 MINNEAPOLIS, MN 55401	17.034.0200	NE1/4 NW1/4	40.00	37.93	\$35,593	2.1327%	1.17	\$9,000					4.87	\$1,875	\$10,875	\$1,941
GUSTAFSON, JO HAWLISH 401 S 1ST ST UNIT 1807 MINNEAPOLIS, MN 55401	17.034.0200	SW1/4 NW1/4 BORDER	40.00	16.62	\$10,883	0.6521%										\$593
GUSTAFSON, JO HAWLISH 401 S 1ST ST UNIT 1807 MINNEAPOLIS, MN 55401	17.034.0200	SE1/4 NW1/4	40.00	40.00	\$36,875	2.2095%										\$2,011
JACOBSON, ALTON T 1807 530TH AVE BRICELYN, MN 56014	17.034.0300	NW1/4 NE1/4 BORDER	40.00	28.24	\$22,615	1.3551%	0.43	\$3,308					1.79	\$689	\$3,997	\$1,233
JACOBSON, ALTON T 1807 530TH AVE BRICELYN, MN 56014	17.034.0300	NW1/4 NE1/4 BORDER TILED IN	40.00	10.00	\$3,700	0.2217%										\$202
JACOBSON, ALTON T 1807 530TH AVE BRICELYN, MN 56014	17.034.0300	NE1/4 NE1/4 BORDER	40.00	1.12	\$790	0.0473%										\$43
JACOBSON, ALTON T 1807 530TH AVE BRICELYN, MN 56014	17.034.0300	SW1/4 NE1/4	40.00	39.04	\$31,310	1.8761%	1.09	\$8,384					4.40	\$1,694	\$10,078	\$1,707
JACOBSON, ALTON T 1807 530TH AVE BRICELYN, MN 56014	17.034.0300	SE1/4 NE1/4 BORDER	40.00	36.08	\$27,598	1.6537%										\$1,505
BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.034.0400	SW1/4 SE1/4 EX 2.0 AC BORDER	38.00	15.98	\$12,649	0.7579%										\$690
BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.034.0400	SE1/4 SE1/4 EX 1.5 AC	38.50	36.15	\$27,825	1.6673%										\$1,517
BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.034.0401	SW1/4 SE1/4 2.0 AC IN	2.00	1.86	\$492	0.0295%										\$27
BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.034.0401	SE1/4 SE1/4 1.50 AC IN	1.50	1.39	\$638	0.0382%										\$35
HAMSON, GERALD & GLORIAN 1389 530TH AVE BRICELYN, MN 56014	17.034.0500	NE1/4 SW1/4 BORDER	40.00	6.01	\$4,484	0.2687%										\$244
HAMSON, GERALD & GLORIAN 1389 530TH AVE BRICELYN, MN 56014	17.034.0500	NW1/4 SE1/4 BORDER	40.00	36.17	\$28,637	1.7159%	0.36	\$2,769	0.14	\$538			1.52	\$585	\$3,893	\$1,562
HAMSON, GERALD & GLORIAN 1389 530TH AVE BRICELYN, MN 56014	17.34.0500	NE1/4 SE1/4	40.00	37.57	\$32,951	1.9744%	0.50	\$3,846			0.50	\$385	2.08	\$801	\$5,031	\$1,797
SEELY TOWNSHIP - SECTION 35			35-101-25													
BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.035.0100	SE1/4 NW1/4 BORDER	40.00	2.83	\$1,708	0.1023%										\$93
BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.035.0300	SW1/4 SW1/4	40.00	34.77	\$31,951	1.9145%	0.66	\$5,077					2.74	\$1,055	\$6,132	\$1,742

FARIBAULT COUNTY CD-78 REDETERMINATION OF BENEFITS OCTOBER 17, 2022 (FINAL)

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BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.035.0300	NW1/4 SE1/4 BORDER	40.00	34.60	\$24,500	1.4680%										\$1,336
THE BERKELAND LIVING 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	0.1626%										\$148
BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.035.0302	SE1/4 SW1/4 1.81 AC IN	1.81	1.58	\$1,029	0.0617%										\$56
BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.035.0303	NE1/4 SW1/4 BORDER	40.00	38.95	\$30,662	1.8373%										\$1,672
BERKELAND, JEFFREY & MARY BERKELAND REVOCABLE TRUST 52825 10TH STREET BRICELYN, MN 56014	17.035.0303	SE1/4 SW1/4 EX 6.81 AC	33.19	31.94	\$23,549	1.4110%										\$1,284
JACOBSON, ANN L 67240 ESTABROOKS RD NORTHOME, MN 56661	17.035.0400	NW1/4 NW1/4 TILED IN	40.00	5.00	\$2,068	0.1239%										\$113
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	0.0674%										\$61
JACOBSON, ANN L 67240 ESTABROOKS RD NORTHOME, MN 56661	17.035.0400	SW1/4 NW1/4 N 1/2 BORDER TILED IN	20.00	10.00	\$4,212	0.2524%										\$230
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	0.4455%										\$405
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	1.9365%	0.30	\$2,308					1.26	\$485	\$2,793	\$1,762
HOVE, LORRAINE M 4426 530TH AVE BRICELYN, MN 56014	17.035.0600	NE1/4 SE1/4 BORDER	40.00	0.30	\$176	0.0106%										\$10
HOVE, LORRAINE M 4426 530TH AVE BRICELYN, MN 56014	17.035.0600	SE1/4 SE1/4 BORDER	40.00	0.23	\$128	0.0077%										\$7

FARIBAUT COUNTY CD-78 REDETERMINATION OF BENEFITS OCTOBER 17, 2022 (FINAL)

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HOVE, LORRAINE M 4426 530TH AVE BRICELYN, MN 56014	17.035.0700	SW1/4 SE1/4 BORDER	40.00	36.16	\$23,113	1.3849%										\$1,260
LAND TOTAL				845.38	\$644,646	38.6269%	9.28	\$71,382	0.14	\$538	0.50	\$385	38.45	\$14,803	\$87,108	\$35,151

ROADS

FARIBAUT 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	0.8062%										\$734
SEELY TOWNSHIP JUDY JOHNSON, CLERK 360 EAST STREET FROST, MN 56033	10TH STREET GRAVEL			1.90	\$1,649	0.0988%										\$90
SEELY TOWNSHIP JUDY JOHNSON, CLERK 360 EAST STREET FROST, MN 56033	20TH STREET GRAVEL			5.00	\$4,340	0.2601%										\$237
SEELY TOWNSHIP JUDY JOHNSON, CLERK 360 EAST STREET FROST, MN 56033	520TH AVENUE GRAVEL			4.00	\$3,472	0.2080%										\$189
ROAD TOTAL				23.30	\$22,915	1.3731%										\$1,249

LAND AND ROAD TOTAL	868.68	\$667,561	40.0000%													\$36,400
Iowa IDD#111 Outlet Benefit	1,170.00	\$1,001,341	60.0000%													\$54,600
TOTAL	2,038.68	\$1,668,902	100.0000%													\$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)