







June 8, 2023

**Faribault County CD-92 Information** (Final)

- Established in 1969
- 1,635.04 acres of farmland and building sites
- 34.40 acres of County and Township roads
- **1,669.44 total acres**
- Consists of County open ditch and County tile
- 11,750 feet of County open ditch (2.2 miles)
- 5,440 feet of County tile
- Established outlet is into Faribault CD-80 in the NE1/4 of section 10 of Elmore Township
- **Grass strip right of way easement damages on cropland acres**  
\$8,000 is the value per acre for the cropland acre easement  
 **$\$8,000 \times 8.70 \text{ acres} = \$69,600$**
- **Access right of way easement damage**  
\$8,000  $\times$  5% = \$400. \$400 is the value per acre for the value per acre for the access easement acres  
 **$\$400 \times 32.20 \text{ acres} = \$12,880$**
- **Total easement damages**  
Grass strip right of way and access right of way = **\$82,480**
- **\$2,860,105 of benefits** (over 25 years)
- **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. It is the viewer's recommendation that **CD-92 has a 1.50% outlet benefit into CD-80**. This includes acquiring the grass strip
- **The estimated assessment is based off from \$92,000. (\$86,000 for the CD-92 easement plus \$6,000 for the CD-80 easement)**
- **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 in the future and did not apply any grass strip or access easement on this parcel.

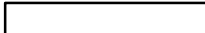
# FARIBAULT COUNTY DITCH NO. 92 (CD92)

## Legend

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

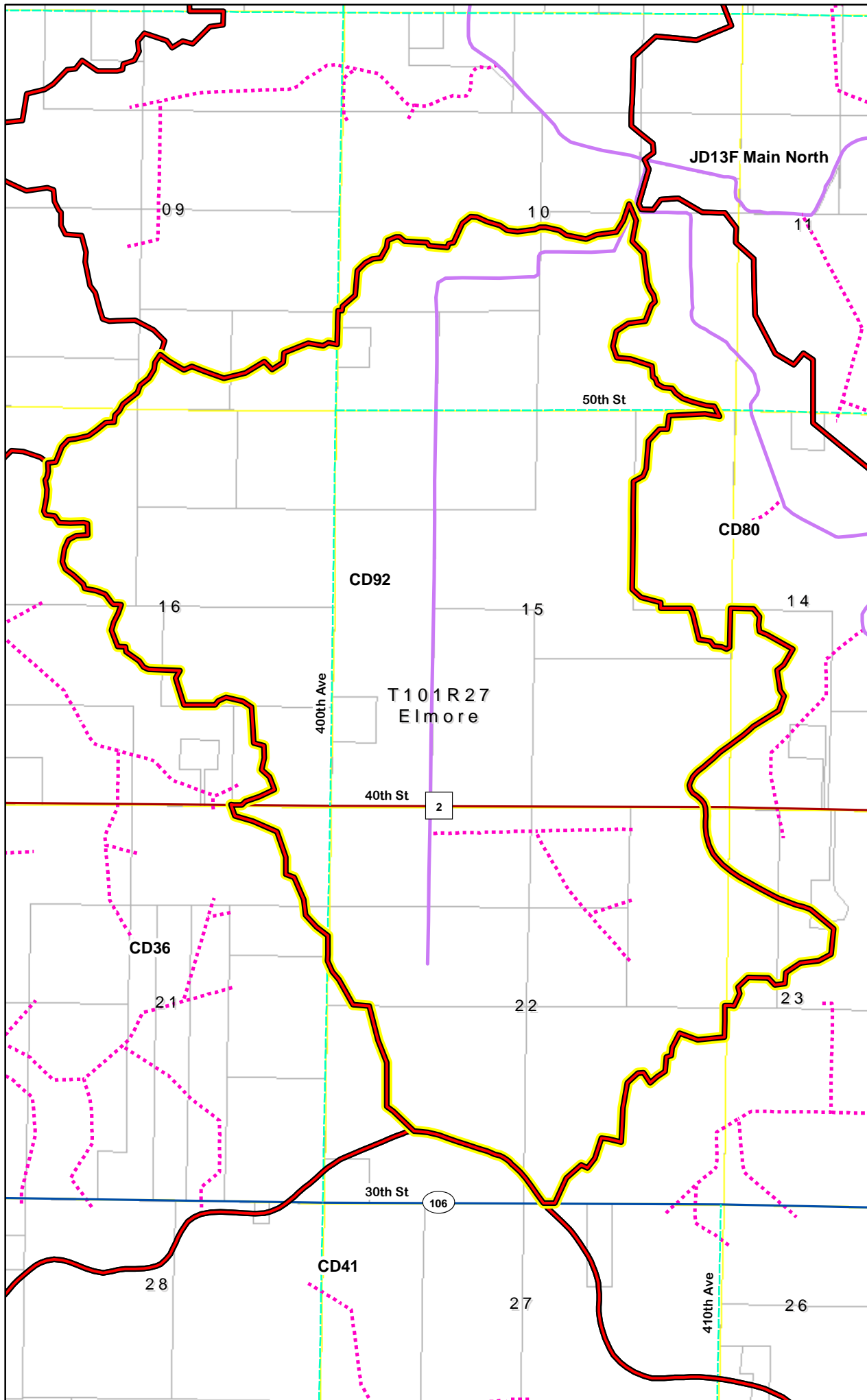
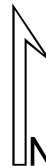
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



  
1 inch = 1,750 feet



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



**Faribault County CD-92  
Redetermination of Benefits  
Viewers Report  
June 8, 2023  
(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 \$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
					<b>\$745</b>

**Production costs**

Corn	\$426 X 50% =	\$215
Beans	\$226 X 50% =	<u>\$114</u>
		<b>\$329</b>

**Potential Benefit value**

	<b><u>"A"</u></b> 75% of \$745 \$558	<b><u>"B"</u></b> 80% of \$745 \$596	<b><u>"C"</u></b> 85% of \$745 \$633	<b><u>"D"</u></b> 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 %	<b>\$4,066</b>	<b>\$3,180</b>	<b>\$1,986</b>	<b>\$975</b>
% of potential Benefit	90%	90%	90%	90%
<b>Reduced benefit Value (Direct access)</b>	<b>\$3,660</b>	<b>\$2,862</b>	<b>\$1,787</b>	<b>\$877</b>
% of potential Benefit	60%	60%	60%	60%
<b>Reduced benefit Value (Non-direct access)</b>	<b>\$2,440</b>	<b>\$1,908</b>	<b>\$1,191</b>	<b>\$585</b>

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 \$2,860,105

- a. 1,635.04 acres of farmland and building sites in Faribault County in Elmore Township with benefits of \$2,780,578
- b. 34.40 acres of County and Township roads with benefits of \$79,527
- c. 1,669.44 acres total in CD-92 with benefits of \$2,860,105

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

- a. A soil \$4,066
- b. B soil \$3,180
- c. C soil \$1,986
- d. 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

$$\text{\$8,000} \times 8.70 \text{ acres} = \text{\$69,600}$$

**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

$$\text{\$400} \times 32.20 \text{ acres} = \text{\$12,880}$$

**Total easement damages**

$$\text{Grass strip right of way and access right of way} = \text{\$82,480}$$

**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 in the future 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 mark Behrends

Robert Hansen Rob Hansen

Kendall Langseth Kendall Langseth

Bruce Ness Bruce Ness

Submitted this 8<sup>th</sup> day of June 2023

**State of Minnesota  
County of Faribault  
In the matter of the Redetermination  
Of Benefits of Faribault County CD-92  
Faribault County, Minnesota  
June 8, 2023  
(Final)**

**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 Street, Blue Earth, Minnesota 56013 (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on July 12, 2023 from 12:15 PM to 12:45 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 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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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:**

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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 Mark Behrends

Robert Hansen Rob Han

Kendall Langseth Kendall Langseth

Bruce Ness Bruce Ness

Submitted this 8<sup>th</sup> day of June 2023

### Spreadsheet example and explanation (Faribault CD-92)

[illegible]

**FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS JUNE 8, 2023 (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 (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
								<b>\$8,000</b>		<b>\$400</b>		<b>\$92,000</b>
<b>ELMORE TOWNSHIP - SECTION 09</b>		<b>09-101-27</b>										
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	\$926	0.0324%						\$30
ZIEGLER, DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.009.0300	SE1/4 SW1/4 S1/2 BORDER	20.00	0.60	\$46	0.0016%						\$1
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	\$60	0.0021%						\$2
ZIEGLER, DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.009.0400	SE1/4 SE1/4 BORDER	40.00	20.94	\$12,199	0.4265%						\$392
<b>ELMORE TOWNSHIP - SECTION 10</b>		<b>10-101-27</b>										
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	2.9271%	0.50	\$4,000	1.85	\$740	\$4,740	\$2,693
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	0.0877%						\$81
ZIEGLER, DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.010.0500	SE1/4 SW1/4	40.00	38.32	\$102,128	3.5708%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,285
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	1.9176%	1.28	\$10,240	4.76	\$1,904	\$12,144	\$1,764
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	0.1174%						\$108
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	1.8601%						\$1,711
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	0.2841%						\$261
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	1.9075%	0.15	\$1,200	0.56	\$224	\$1,424	\$1,755



**FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS JUNE 8, 2023 (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 (\$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	2.5986%	1.27	\$10,160	4.68	\$1,872	\$12,032	\$2,391
<b>ELMORE TOWNSHIP - SECTION 14</b>		<b>14-101-27</b>										
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	0.7564%						\$696
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	0.1813%						\$167
<b>ELMORE TOWNSHIP - SECTION 15</b>		<b>15-101-27</b>										
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	0.9280%						\$854
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	0.8911%						\$820
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	2.0104%						\$1,850
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	1.4746%						\$1,357
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	0.3035%						\$279
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	0.0400%						\$37
BOETTCHER, DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 1219 S RAMSEY ST, RM 411 BLUE EARTH, MN 56013	07.015.0300	SE1/4 NW1/4	40.00	39.32	\$104,238	3.6445%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,353
BOETTCHER, DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 1219 S RAMSEY ST, RM 411 BLUE EARTH, MN 56013	07.015.0300	NW1/4 NE1/4	40.00	39.00	\$64,139	2.2425%						\$2,063



**FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS JUNE 8, 2023 (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 (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
BOETTCHER, DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 1219 S RAMSEY ST, RM 411 BLUE EARTH, MN 56013	07.015.0300	SW1/4 NE1/4	40.00	40.00	\$58,121	2.0321%						\$1,870
BOETTCHER, DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 1219 S RAMSEY ST, RM 411 BLUE EARTH, MN 56013	07.015.0300	NW1/4 SE1/4 N1/2	20.00	20.00	\$29,831	1.0430%						\$960
BOETTCHER, DOROTHY M LIFE EST & LORRAINE GILBERT L.E. ETAL 1219 S RAMSEY ST, RM 411 BLUE EARTH, MN 56013	07.015.0300	NE1/4 SE1/4 N1/2 BORDER	20.00	14.80	\$20,871	0.7297%						\$671
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	3.7286%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,430
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	3.4370%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,162
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	2.8378%	0.50	\$4,000	1.85	\$740	\$4,740	\$2,611
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	0.0205%						\$19
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	0.1284%						\$118
EHRICH, JAMES & CAROLYN 41727 30TH ST ELMORE, MN 56027	07.015.0402	NE1/4 SW1/4	40.00	39.32	\$97,790	3.4191%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,146
EHRICH, JAMES & CAROLYN 41727 30TH ST ELMORE, MN 56027	07.015.0402	SE1/4 SW1/4	40.00	37.80	\$101,521	3.5496%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,266
FENSKE, JEANETTE 42272 57TH ST BLUE EARTH, MN 56013	07.015.0500	NW1/4 NW1/4	40.00	37.32	\$98,299	3.4369%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,162
FENSKE, JEANETTE 42272 57TH ST BLUE EARTH, MN 56013	07.015.0500	NE1/4 NW1/4	40.00	38.32	\$104,492	3.6534%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,361
<b>ELMORE TOWNSHIP - SECTION 16</b>												
ZIEGLER, DON N & JOYCE 4915 400TH AVE BLUE EARTH, MN 56013	07.016.0300	NW1/4 NE1/4	40.00	40.00	\$4,400	0.1539%						\$142

**FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS JUNE 8, 2023 (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 (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
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	1.1133%						\$1,024
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	1.9144%						\$1,761
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	1.1007%						\$1,013
ZIEGLER,DON N 4915 400TH AVE BLUE EARTH, MN 56013	07.016.0600	NE1/4 NE1/4	40.00	39.00	\$26,083	0.9120%						\$839
DARNELL, DUANE & MARLYS C/O MIKE KROSCHE 111 MILL ST N ELMORE, MN 56027	07.016.0700	NE1/4 NW1/4 BORDER	40.00	27.10	\$2,145	0.0750%						\$69
DARNELL, DUANE & MARLYS C/O MIKE KROSCHE 111 MILL ST N ELMORE, MN 56027	07.016.0700	SE1/4 NW1/4 BORDER	40.00	24.60	\$2,307	0.0807%						\$74
DARNELL, DUANE C/O MIKE KROSCHE 111 MILL ST N ELMORE, MN 56027	07.016.0801	NE1/4 SW1/4 BORDER	40.00	3.60	\$295	0.0103%						\$9
DARNELL, DUANE C/O MIKE KROSCHE 111 MILL ST N ELMORE, MN 56027	07.016.0801	NW1/4 SE1/4 11.0 AC IN BORDER	11.00	6.80	\$654	0.0229%						\$21
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	1.9252%						\$1,771
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	1.9912%						\$1,832
<b>ELMORE TOWNSHIP - SECTION 21</b>		<b>21-101-27</b>										
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	0.7685%						\$707
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	0.0232%						\$21

**FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS JUNE 8, 2023 (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 (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
<b>ELMORE TOWNSHIP - SECTION 22</b>		<b>22-101-27</b>										
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	2.3055%						\$2,121
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	1.0132%						\$932
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	1.0741%						\$988
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	0.8853%						\$815
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	2.2389%						\$2,060
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	0.0933%						\$86
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	0.7115%						\$655
RANDALL W PETER ET AL 3677 400TH AVE ELMORE, MN 56027	07.022.0300	NW1/4 NW1/4	40.00	36.80	\$98,337	3.4382%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,163
RANDALL W PETER ET AL 3677 400TH AVE ELMORE, MN 56027	07.022.0300	NE1/4 NW1/4	40.00	37.80	\$109,021	3.8118%	0.50	\$4,000	1.85	\$740	\$4,740	\$3,507
EHRICH FARMS LLC 4109 420TH AVE ELMORE, MN 56027	07.022.0400	SW1/4 NE1/4	40.00	40.00	\$67,081	2.3454%						\$2,158
EHRICH FARMS LLC 4109 420TH AVE ELMORE, MN 56027	07.022.0500	NW1/4 NE1/4	40.00	38.48	\$69,787	2.4400%						\$2,245
EHRICH, SHAWN & MARY 3650 400TH AVE. ELMORE, MN 56027	07.022.0600	NE1/4 NE1/4 BORDER	40.00	34.45	\$53,591	1.8737%						\$1,724
EHRICH, SHAWN & MARY 3650 400TH AVE. ELMORE, MN 56027	07.022.0600	SE1/4 NE1/4	40.00	40.00	\$68,445	2.3931%						\$2,202

**FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS JUNE 8, 2023 (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 (\$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	SW1/4 NW1/4 BORDER	40.00	37.13	\$60,192	2.1045%	0.00	\$0	0.00	\$0	\$0	\$1,936
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	2.6026%	0.00	\$0	0.00	\$0	\$0	\$2,394
<b>ELMORE TOWNSHIP - SECTION 23</b>		<b>23-101-27</b>										
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	0.2508%						\$231
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	0.7841%						\$721
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	0.0200%						\$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	0.4922%						\$453
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	0.0280%						\$26

FARIBAULT COUNTY CD-92 REDETERMINATION OF BENEFITS JUNE 8, 2023 (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 (\$86,000 for CD-92 + \$6,000 for CD-80 = \$92,000)
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
<b>LAND TOTAL</b>				<b>1,635.04</b>	<b>\$2,780,578</b>	<b>97.2194%</b>	<b>8.70</b>	<b>\$69,600</b>	<b>32.20</b>	<b>\$12,880</b>	<b>\$82,480</b>	<b>\$89,442</b>
<b>ROADS</b>												
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	1.4354%						\$1,321
ATTN: DUANE EHRICH 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	0.8365%						\$770
ATTN: DUANE EHRICH ELMORE TOWNSHIP CLERK 40566 60TH ST BLUE EARTH, MN 56013		50TH STREET GRAVEL SECTION 9,10,15,16 ELMORE TOWNSHIP		7.60	\$14,546	0.5086%						\$468
<b>ROAD TOTAL</b>				<b>34.40</b>	<b>\$79,527</b>	<b>2.7806%</b>	<b>0.00</b>	<b>\$0</b>	<b>0.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,558</b>
<b>LAND AND ROAD TOTAL</b>				<b>1,669.44</b>	<b>\$2,860,105</b>	<b>100.0000%</b>	<b>8.70</b>	<b>\$69,600</b>	<b>32.20</b>	<b>\$12,880</b>	<b>\$82,480</b>	<b>\$92,000</b>
Faribault CD-92 will have a 1.50% Outlet Benefit into CD-80											\$352,000 * 1.5% =	<b>\$5,280</b>