

Faribault County CD-90 Redetermination of Benefits

March 4, 2024

(Final)

Public hearing on April 2, 2024

Viewers

Mark Behrends

Robert Hansen









Kendall Langseth

Bruce Ness

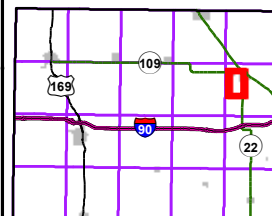
Wesley Dahl

FARIBAULT COUNTY DITCH NO. 90 (CD90)

Legend

-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Tile
-  River or Stream
-  Parcels
-  MN Highway
-  CSAH
-  County Road
-  Township Road
-  Municipal Street

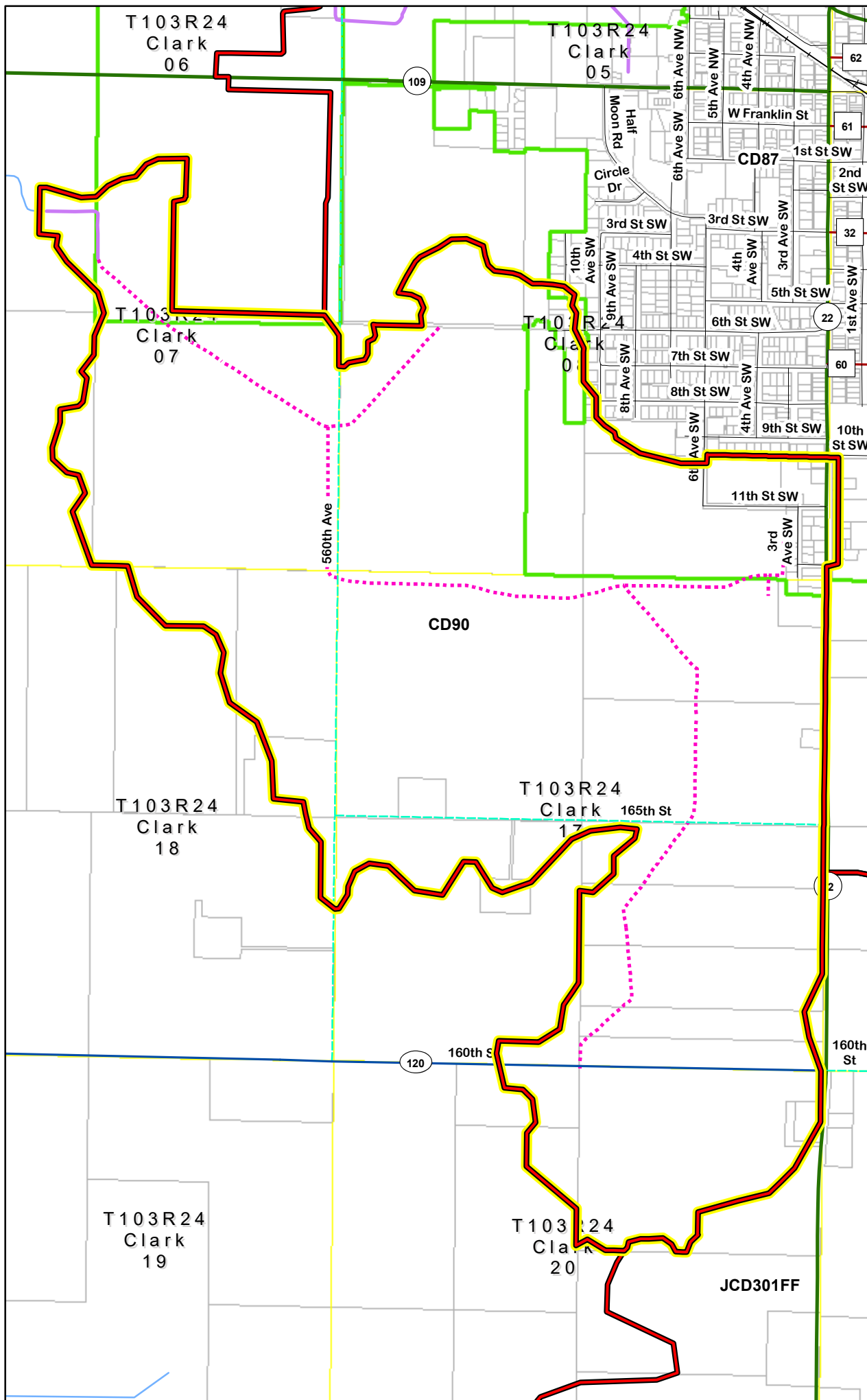
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 1,417 feet



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March 4, 2024

Faribault County CD-90 Information (Final)

- CD-90 was established in 1969
- Has not been re-determined since it was established
- Original benefits were \$35,985
- 1,004.68 acres of farmland and building sites
- 156.00 acres in the city of Wells
- 36.10 acres of State, County and Township roads
- **1,196.78 total acres**
- Consists of County open ditch and County tile
- 1,260 feet of open ditch
- 17,220 feet of County tile (3.2 miles)
- The established outlet for CD-90 is into a tributary of the Maple River in the NW ¼ of section 7 of Clark 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 0.78 acres = \$6,240
- **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 3.08 acres = \$1,232
- **Total easement damages**
Grass strip right of way and access right of way = **\$7,472**
- **\$3,007,458 of benefits** (over 25 years)
- The estimated assessment is based off from \$11,000

**Faribault County CD-90
Redetermination of Benefits
Viewers Report
March 4, 2024
(Final)**

Valuation prior to drainage

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

- "A" – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of \$0 per acre, and a market value of \$1,000 to \$2,000
- "B" – Seasonally flooded/pasture ground. Pasture classification with economic productivity of \$160 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 \$673 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 \$817 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 \$769 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 \$817 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 \$865 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 \$913 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	212.1	\$5.32	\$1,129	50%	\$564
Beans	63.5	\$12.49	\$793	50%	\$397
					\$961

Production costs

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

Potential Benefit value

	<u>"A"</u> 80% of \$961 \$769	<u>"B"</u> 85% of \$961 \$817	<u>"C"</u> 90% of \$961 \$865	<u>"D"</u> 95% of \$961 \$913
Minus cost of production	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>	<u>\$373</u>
Net income	<u>\$396</u>	<u>\$444</u>	<u>\$492</u>	<u>\$540</u>
Previous income	<u>\$0</u>	<u>\$160</u>	<u>\$300</u>	<u>\$444</u>
Increased income	<u>\$396</u>	<u>\$284</u>	<u>\$192</u>	<u>\$96</u>
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	<u>\$340</u>	<u>\$253</u>	<u>\$165</u>	<u>\$78</u>
Capitalized for 25 years @ ½ %	\$7,965	\$5,925	\$3,873	\$1,831

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

Summary

- Faribault County CD-90 consists of 1,196.78 acres of farmland, roads, city, and building sites with benefits of \$3,007,458
- 1,004.68 acres of farmland and building sites in Faribault County in Clark Township with benefits of \$2,587,641
- 156.00 acres in the city of Wells with benefits of \$308,067
- 36.10 acres of State, County and Township roads with benefits of \$111,750
- 1,196.78 total acres in Faribault County CD-90 with \$3,007,458 of benefits

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

Potential Benefit Value

Average land benefits (potential) over a 25 year period are **\$4,898** per acre

- A soil \$7,965
- B soil \$5,925
- C soil \$3,873
- D soil \$1,831

Building site benefit

- (Average of B + C + D soils) X 1.5 = **\$5,815**

Ponds, woodland, and non-benefited acres

- \$10**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$4,898**
- b. Paved roads, Wide, State or County
(Average land benefit) X 1.25 = **\$6,123**
- c. Paved roads, State or County
(Average land benefit) X 1.5 = **\$7,348**

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. 17,220 feet of County tile, **\$8,610 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 0.78 acres = \$6,240

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 3.08 acres = \$1,232

Total easement damages

Grass strip right of way and access right of way = **\$7,472**

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, city, and 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-90 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-90
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-90 Viewers Report and Faribault County CD-90 Excel spreadsheet, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-90, 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-90
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-90
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-90
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-90
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-90
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-90
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-90
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-90
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-90 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 2:30 PM to 3:00 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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- 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 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, city, 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-90 on this 4th day of March 2024.

Spreadsheet example and explanation (Faribault CD-90)												
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
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%	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	35.00	\$111,785	3.6591%	1.00	\$8,000	1.00	\$400	\$8,400	\$403
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 \$365.91 (\$10,000 X 3.6591% = \$365.91)											
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	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 K	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 L	Total Easement Damages, This is the total damages that you will get paid. (Grass strip damages + Access damages = total easement damages) \$8,000 + \$400 = \$8,400											
Column M	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. (\$11,000 X 3.6591% = \$403)											

FARIBAULT COUNTY CD-90 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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
								\$8,000		\$400		\$11,000
CLARK TOWNSHIP SECTION 7		07-103-24										
CITY OF WELLS MUNICIPAL BLDG 125 S BROADWAY WELLS, MN 56097	30.007.0100	SW1/4 NE1/4 BORDER	40.00	0.00	\$488	0.0162%	0.19	\$1,520	0.63	\$252	\$1,772	\$2
NIENOW HOLDINGS, LLC ATTN: PHIL NIENOW 58525 142ND STREET MAPLETON, MN 56065	04.007.0200	NE1/4 SW1/4 BORDER	40.00	4.45	\$10,243	0.3406%					\$0	\$37
NIENOW HOLDINGS, LLC ATTN: PHIL NIENOW 58525 142ND STREET MAPLETON, MN 56065	04.007.0200	SE1/4 SW1/4 BORDER	40.00	5.75	\$14,007	0.4657%					\$0	\$51
NIENOW HOLDINGS, LLC ATTN: PHIL NIENOW 58525 142ND STREET MAPLETON, MN 56065	04.007.0201	NE1/4 NW1/4 BORDER	40.00	0.50	\$1,600	0.0532%					\$0	\$6
NIENOW HOLDINGS, LLC ATTN: PHIL NIENOW 58525 142ND STREET MAPLETON, MN 56065	04.007.0201	SE1/4 NW1/4 EX 3.0 AC BORDER FRACTION	37.00	8.84	\$27,437	0.9123%	0.59	\$4,720	2.45	\$980	\$5,700	\$100
VOIGT,BRYON P & JACELYN K 14402 580TH AVE WELLS, MN 56097	04.007.0300	NW1/4 SE1/4 BORDER	40.00	39.70	\$126,479	4.2055%					\$0	\$463
VOIGT,BRYON P & JACELYN K 14402 580TH AVE WELLS, MN 56097	04.007.0300	NE1/4 SE1/4	40.00	39.10	\$124,183	4.1292%					\$0	\$454
VOIGT,BRYON P & JACELYN K 14402 580TH AVE WELLS, MN 56097	04.007.0300	SW1/4 SE1/4	40.00	40.00	\$113,760	3.7826%					\$0	\$416
VOIGT,BRYON P & JACELYN K 14402 580TH AVE WELLS, MN 56097	04.007.0300	SE1/4 SE1/4	40.00	39.00	\$125,441	4.1710%					\$0	\$459
CLARK TOWNSHIP SECTION 8		08-103-24										
PLUYM,CATHERINE A LIFE ESTATE ETAL 20069 520TH AVENUE MINNESOTA LAKE, MN 56068	04.008.0100	SW1/4 NW1/4 EX 1.0 AC BORDER	39.00	9.70	\$18,917	0.6290%					\$0	\$69
PLUYM,CATHERINE A LIFE ESTATE ETAL 20069 520TH AVENUE MINNESOTA LAKE, MN 56068	04.008.0100	SE1/4 NW1/4 19.0 AC IN BORDER	19.00	10.20	\$16,838	0.5599%					\$0	\$62
PLUYM,CATHERINE A LIFE ESTATE ETAL 20069 520TH AVENUE MINNESOTA LAKE, MN 56068	04.008.0101	SE1/4 NW1/4 9.9 AC IN BORDER	9.90	2.65	\$5,025	0.1671%					\$0	\$18

FARIBAULT COUNTY CD-90 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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
DALY,PATRICK D & BARBARA A 14780 SD HIGHWAY 34 STURGIS, SD 57785	04.008.0800	NW1/4 SW1/4 BORDER	40.00	36.04	\$99,446	3.3066%					\$0	\$364
DALY,PATRICK D & BARBARA A 14780 SD HIGHWAY 34 STURGIS, SD 57785	04.008.0800	NE1/4 SW1/4 EX 18.82 AC	21.18	21.18	\$52,706	1.7525%					\$0	\$193
DALY,PATRICK D & BARBARA A 14780 SD HIGHWAY 34 STURGIS, SD 57785	04.008.0800	SW1/4 SW1/4	40.00	39.00	\$97,052	3.2270%					\$0	\$355
DALY,PATRICK D & BARBARA A 14780 SD HIGHWAY 34 STURGIS, SD 57785	04.008.0800	SE1/4 SW1/4 EX 18.82 AC	21.18	21.18	\$50,741	1.6872%					\$0	\$186
WEBER,MICHAEL C 410 9TH AVE SW WELLS, MN 56097	04.008.0900	SE1/4 NW1/4 .59 AC IN	0.59	0.59	\$423	0.0141%					\$0	\$2
WEBER,MICHAEL C 410 9TH AVE SW WELLS, MN 56097	04.008.0910	SE1/4 NW1/4 1.38 AC IN BORDER	1.38	0.90	\$821	0.0273%					\$0	\$3
WEBER,MICHAEL C 410 9TH AVE SW WELLS, MN 56097	04.008.0920	SE1/4 NW1/4 .81 AC IN BORDER	0.81	0.51	\$566	0.0188%					\$0	\$2
WEBER,MICHAEL C & CINDY STENZEL 410 9TH AVE SW WELLS, MN 56097	04.008.0930	NE1/4 SW1/4 1.0 AC IN BORDER	1.00	0.80	\$873	0.0290%					\$0	\$3
WEBER,MICHAEL C 410 9TH AVE SW WELLS, MN 56097	04.008.0940	NE1/4 SW1/4 .50 AC IN	0.50	0.50	\$602	0.0200%					\$0	\$2
WEBER,MICHAEL C & CINDY STENZEL 410 9TH AVE SW WELLS, MN 56097	04.008.0950	NE1/4 SW1/4 4.0 AC IN	4.00	4.00	\$3,683	0.1225%					\$0	\$13
CLARK TOWNSHIP SECTION 17		17-103-24										
HUPER, WILLARD E REV TRUST 16863 STATE HWY 22 WELLS, MN 56097	04.017.0100	NW1/4 NE1/4	40.00	40.00	\$122,642	4.0779%					\$0	\$449
HUPER, WILLARD E REV TRUST 16863 STATE HWY 22 WELLS, MN 56097	04.017.0100	NE1/4 NE1/4 EX 6.24 AC	33.76	32.36	\$94,283	3.1350%					\$0	\$345
HUPER, STEVEN 58338 150TH ST WELLS, MN 56097	04.017.0101	NE1/4 NE1/4 4.51 AC IN	4.51	3.92	\$12,542	0.4170%					\$0	\$46
NIEBUHR, RICHARD H FAMILY TRUST 160 4TH STREET SE WELLS, MN 56097	04.017.0300	NW1/4 NW1/4	40.00	39.00	\$116,118	3.8610%					\$0	\$425
NIEBUHR, RICHARD H FAMILY TRUST 160 4TH STREET SE WELLS, MN 56097	04.017.0300	NE1/4 NW1/4	40.00	40.00	\$114,577	3.8098%					\$0	\$419

FARIBAULT COUNTY CD-90 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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
NIEBUHR, RICHARD H FAMILY TRUST 160 4TH STREET SE WELLS, MN 56097	04.017.0300	SW1/4 NW1/4 EX 5.0 AC	35.00	33.38	\$85,103	2.8297%					\$0	\$311
NIEBUHR, RICHARD H FAMILY TRUST 160 4TH STREET SE WELLS, MN 56097	04.017.0300	SE1/4 NW1/4	40.00	39.00	\$110,916	3.6880%					\$0	\$406
NIEBUHR, MICHAEL J & AUBREY A 56193 165TH ST WELLS, MN 56097	04.017.0301	SW1/4 NW1/4 5.0 AC IN	5.00	4.62	\$3,913	0.1301%					\$0	\$14
WACH, LARS 8741 BRUNELL WAY INVER GROVE HEIGHTS, MN 55076	04.017.0400	NW1/4 SW1/4 BORDER	40.00	19.45	\$39,049	1.2984%					\$0	\$143
WACH, LARS 8741 BRUNELL WAY INVER GROVE HEIGHTS, MN 55076	04.017.0400	NE1/4 SW1/4 EX 5.0 AC BORDER	35.00	14.02	\$29,764	0.9897%					\$0	\$109
WACH, LARS 8741 BRUNELL WAY INVER GROVE HEIGHTS, MN 55076	04.017.0400	SE1/4 SW1/4 BORDER	40.00	6.75	\$13,878	0.4615%					\$0	\$51
CORY, THOMAS R & VICTORIA K M 56358 165TH ST WELLS, MN 56097	04.017.0401	NE1/4 SW1/4 5.0 AC IN BORDER	5.00	1.58	\$1,210	0.0402%					\$0	\$4
LORENZ, BRUCE A FAMILY TRUST & SANDRA L LORENZ REVOCABLE TRUS PO BOX 111 WELLS, MN 56097	04.017.0500	NW1/4 SE1/4 N1/2 BORDER	20.00	13.20	\$39,513	1.3138%					\$0	\$145
LORENZ, BRUCE A FAMILY TRUST & SANDRA L LORENZ REVOCABLE TRUS PO BOX 111 WELLS, MN 56097	04.017.0500	NE1/4 SE1/4 N1/2	20.00	18.50	\$34,636	1.1517%					\$0	\$127
LORENZ, BRUCE A FAMILY TRUST & SANDRA L LORENZ REVOCABLE TRUS PO BOX 111 WELLS, MN 56097	04.017.0500	SW1/4 SE1/4 N1/2	20.00	20.00	\$61,902	2.0583%					\$0	\$226
LORENZ, BRUCE A FAMILY TRUST & SANDRA L LORENZ REVOCABLE TRUS PO BOX 111 WELLS, MN 56097	04.017.0500	SE1/4 SE1/4 N1/2 BORDER	20.00	18.80	\$26,734	0.8889%					\$0	\$98
LORENZ, SANDRA L REVOCABLE TR PO BOX 111 WELLS, MN 56097	04.017.0600	NW1/4 SE1/4 S1/2 BORDER	20.00	19.30	\$59,678	1.9843%					\$0	\$218
LORENZ, SANDRA L REVOCABLE TR PO BOX 111 WELLS, MN 56097	04.017.0600	NE1/4 SE1/4 S1/2	20.00	19.55	\$53,926	1.7931%					\$0	\$197
LORENZ, BRUCE A FAMILY TRUST PO BOX 111 WELLS, MN 56097	04.017.0700	SW1/4 SE1/4 S 10.0 AC	10.00	9.00	\$28,301	0.9410%					\$0	\$104

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LORENZ, BRUCE A FAMILY TRUST PO BOX 111 WELLS, MN 56097	04.017.0700	SE1/4 SE1/4 S 10.0 AC BORDER	10.00	7.80	\$11,092	0.3688%					\$0	\$41
LORENZ, SANDRA L REVOCABLE TR PO BOX 111 WELLS, MN 56097	04.017.0701	N1/2 OF S1/2 SW14/ SE1/4	10.00	10.00	\$31,132	1.0352%					\$0	\$114
LORENZ, SANDRA L REVOCABLE TR PO BOX 111 WELLS, MN 56097	04.017.0701	N1/2 OF S1/2 OF SE1/4 SE1/4	10.00	8.70	\$12,371	0.4114%					\$0	\$45
FENDRICH, LOGAN J & JESSICA M 16206 540TH AVE WELLS, MN 56097	04.017.0900	SW1/4 NE1/4	40.00	39.00	\$111,796	3.7173%					\$0	\$409
FENDRICH, LOGAN J & JESSICA M 16206 540TH AVE WELLS, MN 56097	04.017.0900	SE1/4 NE1/4 EX 1.25 AC	38.75	36.65	\$104,233	3.4658%					\$0	\$381
WOOD, THOMAS G & CINDY M 16689 STATE HWY 22 WELLS, MN 56097	04.017.1000	SE1/4 NE1/4 1.25 AC IN	1.25	0.97	\$877	0.0292%					\$0	\$3
CLARK TOWNSHIP SECTION 18												
KALIS, SUSAN M 55663 190TH ST WELLS, MN 56097	04.018.0100	NE1/4 NE1/4 EX 7.35 AC	32.65	31.65	\$95,683	3.1815%					\$0	\$350
KALIS, SUSAN M 55663 190TH ST WELLS, MN 56097	04.018.0100	SE1/4 NE1/4 15.01 AC IN BORDER	15.01	10.31	\$24,160	0.8033%					\$0	\$88
KALIS, NED A 760 3RD STREET SW WELLS, MN 56097	04.018.0101	SE1/4 NE1/4 18.17 AC IN BORDER	18.17	11.39	\$8,138	0.2706%					\$0	\$30
KALIS, SUSAN M 55663 190TH ST WELLS, MN 56097	04.018.0102	NW1/4 NE1/4 EX 7.85 AC BORDER	32.15	11.50	\$27,066	0.9000%					\$0	\$99
KALIS, SUSAN M 55663 190TH ST WELLS, MN 56097	04.018.0102	NE1/4 NE1/4 7.35 AC IN BORDER	7.35	6.20	\$17,898	0.5951%					\$0	\$65
KALIS, SUSAN M 55663 190TH ST WELLS, MN 56097	04.018.0102	SE1/4 NE1/4 7.35 AC IN BORDER	7.35	0.30	\$747	0.0248%					\$0	\$3
JOHNSON, STEVEN DUANE JOHNSON & BRENDA JOHNSON 55876 160TH ST WELLS, MN 56097	04.018.0200	NE1/4 SE1/4 EX 1.6 AC BORDER	38.40	3.06	\$6,261	0.2082%					\$0	\$23
CLARK TOWNSHIP SECTION 20												
WACH, LARS 8741 BRUNELL WAY INVER GROVE HEIGHTS, MN 55076	04.020.0100	NW1/4 NE1/4	40.00	39.00	\$110,528	3.6751%					\$0	\$404

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WACH, LARS 8741 BRUNELL WAY INVER GROVE HEIGHTS, MN 55076	04.020.0100	NE1/4 NE1/4 EX 4.37 BORDER	35.63	29.63	\$9,926	0.3301%					\$0	\$36
WACH, LARS 8741 BRUNELL WAY INVER GROVE HEIGHTS, MN 55076	04.020.0100	N1/2 SW1/4 NE1/4 BORDER	20.00	18.00	\$39,794	1.3232%					\$0	\$146
WACH, LARS 8741 BRUNELL WAY INVER GROVE HEIGHTS, MN 55076	04.020.0100	N1/2 SE1/4 NE1/4 BORDER	20.00	2.11	\$632	0.0210%					\$0	\$2
PETERSON MANUFACTURING CO INC 620 SOUTH BROADWAY AVE ALBERT LEA, MN 56007	04.020.0101	NE1/4 NE1/4 2.92 AC IN BORDER	2.92	2.66	\$789	0.0262%					\$0	\$3
PETERSON MANUFACTURING CO INC 620 SOUTH BROADWAY AVE ALBERT LEA, MN 56007	04.020.0102	NE1/4 NE1/4 1.45 AC IN BORDER	1.45	1.30	\$386	0.0128%					\$0	\$1
JOHNSON,DUANE I STEVEN M JOHNSON 56332 160TH ST WELLS, MN 56097	04.020.0800	S1/2 NE1/4 NW1/4 BORDER	20.00	8.70	\$18,116	0.6024%					\$0	\$66
JOHNSON,DUANE I STEVEN M JOHNSON 56332 160TH ST WELLS, MN 56097	04.020.0800	SE1/4 NW1/4 BORDER	40.00	0.67	\$934	0.0311%					\$0	\$3

FARIBAULT COUNTY CD-90 REDETERMINATION OF BENEFITS MARCH 4, 2024 (FINAL)

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JOHNSON, DUANE I 56332 160TH ST WELLS, MN 56097	04.020.0801	N1/2 NE1/4 NW1/4 BORDER	20.00	8.06	\$15,069	0.5011%					\$0	\$55
Land Total				1,004.68	\$2,587,641	86.0408%	0.78	\$6,240	3.08	\$1,232	\$7,472	\$9,464
City of Wells												
CITY OF WELLS MUNICIPAL BLDG 125 S BROADWAY WELLS, MN 56097		SECTION 8, 9, 17 CLARK TWSP		156.00	\$308,067	10.2434%						\$1,127
City of Wells Total				156.00	\$308,067	10.2434%	0.00	\$0	0.00	\$0	\$0	\$1,127
Roads												
MINNESOTA DEPT OF TRANSPORTATION LAND MGMT ENGINEER 2151 BASSET DR MANKATO, MN 56001-6888		STATE HIGHWAY 22 PAVED WIDE		7.70	\$28,288	0.9406%						\$103
FARIBAULT COUNTY AUDITOR / TREASURER C/O AMY SATHOFF 415 N MAIN STREET BLUE EARTH, MINNESOTA 56013		COUNTY ROAD 102 160TH STREET GRAVEL		5.30	\$15,576	0.5179%						\$57
CLARK TOWNSHIP JACELYN VOIGT, CLERK 14402 580TH AVE WELLS, MN 56097		560TH AVENUE GRAVEL		8.80	\$25,861	0.8599%						\$95
CLARK TOWNSHIP JACELYN VOIGT, CLERK 14402 580TH AVE WELLS, MN 56097		160TH STREET GRAVEL		5.30	\$15,576	0.5179%						\$57
CLARK TOWNSHIP JACELYN VOIGT, CLERK 14402 580TH AVE WELLS, MN 56097		165TH STREET GRAVEL		8.00	\$23,510	0.7817%						\$86
CITY OF WELLS MUNIIPAL BLDG 125 S BROADWAY WELLS, MN 56097	04.008.0102	NW1/4 1.86 AC IN BORDER GRAVEL	1.86	1.00	\$2,939	0.0977%						\$11
Road Total				36.10	\$111,750	3.7158%	0.00	\$0	0.00	\$0	\$0	\$409
Land, City, Roads Total				1,196.78	\$3,007,458	100.0000%	0.78	\$6,240	3.08	\$1,232	\$7,472	\$11,000