



County of Faribault

Drainage Department

INFORMATIONAL MEETING NOTIFICATION

March 28th, 2023

System: Faribault County Ditch #92

Location: Elmore Township Sections 9-10, 14-16, 21-23

RE: Redetermination of Benefits Informational Meeting

Dear Landowner:

There will be an informational meeting held on **Tuesday, April 11th, 2023, at 1:00 pm at the Ag Center Conference Room** (415 South Grove Street Blue Earth, Minnesota 56013) on Faribault County Ditch #92 (CD92). A redetermination of benefits and damages was ordered on May 17th, 2022, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. This meeting will cover the benefit values. **This process determines what each parcel pays towards repairs and maintenance of the system.**

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

1. In person at the Ag Center Conference Room (415 South Grove Street Blue Earth, MN 56013) ***Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

If you would like to join the meeting via Zoom you will need a computer, internet, microphone, and speakers. If you do not have a microphone built into your computer, you can call in as well to be able to hear and talk. **If you would like to join via Zoom and/or phone/call-in, please contact the Drainage Department by phone 507-526-2388 or email linda.adams@co.faribault.mn.us by April 10th, 2023, for information needed.**

The informational meeting is to discuss the benefit 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-92

RE: Landowner informational meeting

Tuesday, April 11, 2023 1:00PM
Blue Earth Ag Center
Ag Center Conference Room
415 South Grove Street
Blue Earth, Minnesota 56013
507-526-2388

The Faribault County Drainage Authority ordered a Redetermination of Benefits of Faribault County CD-92. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-92. 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.

Viewers






Mark Behrends	507-383-6364
Bob Hanson	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, 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.

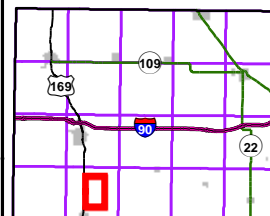
ditchviewers@gmail.com Ditch viewers, 20060 700th Avenue, Albert Lea, Minnesota 56007

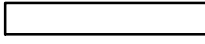
FARIBAULT COUNTY DITCH NO. 92 (CD92)

Legend

-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Tile
-  Parcels
-  CSAH
-  County Road
-  Township Road

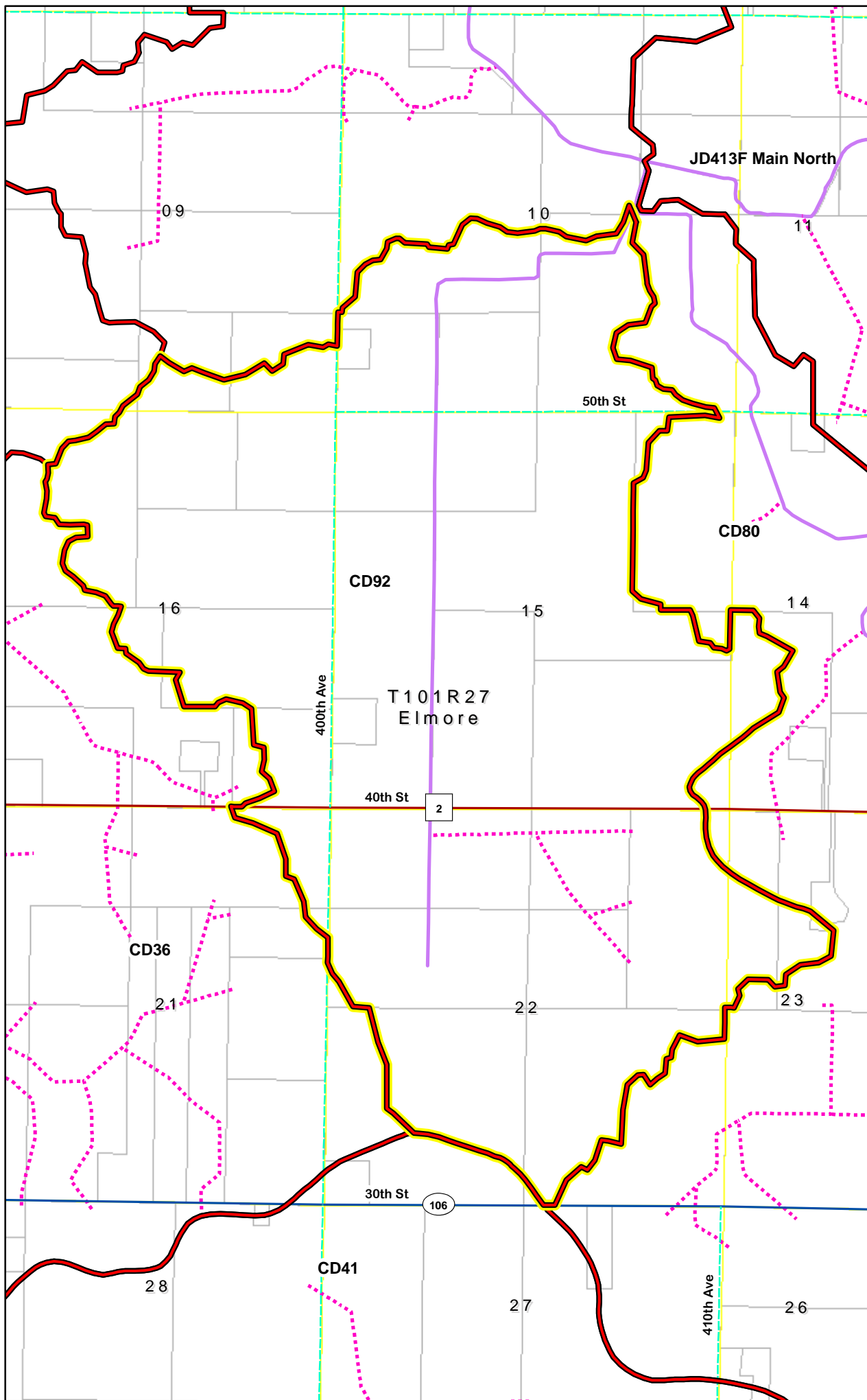
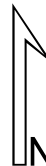
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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




1 inch = 1,750 feet



www.co.faribault.mn.us



**Faribault County CD-92
Redetermination of Benefits
Viewers Report
March 24, 2023
(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 \$100 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 \$521 per acre based upon average annual yield of 70% of optimum with \$329 production costs, and a market value of \$4,000 to \$5,000.
- “D” – Upland areas not needing much artificial drainage and intermixed with wetter soils, with annual economic productivity of \$670 per acre based upon an average annual yield of 90% of optimum with \$329 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 \$558 per acre based upon average production of 75% of optimum with \$329 per acre production costs, and a market value of \$5,000 to \$6,500.
- “B” – Well drained ground, high land classification with economic productivity of \$596 per acre based upon average annual production of 80% of optimum with \$329 production costs, and a market value of \$5,500 to \$7,500.
- “C” – Well drained ground, highest land classification with economic productivity of \$633 per acre based upon average annual production of 85% of optimum with \$329 production costs, and a market value of \$6,500 to \$9,000.
- “D” – Well drained ground, high land classification with improved farm ability, with economic productivity of \$730 per acre based upon average production of 98% of optimum with \$329 production costs, and a market value of \$5,500 to \$7,500.

Utilizing these productive values, potential benefit values were determined for the system based upon a 25 year effective life with proper maintenance, private tile improvement cost were depreciated over the same 25 year period, and an allowance of 0.5% return on the system investment. A three year average Township yield was used for the benefit value calculations along with a three year average sale price for the corn and beans.

Increased productivity

<u>Crop</u>	<u>Yield</u>	<u>Value</u>	<u>Income</u>	<u>%</u>	<u>Adjusted</u>
Corn	192.8	\$4.47	\$862	50%	\$431
Beans	58.1	\$10.80	\$627	50%	\$314
					\$745

Production costs

Corn	\$426 X 50% =	\$215
Beans	\$226 X 50% =	\$114
		\$329

Potential Benefit value

	<u>"A"</u> 75% of \$745 \$558	<u>"B"</u> 80% of \$745 \$596	<u>"C"</u> 85% of \$745 \$633	<u>"D"</u> 98% of \$745 \$730
Minus cost of production	<u>\$329</u>	<u>\$329</u>	<u>\$329</u>	<u>\$329</u>
Net income	\$229	\$267	\$304	\$401
Previous income	<u>\$0</u>	<u>\$100</u>	<u>\$192</u>	<u>\$341</u>
Increased income	\$229	\$167	\$112	\$60
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$173	\$136	\$85	\$42
Capitalized for 25 years @ ½ %	\$4,066	\$3,180	\$1,986	\$975
% of potential Benefit	90%	90%	90%	90%
Reduced benefit Value (Direct access)	\$3,660	\$2,862	\$1,787	\$877
% of potential Benefit	60%	60%	60%	60%
Reduced benefit Value (Non-direct access)	\$2,440	\$1,908	\$1,191	\$585

The potential benefit values reflect if the parcel has direct access to the County open ditch.

Summary

Faribault County CD-92 consists of 1,669.44 acres of farmland, building sites, and roads with benefits of \$2,966,266

- 1,635.04 acres of farmland and building sites in Faribault County in Elmore Township with benefits of \$2,886,739
- 34.40 acres of County and Township roads with benefits of \$79,527
- 1,669.44 acres total in CD-92 with benefits of \$2,966,266

Average land benefits, (potential) over a 25 year period are \$2,552 per acre

- A soil \$4,066
- B soil \$3,180
- C soil \$1,986
- D soil \$975

Building site benefits

- a. (Average of B + C + D soils) X 1.5 = **\$3,070**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$2,552**
- b. Paved roads, State or County
(Average land benefit) X 1.50 = **\$3,828**
- c. Paved roads, (Wide) State or County
(Average land benefit) X 1.25 = **\$3,190**

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. 5,440 feet of County tile with **\$2,720 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 8.70 acres = \$69,600

Access right of way easement acres

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

Access right of way easement damage

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

\$400 X 32.20 acres = \$12,880

Total easement damages

Grass strip right of way and access right of way = **\$82,480**

Permit to fill in County Open ditch

Anthony T Zierke and Bradley K Zierke Rev Trust (Parcel 07.022.0700) have a permit to fill in the County open ditch on their property. The viewers assumed this would take place and did not apply any grass strip or access easement on this parcel.

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 Drainage Department.

Outlet Benefits

Occasionally when one County ditch flows into another County ditch there are outlet benefits. Faribault CD-80 serves as an outlet for Faribault CD-92.

Faribault CD-80 needs to be bigger and cleaned more often because of the additional water from CD-92. Using acres, drainage coefficient, and amount of open ditch used, along with other factors it is the viewer's recommendation that **CD-92 has a 1.50% outlet benefit** into CD-80. This includes acquiring the one rod grass strip.

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

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

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

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

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

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

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

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

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

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

This report is respectfully submitted to the Drainage Authority of Faribault County CD-92 by:

Mark Behrends _____

Robert Hansen _____

Bruce Ness _____

Kendall Langseth _____

Submitted this 24th day of March 2023

**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-92
Faribault County, Minnesota
March 24, 2023
(Draft)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-92 Excel spreadsheet and Faribault County CD-92 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-92, 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-92
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-92
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-92
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-92
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-92
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-92
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-92
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-92
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-92 drainage system.
15. The full Viewer's Report is available for public inspection at the office of the Faribault County Auditor-Treasurer, at the Faribault County Courthouse, 415 North Main, Blue Earth, Minnesota 56013 (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on April 11, 2023 from 12:30 PM to 2:30 PM at the Blue Earth Ag Center Conference Room, 415 South Grove Street, Blue Earth, Minnesota 56013

Benefits and damages statement

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

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- Average commodity sale prices taken from University of Minnesota FinBin
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The Viewers determined that the lands affected by the drainage system are generally similar and that the following comments refer to all such tracts.

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

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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-92 by:

Mark Behrends _____

Robert Hansen _____

Bruce Ness _____

Kendall Langseth _____

Submitted this 24th day of March 2023

Spreadsheet example and explanation (Faribault CD-92)												
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 (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
John Doe 12345 100th Avenue Your Town, MN 12345	75.036.2050	NW1/4 NW1/4	40.00	38.00	\$55,061	1.8563%	1.00	\$8,000	1.00	\$400	\$8,400	\$1,708
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 \$185.63 (\$10,000 X 1.8563% = \$185.63)											
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 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. (\$92,000 X 1.8563% = \$1,708)											

FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS MARCH 24, 2023 (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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
								\$8,000		\$400		\$92,000
ELMORE TOWNSHIP - SECTION 09		09-101-27										
ZIEGLER, DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.009.0200	SW1/4 SE1/4 EX 3.0 AC BORDER	37.00	14.40	\$6,482	0.2185%						\$201
ZIEGLER, DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.009.0300	SE1/4 SW1/4 S1/2 BORDER	20.00	0.60	\$558	0.0188%						\$17
ZIEGLER, DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.009.0400	SW1/4 SE1/4 3.0 AC IN BORDER	3.00	1.00	\$834	0.0281%						\$26
ZIEGLER, DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.009.0400	SE1/4 SE1/4 BORDER	40.00	20.94	\$24,398	0.8225%						\$757
ELMORE TOWNSHIP - SECTION 10		10-101-27										
ZIEGLER, DON N & JOYCE 4915 400TH AVE BLUE EARTH, MN 56013	07.010.0400	SW1/4 SW1/4 EX 5.0 AC	35.00	32.71	\$83,719	2.8224%	0.50	\$4,000	1.85	\$740	\$4,740	\$2,597
HALVERSON, JANE & RONALD JAMES LOWINSKE 5126 400TH AVE BLUE EARTH, MN 56013	07.010.0401	SW1/4 SW1/4 5.0 AC IN	5.00	4.61	\$2,509	0.0846%						\$78
ZIEGLER, DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.010.0500	SE1/4 SW1/4	40.00	38.32	\$102,128	3.4430%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,168
GIARDINI, VIOLET & TIMOTHY R SWEET 415 S GROVE ST BLUE EARTH, MN 56013	07.010.0600	NW1/4 SE1/4 BORDER	40.00	30.45	\$54,846	1.8490%	1.28	\$10,240	4.76	\$1,904	\$12,144	\$1,701
GIARDINI, VIOLET & TIMOTHY R SWEET 415 S GROVE ST BLUE EARTH, MN 56013	07.010.0600	NE1/4 SE1/4 BORDER	40.00	2.80	\$3,357	0.1132%						\$104
GIARDINI, VIOLET & TIMOTHY R SWEET 415 S GROVE ST BLUE EARTH, MN 56013	07.010.0600	SW1/4 SE1/4 BORDER	40.00	36.20	\$53,200	1.7935%						\$1,650
GIARDINI, VIOLET & TIMOTHY R SWEET 415 S GROVE ST BLUE EARTH, MN 56013	07.010.0600	SE1/4 SE1/4 BORDER	40.00	6.50	\$8,127	0.2740%						\$252
MATHEWS, DONNIS & LENNIS L MATHEWS TR AGREEMENT 5452 400TH AVE BLUE EARTH, MN 56013	07.010.0700	NW1/4 SW1/4 BORDER	40.00	21.39	\$54,556	1.8392%	0.15	\$1,200	0.56	\$224	\$1,424	\$1,692

FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS MARCH 24, 2023 (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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
MATHEWS,DONNIS LENNIS L MATHEWS TR AGREEMENT 5452 400TH AVE BLUE EARTH, MN 56013	07.010.0700	NE1/4 SW1/4 BORDER	40.00	31.18	\$74,322	2.5056%	1.27	\$10,160	4.68	\$1,872	\$12,032	\$2,305
ELMORE TOWNSHIP - SECTION 14												
BOETTCHER,VERNON W LIFE ESTATE ETAL 1228 SOUTH RICE STREET APT 209 BLUE EARTH, MN 56013	07.014.0200	NW1/4 SW1/4 BORDER	40.00	18.60	\$21,633	0.7293%						\$671
BOETTCHER,VERNON W LIFE ESTATE ETAL 1228 SOUTH RICE STREET APT 209 BLUE EARTH, MN 56013	07.014.0200	SW1/4 SW1/4 EX 5.38 AC BORDER	34.62	3.92	\$5,185	0.1748%						\$161
ELMORE TOWNSHIP - SECTION 15												
BOETTCHER,VERNON W LIFE ESTATE ETAL 1228 SOUTH RICE STREET APT 209 BLUE EARTH, MN 56013	07.015.0100	NW1/4 SE1/4 S 1/2	20.00	20.00	\$26,542	0.8948%						\$823
BOETTCHER,VERNON W LIFE ESTATE ETAL 1228 SOUTH RICE STREET APT 209 BLUE EARTH, MN 56013	07.015.0100	NE1/4 SE1/4 S1/2 BORDER	20.00	20.00	\$25,485	0.8592%						\$790
BOETTCHER,VERNON W LIFE ESTATE ETAL 1228 SOUTH RICE STREET APT 209 BLUE EARTH, MN 56013	07.015.0100	SW1/4 SE1/4	40.00	38.48	\$57,499	1.9384%						\$1,783
BOETTCHER,VERNON W LIFE ESTATE ETAL 1228 SOUTH RICE STREET APT 209 BLUE EARTH, MN 56013	07.015.0100	SE1/4 SE1/4 BORDER	40.00	31.25	\$42,176	1.4218%						\$1,308
MENSING,MARK A & IRENE E LIFE ESTATE ETAL 41000 50TH STREET BLUE EARTH, MN 56013	07.015.0200	NE1/4 NE1/4 BORDER	40.00	5.80	\$8,681	0.2927%						\$269
MENSING,MARK A & IRENE E LIFE ESTATE ETAL 41000 50TH STREET BLUE EARTH, MN 56013	07.015.0200	SE1/4 NE1/4 BORDER	40.00	1.20	\$1,144	0.0386%						\$35
BOETTCHER,DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 40676 50TH ST BLUE EARTH, MN 56013	07.015.0300	SE1/4 NW1/4	40.00	39.32	\$104,238	3.5141%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,233
BOETTCHER,DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 40676 50TH ST BLUE EARTH, MN 56013	07.015.0300	NW1/4 NE1/4	40.00	39.00	\$64,139	2.1623%						\$1,989

FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS MARCH 24, 2023 (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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
BOETTCHER,DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 40676 50TH ST BLUE EARTH, MN 56013	07.015.0300	SW1/4 NE1/4	40.00	40.00	\$58,121	1.9594%						\$1,803
BOETTCHER,DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 40676 50TH ST BLUE EARTH, MN 56013	07.015.0300	NW1/4 SE1/4 N1/2	20.00	20.00	\$29,831	1.0057%						\$925
BOETTCHER,DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 40676 50TH ST BLUE EARTH, MN 56013	07.015.0300	NE1/4 SE1/4 N1/2 BORDER	20.00	14.80	\$20,871	0.7036%						\$647
ZIERKE,ANTHONY T REV TRUST& TRACY ZIERKE 37600 40TH ST ELMORE, MN 56027	07.015.0400	SW1/4 NW1/4	40.00	38.32	\$106,641	3.5951%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,308
ZIERKE,ANTHONY T REV TRUST& TRACY ZIERKE 37600 40TH ST ELMORE, MN 56027	07.015.0400	NW1/4 SW1/4 EX 1.95 AC	38.05	36.48	\$98,302	3.3140%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,049
ZIERKE,ANTHONY T REV TRUST& TRACY ZIERKE 37600 40TH ST ELMORE, MN 56027	07.015.0400	SW1/4 SW1/4 EX 6.05 AC	33.95	31.10	\$81,164	2.7362%	0.50	\$4,000	1.85	\$740	\$4,740	\$2,517
CLEPPE,CHARLES P LIFE ESTATE ETAL 4196 400TH AVENUE ELMORE, MN 56027	07.015.0401	NW1/4 SW1/4 1.95 AC IN	1.95	1.84	\$585	0.0197%						\$18
CLEPPE,CHARLES P LIFE ESTATE ETAL 4196 400TH AVENUE ELMORE, MN 56027	07.015.0401	SW1/4 SW1/4 6.05 AC IN	6.05	5.70	\$3,673	0.1238%						\$114
EHRICH,JAMES & CAROLYN 41727 30TH ST ELMORE, MN 56027	07.015.0402	NE1/4 SW1/4	40.00	39.32	\$97,790	3.2967%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,033
EHRICH,JAMES & CAROLYN 41727 30TH ST ELMORE, MN 56027	07.015.0402	SE1/4 SW1/4	40.00	37.80	\$101,521	3.4225%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,149
FENSKE,JEANETTE 42272 57TH ST BLUE EARTH, MN 56013	07.015.0500	NW1/4 NW1/4	40.00	37.32	\$98,299	3.3139%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,049
FENSKE,JEANETTE 42272 57TH ST BLUE EARTH, MN 56013	07.015.0500	NE1/4 NW1/4	40.00	38.32	\$104,492	3.5227%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,241
ELMORE TOWNSHIP - SECTION 16		16-101-27										
ZIEGLER, DON N & JOYCE 4915 400TH AVE BLUE EARTH, MN 56013	07.016.0300	NW1/4 NE1/4	40.00	40.00	\$30,802	1.0384%						\$955

FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS MARCH 24, 2023 (DRAFT)

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STENZEL,MAVIS A REV TR ET AL %SHERYL ECKHARDT 12783 460TH AVE BLUE EARTH, MN 56013	07.016.0400	NW1/4 SE1/4 EX 11.0 AC BORDER	29.00	26.10	\$31,842	1.0735%						\$988
STENZEL,MAVIS A REV TR ET AL %SHERYL ECKHARDT 12783 460TH AVE BLUE EARTH, MN 56013	07.016.0400	NE1/4 SE1/4 BORDER	40.00	38.80	\$54,754	1.8459%						\$1,698
RISTAU,TODD E & DIANE M 39831 40TH ST ELMORE, MN 56027	07.016.0500	SE1/4 SE1/4 BORDER	40.00	26.68	\$31,481	1.0613%						\$976
ZIEGLER,DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.016.0600	NE1/4 NE1/4	40.00	39.00	\$26,083	0.8793%						\$809
DARNELL,DUANE & MARLYS 4625 385TH AVE ELMORE, MN 56027	07.016.0700	NE1/4 NW1/4 BORDER	40.00	27.10	\$25,737	0.8677%						\$798
DARNELL,DUANE & MARLYS 4625 385TH AVE ELMORE, MN 56027	07.016.0700	SE1/4 NW1/4 BORDER	40.00	24.60	\$27,689	0.9335%						\$859
DARNELL,DUANE 4625 385TH AVE ELMORE, MN 56027	07.016.0801	NE1/4 SW1/4 BORDER	40.00	3.60	\$3,541	0.1194%						\$110
DARNELL,DUANE 4625 385TH AVE ELMORE, MN 56027	07.016.0801	NW1/4 SE1/4 11.0 AC IN BORDER	11.00	6.80	\$9,152	0.3085%						\$284
ZIERKE,ANTHONY T REV TRUST& TRACY ZIERKE 37600 40TH ST ELMORE, MN 56027	07.016.1000	SW1/4 NE1/4	40.00	40.00	\$55,061	1.8563%						\$1,708
ZIERKE,ANTHONY T REV TRUST& TRACY ZIERKE 37600 40TH ST ELMORE, MN 56027	07.016.1000	SE1/4 NE1/4	40.00	39.00	\$56,951	1.9199%						\$1,766
ELMORE TOWNSHIP - SECTION 21		21-101-27										
PETER,RANDALL W & GERALYN A LYNDEN PETER 3677 400TH AVE ELMORE, MN 56027	07.021.0900	NE1/4 NE1/4 BORDER	40.00	18.08	\$21,981	0.7410%						\$682
PETER,RANDALL W & GERALYN A 3677 400TH AVE ELMORE, MN 56027	07.021.0901	SE1/4 SE1/4 N1/2 BORDER	20.00	1.70	\$662	0.0223%						\$21
ELMORE TOWNSHIP - SECTION 22		22-101-27										
PETER, ELDON D TRUST US BANK ATTN: AARON HOLST PO BOX 4661 ROCHESTER, MN 55903	07.022.0100	NW1/4 SE1/4	40.00	40.00	\$65,939	2.2230%						\$2,045

FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS MARCH 24, 2023 (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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
PETER, ELDON D TRUST US BANK ATTN: AARON HOLST PO BOX 4661 ROCHESTER, MN 55903	07.022.0100	NE1/4 SE1/4 BORDER	40.00	20.30	\$28,980	0.9770%						\$899
PETER, ELDON D TRUST US BANK ATTN: AARON HOLST PO BOX 4661 ROCHESTER, MN 55903	07.022.0100	SW1/4 SE1/4 BORDER	40.00	26.95	\$30,720	1.0357%						\$953
ZIERKE, ANTHONY T REV TRUST & BRADLEY K ZIERKE REV TRUST 37600 40TH ST ELMORE, MN 56027	07.022.0101	NW1/4 SW1/4 BORDER	40.00	17.90	\$25,322	0.8537%						\$785
ZIERKE, ANTHONY T REV TRUST & BRADLEY K ZIERKE REV TRUST 37600 40TH ST ELMORE, MN 56027	07.022.0101	NE1/4 SW1/4	40.00	40.00	\$64,035	2.1588%						\$1,986
ZIERKE, ANTHONY T REV TRUST & BRADLEY K ZIERKE REV TRUST 37600 40TH ST ELMORE, MN 56027	07.022.0101	SW1/4 SW1/4 EX 8.0 AC BORDER	32.00	2.80	\$2,669	0.0900%						\$83
ZIERKE, ANTHONY T REV TRUST & BRADLEY K ZIERKE REV TRUST 37600 40TH ST ELMORE, MN 56027	07.022.0101	SE1/4 SW1/4 BORDER	40.00	17.50	\$20,350	0.6861%						\$631
PETER, ELAINE M LIFE ESTATE 1219 SOUTH RAMSEY STREET BLUE EARTH, MN 56013	07.022.0300	NW1/4 NW1/4	40.00	36.80	\$98,337	3.3152%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,050
PETER, ELAINE M LIFE ESTATE 1219 SOUTH RAMSEY STREET BLUE EARTH, MN 56013	07.022.0300	NE1/4 NW1/4	40.00	37.80	\$109,021	3.6754%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,381
EHRICH FARMS LLC 4109 420TH AVE ELMORE, MN 56027	07.022.0400	SW1/4 NE1/4	40.00	40.00	\$67,081	2.2615%						\$2,081
EHRICH FARMS LLC 4109 420TH AVE ELMORE, MN 56027	07.022.0500	NW1/ NE1/4	40.00	38.48	\$69,787	2.3527%						\$2,164
EHRICH, SHAWN & MARY 3650 400TH AVE. ELMORE, MN 56027	07.022.0600	NE1/4 NE1/4 BORDER	40.00	34.45	\$53,591	1.8067%						\$1,662
EHRICH, SHAWN & MARY 3650 400TH AVE. ELMORE, MN 56027	07.022.0600	SE1/4 NE1./4	40.00	40.00	\$68,445	2.3074%						\$2,123
ZIERKE, ANTHONY T REV TRUST & BRADLEY K ZIERKE REV TRUST 37600 40TH ST ELMORE, MN 56027	07.022.0700	SW1/4 NW1/4 BORDER	40.00	37.13	\$60,192	2.0292%	0.00	\$0	0.00	\$0	\$0	\$1,867

FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS MARCH 24, 2023 (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%	Access R.O.W. Easement Acres 5%	Access R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
ZIERKE, ANTHONY T REV TRUST & BRADLEY K ZIERKE REV TRUST 37600 40TH ST ELMORE, MN 56027	07.022.0700	SE1/4 NW1/4	40.00	40.00	\$74,436	2.5094%	0.00	\$0	0.00	\$0	\$0	\$2,309
ELMORE TOWNSHIP - SECTION 23		23-101-27										
BOETTCHER, KEITH W ET AL 311 BRANCH BEND EULESS, TX 76039	07.023.0400	NW1/4 NW1/4 W1/2 BORDER	20.00	4.70	\$7,174	0.2419%						\$223
BOETTCHER, KEITH W ET AL 311 BRANCH BEND EULESS, TX 76039	07.023.0400	SW1/4 NW1/4 W1/2 BORDER	20.00	16.00	\$22,425	0.7560%						\$696
BOETTCHER, KEITH W ET AL 311 BRANCH BEND EULESS, TX 76039	07.023.0500	NW1/4 NW1/4 18.0 AC IN BORDER	18.00	0.60	\$572	0.0193%						\$18
BOETTCHER, KEITH W ET AL 311 BRANCH BEND EULESS, TX 76039	07.023.0500	SW1/4 NW1/4 EX 1.3 AC BORDER	18.70	10.90	\$14,076	0.4745%						\$437
BOETTCHER, KEITH W ET AL 311 BRANCH BEND EULESS, TX 76039	07.023.0500	SE1/4 NW1/4 EXC. .6 BORDER	39.40	0.90	\$801	0.0270%						\$25
NAVE, DOUGLAS D & KAREN M 34899 W 30TH ST ELMORE, MN 56027	07.023.0501	SW1/4 NW1/4 1.30 AC IN BORDER	1.30	0.70	\$0	0.0000%						\$0
LAND TOTAL				1,635.04	\$2,886,739	97.3190%	8.70	\$69,600	32.20	\$12,880	\$82,480	\$89,533
ROADS												
ATTN: MARK DALY FARIBAULT COUNTY HIGHWAY DEPARTMENT 727 EAST 5TH ST PO BOX 325 BLUE EARTH, MN 56013		COUNTY HWY 2 (40TH STREET) PAVED SECTIONS 15,16 ELMORE TOWNSHIP		14.30	\$41,055	1.3841%						\$1,273
ATTN: DUANE EHRLICH ELMORE TOWNSHIP CLERK 40566 60TH ST BLUE EARTH, MN 56013		400TH AVENUE GRAVEL SECTION 10,15,16,21,22 ELMORE TOWNSHIP		12.50	\$23,925	0.8066%						\$742
ATTN: DUANE EHRLICH ELMORE TOWNSHIP CLERK 40566 60TH ST BLUE EARTH, MN 56013		50TH STREET GRAVEL SECTION 9,10,15,16 ELMORE TOWNSHIP		7.60	\$14,546	0.4904%						\$451
ROAD TOTAL				34.40	\$79,527	2.6810%	0.00	\$0	0.00	\$0	\$0	\$2,467
LAND AND ROAD TOTAL				1,669.44	\$2,966,266	100.0000%	8.70	\$69,600	32.20	\$12,880	\$82,480	\$92,000
Faribault CD-92 will have a 1.50% Outlet Benefit into CD-80										\$352,000 * 1.5% =		\$5,280