



# County of Faribault

## Drainage Department

### FARIBAULT COUNTY DITCH #85 HEARING NOTIFICATION

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

System: County Ditch #85

Location: Minnesota Lake Sections 10, 11, 12, 13, 14, 23

RE: Redetermination of Benefits and Damages Final Hearing

Dear Landowner:

There will be a redetermination of benefits and damages hearing on Faribault County Ditch #85 (CD85) held on **Tuesday, November 16<sup>th</sup>, 2021 at 2:30 pm at the Golden Bubble** (11575 State Highway 22 Wells, Minnesota 56097). A redetermination of benefits and damages was ordered on July 21<sup>st</sup>, 2020, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. This meeting will cover the benefit and damage values. The Viewers' Report can be viewed at the Faribault County Auditor's Office or online at <https://www.co.faribault.mn.us/drainage/pages/notices-reports>. See enclosed public notice for more information on the proceeding.

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

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

**Social distancing will be followed if attending in person.** If you would like to join the meeting via Zoom you will need a computer, internet, microphone, and speakers. If you do not have a microphone built into your computer, you can call in as well to be able to hear and talk. **If you would like to join via Zoom and/or phone/call-in, please contact the Drainage Department by phone 507-526-2388 or email [sara.hauskins@co.faribault.mn.us](mailto:sara.hauskins@co.faribault.mn.us) by November 15<sup>th</sup>, 2021, for information needed.**

At the public hearing, the Viewers will present information about the redetermination of benefits and damages and the Drainage Authority will accept public comment regarding the Viewers Report. If you have questions or concerns, please contact the Faribault County Drainage Department at the office 507-526-2388 or by email [merissa.lore@co.faribault.mn.us](mailto:merissa.lore@co.faribault.mn.us).

Sincerely,

Merissa Lore  
Drainage Manager

#### Board of Commissioners/ Drainage Authority

Drainage Staff  
415 S. Grove St., Suite 8  
Blue Earth, MN 56013  
(507) 526-2388  
Fax: (507) 526-2508

District 1:  
John Roper  
18 Elm Blvd.  
Blue Earth, MN 56013  
(507) 526-2710

District 2:  
Greg Young  
35719 150<sup>th</sup> St.  
Winnebago, MN 56098  
(507) 526-3420

District 3:  
Bill Groskreutz, Jr.  
36 4<sup>th</sup> Ave. SW  
Wells, MN 56097  
(507) 553-3518

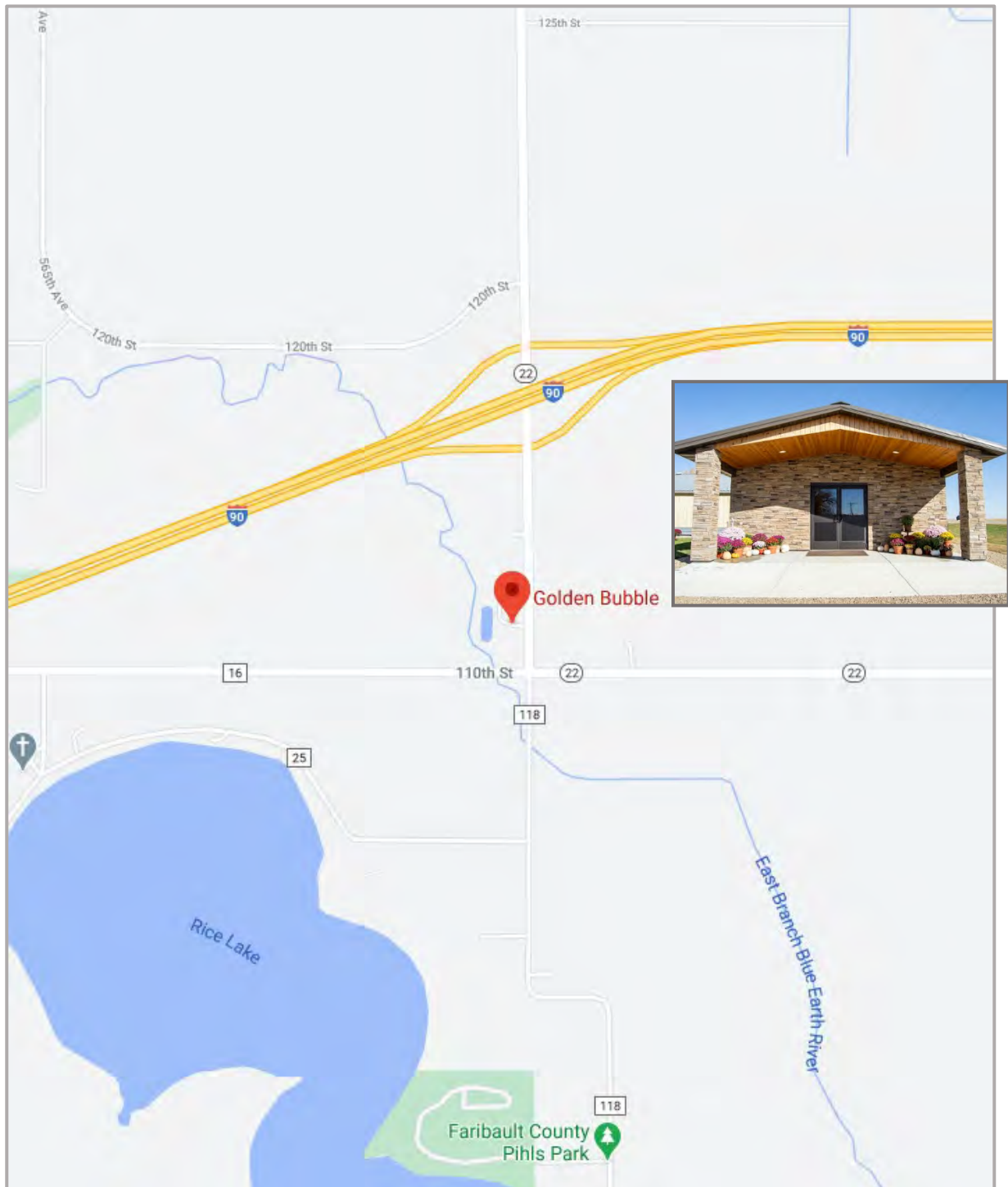
District 4:  
Tom Loveall  
39290 200<sup>th</sup> St.  
Winnebago, MN 56098  
(507) 854-3300

District 5:  
Bruce Anderson  
50156 110<sup>th</sup> St.  
Bricelyn, MN 56014  
(507) 993-4934

Darren Esser  
Auditor/Treasurer/Coordinator  
415 North Main St.  
Blue Earth, MN 56013  
(507) 526-6211  
[www.co.faribault.mn.us](http://www.co.faribault.mn.us)

# Golden Bubble

The Golden Bubble is conveniently located off Interstate 90 at exit 138 on Minnesota Highway 22. The address is 11575 State Highway 22, Wells MN 56097.



**STATE OF MINNESOTA**  
*Before the*  
**FARIBAULT COUNTY BOARD OF COMMISSIONERS**  
**SITTING AS THE DRAINAGE AUTHORITY FOR**  
**COUNTY DITCH #85**

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**In the Matter of:**

**Redetermination of Benefits and  
Damages of County Ditch #85**

**FINAL HEARING NOTICE**

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PLEASE TAKE NOTICE, the Faribault County Board of Commissioners, sitting as the drainage authority for County Ditch #85 will hold a final hearing on the redetermination of benefits and damages of County Ditch #85. The Viewers' Report was filed with the drainage authority on October 1<sup>st</sup>, 2021, and is available for inspection at the Faribault County Auditor's Office, 415 North Main, Blue Earth, MN. The hearing shall be held at **2:30 p.m. on November 16<sup>th</sup>, 2021, at the Golden Bubble, 11575 State Hwy 22 Wells, MN 56097. Due to COVID-19 pandemic, the hearing can be attended virtually via phone or computer.** Contact the Faribault County Drainage Department at 507-526-2388 for more information on virtual attendance. At the final hearing, the drainage authority will accept public comment regarding the Viewers' Report. Any party having an interest in the proceedings may appear and provide comment. Written comments will be accepted at the hearing and by mail through the date of the hearing at the Faribault County Auditor's Office, PO Box 130, Blue Earth, MN 56013.

County Ditch #85 consists of open ditch. The following properties are affected by the Viewers' Report of benefits and damages:

Minnesota Lake Township, T 104 N-R 25W, Sections: 10, 11, 12, 13, 14, 23;

all in Faribault County.

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

Betty Jean Collins Trust; Brandt, Deborah K Test'Y Trust; Canadian Pacific; Eckhardt, Jeffrey K; Eckhardt, Kenneth & Jerelyn; Eckhardt, Kenneth H; Goodrich, Mary Life Est Etal & Mavis Eiler Life Estate Etal; Gordon, Karen S Trust; Gregor, Mark; Gregor, Mark Etal; Gregor, Arland H; Grunzke, Maynard W Trust Lois Grunzke Etal Trustees; Hueper Jr, Emil W; Kar Kim Farms Inc;

Oswald, Matthew; Profinium Inc; R & A Werner Farms Llp; Rindfleisch, Albert E Life Estate Etal; Schnoor, Harold Life Estate Etal; St Pauls United Church Of Christ; State Of Minnesota

The following governmental entities are affected by the redetermination of benefits and damages of County Ditch #85:

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

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










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County Auditor-Treasurer-Coordinator


Dated: 10-8-2021

# FARIBAULT COUNTY DITCH NO. 85 (CD85)

## Legend

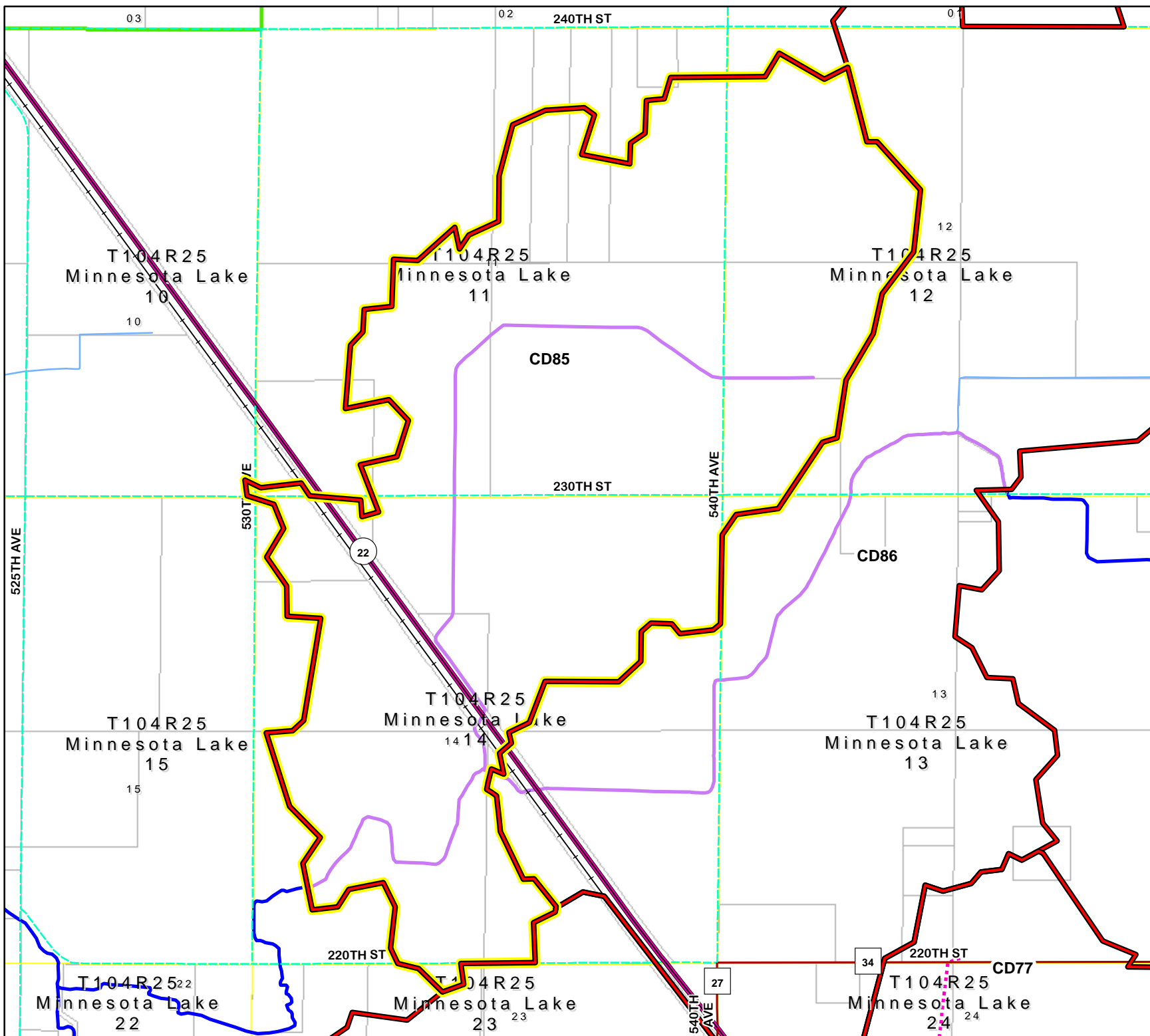
-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Shallow Ditch
-  Public Tile
-  Public Watercourse
-  River or Stream
-  Parcels

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 = 1,443 feet



[www.co.faribault.mn.us](http://www.co.faribault.mn.us)



**State of Minnesota  
County of Faribault  
In the matter of the Redetermination  
Of Benefits of Faribault County CD-85  
Faribault County, Minnesota  
October 1, 2021  
(Draft)**

**Property Owners Report**

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-85 Excel spreadsheet and Faribault County CD-85 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-85, 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-85
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-85
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-85
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-85
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-85
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-85
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-85
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-85
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-85 drainage system.
15. The full Viewer's Report is available for public inspection at the office of the Faribault County Auditor-Treasurer, at the Faribault County Courthouse, 415 North Main, Blue Earth, Minnesota (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on November 16, 2021 from 2:00 PM to 3:00 PM at the Golden Bubble, 11575 State Highway 22, Wells, 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 systems construction, with those that do exist with the drainage system in a reasonable state of repair. Supporting documentation for the analysis and conclusions of the report are contained in our files and are available for inspection. The figures stated herein are based on a full and fair comparison of all pertinent facts and information that we were aware of at the time of this redetermination process. The following aids were used in this viewing process.

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

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

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

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

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

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

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

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

4. There is no damage to any riparian rights.

5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.

6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.

7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

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

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

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

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

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

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



**Faribault County CD-85  
Redetermination of Benefits  
Viewers Report  
October 1, 2021  
(Draft)**

**Valuation prior to drainage**

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

- “A” – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of \$0 per acre, and a market value of \$1,000 to \$2,000
- “B” – Seasonally flooded/pasture ground. Pasture classification with economic productivity of \$90 per acre based on grazing days and/or hay values, and a market value of \$2,500 to \$3,500.
- “C” – Wet subsoil – Generally farmable land with moderate crop potential, with annual economic productivity of \$497 per acre based upon average annual yield of 78% of optimum with \$326 production costs, and a market value of \$4,000 to \$5,000.
- “D” – Upland areas not needing artificial drainage and intermixed with wetter soils, with annual economic productivity of \$561 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 \$510 per acre based upon average production of 80% of optimum with \$326 per acre production costs, and a market value of \$5,000 to \$6,000.
- “B” – Well drained ground, high land classification with economic productivity of \$541 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 \$573 per acre based upon average annual production of 90% 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 \$605 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	191.8	\$3.82	\$733	50%	\$366
Beans	57.5	\$9.41	\$541	50%	<u>\$271</u>
					<b>\$637</b>

### Production costs

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

### Potential Benefit value

	<u>"A"</u>	<u>"B"</u>	<u>"C"</u>	<u>"D"</u>
	80% of \$637	85% of \$637	90% of \$637	95% of \$637
	\$510	\$541	\$573	\$605
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$184	\$215	\$247	\$279
Previous income	<u>\$0</u>	<u>\$90</u>	<u>\$171</u>	<u>\$235</u>
Increased income	\$184	\$125	\$76	\$45
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$128	\$94	\$49	\$27
Capitalized for 25 years @ ½ %	<b>\$2,993</b>	<b>\$2,215</b>	<b>\$1,159</b>	<b>\$624</b>
% of potential Benefit	50%	55%	60%	65%
<b>Reduced benefit Value</b>	<b>\$1,496</b>	<b>\$1,218</b>	<b>\$696</b>	<b>\$405</b>

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

### Summary

Faribault County CD-85 consists of 927.72 acres of farmland, building sites, railroad, and roads, with benefits of \$932,141

- a. 895.32 acres of farmland and building sites in Faribault County in Minnesota Lake Township
- b. 24.20 acres of State and Township roads
- c. 8.20 acres of railroad
- d. 927.72 total acres

**Average land benefits**, (reduced) over a 25 year period are **\$954** per acre

- a. A soil \$1,496
- b. B soil \$1,218
- c. C soil \$696
- d. D soil \$405

**Building site benefits**

- a. (Average of B + C + D soils) X 1.5 = **\$1,160**

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

- a. **\$0**

**Road benefits**

- a. Gravel roads, County or Township  
(Average land benefit) X 1.0 = **\$954**
- b. Paved roads, Wide, State  
(Average land benefit) X 1.25 = **\$1,192**

**Railroad benefits**

- a. (Average land benefit) X 1.0 = **\$954**

**Tiled in acres**

Betty Jean Collins Trust (parcel 13.012.0600) has informed the viewers that she has about 13.48 acres in the NW1/4 NW1/4 of section 12 of Minnesota Lake Township tiled into the CD-85 watershed. These acres have been assigned benefits and are included in this re-determination of benefits.

Profinium Inc. (parcel 13.012.0601) has informed the viewers that they have about 3.70 acres in the NE1/4 NW1/4 of section 12 of Minnesota Lake Township tiled into the CD-85 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 value per CER for land sales from October 1, 2019 to September 4, 2020 is \$96.30 per CER. Minnesota Lake Township average CER is 79.1. \$96.30 times 79.1 = \$7,617. \$7,617 is the value per acre for the cropland acre easement  
**\$7,617 X 8.50 acres = \$64,745**

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

Faribault County Assessor average value per CER for land sales from October 1, 2019 to September 4, 2020 is \$96.30 per CER. Minnesota Lake Township average CER is 79.1. \$96.30 times 79.1 = \$7,617. \$7,617 X 10% = \$762. \$762 is the value per acre for the trees or non-benefited acre easement  
**\$762 X 0.46 acres = \$351**

### **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. Minnesota Lake Township average CER is 79.1.  $\$96.30 \text{ times } 79.1 = \$7,617$ .  $\$7,617 \times 5\% = \$381$ . \$381 is the value per acre for the construction easement acres  
 **$\$381 \times 36.19 \text{ acres} = \$13,788$**

### **Total easement damages**

Grass strip right of way and construction right of way = **\$78,883**

### **Crop damages**

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

### **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 construction, with those that do exist with the drainage system in a reasonable state of repair. Supporting documentation for the analysis and conclusions of the report are contained in our files and are available for inspection. The figures stated herein are based on a full and fair comparison of all pertinent facts and information that we were aware of at the time of this redetermination process. The following aids were used in this viewing process.

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

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

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

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

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

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

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

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

4. There is no damage to any riparian rights.

5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.

6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.

7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

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

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

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

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

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

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

Spreadsheet example and explanation

(CD-85)

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%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
John Doe 12345 100th Avenue Your Town, MN 12345	75.036.2050	NW1/4 NW1/4	40.00	38.00	\$25,449	2.7302%	1.00	\$7,617	1.00	\$762	1.00	\$381	\$8,760	\$2,293
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 \$273.02 (\$10,000 X 2.7302% = \$273.02)													
Column H	ROW Grass Strip Easement Cropland Acres 100%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Cropland acres)													
Column I	ROW Grass Strip Easement Cropland Damages 100%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip cropland acres X \$7,617 = 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 \$762 = your payment)													
Column L	Construction ROW Easement Acres, There is a 100' construction easement on each side of the open ditch. This is the number of easement acres that are on this parcel. (100' starting at the center of the open ditch, minus the actual open ditch, minus the 16.5' grass strip) = your ROW easement acres.													
Column M	Construction ROW Easement Damages, This is the amount that you will get paid (one time payment) for the easement. (Construction easement acres X \$381 = your payment)													
Column N	Total Easement Damages, This is the total damages that you will get paid. (Grass strip damages + Construction damages = total easement damages) \$7,617 + \$762 + \$381 = \$8,760													
Column O	Estimated Total 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. (\$84,000 X 2.7302% = \$2,293)													

**FARIBAULT COUNTY CD-85 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

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%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
							\$7,617		\$762		\$381		\$84,000	
<b>MINNESOTA LAKE -SECTION 10</b>							<b>10-104-25</b>							
RINDFLEISCH, ALBERT E LIFE ESTATE ETAL 7804 E KIOWA MESA, AZ 85209	13.010.0500	SE1/4 SE1/4 EXCEPT 2.8 AC BORDER	37.20	0.42	\$40	0.0043%								\$4
<b>MINNESOTA LAKE -SECTION 11</b>							<b>11-104-25</b>							
GORDON, KAREN S' TRUST 1135 ORCHARD CIRCLE MENDOTA HEIGHTS, MN 55118	13.011.0100	NW1/4 SE1/4	40.00	39.07	\$45,212	4.8503%	1.02	\$7,769			4.25	\$1,619	\$9,389	\$4,074
GORDON, KAREN S' TRUST 1135 ORCHARD CIRCLE MENDOTA HEIGHTS, MN 55118	13.011.0100	NE1/4 SE1/4	40.00	38.03	\$45,343	4.8644%	1.08	\$8,226			4.47	\$1,703	\$9,929	\$4,086
GORDON, KAREN S' TRUST 1135 ORCHARD CIRCLE MENDOTA HEIGHTS, MN 55118	13.011.0100	SW1/4 SE1/4	40.00	39.00	\$32,933	3.5330%								\$2,968
GORDON, KAREN S' TRUST 1135 ORCHARD CIRCLE MENDOTA HEIGHTS, MN 55118	13.011.0100	SE1/4 SE1/4	40.00	37.97	\$41,908	4.4959%	0.04	\$305			0.16	\$61	\$366	\$3,777
GREGOR, MARK P O BOX 266 MINNESOTA LAKE, MN 56068	13.011.0200	SE1/4 NW1/4 BORDER	40.00	5.30	\$5,199	0.5578%								\$469
ST PAULS UNITED CHURCH OF CHRIST C/O JAY GROSKRUETZ PO BOX 344 MINNESOTA LAKE, MN 56068	13.011.0300	NW1/4 SW1/4 FRACTION BORDER	40.14	3.80	\$3,790	0.4066%								\$342
ST PAULS UNITED CHURCH OF CHRIST C/O JAY GROSKRUETZ PO BOX 344 MINNESOTA LAKE, MN 56068	13.011.0300	NE1/4 SW1/4 BORDER	40.00	37.17	\$41,097	4.4089%	0.48	\$3,656			1.98	\$754	\$4,411	\$3,703
ST PAULS UNITED CHURCH OF CHRIST C/O JAY GROSKRUETZ PO BOX 344 MINNESOTA LAKE, MN 56068	13.011.0300	SE1/4 SW1/4 BORDER	40.00	33.29	\$40,396	4.3337%	1.00	\$7,617			4.15	\$1,581	\$9,198	\$3,640
ECKHARDT, KENNETH & JERELYN 23190 STATE HWY 22 MINNESOTA LAKE, MN 56068	13.011.0301	SW1/4 SW1/4 EXCEPT 3.0 AC BORDER	37.00	3.78	\$1,110	0.1191%								\$100
GREGOR, MARK ETAL P O BOX 266 MINNESOTA LAKE, MN 56068	13.011.0400	NW1/4 NE1/4 13.34 AC IN BORDER	13.34	1.51	\$1,471	0.1578%								\$133
GREGOR, MARK ETAL P O BOX 266 MINNESOTA LAKE, MN 56068	13.011.0400	SW1/4 NE1/4 13.33 AC IN BORDER	13.33	11.26	\$12,343	1.3242%								\$1,112
GREGOR, MARK P O BOX 266 MINNESOTA LAKE, MN 56068	13.011.0401	NW1/4 NE1/4 12.53 AC IN BORDER	12.53	3.63	\$3,533	0.3790%								\$318
GREGOR, MARK P O BOX 266 MINNESOTA LAKE, MN 56068	13.011.0401	SW1/4 NE1/4 12.53 AC IN	12.53	12.53	\$12,711	1.3637%								\$1,145
KAR KIM FARMS INC 180 GREENWOOD DR MANKATO, MN 56001	13.011.0402	NW1/4 NE1/4 14.13 AC IN BORDER	14.13	2.30	\$2,053	0.2203%								\$185
KAR KIM FARMS INC 180 GREENWOOD DR MANKATO, MN 56001	13.011.0402	SW1/4 NE1/4 14.14 AC IN BORDER	14.14	13.14	\$12,574	1.3490%								\$1,133

**FARIBAULT COUNTY CD-85 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

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%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
GREGOR, MARK 23990 STATE HWY 22 MINNESOTA LAKE, MN 56068	13.011.0500	NE1/4 NE1/4 7.0 AC IN BORDER	7.00	0.20	\$195	0.0209%								\$18
GOODRICH, MARY LIFE EST ETAL & MAVIS EILER LIFE ESTATE ETAL 2475 CHRISTIAN DRIVE CHASKA, MN 55318	13.011.0501	NE1/4 NE1/4 EXCEPT 7.0 AC BORDER	33.00	13.93	\$13,573	1.4562%								\$1,223
GOODRICH, MARY LIFE EST ETAL & MAVIS EILER LIFE ESTATE ETAL 2475 CHRISTIAN DRIVE CHASKA, MN 55318	13.011.0501	SE1/4 NE1/4 BORDER	40.00	37.80	\$37,537	4.0270%								\$3,383
<b>MINNESOTA LAKE -SECTION 12 12-104-25</b>														
R & A WERNER FARMS LLP 1146 TARO LANE SW ROCHESTER, MN 55902	13.012.0100	SW1/4 SW1/4 BORDER	40.00	32.51	\$29,021	3.1134%	0.38	\$2,894			1.57	\$598	\$3,493	\$2,615
BETTY JEAN COLLINS TRUST 23427 510TH AVE PO BOX 336 MINNESOTA LAKE, MN 56068	13.012.0600	NW1/4 NW1/4 BORDER	40.00	24.52	\$23,642	2.5363%								\$2,130
BETTY JEAN COLLINS TRUST 23427 510TH AVE PO BOX 336 MINNESOTA LAKE, MN 56068	13.012.0600	NW1/4 NW1/4 <b>TILED IN</b> BORDER	40.00	13.48	\$6,567	0.7046%								\$592
BETTY JEAN COLLINS TRUST 23427 510TH AVE PO BOX 336 MINNESOTA LAKE, MN 56068	13.012.0600	SW1/4 NW1/4	40.00	39.00	\$42,658	4.5763%								\$3,844
PROFINIUM INC C/O DALY ENTERPRISES LLC 10272 614TH AVE MINNESOTA LAKE, MN 56068	13.012.0601	NE1/4 NW1/4 BORDER	40.00	3.30	\$2,229	0.2391%								\$201
PROFINIUM INC C/O DALY ENTERPRISES LLC 10272 614TH AVE MINNESOTA LAKE, MN 56068	13.012.0601	NE1/4 NW1/4 <b>TILED IN</b> BORDER	40.00	3.70	\$1,175	0.1261%								\$106
PROFINIUM INC C/O DALY ENTERPRISES LLC 10272 614TH AVE MINNESOTA LAKE, MN 56068	13.012.0601	SE1/4 NW1/4 BORDER	40.00	23.20	\$22,606	2.4252%								\$2,037
GREGOR,ARLAND H 20369 525TH AVE WELLS, MN 56097	13.012.0700	NW1/4 SW1/4	40.00	38.66	\$47,546	5.1007%	0.38	\$2,894			1.57	\$598	\$3,493	\$4,285
GREGOR,ARLAND H 20369 525TH AVE WELLS, MN 56097	13.012.0700	NE1/4 SW1/4 BORDER	40.00	11.90	\$13,045	1.3994%								\$1,176
GREGOR,ARLAND H 20369 525TH AVE WELLS, MN 56097	13.012.0700	SE1/4 SW1/4 BORDER	40.00	0.30	\$379	0.0406%								\$34
<b>MINNESOTA LAKE -SECTION 13 13-104-25</b>														
GRUNZKE, MAYNARD W TRUST LOIS GRUNZKE ETAL TRUSTEES 407 LAKE AVE E MINNESOTA LAKE, MN 56068	13.013.0200	NW1/4 NW1/4 BORDER	40.00	2.60	\$2,533	0.2718%								\$228



**FARIBAUT COUNTY CD-85 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

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%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
<b>MINNESOTA LAKE -SECTION 14 14-104-25</b>														
BRANDT, DEBORAH K TESTY TRUST C/O DEBORAH BRANDT 53738 230TH STREET MINNESOTA LAKE, MN 56068	13.014.0100	NE1/4 NW1/4 EXCEPT 1.98 AC BORDER	38.02	35.91	\$42,760	4.5873%	1.00	\$7,617			4.15	\$1,581	\$9,198	\$3,853
BRANDT, DEBORAH K TESTY TRUST C/O DEBORAH BRANDT 53738 230TH STREET MINNESOTA LAKE, MN 56068	13.014.0100	NW1/4 NE1/4	40.00	39.00	\$36,521	3.9179%								\$3,291
BRANDT, DEBORAH K TESTY TRUST C/O DEBORAH BRANDT 53738 230TH STREET MINNESOTA LAKE, MN 56068	13.014.0100	NE1/4 NE1/4	40.00	38.00	\$34,502	3.7014%								\$3,109
BRANDT, DEBORAH K TESTY TRUST C/O DEBORAH BRANDT 53738 230TH STREET MINNESOTA LAKE, MN 56068	13.014.0100	SW1/4 NE1/4 EXCEPT .3 AC BORDER	39.70	30.20	\$25,449	2.7302%								\$2,293
BRANDT, DEBORAH K TESTY TRUST C/O DEBORAH BRANDT 53738 230TH STREET MINNESOTA LAKE, MN 56068	13.014.0100	SE1/4 NE1/4 BORDER	40.00	10.41	\$8,198	0.8795%								\$739
ECKHARDT, KENNETH H 23190 STATE HWY 22 MINNESOTA LAKE, MN 56068	13.014.0200	NW1/4 SE1/4 EXCEPT 4.4 AC BORDER	35.60	3.79	\$1,474	0.1582%	0.01	\$76	0.10	\$76	0.44	\$168	\$320	\$133
ECKHARDT, KENNETH H 23190 STATE HWY 22 MINNESOTA LAKE, MN 56068	13.014.0200	SW1/4 SE1/4 EXCEPT 1.09 AC BORDER	38.91	16.17	\$8,863	0.9508%								\$799
SCHNOOR, HAROLD LIFE ESTATE ETAL 22216 530TH AVE WELLS, MN 56097	13.014.0400	NW1/4 SW1/4 BORDER	40.00	27.72	\$30,059	3.2247%	0.21	\$1,600	0.10	\$76	0.87	\$331	\$2,007	\$2,709
SCHNOOR, HAROLD LIFE ESTATE ETAL 22216 530TH AVE WELLS, MN 56097	13.014.0400	NE1/4 SW1/4	40.00	38.43	\$42,986	4.6115%	1.31	\$9,978			5.48	\$2,088	\$12,066	\$3,874
SCHNOOR, HAROLD LIFE ESTATE ETAL 22216 530TH AVE WELLS, MN 56097	13.014.0400	SW1/4 SW1/4 BORDER	40.00	9.01	\$10,094	1.0829%	0.41	\$3,123	0.13	\$99	2.24	\$853	\$4,075	\$910
SCHNOOR, HAROLD LIFE ESTATE ETAL 22216 530TH AVE WELLS, MN 56097	13.014.0400	SE1/4 SW1/4 BORDER	40.00	32.94	\$36,928	3.9617%	0.69	\$5,256			2.86	\$1,090	\$6,345	\$3,328
OSWALD, MATTHEW 3015 MUSTANG DRIVE MADISON LAKE, MN 56063	13.014.0500	NW1/4 NW1/4 19.72 AC IN BORDER	19.72	14.57	\$2,510	0.2692%								\$226
STATE OF MINNESOTA C/O DEPT OF TRANSPORTATION 2151 BASSETT DR ATTN: DIST 7 RW ENGINEER MANKATO, MN 56001	13.014.0501	SE1/4 NW1/4 .16 AC IN	0.16	0.16	\$195	0.0209%								\$18
ECKHARDT, JEFFREY K 54699 220TH ST WELLS, MN 56097	13.014.0502	NW1/4 NW1/4 19.6 AC IN BORDER	14.90	11.80	\$12,891	1.3830%								\$1,162
ECKHARDT, JEFFREY K 54699 220TH ST WELLS, MN 56097	13.014.0502	NE1/4 NW1/4 .8 AC IN BORDER	0.80	0.80	\$595	0.0638%								\$54

**FARIBAULT COUNTY CD-85 REDETERMINATION OF BENEFITS OCTOBER 1, 2021 (DRAFT)**

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%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
ECKHARDT, JEFFREY K 54699 220TH ST WELLS, MN 56097	13.014.0502	SW1/4 NW1/4 BORDER	40.00	21.20	\$23,005	2.4679%								\$2,073
ECKHARDT, JEFFREY K 54699 220TH ST WELLS, MN 56097	13.014.0502	SE1/4 NW1/4 EXCEPT 3.47 AC BORDER	36.53	35.73	\$35,181	3.7742%	0.49	\$3,732	0.13	\$99	2.00	\$762	\$4,593	\$3,170

**MINNESOTA LAKE -SECTION 23**
**23-104-25**

HUEPER JR, EMIL W 53706 220TH WELLS, MN 56097	13.023.0600	NE1/4 NW1/4 EXCEPT 1.0 AC BORDER	39.00	2.18	\$2,124	0.2279%								\$191
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**LAND TOTAL**

**895.32 \$898,756 96.4185% 8.50 \$64,745 0.46 \$351 36.19 \$13,788 \$78,883 \$80,992**

**ROADS**

STATE OF MINNESOTA C/O DEPT OF TRANSPORTATION 2151 BASSETT DR ATTN: DIST 7 RW ENGINEER MANKATO, MN 56001	HIGHWAY 22	PAVED WIDE MN LAKE TWSP FARIBAULT CO.		10.40	\$12,397	1.3299%								\$1,117
MINNESOTA LAKE TOWNSHIP SCOTT RADKE - CLERK 52203 217TH ST MINNESOTA LAKE, MN 56068	220TH ST SECTIONS 14 & 23	GRAVEL MN LAKE TWSP		1.70	\$1,622	0.1740%								\$146
MINNESOTA LAKE TOWNSHIP SCOTT RADKE - CLERK 52203 217TH ST MINNESOTA LAKE, MN 56068	230TH ST SECTIONS 10-14	GRAVEL MN LAKE TWSP		4.60	\$4,388	0.4708%								\$395
MINNESOTA LAKE TOWNSHIP SCOTT RADKE - CLERK 52203 217TH ST MINNESOTA LAKE, MN 56068	540TH AVE SECTIONS 11-13	GRAVEL MN LAKE TWSP		7.50	\$7,155	0.7676%								\$645

**ROAD TOTAL**

**24.20 \$25,562 2.7423% \$2,304**

**RAILROAD**

Canadian Pacific 7550 Ogden Dale Road S.E. Calgary, Alberta T2C 4X9 Canada	MN LAKE TWSP SECTION 14	RAILROAD		8.20	\$7,823	0.8392%								\$705
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**RAILROAD TOTAL**

**8.20 \$7,823 0.8392% \$705**

**LAND, ROAD, RAILROAD TOTAL**

**927.72 \$932,141 100.0000% \$84,000**

**Faribault County CD-86 will have a 27% outlet benefit into Faribault County CD-85**