



County of Faribault

Drainage Department

INFORMATIONAL MEETING NOTIFICATION

January 25th, 2021

System: County Ditch No. 83

Location: Dunbar Township Sections 20, 26-29, 33-35

RE: Redetermination of Benefits Informational Meeting

Dear Landowner:

There will be an informational meeting held on **Friday, February 5th, 2021 at 1:00 pm at the Golden Bubble** (11575 State Highway 22 Wells, Minnesota 56097) on Faribault County Ditch No. 83 (CD83). 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.

Due to the pandemic with COVID-19, landowners can join this meeting 1 of the following 3 ways.

1. In person at the Golden Bubble (11575 State Highway 22 Wells, Minnesota 56097) ***Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

Social distancing will be followed if attending in person. Face masks are required. 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 February 3rd, 2021 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



TO: Landowners on Faribault County CD-83

RE: Landowner informational meeting

Friday, February 5, 2021 1:00 PM
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-83. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-83. 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

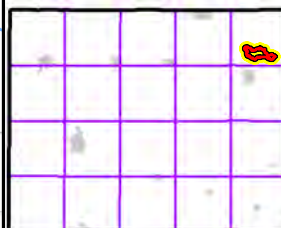
Mark Behrends	507-383-6364
Bob Hansen	507-383-6288
Kendall Langseth	507-391-3438
John Thompson	507-525-4659

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, PWP, 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. 83 (CD83)

Legend

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

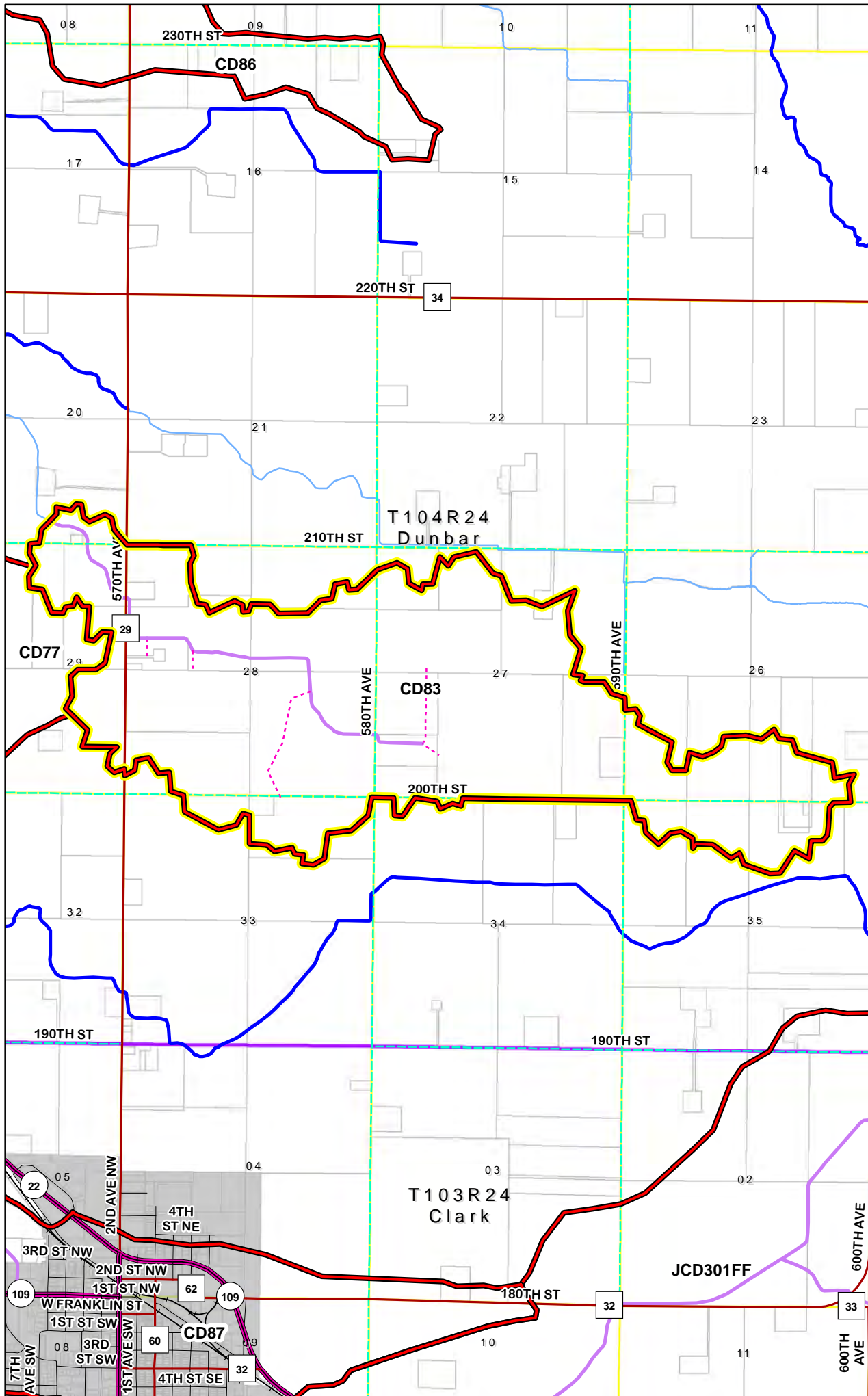


Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in this map are compiled from the best available records that could be found and may contain errors or omissions.

1 inch = 2,776 feet



www.co.faribault.mn.us



**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-83
Faribault County, Minnesota
January 10, 2021
(Draft)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-83 Excel spreadsheet and Faribault County CD-83 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-83, 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-83
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-83
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-83
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-83
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-83
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-83
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-83
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-83
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-83 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 February 5, 2021 from 12:30 PM to 2:30 PM at the Golden Bubble, 11575 State Highway 22, Wells, Minnesota 56097, Minnesota (507-526-2388)

Benefits and damages statement

This report covers the redetermination for a previously constructed drainage system. The basis for determining benefits and damages is therefore, based upon a comparison of the conditions that would have existed prior to the County open ditch and County tile systems construction, with those that do exist with the drainage system in a reasonable state of repair. Supporting documentation for the analysis and conclusions of the report are contained in our files and are available for inspection. The figures stated herein are based on a full and fair comparison of all pertinent facts and information that we were aware of at the time of this redetermination process. The following aids were used in this viewing process.

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

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

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

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

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

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

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

Benefits derived by lands affected by the drainage system are due to (A) Improved capacity to remove surface waters due to previous construction and maintenance of the County open ditch and County tile system, which results in an increase in the current market value of property; or (B) an increase in the potential for agricultural production as a result of the previous construction and continued maintenance of the drainage system; or (C) increased value of the property as a result of potential different land use.

4. There is no damage to any riparian rights.
5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.
6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.
7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

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

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 10th day of January 2021

**Faribault County CD-83
Redetermination of Benefits
Viewers Report
January 10, 2021
(Draft)**

Valuation prior to drainage

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

- “A” – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of \$0 per acre, and a market value of \$1,000 to \$2,000
- “B” – Seasonally flooded/pasture ground. Pasture classification with economic productivity of \$80 per acre based on grazing days and/or hay values, and a market value of \$2,500 to \$3,500.
- “C” – Wet subsoil – Generally farmable land with moderate crop potential, with annual economic productivity of \$489 per acre based upon average annual yield of 80% 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 \$538 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 \$495 per acre based upon average production of 81% 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 \$520 per acre based upon average annual production of 85% of optimum with \$326 production costs, and a market value of \$5,500 to \$6,500.
- “C” – Well drained ground, highest land classification with economic productivity of \$563 per acre based upon average annual production of 92% of optimum with \$326 production costs, and a market value of \$6,000 to \$7,500.
- “D” – Well drained ground, high land classification with improved farm ability, with economic productivity of \$581 per acre based upon average production of 95% of optimum with \$326 production costs, and a market value of \$5,500 to \$6,500.

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	199.7	\$3.49	\$697	50%	\$349
Beans	58.4	\$9.00	\$526	50%	<u>\$263</u>
					\$612

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>
	81% of \$612	85% of \$612	92% of \$612	95% of \$612
	\$495	\$520	\$563	\$581
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$169	\$194	\$237	\$255
Previous income	<u>\$0</u>	<u>\$80</u>	<u>\$163</u>	<u>\$212</u>
Increased income	\$169	\$114	\$73	\$43
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$113	\$83	\$46	\$25
Capitalized for 25 years @ ½ %	\$2,658	\$1,942	\$1,088	\$582
% of potential Benefit	65%	65%	65%	65%
Reduced benefit Value	\$1,728	\$1,262	\$707	\$378

Summary

Faribault County CD-83 consists of 1,363.59 acres of farmland, building sites and roads with benefits of \$1,228,709

- a. 1,323.79 acres of farmland and building sites in Faribault County in Dunbar Township
- b. 39.80 acres of County and Township roads
- c. 1,363.59 total acres

Average land benefits, (reduced) over a 25 year period are **\$1,019** per acre

- a. A soil \$1,728
- b. B soil \$1,262
- c. C soil \$707
- d. D soil \$378

Building site benefits

- a. (Average of B + C + D soils) X 1.5 = **\$1,174**

Wetland benefits

- a. Documented permanent wetland benefits = (Average land benefit) X 0.1
= **\$102**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$1,019**
b. Paved roads, County (Wide)
(Average land benefit) X 1.25 = **\$1,273**
c. Paved roads, County
(Average land benefit) X 1.5 = **\$1,528**

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. 5,170 feet of County tile, **\$2,585 of tile benefits**

Grass strip right of way easement acres

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

Grass strip right of way easement damages on cropland acres

Faribault County Assessor average value per CER for land sales from October 1, 2019 to September 4, 2020 is \$96.30 per CER. Dunbar Township average CER is 82.3. $\$96.30 \times 82.3 = \$7,925$. \$7,925 is the value per acre for the easement on cropland acres.

$\$7,925 \times 6.91 \text{ acres} = \$54,762$

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

Faribault County Assessor average value per CER for land sales from October 1, 2019 to September 4, 2020 is \$96.30 per CER. Dunbar Township average CER is 82.3. $\$96.30 \times 82.3 = \$7,925$ X 10% = \$793. \$793 is the value per acre for trees, non-benefited, or building site acres.

$\$793 \times 1.06 \text{ acres} = \841

Construction right of way easement acres

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

Construction right of way easement damage

Faribault County Assessor average value per CER for land sales from October 1, 2019 to September 4, 2020 is \$96.30 per CER. Dunbar Township average CER is 82.3. $\$96.30 \times 82.3 = \$7,925 \times 5\% = \$396$. \$396 is the value per acre for the easement on construction easement acres
 $\$396 \times 25.89 \text{ acres} = \$10,252$

Total easement damages

Grass strip right of way and construction right of way = **\$65,855**

Crop damages

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

Benefits and damages statement

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

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson _____

Submitted this 10th day of January 2021

Spreadsheet example and explanation (CD-83)

[illegible]

FARIBAULT COUNTY CD-83 REDETERMINATION OF BENEFITS JANUARY 10, 2021 (DRAFT)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Const/Imp R.O.W. Easement Acres 5%	Const/Imp R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
							\$7,925			\$793		\$396		\$70,000

DUNBAR TOWNSHIP - SECTION 20
20-104-24

KAUFFMANN,JAMES L & PAMELA J 56817 210TH ST WELLS MN 56097	06.020.0600	SE1/4 SE1/4 1.13 AC IN2	1.13	0.94	\$366	0.0298%	0.00	\$0			0.00	\$0	\$0	\$21
BEBLER,RICHARD L 335 CARDINAL DR MANKATO MN 56001	06.020.0900	SW1/4 SE1/4 EX 3.0 AC BORDER	37.00	5.89	\$3,303	0.2689%	0.25	\$1,981			1.05	\$416	\$2,397	\$188
BEBLER,RICHARD L 335 CARDINAL DR MANKATO MN 56001	06.020.0900	SE1/4 SE1/4 EX 2.13 AC BORDER	37.87	13.16	\$11,173	0.9093%	0.40	\$3,170	0.13	\$103	1.65	\$653	\$3,926	\$637
TOWNSHIP OF DUNBAR % PAM KLOCEK CLERK 55173 210TH ST WELLS, MN 56097	06.020.1200	SE1/4 SE1/4 1.0 AC IN BORDER	1.00	0.55	\$189	0.0154%								\$11

DUNBAR TOWNSHIP - SECTION 26
26-104-24

STALOCH,JEFFREY PAUL 58333 190TH ST WELLS MN 56097	06.026.0100	SE1/4 SE1/4 EX 7.0 AC BORDER	33.00	13.19	\$2,602	0.2118%								\$148
STALOCH, THOMAS L 18712 580TH AVE WELLS, MN 56097	06.026.0200	SW1/4 SE1/4 S1/2 BORDER	20.00	16.80	\$5,278	0.4296%								\$301
STALOCH, THOMAS L 18712 580TH AVE WELLS, MN 56097	06.026.0201	NW1/4 SE1/4 N1/2 BORDER	20.00	1.00	\$208	0.0169%								\$12
STALOCH, THOMAS L 18712 580TH AVE WELLS, MN 56097	06.026.0201	SW1/4 SE1/4 S1/2	20.00	19.50	\$6,167	0.5019%								\$351
YOKIEL, GARY 58653 190TH ST WELLS, MN 56097	06.026.0300	NE1/4 SW1/4 BORDER	40.00	0.75	\$251	0.0204%								\$14
YOKIEL, GARY 58653 190TH ST WELLS, MN 56097	06.026.0300	SE1/4 SW1/4 BORDER	40.00	33.00	\$15,104	1.2293%								\$861
BIAS, ALOYSIUS 60148 140TH ST WELLS, MN 5697	06.026.0400	NW1/4 SW1/4 BORDER	40.00	5.18	\$2,615	0.2128%								\$149
BIAS, ALOYSIUS 60148 140TH ST WELLS, MN 5697	06.026.0400	SW1/4 SW1/4 BORDER	40.00	32.00	\$20,192	1.6434%								\$1,150

DUNBAR TOWNSHIP - SECTION 27
27-104-24

ROLLENHAGEN, ARLEAN LIFE ESTATE ETAL 246 1ST AVE SW WELLS, MN 56097	06.027.0100	SW1/4 NW1/4	40.00	39.00	\$41,214	3.3543%								\$2,348
ROLLENHAGEN, ARLEAN LIFE ESTATE ETAL 246 1ST AVE SW WELLS, MN 56097	06.027.0100	SE1/4 NW1/4	40.00	40.00	\$39,259	3.1951%								\$2,237
ROLLENHAGEN, DENNIS & MARY 20428 580TH AVE WELLS, MN 56097	06.027.0101	SW1/4 SW1/4 N1/2	20.00	18.10	\$21,533	1.7525%	0.77	\$6,102			2.51	\$994	\$7,096	\$1,227
ROLLENHAGEN, DENNIS & MARY 20428 580TH AVE WELLS, MN 56097	06.027.0102	SW1/4 SW1/4 S1/2	20.00	18.50	\$17,365	1.4133%								\$989

FARIBAULT COUNTY CD-83 REDETERMINATION OF BENEFITS JANUARY 10, 2021 (DRAFT)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Const/Imp R.O.W. Easement Acres 5%	Const/Imp R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
ROLLENHAGEN, DENNIS & MARY 20428 580TH AVE WELLS, MN 56097	06.027.0200	NW1/4 SW1/4	40.00	39.00	\$34,636	2.8189%								\$1,973
DYLLA, MARTIN L & NANCY L 1005 2ND AVE NW WELLS, MN 56097	06.027.0300	NW1/4 NE1/4 EX 4.4 AC BORDER	35.60	6.00	\$4,310	0.3508%								\$246
DYLLA, MARTIN L & NANCY L 1005 2ND AVE NW WELLS, MN 56097	06.027.0300	NE1/4 NE1/4 BORDER	40.00	1.30	\$793	0.0645%								\$45
DYLLA, MARTIN L & NANCY L 1005 2ND AVE NW WELLS, MN 56097	06.027.0300	SW1/4 NE1/4 EX 1.55 AC	38.45	38.45	\$26,877	2.1874%								\$1,531
DYLLA, MARTIN L & NANCY L 1005 2ND AVE NW WELLS, MN 56097	06.027.0300	SE1/4 NE1/4 BORDER	40.00	6.70	\$4,241	0.3451%								\$242
GARVER, JEREMY DEAN 58704 210TH ST WELLS, MN 56097	06.027.0301	NW1/4 NE1/4 4.40 AC IN BORDER	5.10	1.40	\$393	0.0320%								\$22
GARVER, JEREMY DEAN 58704 210TH ST WELLS, MN 56097	06.027.0301	SW1/4 NE1/4 1.55 AC IN	1.55	1.55	\$360	0.0293%								\$21
MINSE, WAYNE REV LIVING TRUST & CHERYL J MINSE REV LIVING TRST 20175 590TH AVE WELLS, MN 56097	06.027.0400	NE1/4 SE1/4 BORDER	40.00	33.38	\$24,576	2.0002%								\$1,400
MINSE, WAYNE REV LIVING TRUST & CHERYL J MINSE REV LIVING TRST 20175 590TH AVE WELLS, MN 56097	06.027.0400	SE1/4 SE1/4 EX 10.0 AC	30.00	28.63	\$25,292	2.0584%								\$1,441
MINSE, WAYNE REV LIVING TRUST & CHERYL J MINSE REV LIVING TRST 20175 590TH AVE WELLS, MN 56097	06.027.0401	SE1/4 SE1/4 10.0	10.00	9.37	\$5,654	0.4602%								\$322
DYLLA, MARTIN L & NANCY L 1005 2ND AVE NW WELLS, MN 56097	06.027.0600	NE1/4 NW1/4 BORDER	40.00	31.70	\$28,004	2.2791%								\$1,595
ROLLENHAGEN, DENNIS 20428 580TH AVE WELLS, MN 56097	06.027.0700	NW1/4 NW1/4 BORDER	40.00	22.00	\$22,211	1.8077%								\$1,265
ROLLENHAGEN, MARY 20428 580TH AVE WELLS, MN	06.027.0800	NE1/4 SW1/4	40.00	40.00	\$30,019	2.4431%								\$1,710
ROLLENHAGEN, MARY 20428 580TH AVE WELLS, MN	06.027.0800	SE1/4 SW1/4	40.00	39.00	\$31,059	2.5278%								\$1,769
ROLLENHAGEN, MARY 20428 580TH AVE WELLS, MN	06.027.0800	NW1/4 SE1/4	40.00	40.00	\$28,887	2.3510%								\$1,646
ROLLENHAGEN, MARY 20428 580TH AVE WELLS, MN	06.027.0800	SW1/4 SE1/4	40.00	39.00	\$37,214	3.0287%								\$2,120
DUNBAR TOWNSHIP - SECTION 28 28-104-24														
LUTTEKE, DENNIS G & DIANE L & CHRISTOPHER M LUTTEKE 56360 200TH ST WELLS MN 56097	06.028.0100	NW1/4 NW1/4 EX 5.23 AC	34.77	32.69	\$30,667	2.4959%			0.06	\$48	0.18	\$71	\$119	\$1,747

FARIBAULT COUNTY CD-83 REDETERMINATION OF BENEFITS JANUARY 10, 2021 (DRAFT)

Name And Address Of Owner	Parcel ID #	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Acres 10%	R.O.W. Grass Strip Easement Damages 10%	Const/Imp R.O.W. Easement Acres 5%	Const/Imp R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
LUTTEKE, DENNIS G & DIANE L & CHRISTOPHER M LUTTEKE 56360 200TH ST WELLS MN 56097	06.028.0100	NE1/4 NW1/4 EX S 7.5 AC BORDER	32.50	1.34	\$1,522	0.1239%								\$87
STENZEL, MYRON D & KATHERINE 20820 570TH AVE WELLS MN 56097	06.028.0200	NW1/4 NW1/4 5.23 AC IN	5.23	4.79	\$2,465	0.2006%			0.02	\$16	0.00	\$0	\$16	\$140
LUTTEKE, DENNIS G & DIANE L & CHRISTOPHER M LUTTEKE 56360 200TH ST WELLS MN 56097	06.028.0300	NE1/4 NW1/4 7.5 AC IN BORDER	7.50	2.30	\$1,411	0.1148%								\$80
LUTTEKE, DENNIS G & DIANE L & CHRISTOPHER M LUTTEKE 56360 200TH ST WELLS MN 56097	06.028.0300	SW1/4 NW1/4 N1/2	20.00	17.88	\$1,824	0.1484%			0.75	\$595	2.43	\$962	\$1,557	\$104
LUTTEKE, DENNIS G & DIANE L & CHRISTOPHER M LUTTEKE 56360 200TH ST WELLS MN 56097	06.028.0300	SE1/4 NW1/4 BORDER	40.00	37.52	\$36,923	3.0050%	0.99	\$7,846	0.10	\$79	3.52	\$1,394	\$9,319	\$2,103
ROLLENHAGEN, MARY 20428 580TH AVE WELLS MN 56097	06.028.0400	SW1/4 NE1/4 BORDER	40.00	36.17	\$43,535	3.5432%	1.10	\$8,718			3.56	\$1,410	\$10,127	\$2,480
ROLLENHAGEN, MARY 20428 580TH AVE WELLS MN 56097	06.028.0400	SE1/4 NE1/4	40.00	39.00	\$37,305	3.0361%								\$2,125
ROLLENHAGEN, MARY 20428 580TH AVE WELLS MN 56097	06.028.0401	NW1/4 NE1/4 BORDER	40.00	1.00	\$1,136	0.0924%								\$65
ROLLENHAGEN, MARY 20428 580TH AVE WELLS MN 56097	06.028.0401	NE1/4 NE1/4 BORDER	40.00	12.39	\$10,911	0.8880%								\$622
ROLLENHAGEN, DENNIS 20428 580TH AVE WELLS MN 56097	06.028.0500	NW1/4 SE1/4	40.00	38.94	\$40,936	3.3316%	0.58	\$4,597			1.89	\$748	\$5,345	\$2,332
ROLLENHAGEN, DENNIS 20428 580TH AVE WELLS MN 56097	06.028.0500	NE1/4 SE1/4	40.00	37.36	\$41,120	3.3466%	0.91	\$7,212			2.92	\$1,156	\$8,368	\$2,343
ROLLENHAGEN, DENNIS 20428 580TH AVE WELLS MN 56097	06.028.0500	SW1/4 SE1/4	40.00	39.00	\$38,248	3.1129%								\$2,179
ROLLENHAGEN, DENNIS 20428 580TH AVE WELLS MN 56097	06.028.0500	SE1/4 SE1/4	40.00	37.52	\$41,492	3.3769%	0.27	\$2,140			0.86	\$341	\$2,480	\$2,364
MINSE, WAYNE REV LIVING TRUST & CHERYL J MINSE REV LIVING TRST 20175 590TH AVE WELLS MN 56097	06.028.0600	NW1/4 SW1/4	40.00	38.48	\$37,277	3.0338%								\$2,124
MINSE, WAYNE REV LIVING TRUST & CHERYL J MINSE REV LIVING TRST 20175 590TH AVE WELLS MN 56097	06.028.0600	NE1/4 SW1/4	40.00	40.00	\$38,939	3.1691%								\$2,218
MINSE, WAYNE REV LIVING TRUST & CHERYL J MINSE REV LIVING TRST 20175 590TH AVE WELLS MN 56097	06.028.0601	SW1/4 SW1/4 BORDER	40.00	26.03	\$22,212	1.8077%								\$1,265

FARIBAULT COUNTY CD-83 REDETERMINATION OF BENEFITS JANUARY 10, 2021 (DRAFT)

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MINSE, WAYNE REV LIVING TRUST & CHERYL J MINSE REV LIVING TRST 20175 590TH AVE WELLS MN 56097	06.028.0601	SE1/4 SW1/4	40.00	39.00	\$38,811	3.1586%								\$2,211
MINSE, WAYNE REV LIVING TRUST & CHERYL J MINSE REV LIVING TRST 20175 590TH AVE WELLS MN 56097	06.028.0700	SW1/4 NW1/4	17.00	15.47	\$40,606	3.3048%	0.52	\$4,121			1.68	\$665	\$4,786	\$2,313
STERN, KEITH M & CAROLINA T LIFE ESTATE ET AL 20560 570TH AVE WELLS MN 56097	06.028.0800	SW1/4 NW1/4 1.0 AC IN	1.00	0.89	\$1,123	0.0914%								\$64
ALGER,GREG W & MARY S PO BOX 68 WELLS MN 56097	06.028.0900	SW1/4 NW1/4 2.0 AC IN	2.00	1.94	\$9,721	0.7912%								\$554
DUNBAR TOWNSHIP - SECTION 29 29-104-24														
BIAS, DARLENE TRUST DARLENE BIAS TRUSTEE 1705 SUNSET DR MENDOTA IL 61342	06.029.0200	NE1/4 SE1/4 BORDER	40.00	31.78	\$29,434	2.3956%								\$1,677
BIAS, DARLENE TRUST DARLENE BIAS TRUSTEE 1705 SUNSET DR MENDOTA IL 61342	06.029.0200	SE1/4 SE1/4 BORDER	40.00	9.13	\$8,054	0.6555%								\$459
SOOST, JERALD P 712 BROAD ST S MANKATO MN 56001	06.029.0400	NW1/4 NE1/4 W1/2	20.00	0.95	\$929	0.0756%								\$53
WETZEL,THELMA & CLARENCE 477 1ST AVE SW WELLS MN 56097	06.029.0500	NW1/4 NE1/4 E 1/2 OF BORDER	20.00	17.05	\$19,176	1.5606%								\$1,092
WETZEL,THELMA & CLARENCE 477 1ST AVE SW WELLS MN 56097	06.029.0500	SW1/4 NE1/4 E 1/2 OF BORDER	20.00	0.94	\$949	0.0772%								\$54
VOLSEN,LESTER LIFE ESTATE & ROBERT VOLSEN 520 N BROADWAY WELLS MN 56097	06.029.0600	NE1/4 NE1/4 BORDER	40.00	34.93	\$38,460	3.1301%	1.12	\$8,876			3.64	\$1,441	\$10,317	\$2,191
VOLSEN,LESTER LIFE ESTATE & RANDY VOLSEN 520 N BROADWAY WELLS MN 56097	06.029.0700	SE1/4 NE1/4 BORDER	40.00	16.54	\$14,810	1.2053%								\$844
DUNBAR TOWNSHIP - SECTION 33 33-104-24														
RAIMANN, RICHARD LIVNG TRST UAD 54276 220TH ST WELLS MN 56097	06.033.0600	NW1/4 NW1/4 BORDER	40.00	0.44	\$240	0.0195%								\$14
RAIMANN, RICHARD LIVNG TRST UAD 54276 220TH ST WELLS MN 56097	06.033.0600	NE1/4 NW1/4 BORDER	40.00	16.33	\$12,054	0.9810%								\$687
WETZEL,THELMA G 477 1ST AVE SW WELLS MN 56097	06.033.0700	NW1/4 NE1/4 EX 5.0 AC BORDER	35.00	28.80	\$25,152	2.0470%								\$1,433
WETZEL,THELMA G 477 1ST AVE SW WELLS MN 56097	06.033.0700	NE1/4 NE1/4 BORDER	40.00	22.35	\$15,840	1.2891%								\$902
WETZEL,DOUGLAS & CHRISTIE 53291 STATE HWY 109 WELLS MN 56097	06.033.0701	NW1/4 NE1/4X 5.0 AC IN	5.00	4.61	\$3,511	0.2857%								\$200

FARIBAULT COUNTY CD-83 REDETERMINATION OF BENEFITS JANUARY 10, 2021 (DRAFT)

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WETZEL, THELMA G 477 1ST AVE SW WELLS MN 56097	06.033.0800	SW1/4 NE1/4 BORDER	40.00	0.50	\$247	0.0201%								\$14
WETZEL, THELMA G 477 1ST AVE SW WELLS MN 56097	06.033.0800	SE1/4 NE1/4 BORDER	40.00	0.50	\$225	0.0183%								\$13

DUNBAR TOWNSHIP - SECTION 34 34-104-24

ROLLENHAGEN, THOMAS B 19740 580TH AVE WELLS MN 56097	06.034.0400	NW1/4 NW1/4 BORDER	40.00	2.58	\$2,605	0.2120%								\$148
ROLLENHAGEN, THOMAS B 19740 580TH AVE WELLS MN 56097	06.034.0400	NE1/4 NW1/4 EX E 10 AC BORDER	40.00	1.61	\$1,345	0.1094%								\$77

LAND TOTAL **1,323.79 \$1,182,554 96.2436% 6.91 \$54,762 1.06 \$841 25.89 \$10,252 \$65,855 \$67,371**

ROADS

ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013		COUNTY ROAD 29 (570TH AVE) PAVED 100 FEET		11.00	\$16,808	1.3679%								\$958
TOWNSHIP OF DUNBAR % PAM KLOCEK CLERK 55173 210TH ST WELLS, MN 56097		200TH ST GRAVEL		14.80	\$15,081	1.2274%								\$859
TOWNSHIP OF DUNBAR % PAM KLOCEK CLERK 55173 210TH ST WELLS, MN 56097		210TH ST GRAVEL		3.90	\$3,974	0.3234%								\$226
TOWNSHIP OF DUNBAR % PAM KLOCEK CLERK 55173 210TH ST WELLS, MN 56097		580TH AVE GRAVEL		7.20	\$7,337	0.5971%								\$418
TOWNSHIP OF DUNBAR % PAM KLOCEK CLERK 55173 210TH ST WELLS, MN 56097		590TH AVE GRAVEL		2.90	\$2,955	0.2405%								\$168

ROAD TOTAL **39.80 \$46,155 3.7564% \$2,629**

LAND AND ROAD TOTAL **1,363.59 \$1,228,709 100.0000% \$70,000**