

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

May 31<sup>st</sup>, 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 4<sup>th</sup>, 2019, due to the benefits not reflecting present-day land values and changes in the benefited area. A hearing was held on April 12<sup>th</sup>, 2022, and continued another date (Wednesday, June 22<sup>nd</sup>) due to changes that were needed to be incorporated into the report. The **final hearing will be held on Wednesday, June 22<sup>nd</sup>, 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)

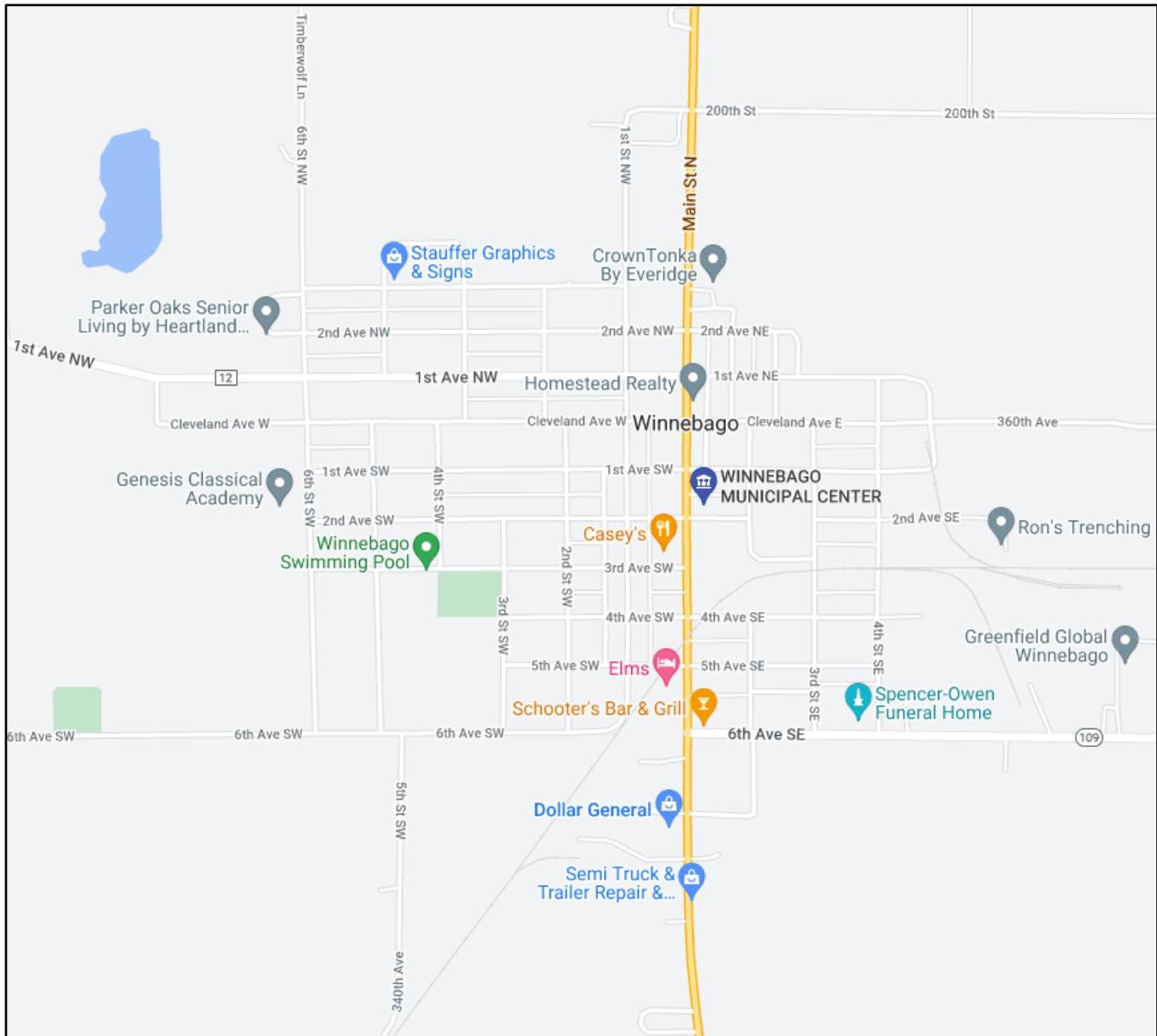
If you would like to join the meeting(s) via Zoom you will need a computer, internet, microphone, and speakers. If you do not have a microphone built into your computer, you can call in as well to be able to hear and talk. **If you would like to join via Zoom and/or phone/call-in, please contact one 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	<a href="mailto:Craig.Austinson@blueearthcountymn.gov">Craig.Austinson@blueearthcountymn.gov</a>
Faribault County	507-526-2388	<a href="mailto:merissa.lore@co.faribault.mn.us">merissa.lore@co.faribault.mn.us</a>

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

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In the Matter of:

Redetermination of Benefits of Joint  
Judicial Ditch #12

CONTINUED FINAL HEARING NOTICE

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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 26<sup>th</sup>, 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 22<sup>nd</sup>, 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>.



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County Auditor-Treasurer-Coordinator

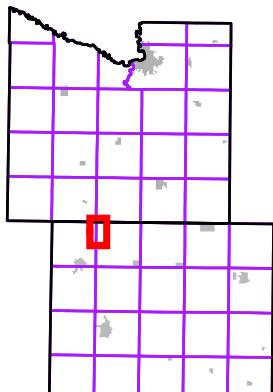
Dated: May 31<sup>st</sup>, 2022

**FARIBAULT  
BLUE EARTH  
JUDICIAL  
DITCH  
NO. 12  
(JD12FBE)**

**Legend**

- Ditch Viewer Basins
- Public Tile
- Parcels

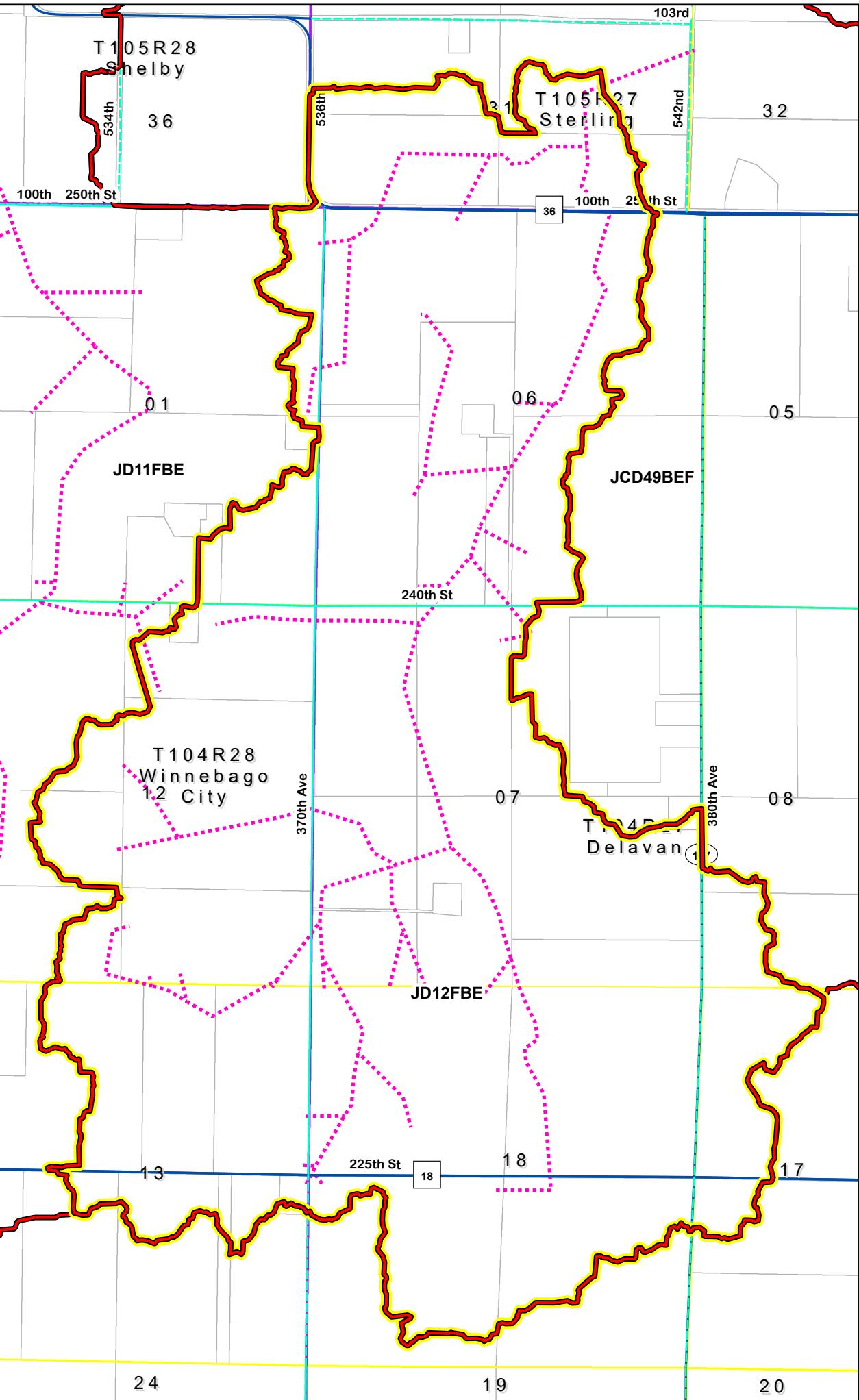
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 1,833 feet



[www.co.faribault.mn.us](http://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) (Waterway or tile)	<u>-36.00</u>
Annual Benefit Value	\$292.53

$\$292.53 \times 25 \text{ years, discounted @ 4.0\%} = \$4569.85 (\$4570.00)$

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,

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Dan Ruby

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Lance Roberts

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Bill Anderson

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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	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**

PARCEL NUMBER	NAME	FARIBAULT - BLUE EARTH COUNTIES, MINNESOTA JUDICIAL DITCH NO. 12 2022 REDETERMINATION OF BENEFITS												"A"		"B"		"C"		"D"		"D-"		TILE				
		DESCRIPTION		SEC	T-N	R-W	DEEDED ACRES	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	BENEFIT ACRES	"A"	BENEFIT ACRES	"B"	BENEFIT ACRES	"C"	BENEFIT ACRES	"D"	BENEFIT ACRES	"D"	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE	DAMAGE AREA	DAMAGE AREA VALUE
	<b>BLUE EARTH COUNTY</b>																											
R512331300001	GOEBEL EDWARD A	SWSW	31	105	27		40.04	36	90940.00	73325.00	100	73325.00	1611.10			2	6855.00	34	66470.00			1200	3600.00					
	19887 MONKS AVE MANKATO	MN	56001																									
R512331300002	JUERGENS MICHAEL P	NESW	31	105	27		76.83	11	20530.00	17663.50	95	16780.33	368.70					8	15640.00	3	2023.50							
	53923 STATE HWY 30 AMBOY	MN	56010						26010.00	22179.50	95	21070.53	462.96					11	21505.00	1	674.50							
R512331400001	JUERGENS FAMILY FARM LLC	NESE	31	105	27		95.00	20	64970.00	45338.50	100	45338.50	996.18	2	7140.00	9	30847.50	1	1955.00	8	5396.00	1320	3960.00	2.00	1.00			
	54602 STATE HWY 30 AMBOY	MN	56010						19850.00	16174.50	100	16174.50	355.39				1	3427.50	1	1955.00	16	10792.00	540	1620.00				
R512331400002	OLSON LYNN S & MARIE F	SWSE	31	105	27		65.00	27	52310.00	38891.50	100	38891.50	854.53			1	3427.50	14	27370.00	12	8094.00	2340	7020.00	4.00				
	38426 250TH ST AMBOY	MN	56010						27390.00	22922.50	100	22922.50	503.66				10	19550.00	5	3372.50	280	840.00						
	<b>FARIBAULT COUNTY</b>																											
050060100	BARR,JAMES B	NENE	6	104	27		171.49	11.5	12025.00	10509.75	95	9984.26	219.38			1	3427.50			10.5	7082.25						3.00	
050060100	300 SOUTH ST E, PO BOX 35 AMBOY	MN	56010						NWNE	107280.00	85507.50	100	85507.50	1878.78			4	13710.00	35	68425.00	5	3372.50	1650	4950.00				
									SWNE	96270.00	75540.50	100	75540.50	1659.78			3	10282.50	32	62560.00	4	2698.00	2040	6120.00				
050060200	BERTELS,WILLIAM C	NENW	6	104	27		132.53	45	106820.00	88743.00	100	88743.00	1949.87			4	13710.00	37	72335.00	4	2698.00	200	600.00					
050060200	3321 8TH ST NE WILLMAR	MN	56201						NWNW	117000.00	92653.00	100	92653.00	2035.78			4	13710.00	39	76245.00	4	2698.00	2060	6180.00				
050060300	JUERGENS,MICHAEL P & SHANNON B	SWNW	6	104	27		4.78	4.5	5580.00	4956.00	100	4956.00	108.89			1	3427.50	34	66470.00	1	674.50	940	2820.00					
	53923 STATE HWY 30 AMBOY	MN	56010																									
050060400	SPENGER JONI J	NWSE	6	104	27		160.00	25	60210.00	49259.00	100	49259.00	1082.32			2	6855.00	21	41055.00	2	1349.00	450	1350.00					
	1509 GRAYSTONE LN N MANKATO	MN	56003						SWSE	45730.00	38823.00	100	38823.00	853.02			1	3427.50	15	29325.00	9	6070.50	90	270.00				
050060500	GROVER,ADAM N & MEGAN K	SENW	6	104	27		94.69	38	97950.00	77619.00	100	77619.00	1705.45			4	13710.00	32	62560.00	2	1349.00	1550	4650.00					
	11522 550TH AVE AMBOY	MN	56010						NESW	104310.00	71452.50	100	71452.50	1569.96			5	17137.50	15	29325.00			1770	5310.00	0.69			
									SESW	81100.00	60630.00	100	60630.00	1332.17			4	13710.00	24	46920.00			2540	7620.00				
050060501	MAU,GARY A	NESW	6	104	27		17.49	8	25310.00	18585.00	100	18585.00	408.35			2	6855.00	6	11730.00			790	2370.00					
	PO BOX 432 WINNEBAGO	MN	56098						SESW	27510.00	22012.50	100	22012.50	483.66			3	10282.50	6	11730.00						0.49		
050060600	AHL,ROBERT F & MARY A	SENW	6	104	27		7.32																				2.00	1.00
	37489 240TH ST WINNEBAGO	MN	56098						NESW	2130.00	2023.50	100	2023.50	44.46														
									SESW	3547.20	890.34	100	890.34	19.56														
050060700	JUERGENS,MICHAEL P & SHANNON B	NESW	6	104	27		84.40	41	87570.00	73944.50	100	73944.50	1624.72			1	3427.50	34	66470.00	6	4047.00	180	540.00					
	53923 STATE HWY 30 AMBOY	MN	56010						SWSW	101470.00	84572.50	100	84572.50	1858.24			3	10282.50	38	74290.00			120	360.00				

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

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	DEEDED ACRES	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	100000.00	3570.00	"A"	"A"-	"B"	"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						
050070300	BLAIR,JOSHUA J & TARA K	NWNE SWNE	7	104	27	52.30	4	9880.00 37860.00	8012.00 30383.50	100 100	8012.00 30383.50	176.04 667.59			1 2	3427.50 6855.00	2 11	3910.00 21505.00	1 3	674.50 2023.50							
	24242 380TH AVE WINNEBAGO	MN	56098																								
050070400	GOOD THUNDER ENTERPRISES LLC	NWNW SWNW	7	104	27	86.09	41	148900.00 127200.00	101391.50 95513.00	100 100	101391.50 95513.00	2227.79 2098.62	12 6	42840.00 21420.00	3 6	10282.50 20565.00	24 26	46920.00 50830.00	2 4	1349.00 2698.00	2390 480	7170.00 1440.00					
	312 SOUTH HARBOR CITY BLVD, SUITE 4 MELBOURNE	MN	32901																								
050070401	DALY,PATRICK D	NENW SENW	7	104	27	80.00	39	103250.00 129030.00	75321.00 91276.50	100 100	75321.00 91276.50	1654.96 2005.54	7 10	24990.00 35700.00	3 4	10282.50 13710.00	16 19	31280.00 37145.00	13 7	8768.50 4721.50	620 860	1860.00 2580.00					
	14780 SD HIGHWAY 34 STURGIS	SD	57785																								
050070500	BLAIR,JOSHUA J & TARA K	NWSW SWSW	7	104	27	87.31	43	122240.00 117940.00	92900.00 88674.50	100 100	92900.00 88674.50	2041.21 1948.37			6 4	20565.00 13710.00	37 38	72335.00 74290.00	1	674.50 3850	3240 11550.00	9720.00					
	24242 380TH AVE WINNEBAGO	MN	56098																								
050070501	LANGAGER,AARON M & TAMARA S	NESW SWSW SESW	7	104	27	5.24	1	710.00 1420.00	674.50 1349.00	100 100	674.50 1349.00	14.82 29.64														1.00	
	23196 370TH AVE WINNEBAGO	MN	56098																							1.24	
050070600	BLAIR,JOSHUA J & TARA K	NESW SESW	7	104	27	75.86	39	151620.00 106628.00	100199.00 81422.80	100 100	100199.00 81422.80	2201.58 1789.03	14 1	49980.00 3570.00	7 7	23992.50 23992.50	11 26.86	21505.00 52511.30	7 2	4721.50 1349.00	2020 1830	6060.00 5490.00					
	24242 380TH AVE WINNEBAGO	MN	56098																								
050070700	MEYER,MARIAN A	NESE NWSE SWSE SESE	7	104	27	115.00	25	66140.00 84930.00 45090.00 50150.00	52730.50 72403.50 38011.50 40764.50	85 95 100 85	44820.93 68783.33 38011.50 34649.83	984.81 1511.31 835.19 761.33	1	3570.00	5	17137.50 36	15 17	29325.00 70380.00	4 3	2698.00 2023.50							
	241 2ND ST SW WINNEBAGO	MN	56098																								
050070701	MEYER,DOUGLAS	SWSE SESE	7	104	27	40.00	20	52600.00 45970.00	42379.50 38617.50	100 100	42379.50 38617.50	931.17 848.51	1	3570.00	2 1	6855.00 3427.50	16 18	31280.00 35190.00	1	674.50 400	400 1200.00						
	P O BOX 901 WINNEBAGO	MN	56098																								
050070800	MEYER,DOUGLAS K	NESE	7	104	27	5.00	2	1420.00	1349.00	85	1146.65	25.19													2	1349.00	
	PO BOX 901 WINNEBAGO	MN	56098																								
050080300	BLAIR,JOSHUA J & TARA K	NWSW	8	104	27	80.00	5	6730.00	5933.50	70	4153.45	91.26														2	3910.00 2023.50
	24242 380TH AVE WINNEBAGO	MN	56098																								
050080600	JOHN W BLAIR TRUST AGREEMENT & KATHY L BLAIR TRUST AGREEMENT 28 HILLSIDE DR	SWSW	8	104	27	80.00	25	46140.00	39015.00	70	27310.50	600.07														2	25415.00 6745.00
	WINNEBAGO	MN	56098																								
050170100	JOHN W BLAIR TRUST AGREEMENT & KATHY L BLAIR TRUST AGREEMENT 28 HILLSIDE DR	NENW NWNW SWNW	17	104	27	160.00	4	2840.00 49550.00 65990.00	2698.00 42938.50 49094.50	65 70 75	1753.70 30056.95 36820.88	38.53 660.41 809.03	4	14280.00	1	3427.50 13710.00	14 7	27370.00 13685.00	4 11	2698.00 7419.50							
	WINNEBAGO	MN	56098																								
050170400	DENNIS W NELSON TRUST &	NWSW	17	104	27	80.00	13	42420.00	31782.00	85	27014.70	593.57	2	7140.00	3	10282.50 3427.50	7	13685.00 35190.00	1	674.50 400							
	23450 400TH AVE WINNEBAGO	MN	56098																								

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

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	DEEDED ACRES	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	100000.00	"A"	"A-"	"B"	"C"	"D"	"D-"	TILE	DAMAGE AREA	DAMAGE AREA VALUE	NONCOVERTED OR RESTRICTED WETLAND ACRES
														\$5,950.00 60%	\$5,950.00 75%	\$4,570.00 3427.50	\$2,300.00 1955.00	\$710.00 95%	674.50 2629.50	\$3.00			
								"A"	BENEFIT ACRES	BENEFIT VALUE	"B"	BENEFIT ACRES	BENEFIT VALUE	"C"	BENEFIT ACRES	BENEFIT VALUE	"D"	BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE		
050180100	ELDON F JONES FAM SHARE TRUST	NESE	18	104	27	160.00	26	53440.00	45708.00	85	38851.80	853.66	3	10710.00	3	10282.50	22	43010.00	4	2698.00	790	2370.00	
		NWSE	18	104	27	38		93220.00	72028.00	100	72028.00	1582.61											
		SWSE	18	104	27	14		30610.00	26089.50	85	22176.08	487.26											
050180201	PATRICIA A PARISH REV TRUST	NENW	18	104	27	166.39	40	100170.00	83001.50	100	83001.50	1823.72	3	17137.50	33	64515.00	2	1349.00	2070	6210.00			
		NWNW	18	104	27	43		103970.00	82080.00	100	82080.00	1803.47											
		SWNW	18	104	27	40		98910.00	76023.00	100	76023.00	1670.39											
		STILLWATER	MN	55082	SENW	18	104	27	38	82630.00	70448.50	100	70448.50	1547.90									
050180300	BAXTER, DENNIS R	NESW	18	104	27	162.13	40	102460.00	84232.50	85	71597.63	1573.15	1	3570.00	3	10282.50	36	70380.00	110	330.00			
		NWSW	18	104	27	20		44510.00	36923.00	100	36923.00	811.28											
		SWSW	18	104	27	4		7610.00	6539.50	85	5558.58	122.13											
		WINNEBAGO	MN	56098	SESW	18	104	27	28	70770.00	57123.00	90	51410.70	1129.60									
050180400	JOHN W BLAIR TRUST AGREEMENT & KATHY L BLAIR TRUST AGREEMENT	NENE	18	104	27	160.00	38	85580.00	72113.00	90	64901.70	1426.03	9	32130.00	4	13710.00	19	62560.00	4	2698.00	1500	4500.00	
		NWNE	18	104	27	40		81500.00	63986.00	100	63986.00	1405.91											
		SWNE	18	104	27	38		126990.00	89593.00	100	89593.00	1968.55											
		WINNEBAGO	MN	56098	SENE	18	104	27	36	88490.00	72571.00												
200010100	JOHNSON, STANLEY JOSEPH	NENE	1	104	28	167.50	23	42220.00	36001.50	100	36001.50	791.03	1	31280.00	7	4721.50	150	450.00	720	2160.00			
		SENE	1	104	28	10		20390.00	15708.50	100	15708.50	345.15											
		1010 E 5TH ST	MN	56013																			
200010200	SANDERS FARMS	NESE	1	104	28	195.00	8	15220.00	13079.00	85	11117.15	244.27	2	6855.00	29	11730.00	2	1349.00	4047.00	4020.00			
		SESE	1	104	28	37		80100.00	67597.00	90	60837.30	1336.72											
200010201	SANDERS, MANUAL	NESE	1	104	28	5.00	1	2300.00	1955.00	85	1661.75	36.51	1	1955.00	1	674.50	6	11730.00	1	450.00	2023.50	2160.00	
		PO BOX 264	MN	56010																			
200010300	SANDERS FARMS	SWSE	1	104	28	34.00	7	14510.00	12404.50	95	11784.28	258.93	1	32130.00	4	13710.00	21	41055.00	4	2698.00	1320	3960.00	
		RR 2 BOX 214	MN	56088																			
200010301	BROWN, MARK	SWSE	1	104	28	6.00	0.5	355.00	337.25	95	320.39	7.04	1	17137.50	32	62560.00	0.5	337.25	1320	3960.00			
		1508 SOUTH HAVEN DR	MN	56001																			
200120100	FISCHER, NYLEN	NENE	12	104	28	75.00	37	100410.00	79697.50	100	79697.50	1751.12	1	3427.50	4.5	8797.50	1	674.50	100	300.00			
		NWNE	12	104	28	6.5		15930.00	12899.50	100	12899.50	283.43											
200120101	CARSON, KENNETH C & DEBRA A	NWNE	12	104	28	5.00	4	6020.00	5259.00	100	5259.00	115.55	2	3910.00	2	1349.00	1320	3960.00	2130	6390.00			
		36646 240TH ST	MN	56098																			
200120200	DALY, PATRICK D	SWNE	12	104	28	160.00	33	80410.00	66179.50	100	66179.50	1454.10	1	3427.50	35	58650.00	1	674.50	520	1560.00			
		SENE	12	104	28	39		87200.00	73876.00	95	70182.20	1542.05											
200120200	14780 SD HIGHWAY 34	NESE	12	104	28	39		130470.00	98617.50	100	98617.50	2166.83	2	7140.00	13	44557.50	24	46920.00	1320	3960.00			
		NWSE	12	104	28	40		154200.00	105376.00	100	105376.00	2315.33											
200120300	FRANKLIN, DUANE J & OPAL M	NESW	12	104	28	80.00	34	73790.00	62628.50	100	62628.50	1376.08	1	30847.50	17	3							

FARIBAULT - BLUE EARTH COUNTIES, MINNESOTA JUDICIAL DITCH NO. 12 2022 REDETERMINATION OF BENEFITS																													
PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	DEEDED ACRES	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	100000.00		"A"		"B"		"C"		"D"		"D."		TILE		DAMAGE AREA	DAMAGE AREA VALUE	NONCOVERTED OR RESTRICTED WETLAND ACRES
															BENEFIT ACRES	BENEFIT VALUE	BENEFIT FOOTAGE	BENEFIT VALUE											
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 205 DRIFTWOOD LN REDWOOD FALLS	SWSE SESE	12	104	28	80.00	40	92800.00 108290.00	77111.50 86552.50	100	77111.50 86552.50	1694.30 1901.74							1	3427.50	37	72335.00	2	1349.00	570	1710.00			
200120700	CARLSON,CHARLES L PO BOX 309 AMBOY	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			
200130100	BAXTER,DENNIS 22044 370TH AVE WINNEBAGO	NENE SENE	13	104	28	80.00	39	98240.00 87940.00	79574.00 73807.50	100	79574.00 73807.50	1748.41 1621.71							4	13710.00	33	64515.00	2	1349.00	880	2640.00			
200130200	BAXTER,DOUGLAS J 20500 375TH AVE WINNEBAGO	NWNE SWNE NENW SENW	13	104	28	139.60	9.8	24810.00 20700.00 58750.00 31320.00	20631.50 17595.00 50292.50 26764.00	100	20631.50 13196.25 40234.00 18734.80	453.32 289.95 884.03 411.64							1	3427.50	8.8	17204.00 17595.00	1	46920.00	5	3372.50			
200130201	BAXTER,DENNIS 22044 370TH AVE WINNEBAGO	NWNE SWNE	13	104	28	60.40	30.2	82830.00 88970.00	64931.00 68420.00	100	64931.00 51315.00	1426.67 1127.50						3	10710.00	4	13710.00	26.2	51221.00 20565.00	19	37145.00				
200130400	JONES,STEVEN L 36178 225TH ST WINNEBAGO	NESW	13	104	28	80.00	7	9740.00	8563.00	65	5565.95	122.30							3	5865.00	4	2698.00							
200130500	HALVERSON,JEFFREY M 2000 S APACHE RD BUCKEYE	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					
200130501	SPENCE,DEBRA KAY PO BOX 802 WINNEBAGO	NESE NWSE	13	104	28	84.00	1	2300.00 49660.00	1955.00 41439.00	100	1955.00 26935.35	42.96 591.83							2	6855.00	17	1955.00 33235.00	2	1349.00					
200130502	CHARLES SCHIABLE REVOC TRUST 212607 430TH AVE DELAVAN	NESE	13	104	28	11.00	5	9910.00	8494.50	100	8494.50	186.64							4	7820.00	1	674.50							
200130503	MEYER, CASSANDRA G & MITCHEL L WILL 22431 370TH AVE WINNEBAGO	NESE	13	104	28	5.00	2	3010.00	2629.50	100	2629.50	57.78							1	1955.00	1	674.50					1.00		

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FARIBAULT - BLUE EARTH COUNTIES, MINNESOTA JUDICIAL DITCH NO. 12 2022 REDETERMINATION OF BENEFITS												"A" \$5,950.00 60%	"A." \$5,950.00	"B" \$4,570.00 75%	"C" \$2,300.00 85%	"D" \$710.00 95%	"D." 674.50 2629.50	TILE \$3.00	DAMAGE AREA DAMAGE AREA VALUE NONCOVERTED OR RESTRICTED WETLAND ACRES					
PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	DEEDED ACRES	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	Maintenance Cost	"A" BENEFIT ACRES	BENEFIT VALUE	"B" BENEFIT ACRES	BENEFIT VALUE	"C" BENEFIT ACRES	BENEFIT VALUE	"D" BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE	DAMAGE AREA DAMAGE AREA VALUE NONCOVERTED OR RESTRICTED WETLAND ACRES	
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		"A" BENEFIT %	SOILS BENEFIT VALUE	"B" BENEFIT %	SOILS BENEFIT VALUE	"C" BENEFIT %	SOILS BENEFIT VALUE	"D" BENEFIT %	SOILS BENEFIT VALUE	OTHER BENEFIT	BENEFIT VALUE		
BLUE EARTH COUNTY HIGHWAY DEPARTMENT PO BOX 3083 MANKATO MN 56001	CSAH 36/100TH STAR 5 of CSAH 36/ East of	31 105 27			2300		7486.50	100	7486.50	164.49		Per Foot	28.40	10	11.40 2622.00	2.85 70 4588.50	20	0.60 276.00						
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 STAR In Sect. In Sect. In Sect.	13 104 28 17 104 27 18 104 27			3500 1080 5280		11392.50 1377.00 24076.80	100 100 100	11392.50 1377.00 24076.80	250.32 30.26 529.02		Per Foot	28.40	10	11.40 3990.00	2.85 70 6982.50	20	0.60 420.00						
	CSAH 36 North of	6 104 27			2300		7486.50	100	7486.50	164.49				10	2622.00	70 4588.50	20	0.60 276.00						
Townships																								
Winebago city	FAR 1/2 N of	250th St.	T GR 1	105	28	350		603.75	100	603.75	13.27		Per Foot	14.20		6.70	2.85 50 498.75	50	0.60 105.00					
	370 Ave. E of E of E of	1 104 28 12 104 28 13 104 28			5280 5280 3200		9108.00 15892.80 10352.00	100 100 100	9108.00 15892.80 10352.00	200.12 349.20 227.46				10	3537.60 2144.00	50 7524.00 80 12038.40	50	1584.00 316.80						
Delavan	FAR 1/2 N of	250th St.	T GR 6	104	27	2300		6405.50	100	6405.50	140.74			10	1541.00	70 4588.50	20	0.60 276.00						
	380 Ave. E of E of	7 104 27 18 104 27			2100 3300		5985.00 8662.50	100 100	5985.00 8662.50	131.50 190.33					100 90	5985.00 8464.50	10 198.00							
LAND BENEFITS							5,947,645.20	4,688,735.14		4,437,768.09 113,456.35	97,507.12 113,456.35		98	217	1721.86		339.32		57220	171660				
ROAD BENEFITS																								
TOTAL BENEFITS							5,947,645.20	4,802,191.49		4,551,224.44	100000.00				BENEFITED ACRES:		2376.18							

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