

Faribault County CD-79 Redetermination of Benefits

March 4, 2024

(Final)

Public hearing on April 2, 2024

Viewers

Mark Behrends

Robert Hansen

Kendall Langseth

Bruce Ness

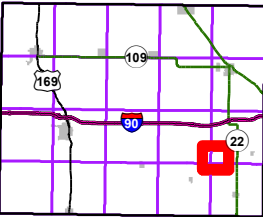
Wesley Dahl

**FARIBAULT
COUNTY DITCH
NO. 79 (CD79)**

Legend

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

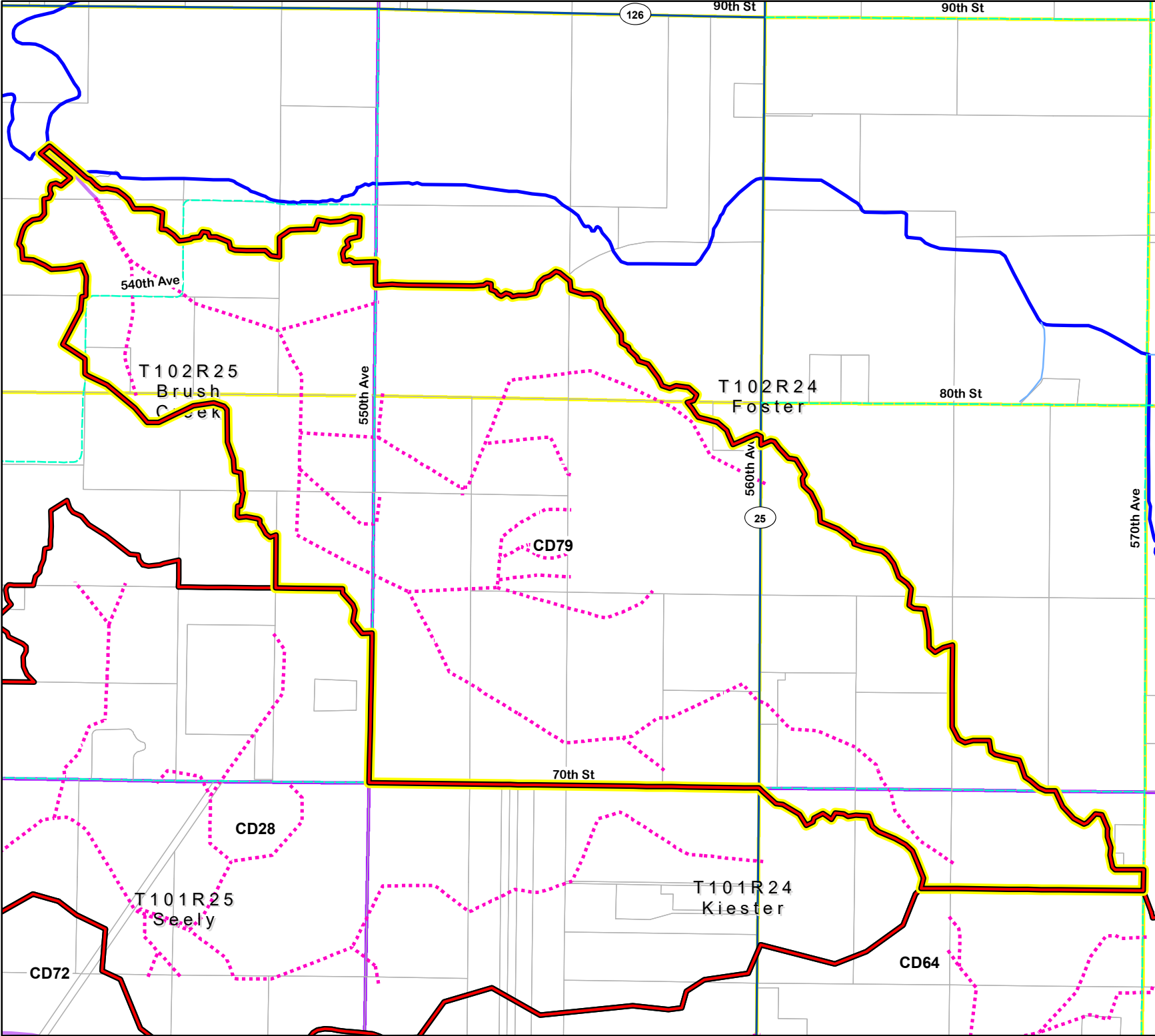
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 1,750 feet



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March 4, 2024

Faribault County CD-79 Information (Final)

- CD-79 was established in 1956
- Has not been re-determined since it was established
- 1,381.03 acres of farmland and building sites
- 33.30 acres of County and Township roads
- **1,414.33 total acres**
- Consists of County open ditch and County tile
- 975 feet of open ditch
- 40,570 feet of County tile (7.7 miles)
- The tile range in size from 8 inches to 30 inches
- The established outlet for CD-79 is into the East Branch of the Blue Earth River in the NW ¼ of section 25 of Brush Creek Township
- **Grass strip right of way easement damages on cropland acres**
\$8,000 is the value per acre for the cropland acre easement
\$8,000 X 0.24 acres = \$1,920
- **Grass strip right of way easement damages on trees or non-benefited acres**
\$8,000 X 10% = \$800. \$800 is the value per acre for the trees or non-benefited acre easement
\$800 X 0.47 acres = \$376
- **Access right of way easement damage**
\$8,000 X 5% = \$400. \$400 is the value per acre for the value per acre for the access easement acres
\$400 X 2.08 acres = \$832
- **Total easement damages**
Grass strip right of way and access right of way = **\$3,128**
- **\$2,823,671 of benefits** (over 25 years)
- The estimated assessment is based off from \$7,000
- Original benefits were \$53,157 on 512 acres (36% of the actual total acres)

**Faribault County CD-79
Redetermination of Benefits
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Valuation prior to drainage

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

- "A" – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of \$0 per acre, and a market value of \$1,000 to \$2,000
- "B" – Seasonally flooded/pasture ground. Pasture classification with economic productivity of \$140 per acre based on grazing days and/or hay values, and a market value of \$2,500 to \$4,500
- "C" – Wet subsoil – Generally farmable land with moderate crop potential, with annual economic productivity of \$633 per acre based upon average annual yield of 70% of optimum with \$373 production costs, and a market value of \$5,000 to \$7,500
- "D" – Upland areas not needing much artificial drainage and intermixed with wetter soils, with annual economic productivity of \$769 per acre based upon an average annual yield of 85% of optimum with \$373 production costs, and a market value of \$5,000 to \$7,000

Valuation with NRCS recommended drainage

Potential land use, property value, and an increase in economic productivity, after public and private drainage have been installed as NRCS design standards as recommended in the Minnesota Drainage Guide, using current crop rotation, income, and expense:

- "A" – Drained slough area, medium classification land with economic productivity of \$724 per acre based upon average production of 80% of optimum with \$373 per acre production costs, and a market value of \$5,000 to \$7,000
- "B" – Well drained ground, high land classification with economic productivity of \$769 per acre based upon average annual production of 85% of optimum with \$373 production costs, and a market value of \$6,000 to \$9,000
- "C" – Well drained ground, highest land classification with economic productivity of \$814 per acre based upon average annual production of 90% of optimum with \$373 production costs, and a market value of \$6,500 to \$9,500
- "D" – Well drained ground, high land classification with improved farm ability, with economic productivity of \$860 per acre based upon average production of 95% of optimum with \$373 production costs, and a market value of \$6,000 to \$8,500

Utilizing these productive values, potential benefit values were determined for the system based upon a 25 year effective life with proper maintenance, private tile improvement cost were depreciated over the same 25 year period, and an allowance of 0.5% return on the system investment. A three year average County 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	199.8	\$5.32	\$1,063	50%	\$531
Beans	59.8	\$12.49	\$747	50%	\$373
					\$905

Production costs

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

Potential Benefit value

	<u>"A"</u> 80% of \$905 \$724	<u>"B"</u> 85% of \$905 \$769	<u>"C"</u> 90% of \$905 \$814	<u>"D"</u> 95% of \$905 \$860
Minus cost of production	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>
Net income	<u>\$351</u>	<u>\$396</u>	<u>\$441</u>	<u>\$487</u>
Previous income	<u>\$0</u>	<u>\$140</u>	<u>\$260</u>	<u>\$396</u>
Increased income	<u>\$351</u>	<u>\$256</u>	<u>\$181</u>	<u>\$90</u>
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	<u>\$295</u>	<u>\$225</u>	<u>\$154</u>	<u>\$72</u>
Capitalized for 25 years @ ½ %	\$6,916	\$5,281	\$3,611	\$1,700
% of potential Benefit	60%	60%	60%	60%
Reduced benefit Value	\$4,150	\$3,168	\$2,167	\$1,020

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

Summary

- Faribault County CD-79 consists of 1,414.33 acres of farmland, roads, and building sites with benefits of \$2,823,671
- 1,381.03 acres of farmland and building sites in Faribault County in Brush Creek, Kiester and Foster Townships with benefits of \$2,753,715
- 33.30 acres of County and Township roads with benefits of \$69,957
- 1,414.33 total acres in Faribault County CD-79 with \$2,823,671 of benefits

Benefit values were adjusted based on multiple factors. Location to the County tile, drainage coefficient, soil type. All benefits were reduced from the potential benefit value.

Reduced Benefit Value

Average land benefits (reduced) over a 25 year period are **\$2,626** per acre

- A soil \$4,150
- B soil \$3,168
- C soil \$2,167
- D soil \$1,020

Building site benefit

- (Average of B + C + D soils) X 1.5 = **\$3,177**

Ponds, woodland, and non-benefited acres

- a. **\$10**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$2,626**
- b. Paved roads, County
(Average land benefit) X 1.5 = **\$3,939**

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. 40,570 feet of County tile, **\$20,285 of tile benefits**

Grass strip right of way easement acres

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

Grass strip right of way easement damages on cropland acres

\$8,000 is the value per acre for the cropland acre easement
\$8,000 X 0.24 acres = \$1,920

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

\$8,000 X 10% = \$800. \$800 is the value per acre for the trees or non-benefited acre easement
\$800 X 0.47 acres = \$376

Access right of way easement acres

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

Access right of way easement damage

\$8,000 X 5% = \$400. \$400 is the value per acre for the value per acre for the access easement acres
\$400 X 2.08 acres = \$832

Total easement damages

Grass strip right of way and access right of way = **\$3,128**

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 system as determined by the Faribault County Drainage Department.

Benefits and damages statement

This report covers the Redetermination of Benefits 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 the viewers were aware of at the time of this redetermination process. The following aids were used in this viewing process.

- Faribault Counties 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 from Minnesota Finbin
- Sales data from the Faribault Counties Assessor office and website
- Visual inspection of each 40 acre parcel or less
- Consultation with the Counties Auditor / Treasurer, drainage staff, ditch inspector

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

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

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

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

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

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

Benefits derived by lands affected by the drainage system are due to (A) Improved capacity to remove surface waters due to previous construction and maintenance of the County open ditch and County tile 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-79 on this 4th day of March 2024.

**State of Minnesota
County of Faribault
In the matter of the Redetermination of Benefits
Of Faribault County Ditch CD-79
Faribault County, Minnesota
March 4, 2024
(Final)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-79 Viewers Report and Faribault County CD-79 Excel spreadsheet, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-79, 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-79
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-79
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-79
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-79
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-79
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-79
11. No construction is planned as part of this Redetermination of Benefits 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-79
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-79
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-79 drainage system
15. The full Viewer's Reports are available for public inspection at the office of the Auditor / Treasurer at the Faribault County Courthouse, 415 North Main Street, Blue Earth, Minnesota 56013
16. The Viewers will be available to answer questions from interested parties on April 2, 2024 from 1:30 PM to 2:00 PM at the Faribault County Courthouse, Board Room, 415 North Main Street, Blue Earth, Minnesota 56013

Benefits and damages statement

This report covers the Redetermination of Benefits 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 the viewers were aware of at the time of this redetermination process. The following aids were used in this viewing process.

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- Visual inspection of each 40 acre parcel or less
- Consultation with the County Auditor / Treasurer, drainage staff, ditch inspector

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

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

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

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

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

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

Benefits derived by lands affected by the drainage system are due to (A) Improved capacity to remove surface waters due to previous construction and maintenance of the County open ditch and County tile 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-79 on this 4th day of March 2024.

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Trees or N.B. Acres 10%	R.O.W. Grass Strip Easement Trees or N.B. Damages 10%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
John Doe 12345 100th Avenue Your Town, MN 12345	75.036.2050	NW1/4 NW1/4	40.00	37.00	\$111,541	3.9312%	1.00	\$8,000	1.00	\$800	1.00	\$400	\$9,200	\$275
Column A	Name And Address Of Owner													
Column B	Parcel Number													
Column C	Description, description of the parcel (quarter / quarter)													
Column D	Deeded Acres, are the number of acres of this parcel # that are in the NW1/4 NW1/4													
Column E	Benefited Acres, are the number of acres of this parcel # that benefit from the ditch system. Deeded acres minus roads and road right of way, minus the open ditch. (If there is one on the parcel)													
Column F	Amount Benefited (THIS IS NOT THE AMOUNT YOU OWE) This is the estimated benefit value you will receive on the benefited acres (because of drainage) over a 25 year period.													
Column G	% of Total Benefits, This is the percentage that you will pay toward any future repairs and maintenance on the ditch system. Example: On a \$10,000 repair, this parcel would pay \$393.12 (\$10,000 X 3.9312% = \$393.12)													
Column H	ROW Grass Strip Easement Cropland Acres 100%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Cropland acres)													
Column I	ROW Grass Strip Easement Cropland Damages 100%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip cropland acres X \$8,000 = your payment)													
Column J	ROW Grass Strip Easement Trees or Non-benefited Acres 10%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Non-benefited acres, trees, or building site acres)													
Column K	ROW Grass Strip Easement Trees or Non-benefited Damages 10%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip Non-benefited acres, trees, or building site acres X \$800 = your payment)													
Column L	Access ROW Easement Acres, There is a 100' access easement on each side of the open ditch. This is the number of easement acres that are on this parcel. (100' starting at the center of the open ditch, minus the actual open ditch, minus the 16.5' grass strip) = your ROW easement acres.													
Column M	Access ROW Easement Damages, This is the amount that you will get paid (one time payment) for the easement. (Access easement acres X \$400 = your payment)													
Column N	Total Easement Damages, This is the total damages that you will get paid. (Grass strip damages + Access damages = total easement damages) \$8,000 + \$800 + \$400 = \$9,200													
Column O	Estimated Easement Assessment, This is the amount that you will owe toward the redetermination process. The total estimated easement assessment X your % of total benefits = your estimated assessment. (\$7,000 X 3.9312% = \$275)													

FARIBAULT COUNTY CD-79 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Trees or NB Acres 10%	R.O.W. Grass Strip Easement Trees or NB Damages 10%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
POTENTIAL BENEFIT VALUE								\$8,000		\$800		\$400		\$7,000
% OF POTENTIAL BENEFIT														
REDUCED BENEFIT VALUE														
BRUSH CREEK TOWNSHIP - SEC 25		25-102-25												
DAHL, ERIC & SHELLY R 23 MILL AVE. MINNESOTA LAKE, MN 56068	03.025.0100	SW1/4 SW1/4 BORDER	40.00	2.35	\$1,939	0.0687%								\$5
THE BERKELAND LIVING TRUST KAREN K & PAUL E BERKELAND 53475 10TH ST BRICELYN, MN 56014	03.025.0300	SW1/4 NW1/4 EXCEPT 0.5 AC BORDER	39.50	3.93	\$840	0.0298%	0.21	\$1,680	0.25	\$200	1.80	\$720	\$2,600	\$2
THE BERKELAND LIVING TRUST KAREN K & PAUL E BERKELAND 53475 10TH ST BRICELYN, MN 56014	03.025.0300	SE1/4 NW1/4 EXC 9.06 AC BORDER	30.94	0.21	\$44	0.0015%	0.03	\$240	0.04	\$32	0.28	\$112	\$384	\$0
STREIT, ROBERT R & DEBRA A 8503 540TH AVE BRICELYN, MN 56014	03.025.0301	SW1/4 NW1/4 0.5 AC IN	0.50	0.36	\$1	0.0000%			0.11	\$88	0.00	\$0	\$88	\$0
STREIT, ROBERT R & DEBRA A 8503 540TH AVE BRICELYN, MN 56014	03.025.0301	SE1/4 NW1/4 9.06 AC IN BORDER	9.06	1.61	\$66	0.0023%			0.07	\$56	0.00	\$0	\$56	\$0
LELAND, CARTER & GREGORY LELAND 54500 60TH ST BRICELYN, MN 56014	03.025.0400	NW1/4 SW1/4 BORDER	40.00	16.50	\$8,633	0.3057%								\$21
LELAND, CARTER & GREGORY LELAND 54500 60TH ST BRICELYN, MN 56014	03.025.0400	NE1/4 SW1/4 BORDER	40.00	34.13	\$39,495	1.3987%								\$98
STALKAMP, CRAIG E 8044 540TH AVE BRICELYN, MN 56014	03.025.0600	SE1/4 SW1/4 8.82 AC IN BORDER	8.82	7.13	\$3,759	0.1331%								\$9
DICK, JAMES E TRUST & CAROL J DICK TRUST 107 CEDAR BLUFF DRIVE FAIRMONT, MN 56031	03.025.0601	SE1/4 SW1/4 EXCEPT 8.82 AC	31.18	29.64	\$43,150	1.5281%								\$107
DICK, JAMES E TRUST & CAROL J DICK TRUST 107 CEDAR BLUFF DRIVE FAIRMONT, MN 56031	03.025.0601	SW1/4 SE1/4 5.0 AC IN	5.00	5.00	\$8,564	0.3033%								\$21
MUTSCHLER, BRIAN W & SUSAN E REVOCABLE TRUST 47 132ND AVE HUDSON, WI 54016	03.025.0602	SW1/4 SE1/4 EXCEPT 5.0 AC	35.00	35.00	\$68,832	2.4377%								\$171
STONE, STEVEN & CHRISTY 1907 80TH STREET FAIRMONT, MN 56031	03.025.0801	NW1/4 SE1/4 BORDER	40.00	21.32	\$32,940	1.1666%								\$82
MUTSCHLER, BRIAN WALTER SUSAN E MUTSCHLER JT REV TRUST 47 132ND AVE HUDSON, WI 54016	03.025.0900	NE1/4 SE1/4 BORDER	40.00	26.40	\$51,154	1.8116%								\$127

FARIBAULT COUNTY CD-79 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

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MUTSCHLER, BRIAN WALTER SUSAN E MUTSCHLER JT REV TRUST 47 132ND AVE HUDSON, WI 54016	03.025.0900	SE1/4 SE1/4	40.00	39.00	\$111,541	3.9502%								\$277
BRUSH CREEK TOWNSHIP - SEC 36		36-102-25												
DICK, JAMES E TRUST & CAROL J DICK TRUST 107 CEDAR BLUFF DRIVE FAIRMONT, MN 56031	03.036.0700	NE1/4 NW1/4 BORDER	40.00	5.50	\$13,939	0.4937%								\$35
DICK, JAMES E TRUST & CAROL J DICK TRUST 107 CEDAR BLUFF DRIVE FAIRMONT, MN 56031	03.036.0700	NW1/4 NE1/4 BORDER	40.00	21.40	\$51,896	1.8379%								\$129
DICK, JAMES E TRUST & CAROL J DICK TRUST 107 CEDAR BLUFF DRIVE FAIRMONT, MN 56031	03.036.0700	NE1/4 NE1/4	40.00	39.00	\$113,025	4.0028%								\$280
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	03.036.0800	SE1/4 NE1/4	40.00	39.00	\$99,926	3.5389%								\$248
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	03.036.0800	NE1/4 SE1/4 EXCEPT 1.02 AC BORDER	38.98	3.67	\$5,672	0.2009%								\$14
KIIHN, ROLLO P O BOX 202 BRICELYN, MN 56014	03.036.1000	SW1/4 NE1/4 BORDER	40.00	5.30	\$11,911	0.4218%								\$30
FOSTER TOWNSHIP - SECTION 30		30-102-24												
STALLKAMP, EUGENE & MARILYN 9135 560TH AVE BRICELYN, MN 56014	09.030.0300	NW1/4 SW1/4 FRACTIONS BORDER	40.63	6.33	\$13,116	0.4645%								\$33
STALLKAMP, EUGENE & MARILYN 9135 560TH AVE BRICELYN, MN 56014	09.030.0300	NE1/4 SW1/4 BORDER	40.00	6.40	\$7,495	0.2654%								\$19
STALLKAMP, EUGENE & MARILYN 9135 560TH AVE BRICELYN, MN 56014	09.030.0300	SW1/4 SW1/4 FRACTIONS	40.62	38.62	\$73,691	2.6098%								\$183
STALLKAMP, EUGENE & MARILYN 9135 560TH AVE BRICELYN, MN 56014	09.030.0300	SE1/4 SW1/4	40.00	39.00	\$72,342	2.5620%								\$179
LARSON, EMILY A LIVING TRUST 226 SOUTH QUENTIN ROAD NEWARK, OH 43055	09.030.0500	NW1/4 SE1/4 EXCEPT 16.5 AC BORDER	23.50	1.30	\$2,254	0.0798%								\$6
LARSON, EMILY A LIVING TRUST 226 SOUTH QUENTIN ROAD NEWARK, OH 43055	09.030.0500	SW1/4 SE1/4 BORDER	40.00	26.40	\$51,459	1.8224%								\$128
LARSON, EMILY A LIVING TRUST 226 SOUTH QUENTIN ROAD NEWARK, OH 43055	09.030.0500	SE1/4 SE1/4	40.00	1.51	\$1,439	0.0510%								\$4
FOSTER TOWNSHIP - SECTION 31		31-102-24												
MUTSCHLER, JONATHAN D JENNIFER S MUTSCHLER 7915 560TH AVE BRICELYN, MN 56014	09.031.0100	NE1/4 NE1/4 10 AC IN BORDER	10.00	3.09	\$5,360	0.1898%								\$13

FARIBAULT COUNTY CD-79 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Trees or NB Acres 10%	R.O.W. Grass Strip Easement Trees or NB Damages 10%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
MUTSCHLER, JONATHAN D JENNIFER S MUTSCHLER 7915 560TH AVE BRICELYN, MN 56014	09.031.0101	NW1/4 NE1/4	40.00	39.00	\$41,862	1.4825%								\$104
MUTSCHLER, JONATHAN D JENNIFER S MUTSCHLER 7915 560TH AVE BRICELYN, MN 56014	09.031.0101	NE1/4 NE1/4 EXCEPT 10 AC BORDER	30.00	27.59	\$42,726	1.5131%								\$106
MUTSCHLER, JONATHAN D JENNIFER S MUTSCHLER 7915 560TH AVE BRICELYN, MN 56014	09.031.0101	SW1/4 NE1/4	40.00	40.00	\$51,588	1.8270%								\$128
MUTSCHLER, JONATHAN D JENNIFER S MUTSCHLER 7915 560TH AVE BRICELYN, MN 56014	09.031.0101	SE1/4 NE1/4	40.00	38.64	\$67,000	2.3728%								\$166
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.031.0200	SE1/4 SE1/4	40.00	37.64	\$92,780	3.2858%								\$230
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.031.0300	NE1/4 SE1/4	40.00	38.64	\$67,424	2.3878%								\$167
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.031.0400	NW1/4 SE1/4	40.00	40.00	\$75,312	2.6672%								\$187
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.031.0400	SW1/4 SE1/4	40.00	39.00	\$78,153	2.7678%								\$194
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.031.0500	NE1/4 SW1/4	40.00	40.00	\$94,826	3.3583%								\$235
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.031.0500	SE1/4 SW1/4	40.00	39.00	\$98,148	3.4759%								\$243
KINGSTROM, AARON LIVING TRUST & HEIDI KINGSTROM LIVING TRUST 5615 PIEDRA VISTA ST COLORADO SPRINGS, CO 80908	09.031.0600	SW1/4 NW1/4 FRACTIONS	39.89	38.89	\$70,986	2.5139%								\$176
KINGSTROM, AARON LIVING TRUST & HEIDI KINGSTROM LIVING TRUST 5615 PIEDRA VISTA ST COLORADO SPRINGS, CO 80908	09.031.0600	NW1/4 SW1/4 FRACTIONS	39.89	38.89	\$109,052	3.8621%								\$270
KINGSTROM, AARON LIVING TRUST & HEIDI KINGSTROM LIVING TRUST 5615 PIEDRA VISTA ST COLORADO SPRINGS, CO 80908	09.031.0600	SW1/4 SW1/4 FRACTIONS	39.89	37.89	\$88,426	3.1316%								\$219
STENZEL, MARK 29097 BIEHN DR MADISON LAKE, MN 56063	09.031.0700	NW1/4 NW1/4 FRACTIONS	40.82	38.82	\$85,740	3.0365%								\$213
MUTSCHLER, JONATHAN D JENNIFER S MUTSCHLER 7915 560TH AVE BRICELYN, MN 56014	09.031.0701	SE1/4 NW1/4	40.00	40.00	\$91,824	3.2519%								\$228

FARIBAULT COUNTY CD-79 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

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MUTSCHLER, BLAKE P 6667 560TH AVE KIESTER, MN 56051	09.031.0702	NE1/4 NW1/4	40.00	39.00	\$97,979	3.4699%								\$243
FOSTER TOWNSHIP - SECTION 32		32-102-24												
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.032.0200	SW1/4 SE1/4 BORDER	40.00	12.63	\$25,099	0.8889%								\$62
EPLAND, JERRY N REV LIV TRUST & LOIS A EPLAND REV LIV TRUST 1783 TIGER RIDGE DRIVE ALBERT LEA, MN 56007	09.032.0300	NW1/4 NW1/4 BORDER	40.00	8.24	\$14,159	0.5014%								\$35
EPLAND, JERRY N REV LIV TRUST & LOIS A EPLAND REV LIV TRUST 1783 TIGER RIDGE DRIVE ALBERT LEA, MN 56007	09.032.0300	SW1/4 NW1/4 BORDER	40.00	33.80	\$48,293	1.7103%								\$120
EPLAND, JERRY N REV LIV TRUST & LOIS A EPLAND REV LIV TRUST 1783 TIGER RIDGE DRIVE ALBERT LEA, MN 56007	09.032.0300	SE1/4 NW1/4 BORDER	40.00	8.60	\$13,085	0.4634%								\$32
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.032.0400	SE1/4 SW1/4	40.00	39.00	\$90,810	3.2160%								\$225
LORENZLAND DAIRY INC 7110 560TH AVE BRICELYN, MN 56014	09.032.0600	NW1/4 SW1/4 6.19 AC IN	6.19	6.19	\$13,125	0.4648%								\$33
LORENZLAND DAIRY INC 7110 560TH AVE BRICELYN, MN 56014	09.032.0600	SW1/4 SW1/4 EXCEPT 7.54 AC	32.36	31.55	\$70,479	2.4960%								\$175
LORENZLAND DAIRY INC 7110 560TH AVE BRICELYN, MN 56014	09.032.0601	SW1/4 SW1/4 5.0 AC IN	5.00	3.86	\$7,031	0.2490%								\$17
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.032.0602	NW1/4 SW1/4 1.73 AC IN	1.73	1.47	\$3,270	0.1158%								\$8
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.032.0602	NE1/4 SW1/4 BORDER	40.00	33.50	\$69,804	2.4721%								\$173
LORENZ, OWEN J & VIRGINIA M 7420 560TH AVE BRICELYN, MN 56014	09.032.0602	SW1/4 SW1/4 2.56 AC IN	2.56	2.10	\$5,217	0.1848%								\$13
LORENZ, ANDREW J 7110 560TH AVENUE BRICELYN, MN 56014	09.032.0603	NW1/4 SW1/4 EXCEPT 7.98 AC	32.12	31.01	\$63,377	2.2445%								\$157
KIESTER TOWNSHIP - SECTION 5		5-101-24												
KLUENDER, DAVID A & LEANN 54990 70TH ST BRICELYN, MN 56014	11.005.0300	NE1/4 NW1/4 FRACTIONS BORDER	41.37	24.90	\$47,606	1.6859%								\$118
LORENZ, ANDREW J 7110 560TH AVENUE BRICELYN, MN 56014	11.005.0400	NW1/4 NW1/4 FRACTIONS BORDER	41.52	8.40	\$13,087	0.4635%								\$32
MEYER, JAMES A REV LIV TRUST & MARY ANN MEYER FAMILY TRUST 6805 570TH AVE KIESTER, MN 56051	11.005.0500	NW1/4 NE1/4 FRACTION	41.16	40.16	\$83,028	2.9404%								\$206

FARIBAULT COUNTY CD-79 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

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MEYER, JAMES A REV LIV TRUST & MARY ANN MEYER FAMILY TRUST 6805 570TH AVE KIESTER, MN 56051	11.005.0500	NE1/4 NE1/4 FRACTIONS EXCEPT 5 AC BORDER	36.15	23.52	\$37,937	1.3435%								\$94
LAND TOTAL				1,381.03	\$2,753,715	97.5225%	0.24	\$1,920	0.47	\$376	2.08	\$832	\$3,128	\$6,827
ROADS														
FARIBAULT COUNTY ENGINEER ATTN: MARK DALY 727 EAST 5TH ST PO BOX 325 BLUE EARTH MN 56013		COUNTY ROAD 25 GRAVEL		9.80	\$20,588	0.7291%								\$51
TOWNSHIP OF BRUSH CREEK CLERK MICHELLE ADAMS 51025 110TH ST BRICELYN, MN 56014		540TH AVENUE GRAVEL		4.60	\$9,664	0.3422%								\$24
TOWNSHIP OF BRUSH CREEK CLERK MICHELLE ADAMS 51025 110TH ST BRICELYN, MN 56014		550TH AVENUE GRAVEL		5.20	\$10,924	0.3869%								\$27
TOWNSHIP OF FOSTER CLERK/TREASURER DENNIS J KOZIOLEK 59172 130TH ST WELLS, MN 56097		550TH AVENUE GRAVEL		3.60	\$7,563	0.2678%								\$19
TOWNSHIP OF FOSTER CLERK/TREASURER DENNIS J KOZIOLEK 59172 130TH ST WELLS, MN 56097		70TH STREET GRAVEL		7.00	\$14,706	0.5208%								\$36
TOWNSHIP OF KIESTER CLERK JOLYNN BLOOMINGDALE 59530 35TH ST KIESTER, MN 56051		70TH STREET GRAVEL		3.10	\$6,512	0.2306%								\$16
ROAD TOTAL				33.30	\$69,957	2.4775%	0.00	\$0	0.00	\$0	0.00	\$0	\$0	\$173
TOTALS				1,414.33	\$2,823,671	100.0000%	0.24	\$1,920	0.47	\$376	2.08	\$832	\$3,128	\$7,000