

FARIBAULT & BLUE EARTH COUNTIES JOINT JUDICIAL DITCH #12
HEARING NOTIFICATION

May 31st, 2022

System: Faribault and Blue Earth Counties Joint Judicial Ditch #12

Location: Faribault County – Delavan Township Sections 6-8, 17-18;
Winnebago City Township Sections 1, 12-13;
Blue Earth County - Sterling Township Section 31

RE: Redetermination of Benefits Final Hearing

Dear Landowner:

A redetermination of benefits was ordered for Faribault and Blue Earth Counties Joint Judicial Ditch #12 (JD12FBE) on June 4th, 2019, due to the benefits not reflecting present-day land values and changes in the benefited area. A hearing was held on April 12th, 2022, and continued another date (Wednesday, June 22nd) due to changes that were needed to be incorporated into the report. The **final hearing will be held on Wednesday, June 22nd, 2022 at 1:15pm at the Winnebago Municipal Center** (140 Main Street South, Winnebago, MN 56098). At the hearing, the Viewers will give a brief report to the Joint Drainage Authority. The Joint Drainage Authority will accept public comment regarding the Viewers Report. Written comments will be accepted at the hearing and by mail through the date of the hearing at the Faribault County Auditor's Office, PO Box 130, Blue Earth, MN 56013. The Viewers' Report can be viewed at the Faribault County Auditor's Office or online at <https://www.co.faribault.mn.us/drainage/pages/notices-reports>. **See enclosed public notice for more information on the proceedings.**

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

1. In person at the Winnebago Municipal Center (140 Main Street South, Winnebago, MN) ***Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

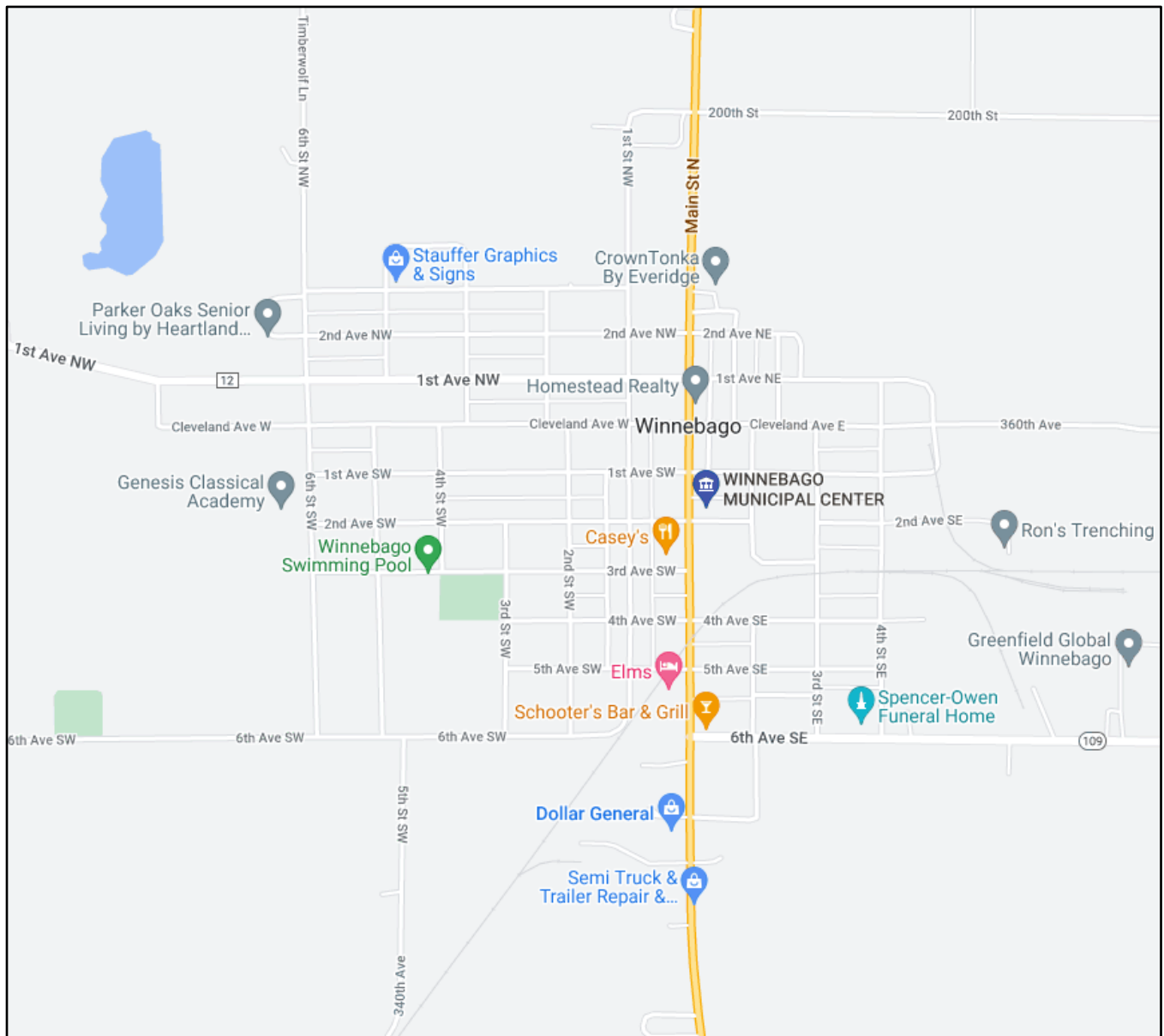
If you would like to join the meeting(s) via Zoom you will need a computer, internet, microphone, and speakers. If you do not have a microphone built into your computer, you can call in as well to be able to hear and talk. **If you would like to join via Zoom and/or phone/call-in, please contact one of the Drainage Departments listed below prior to the meeting day for information needed.** If you have questions or concerns about the proceeding, please contact one of the Drainage Departments listed below.

County Drainage Department	Phone Number	Email
Blue Earth County	507-304-4251	Craig.Austinson@blueearthcountymn.gov
Faribault County	507-526-2388	merissa.lore@co.faribault.mn.us

Sincerely,
Faribault & Blue Earth County Drainage Departments

Winnebago Municipal Center

The Winnebago Municipal Center is located on US Highway 169, which is also Main Street, in Winnebago. The street address is 140 Main Street South. Park in the lot south of the Municipal Center and use the south entrance.



STATE OF MINNESOTA
Before the
JOINT DRAINAGE AUTHORITY BOARD FOR FARIBAULT AND BLUE EARTH
COUNTIES
SITTING AS THE DRAINAGE AUTHORITY FOR
JOINT JUDICIAL DITCH #12

In the Matter of:

**Redetermination of Benefits of Joint
Judicial Ditch #12**

CONTINUED FINAL HEARING NOTICE

PLEASE TAKE NOTICE, the Joint Faribault and Blue Earth Counties Drainage Authority, sitting as the drainage authority for Joint Judicial Ditch #12 will hold a final hearing on the redetermination of benefits of Joint Judicial Ditch #12. The Amended Viewers' Report was filed with the drainage authority on April 26th, 2022 and is available for inspection at the Faribault County Auditor's Office, 415 North Main, Blue Earth, MN. The hearing shall be held at **1:15 p.m. on June 22nd, 2022 at the Winnebago Municipal Center, 140 Main Street South, Winnebago, MN 56098. Due to COVID-19 pandemic, the hearing can be attended virtually via phone or computer.** Contact the Faribault County Drainage Department at 507-526-2388 or Blue Earth County Drainage Department at 507-304-4251 for more information on virtual attendance. At the final hearing, the drainage authority will accept public comment regarding the Viewers' Report. Any party having an interest in the proceedings may appear and provide comment. Written comments will be accepted at the hearing and by mail through the date of the hearing at the Faribault County Auditor's Office, PO Box 130, Blue Earth, MN 56013.

Joint Judicial Ditch #12 consists of all tile. The following properties are affected by the Viewers' Report of benefits:

Delavan Township, T 104 N-R 27W, Sections: 6, 7, 8, 17, 18;

Winnebago City Township, T 104 N-R 28W, Sections: 1, 12, 13;

all in Faribault County.

Sterling Township, T 105 N-R 27W, Section: 31;

All in Blue Earth County.

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

Ahl, Robert F & Mary A; Barr, James B; Baxter, Dennis R; Baxter, Douglas J; Bertels, William C; Blair, Joshua J & Tara K; Brown, Mark; Carlson, Charles L; Carson, Kenneth C & Debra A; Charles Schaible Revoc Trust; Daly, Patrick D; Dennis W Nelson Trust &; Eldon F Jones Fam Share Trust; Fischer, Nylen; Franklin, Duane J & Opal M; Goebel Edward A; Good Thunder Enterprises LLC; Grover, Adam N & Megan K; Halverson, Jeffrey M; Jahnke, Roland; John W Blair Trust Agreement & Kathy L Blair Trust Agreement; Johnson, Stanley Joseph; Jones, Steven L; Juergens Family Farm LLC; Juergens Michael P; Juergens, Michael P & Shannon B; Langager, Aaron M & Tamara S; Mau, Gary A; Meyer, Cassandra G & Mitchel L Will; Meyer, Douglas K; Meyer, Marian A; Olson Lynn S & Marie F; Patricia A Parish Rev Trust; Sanders Farms; Sanders, Manual; Spence, Debra Kay; Spenger Joni J; Turtle, Erma L C/O Beth Wendinger Trustee

The following governmental entities are affected by the redetermination of benefits of Joint Judicial Ditch #12:

Blue Earth County Highway Department; Delavan Township, Faribault County; Faribault County Public Works; Sterling Township, Blue Earth County; Winnebago City Township, Faribault County

Copies of the Viewers' Report and Property Owners' Report are enclosed. Full Reports can be found online at <https://www.co.faribault.mn.us/drainage>.



County Auditor-Treasurer-Coordinator

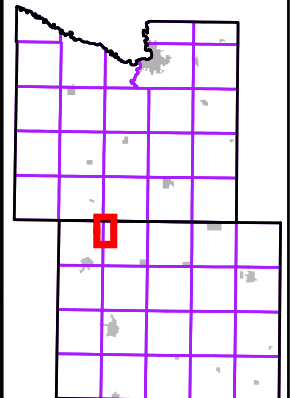
Dated: May 31st, 2022

FARIBAULT BLUE EARTH JUDICIAL DITCH NO. 12 (JD12FBE)

Legend

-  Ditch Viewer Basins
-  Public Tile
-  Parcels

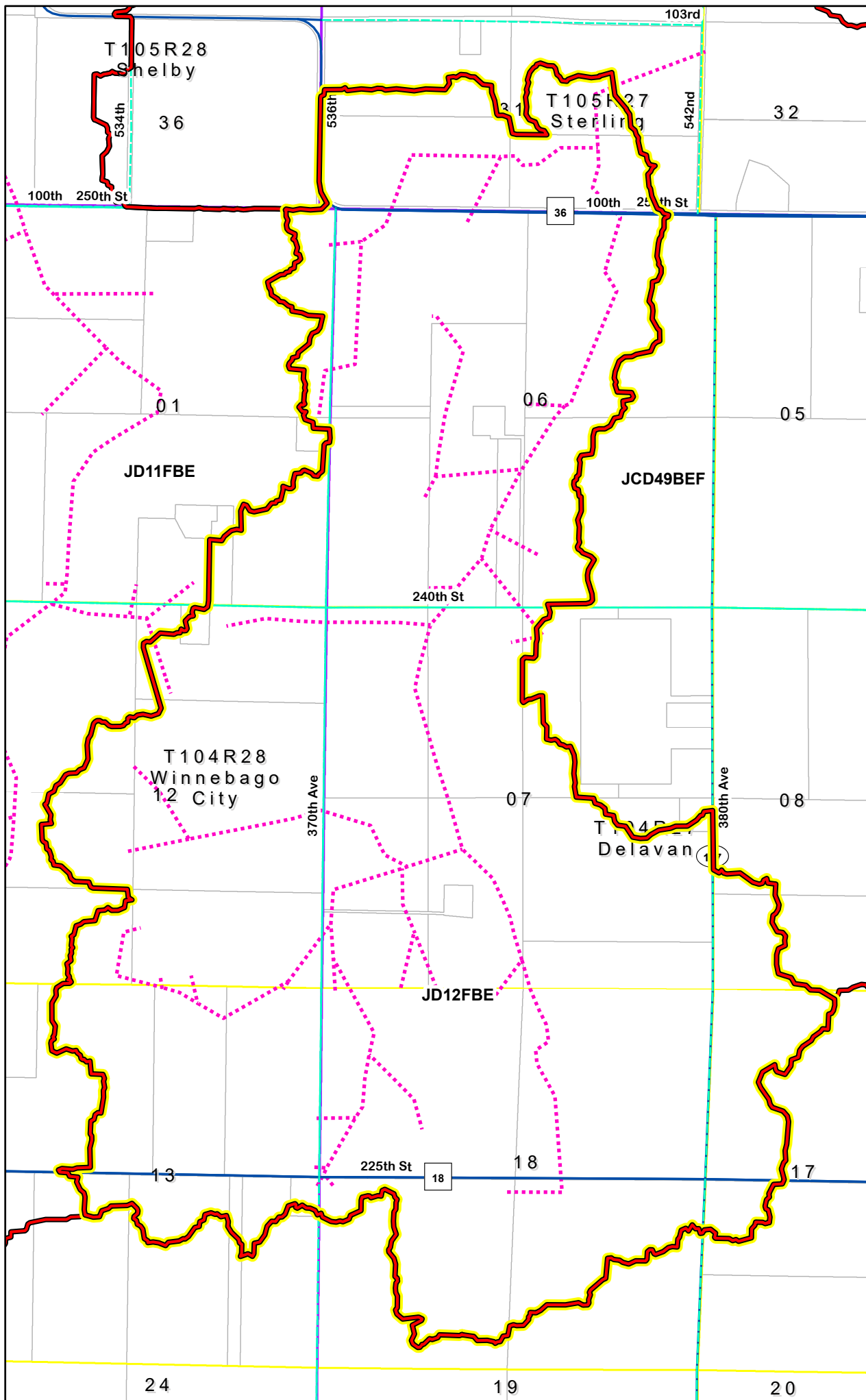
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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




1 inch = 1,833 feet



www.co.faribault.mn.us



Blue Earth /Faribault Counties Joint Drainage Authority:

RE: Blue Earth and Faribault Counties
Judicial Ditch No. 12
Redetermination of Benefits

March 15, 2022
AMENDED 4-26-2022

In accordance with the Minnesota Statute 103E.351 law, we herewith submit the following Viewers' Report:

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 ditch system's construction with those that do exist with the drainage system in a reasonable state of repair.

JD 12 Faribault history – Joint Judicial Ditch 12 Blue Earth and Faribault was established in 1916. A grassed waterway located in Section 31 of Sterling Township was established by NRCS in 2006

The system provides an outlet for lands in Sections 31 and 36 in Shelby Township in Blue Earth County. The system provides an outlet for lands in sections 1, 12, and 13 in Winnebago City and in sections 6, 7, 8, 17, and 18 in Delavan Township in Faribault County.

The figures stated herein are based on a full and fair consideration of all pertinent facts and information that we were aware of at the time of this appraisal. The following aids were used during the viewing process.

1. Soil Survey Manuals and Maps of Blue Earth and Faribault Counties
2. GIS photos and data
3. Minnesota LiDAR
3. Yield averages and production costs taken from Minnesota State College and University Farm Management Records
5. Sales data from the Blue Earth and Faribault Counties Assessors' office
6. Visual inspection of each 40-acre tract

Land classification benefit values are based upon an increase in the potential for agricultural production as a result of constructing the drainage project and reconciled with sales value increases.

Existing individual land management practices were not considered. All present land use was evaluated under estimated best land management practice. Special consideration was given to areas, which were considered to be in a native/non-converted condition or identified as wetlands under wetlands inventory and restricted from drainage by state or federal regulations.

Benefits for lands used for industrial agricultural purposes, such as large bin sites or hog production facilities, have been determined with consideration of the drainage system providing an outlet for the accelerated runoff and for a different land use. No direct consideration was given to structure values within the watershed.

Benefits and Damages to lands owned by the State of Minnesota, Department of Natural Resources have been determined with consideration of the abandonment of the tile through the parcel proposed as a part of the proposed improvement.

Road benefits were determined with consideration of the reduced construction and maintenance costs that were realized after construction of the drainage system. No tile benefits were given as the footage was minimal.

Utilizing these productive values, potential benefit values were determined for the system based upon a 25-year effective life, with proper maintenance, private improvement cost depreciated over the same 25-year period, and a market derived capitalization rate of 4.0%. Adjustment was made to each land class based upon consideration of the change in hydraulic capacity and the subsequent increased productivity that the construction of the drainage system provided. Benefit values were rounded off for ease of computation.

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 currently do not have an adequate outlet for artificial drainage.

"A" Standing water or cattails, wetland classification with a market value for agricultural purposes of \$0.00 per acre, economic productivity of \$0.00.

"B" Seasonally flooded/pasture ground. Pasture classification with a market value of \$1000.00 to \$2000.00 per acre, economic productivity of \$125.00 based on grazing days and/or hay values.

"C" Wet subsoil -- marginal crop land, low to medium crop land classification with a market value of \$6000.00 to \$7000.00 per acre, annual economic productivity of \$777.75 based upon average annual yield of 85 % of optimum with \$424.88 production costs.

"D" Upland areas not needing artificial drainage but irregular in shape and intermixed with wetter soils. Medium to high cropland classification with a market value of \$6000.00 to \$8000.00 per acre, annual economic productivity of \$869.25 based upon average annual yield of 95 % of optimum with \$424.88 production costs.

Valuation with NRCS Guideline Drainage

Potential land use, property value, and an economic productivity, after public and private drainage have been installed as per NRCS design standard as recommended in the Minnesota Drainage Guide, using current crop rotation, income, and expense.

"A" Drained slough area, medium classification land with a market value of \$7000.00 to \$8000.00 per acre, economic productivity of \$841.80 based upon average production of 92% of optimum \$424.88 production costs.

"B" Well drained ground, high land classification with a market value of \$7500.00 to \$8500.00 per acre, economic productivity of \$874.40 based upon average annual production of 96 % of optimum with \$424.88 production costs.

"C" Well drained ground, best land classification with an estimated market value of \$8500.00 to \$9500.00 per acre, economic productivity of \$915.00 based upon average annual production of 100 % of optimum with \$424.88 production costs.

"D" Well drained ground, high land classification with improved farmability and market value of \$7000.00 to \$9000.00 per acre. Economic productivity of \$915.00 based upon average production of 100% of optimum with \$424.88 production costs.

Road benefits were determined with consideration of the reduced construction and maintenance costs that were realized after construction of the drainage system. No tile benefits were given as the footage was minimal.

Utilizing these productive values, potential benefit values were determined for the system based upon a 25-year effective life, with proper maintenance, private improvement cost depreciated over

the same 25-year period, and a market derived capitalization rate of 4.0%. Adjustment was made to each land class based upon consideration of the change in hydraulic capacity and the subsequent increased productivity that the construction of the drainage system provided. Benefit values were rounded off for ease of computation

Example: "B" Benefits per Acre

Potential productivity Value	\$915.00
Adjusted Value at 96%	878.40
Production Cost	-424.00
Beginning Productivity Value	<u>-125.00</u>
Change in Productivity Value	328.53
Private Improvement (\$900/25)	<u>-36.00</u>
(Waterway or tile)	
Annual Benefit Value	\$292.53

\$292.53 x 25 years, discounted @ 4.0% = \$4569.85 (\$4570.00)

The existing drainage system has open ditch and tile capacities that do not have adequate size and capacity to meet the NRCS recommended drainage capacities for tile outlets for agricultural drainage. Adjustment to the potential benefit value is made by the application of an efficiency rate. This rate reflects the viewer’s determination of that portion of the potential system capacities and a parcel’s proximity to the adequate outlet.

The net benefit provided by the ditch system is determined by the adjusted potential benefit value being applied to the number of acres determined to be in each class per tract, accumulating the sum of these benefit values, and then applying the proximity rate percentage.

Damages have been given for the right of way required for the establishment of the statutory grass buffer strip as if acquired under the condition that existed prior to the passing of Minnesota statute 103F.048.

Respectfully submitted,

Dan Ruby

Lance Roberts

Bill Anderson

Ron Ringquist

BLUE EARTH – FARIBAULT CO
JUDICIAL DITCH NUMBER 12

2022 REDETERMINATION OF BENEFITS

INCOME APPRAOCH TO VALUE WORKSHEET

PRODUCTION INCOME

CROP PLANTED	AVERAGE YIELD	SALES VALUE	OB GROSS INCOME	ROTATION PERCENTAGE	ADJUSTED INCOME
CORN	210 BU	5.00	1050.00	50	525.00
SOYBEANS	60 BU	13.00	780.00	50	390.00
					915.00

DIRECT PRODUCTION EXPENSE

CROP PLANTED	PRODUCTION COST	ROTATION PERCENTAGE	ADJUSTED EXPENSE
CORN	592.25	50	296.12
SOYBEANS	257.50	50	128.75
			424.87

BENEFIT VALUE CALCULATION

PRODUCTION CAPABILITY BASED UPON CONSTRUCTED DRAINAGE SYSTEM
MEETING N.R.C.S. OPEN DITCH GUIDE LINE DESIGN

LAND CLASS	"A"	"B"	"C"	"D"
% PRODUCTION	92.0%	96.0%	100.0%	100.0%
GROSS INCOME	841.80	878.40	915.00	915.00
PRODUCTION COST	424.87	424.87	424.87	424.87
NET INCOME	416.93	328.53	490.13	490.13
PREVIOUS INCOME	0.00	125.00	307.13	444.38
INCREASED INCOME	416.93	328.53	183.00	45.75
PVT TILE COST	36.00	36.00	36.00	0.00
NET ANNUAL INCREASE	380.93	292.53	147.00.00	45.75
CAPITALIZED FOR 25 YEARS @ 4.0 %	5950.34	4569.85	2296.45	714.71
BENEFIT VALUE	\$5950.00	\$4570.00	\$2300.00	\$710.00

March 15, 2022 AMENDED 4-26-2022												FARIBAULT - BLUE EARTH COUNTIES, MINNESOTA JUDICIAL DITCH NO. 12 2022 REDETERMINATION OF BENEFITS												100000.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	DEEDED ACRES	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	"A"	"A"	"B"	"B"	"C"	"C"	"D"	"D"	TILE		DAMAGE AREA	DAMAGE AREA VALUE	NONCOVERED OR RESTRICTED WETLAND ACRES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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March 15, 2022 AMENDED 4-26-2022		FARIBAULT - BLUE EARTH COUNTIES, MINNESOTA JUDICIAL DITCH NO. 12 2022 REDETERMINATION OF BENEFITS											100000.00										"A"		"A-"		"B"		"C"		"D"		"D-"		TILE		DAMAGE AREA			DAMAGE AREA VALUE			NONCOVERED OR RESTRICTED WETLAND ACRES								
																							\$5,950.00 60%		\$5,950.00		\$4,570.00 75%				\$2,300.00 85%				\$710.00 95%																
																							3570.00				3427.50				1955.00				674.50											2629.50		\$3.00			
PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	DEEDED ACRES	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE																													
050070300	BLAIR,JOSHUA J & TARA K 24242 380TH AVE WINNEBAGO MN 56098	NWNE	7	104	27	52.30	4	9880.00	8012.00	100	8012.00	176.04			1	3427.50	2	3910.00	1	674.50																															
		SWNE	7	104	27		16	37860.00	30383.50	100	30383.50	667.59			2	6855.00	11	21505.00	3	2023.50	430	1290.00																													
050070400	GOOD THUNDER ENTERPRISES LLC 312 SOUTH HARBOR CITY BLVD, SUITE 4 MELBOURNE MN 32901	NWNW	7	104	27	86.09	41	148900.00	101391.50	100	101391.50	2227.79	12	42840.00	3	10282.50	24	46920.00	2	1349.00	2390	7170.00																													
		SWNW	7	104	27		42	127200.00	95513.00	100	95513.00	2098.62	6	21420.00	6	20565.00	26	50830.00	4	2698.00	480	1440.00																													
050070401	DALY,PATRICK D 14780 SD HIGHWAY 34 STURGIS SD 57785	NENW	7	104	27	80.00	39	103250.00	75321.00	100	75321.00	1654.96	7	24990.00	3	10282.50	16	31280.00	13	8768.50	620	1860.00																													
		SENW	7	104	27		40	129030.00	91276.50	100	91276.50	2005.54	10	35700.00	4	13710.00	19	37145.00	7	4721.50	860	2580.00																													
050070500	BLAIR,JOSHUA J & TARA K 24242 380TH AVE WINNEBAGO MN 56098	NWSW	7	104	27	87.31	43	122240.00	92900.00	100	92900.00	2041.21			6	20565.00	37	72335.00			3240	9720.00																													
		SWSW	7	104	27		43	117940.00	88674.50	100	88674.50	1948.37			4	13710.00	38	74290.00	1	674.50	3850	11550.00																													
050070501	LANGAGER,AARON M & TAMARA S 23196 370TH AVE WINNEBAGO MN 56098	NESW	7	104	27	5.24																	1.00																												
		SWSW	7	104	27		1	710.00	674.50	100	674.50	14.82							1	674.50																															
		SESW	7	104	27		2	1420.00	1349.00	100	1349.00	29.64							2	1349.00			1.24																												
050070600	BLAIR,JOSHUA J & TARA K 24242 380TH AVE WINNEBAGO MN 56098	NESW	7	104	27	75.86	39	151620.00	100199.00	100	100199.00	2201.58	14	49980.00	7	23992.50	11	21505.00	7	4721.50	2020	6060.00																													
		SESW	7	104	27		36.86	106628.00	81422.80	100	81422.80	1789.03	1	3570.00	7	23992.50	26.86	52511.30	2	1349.00	1830	5490.00																													
050070700	MEYER,MARIAN A 241 2ND ST SW WINNEBAGO MN 56098	NESE	7	104	27	115.00	25	66140.00	52730.50	85	44820.93	984.81	1	3570.00	5	17137.50	15	29325.00	4	2698.00																															
		NWSE	7	104	27		39	84930.00	72403.50	95	68783.33	1511.31					36	70380.00	3	2023.50																															
		SWSE	7	104	27		20	45090.00	38011.50	100	38011.50	835.19			1	3427.50	17	33235.00	2	1349.00																															
		SESE	7	104	27		20	50150.00	40764.50	85	34649.83	761.33			2	6855.00	17	33235.00	1	674.50																															
050070701	MEYER,DOUGLAS P O BOX 901 WINNEBAGO MN 56098	SWSE	7	104	27	40.00	20	52600.00	42379.50	100	42379.50	931.17	1	3570.00	2	6855.00	16	31280.00	1	674.50	400	1200.00																													
		SESE	7	104	27		19	45970.00	38617.50	100	38617.50	848.51			1	3427.50	18	35190.00																																	
050070800	MEYER,DOUGLAS K PO BOX 901 WINNEBAGO MN 56098	NESE	7	104	27	5.00	2	1420.00	1349.00	85	1146.65	25.19							2	1349.00																															
050080300	BLAIR, JOSHUA J & TARA K 24242 380TH AVE WINNEBAGO MN 56098	NWSW	8	104	27	80.00	5	6730.00	5933.50	70	4153.45	91.26					2	3910.00	3	2023.50																															
050080600	JOHN W BLAIR TRUST AGREEMENT & KATHY L BLAIR TRUST AGREEMENT 28 HILLSIDE DR WINNEBAGO MN 56098	SWSW	8	104	27	80.00	25	46140.00	39015.00	70	27310.50	600.07			2	6855.00	13	25415.00	10	6745.00																															
050170100	JOHN W BLAIR TRUST AGREEMENT & KATHY L BLAIR TRUST AGREEMENT 28 HILLSIDE DR WINNEBAGO MN 56098	NENW	17	104	27	160.00	4	2840.00	2698.00	65	1753.70	38.53							4	2698.00																															
		NWNW	17	104	27		33	49550.00	42938.50	70	30056.95	660.41			1	3427.50	14	27370.00	18	12141.00																															
		SWNW	17	104	27		26	65990.00	49094.50	75	36820.88	809.03	4	14280.00	4	13710.00	7	13685.00	11	7419.50																															
050170400	DENNIS W NELSON TRUST & 23450 400TH AVE WINNEBAGO MN 56098	NWSW	17	104	27	80.00	13	42420.00	31782.00	85	27014.70	593.57	2	7140.00	3	10282.50	7	13685.00	1	674.50																															

Blue Earth / Farl ID 12

FARIBAULT - BLUE EARTH COUNTIES, MINNESOTA
JUDICIAL DITCH NO. 12
2022 REDETERMINATION OF BENEFITS

BLue Earth/ Fari JD 12

March 15, 2022 AMENDED 4-26-2022											FARIBAULT - BLUE EARTH COUNTIES, MINNESOTA JUDICIAL DITCH NO. 12 2022 REDETERMINATION OF BENEFITS																					
100000.00											"A" \$5,950.00 60% 3570.00		"A-" \$5,950.00		"B" \$4,570.00 75% 3427.50		"C" \$2,300.00 85% 1955.00		"D" \$710.00 95% 674.50		"D-" 2629.50		TILE \$3.00									
PARCEL NUMBER	NAME						DESCRIPTION	SEC	T-N	R-W	DEEDED ACRES	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	BENEFIT ACRES	"A" BENEFIT VALUE	BENEFIT ACRES	"B" BENEFIT VALUE	BENEFIT ACRES	"C" BENEFIT VALUE	BENEFIT ACRES	"D" BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE	DAMAGE AREA	DAMAGE AREA VALUE	NONCOVERED OR RESTRICTED WETLAND ACRES		
200120400	TURTLE,ERMA L C/O BETH WENDINGER TRUSTEE 18 MCINTOSH DR NEW ULM						SENW	12	104	28	160.00	17	24940.00	21710.50	100	21710.50	477.03					8	15640.00	9	6070.50	50	150.00					
200120500	JAHNKE,ROLAND						SWSE	12	104	28	80.00	40	92800.00	77111.50	100	77111.50	1694.30			1	3427.50	37	72335.00	2	1349.00	570	1710.00					
	205 DRIFTWOOD LN REDWOOD FALLS						SESE	12	104	28		39	108290.00	86552.50	100	86552.50	1901.74			7	23992.50	32	62560.00			900	2700.00					
200120700	CARLSON,CHARLES L						SESW	12	104	28	80.00	19	46380.00	36248.50	100	36248.50	796.46			2	6855.00	14	27370.00	3	2023.50	970	2910.00					
	PO BOX 309 AMBOY																															
200130100	BAXTER,DENNIS						NENE	13	104	28	80.00	39	98240.00	79574.00	100	79574.00	1748.41			4	13710.00	33	64515.00	2	1349.00	880	2640.00					
	22044 370TH AVE WINNEBAGO						SENE	13	104	28		37	87940.00	73807.50	100	73807.50	1621.71			1	3427.50	36	70380.00			190	570.00					
200130200	BAXTER,DOUGLAS J						NWNE	13	104	28	139.60	9.8	24810.00	20631.50	100	20631.50	453.32			1	3427.50	8.8	17204.00									
							SWNE	13	104	28		9	20700.00	17595.00	75	13196.25	289.95					9	17595.00									
	20500 375TH AVE						NENW	13	104	28		29	58750.00	50292.50	80	40234.00	884.03					24	46920.00	5	3372.50							
	WINNEBAGO						SENW	13	104	28		15	31320.00	26764.00	70	18734.80	411.64					13	25415.00	2	1349.00							
200130201	BAXTER,DENNIS						NWNE	13	104	28	60.40	30.2	82830.00	64931.00	100	64931.00	1426.67			4	13710.00	26.2	51221.00			1430	4290.00					
	22044 370TH AVE WINNEBAGO						SWNE	13	104	28		28	88970.00	68420.00	75	51315.00	1127.50	3	10710.00	6	20565.00	19	37145.00									
200130400	JONES,STEVEN L						NESW	13	104	28	80.00	7	9740.00	8563.00	65	5565.95	122.30					3	5865.00	4	2698.00							
	36178 225TH ST WINNEBAGO																															
200130500	HALVERSON,JEFFREY M						NESE	13	104	28	60.00	11	19180.00	16383.00	100	16383.00	359.97					7	13685.00	4	2698.00	80	240.00					
	2000 S APACHE RD BUCKEYE																															
200130501	SPENCE,DEBRA KAY						NESE	13	104	28	84.00	1	2300.00	1955.00	100	1955.00	42.96					1	1955.00									
	PO BOX 802 WINNEBAGO						NWSE	13	104	28		21	49660.00	41439.00	65	26935.35	591.83			2	6855.00	17	33235.00	2	1349.00							
200130502	CHARLES SCHAIBLE REVOC TRUST						NESE	13	104	28	11.00	5	9910.00	8494.50	100	8494.50	186.64					4	7820.00	1	674.50							
	212607 430TH AVE DELAVAN																															
200130503	MEYER, CASSANDRA G & MITCHEL L WILL						NESE	13	104	28	5.00	2	3010.00	2629.50	100	2629.50	57.78					1	1955.00	1	674.50					1.00		
	22431 370TH AVE WINNEBAGO																															

March 15, 2022 AMENDED 4-26-2022		FARIBAULT - BLUE EARTH COUNTIES, MINNESOTA JUDICIAL DITCH NO. 12 2022 REDETERMINATION OF BENEFITS										100000.00													
PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	DEEDED ACRES	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	"A"	"A-"	"B"	"B"	"C"	"C"	"D"	"D-"	TILE	DAMAGE AREA	DAMAGE AREA VALUE	NONCOVERTED OR RESTRICTED WETLAND ACRES	
													BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE				BENEFIT VALUE
March 15, 2022													FARIBAULT - BLUE EARTH COUNTIES MINNESOTA County Ditch 12 2020 REDETERMINATION OF BENEFITS												
ROAD AUTHORITY		LOCATION					LENGTH (FEET)		GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINT COST	BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE	OTHER BENEFIT	BENEFIT VALUE			
BLUE EARTH COUNTY HIGHWAY DEPARTMENT PO BOX 3083 MANKATO MN 56001		CSAH 36/ 100TH S of	31	105	27		2300		7486.50	100	7486.50	164.49	Per Foot	28.40		11.40		2.85		0.60					
		CSAH 36/ East of	36	105	28		700		1207.50	100	1207.50	26.53			10	2622.00	70	4588.50	20	276.00					
Sterling Township		542 AVE East of	31	105	27		375		3420.00	100	3420.00	75.14	20		80	3420.00			50	997.50	50	210.00			
Faribault County		CSAH 18 In Sect.	13	104	28		3500		11392.50	100	11392.50	250.32	Per Foot	28.40	10	3990.00	70	6982.50	20	420.00					
		In Sect.	17	104	27		1080		1377.00	100	1377.00	30.26				30	923.40	70	453.60						
		In Sect.	18	104	27		5280		24076.80	100	24076.80	529.02			20	12038.40	80	12038.40							
Townships		CSAH 36 North of	6	104	27		2300		7486.50	100	7486.50	164.49			10	2622.00	70	4588.50	20	276.00					
FAR 1/2 Winebago city		250th St. N of	T GR 1	105	28		350		603.75	100	603.75	13.27	Per Foot	14.20		6.70		2.85		0.60					
																	50	498.75	50	105.00					
		370 Ave. E of	T - GR 1	104	28		5280		9108.00	100	9108.00	200.12					50	7524.00	50	1584.00					
		E of	12	104	28		5280		15892.80	100	15892.80	349.20			10	3537.60	80	12038.40	10	316.80					
		E of	13	104	28		3200		10352.00	100	10352.00	227.46			10	2144.00	90	8208.00							
Delavan FAR 1/2		250th St. N of	T GR 6	104	27		2300		6405.50	100	6405.50	140.74			10	1541.00	70	4588.50	20	276.00					
		380 Ave. E of	C - GR 7	104	27		2100		5985.00	100	5985.00	131.50					100	5985.00							
		E of	18	104	27		3300		8662.50	100	8662.50	190.33					90	8464.50	10	198.00					
LAND BENEFITS								5,947,645.20	4,688,735.14		4,437,768.09	97,507.12	98		217		1721.86		339.32		57220	171660			
ROAD BENEFITS									113,456.35			2,492.88													
TOTAL BENEFITS								5,947,645.20	4,802,191.49		4,551,224.44	100000.00		BENEFITED ACRES:				2376.18							