

**Faribault County JD-19  
Redetermination of Benefits  
Viewers Report  
September 5, 2019  
(Draft)**

**Valuation prior to drainage**

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

- “A” – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of \$0 per acre, and a market value of \$1,000 to \$2,000
- “B” – Seasonally flooded/pasture ground. Pasture classification with economic productivity of \$80 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 \$456 per acre based upon average annual yield of 80% of optimum with \$335 production costs, and a market value of \$4,000 to \$5,000.
- “D” – Upland areas not needing artificial drainage and intermixed with wetter soils, with annual economic productivity of \$513 per acre based upon an average annual yield of 90% of optimum with \$335 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 \$507 per acre based upon average production of 89% of optimum with \$335 per acre production costs, and a market value of \$5,000 to \$6,000.
- “B” – Well drained ground, high land classification with economic productivity of \$530 per acre based upon average annual production of 93% of optimum with \$335 production costs, and a market value of \$5,500 to \$6,500.
- “C” – Well drained ground, highest land classification with economic productivity of \$541 per acre based upon average annual production of 95% of optimum with \$335 production costs, and a market value of \$6,000 to \$7,500.
- “D” – Well drained ground, high land classification with improved farm ability, with economic productivity of \$558 per acre based upon average production of 98% of optimum with \$335 production costs, and a market value of \$5,500 to \$6,500.

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**

<b><u>Crop</u></b>	<b><u>Yield</u></b>	<b><u>Value</u></b>	<b><u>Income</u></b>	<b><u>%</u></b>	<b><u>Adjusted</u></b>
Corn	189.0	\$3.31	\$626	50%	\$313
Beans	57.0	\$9.02	\$514	50%	<u>\$257</u>
					<b>\$570</b>

### Production costs

Corn	$\$474 \times 50\% = \$237$
Beans	$\$195 \times 50\% = \underline{\$98}$
	<b>\$335</b>

### Potential Benefit value

	<u>"A"</u> 89% of \$570 \$507	<u>"B"</u> 93% of \$570 \$530	<u>"C"</u> 95% of \$570 \$541	<u>"D"</u> 98% of \$570 \$558
Minus cost of production	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>
Net income	\$173	\$195	\$207	\$224
Previous income	<u>\$0</u>	<u>\$80</u>	<u>\$121</u>	<u>\$178</u>
Increased income	\$173	\$115	\$85	\$46
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$117	\$84	\$58	\$28
Capitalized for 25 years @ ½ %	<b>\$2,735</b>	<b>\$1,979</b>	<b>\$1,371</b>	<b>\$647</b>
% of potential Benefit	%80	%85	%90	%95
<b>Reduced benefit Value</b>	<b>\$2,188</b>	<b>\$1,682</b>	<b>\$1,234</b>	<b>\$614</b>

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

### Summary

Faribault County JD-19 consists of 2073.55 acres of farmland, roads, and building sites with benefits of \$2,871,329.

- 2,037.05 acres of farmland and building sites in Faribault County in Jo Daviess and Pilot Grove Townships
- 36.50 acres of County and Township roads
- 2,073.55 total acres

**Average land benefits,** (reduced) over a 25 year period are **\$1,430** per acre

- A soil \$2,188
- B soil \$1,682
- C soil \$1,234
- D soil \$614

### **Building site benefits**

- (Average of B + C + D soils) X 1.5 = **\$1,765**

**Wetland benefits**

- a. Documented permanent wetland benefits = (Average land benefit) X 0.1 = **\$143**

**Ponds, woodland, and non-benefited acres**

- a. **\$0**

**Road benefits**

- a. Gravel roads, County or Township  
(Average land benefit) X 1.0 = **\$1,430**

**Tile benefits**

- a. A tile benefit was given for most County tile at a rate of **\$2.00 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. 28,035 feet of County tile, **\$56,070 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**

Faribault County Assessor Office average recorded land sales from January 2018 through August 2019 is \$7,237. \$7,237 is the value for cropland acres.  
**\$7,237 X 12.73 acres = \$92,127**

**Construction 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 construction easement was acquired thru building sites)

**Construction right of way easement damage**

Faribault County Assessor Office average recorded land sales from January 2018 through August 2019 is \$7,237. \$7,237 is the value for cropland acres. Construction easement is valued at 5% of cropland value (\$7,237 X 5% = \$362). \$362 is the value for construction easement acres.  
**45.19 acres X \$362 = \$16,359**

**Total easement damages**

Grass strip right of way and construction right of way = **\$108,486**

**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 Ditch Inspector.

### **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.

- 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 local elevators, University Farmdoc or 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 ditch inspector.

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

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

Land is presently used for building sites, 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 or 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 by:

Mark Behrends \_\_\_\_\_

Dennis Distad \_\_\_\_\_

Robert Hansen \_\_\_\_\_

Kendall Langseth \_\_\_\_\_

Submitted this 5<sup>th</sup> day of September 2019

FARIBAULT COUNTY JD-19 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Total Easement Assessment
								\$7,237		\$362		\$115,000
PILOT GROVE TOWNSHIP - SECTION 5 05-101-28												
OHARA, RYAN M & ANGELA M 32761 70TH ST BLUE EARTH, MN 56013	14.005.0800	NE1/4 NE1/4 EXC 2.9 AC BORDER	37.10	7.78	\$9,134	0.3181%						\$366
JO DAVIES TOWNSHIP - SECTION 27 27-102-28												
BENZ, LOREN & KATHLEEN 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.027.0100	NW1/4 SW1/4	40.00	39.00	\$51,492	1.7933%						\$2,062
BENZ, LOREN & KATHLEEN 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.027.0100	NE1/4 SW1/4	40.00	39.00	\$67,769	2.3602%						\$2,714
BENZ, LOREN & KATHLEEN 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.027.0100	SW1/4 SW1/4	40.00	39.39	\$57,368	1.9979%	0.40	\$2,895	1.42	\$514	\$3,409	\$2,298
BENZ, LOREN & KATHLEEN 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.027.0100	SE1/4 SW1/4	40.00	40.00	\$72,125	2.5119%						\$2,889
BENZ, LOREN & KATHLEEN 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.027.0100	NW1/4 SE1/4 BORDER EXC 5.57	34.43	14.12	\$19,521	0.6798%						\$782
BENZ, CLINTON & SUSAN 36642 85TH ST BLUE EARTH, MN 56013	10.027.0101	NW1/4 SE1/4 BORDER	5.57	2.05	\$2,245	0.0782%						\$90
LAWRENCE, CHAD S & ANGELA L 35852 70TH ST BLUE EARTH, MN 56013	10.027.0200	SE1/4 NW1/4 BORDER	40.00	0.51	\$518	0.0180%						\$21
BENZ, LOREN R & KATHLEEN A 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.027.0300	SW1/4 SE1/4 BORDER	40.00	30.00	\$41,946	1.4608%						\$1,680
JO DAVIES TOWNSHIP - SECTION 28 28-102-28												
STROHM, CARL J & JEANETTE D 5824 SOUTH HARDING ST SE C INDIANAPOLIS, IN 46217	10.028.0100	SW1/4 SW1/4	40.00	39.00	\$51,615	1.7976%						\$2,067
STROHM, CARL J & JEANETTE D 5824 SOUTH HARDING ST SE C INDIANAPOLIS, IN 46217	10.028.0100	SE1/4 SW1/4	40.00	39.00	\$58,143	2.0250%						\$2,329
STROHM, CARL J & JEANETTE D 5824 SOUTH HARDING ST SE C INDIANAPOLIS, IN 46217	10.028.0100	NW1/4 SE1/4 BORDER	40.00	21.17	\$23,507	0.8187%						\$942
STROHM, CARL J & JEANETTE D 5824 SOUTH HARDING ST SE C INDIANAPOLIS, IN 46217	10.028.0100	SW1/4 SE1/4 BORDER	40.00	38.00	\$54,142	1.8856%						\$2,168
BENZ, KATHLEEN, A 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.028.0200	NW1/4 SW1/4	40.00	38.00	\$48,513	1.6896%						\$1,943
BENZ, KATHLEEN, A 302 OAK KNOLL CT BLUE EARTH, MN 56013	10.028.0200	NE1/4 SW1/4	40.00	38.37	\$57,657	2.0080%						\$2,309

FARIBAULT COUNTY JD-19 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Total Easement Assessment
GOERNDT, BRADY 33858 85TH ST BLUE EARTH, MN 56013	10.028.0300	NE1/4 SE1/4 5.0 AC IN BORDER	5.00	3.77	\$3,924	0.1366%						\$157
ZIERKE, TRACY ETAL 310 NORTH EAST STREET BLUE EARTH, MN 56013	10.028.0301	NE1/4 SE1/4 EXCEPT 5.0 AC	35.00	21.61	\$31,379	1.0928%						\$1,257
ZIERKE, TRACY ETAL 310 NORTH EAST STREET BLUE EARTH, MN 56013	10.028.0301	SE1/4 SE1/4	40.00	39.64	\$60,549	2.1087%	0.23	\$1,665	0.83	\$300	\$1,965	\$2,425
LAWRENCE LAND LLC 1120 HIGHLAND DR BLUE EARTH, MN 56013	10.028.0400	SW1/4 NW1/4 BORDER	40.00	18.92	\$20,420	0.7112%						\$818
LAWRENCE LAND LLC 1120 HIGHLAND DR BLUE EARTH, MN 56013	10.028.0400	SE1/4 NW1/4 BORDER	40.00	4.87	\$5,587	0.1946%						\$224
JO DAVIES TOWNSHIP - SECTION 29 29-102-28												
BELL, VERNETTE L FAM SHRE TRUST C/O DONALD BELL 7552 370TH AVE BLUE EARTH, MN 56013	10.029.0100	NE1/4 SW1/4 EXC .97 AC/ BORDER	39.03	3.00	\$3,028	0.1054%						\$121
BELL, VERNETTE L FAM SHRE TRUST C/O DONALD BELL 7552 370TH AVE BLUE EARTH, MN 56013	10.029.0100	SW1/4 SW1/4 BORDER	40.00	2.98	\$1,098	0.0382%						\$44
BELL, VERNETTE L FAM SHRE TRUST C/O DONALD BELL 7552 370TH AVE BLUE EARTH, MN 56013	10.029.0100	SE1/4 SW1/4	40.00	40.00	\$40,919	1.4251%						\$1,639
JACOBSON, MICHAEL & JOANN 2500 ALBION AVENUE FAIRMONT, MN 56031	10.029.0200	SW1/4 SE1/4	40.00	40.00	\$44,301	1.5429%						\$1,774
BLAHNIK, RICHARD F 1617 CIRCLE DR WINONA, MN 55987	10.029.0500	NE1/4 SE1/4	40.00	37.48	\$46,777	1.6291%						\$1,873
BLAHNIK, RICHARD F 1617 CIRCLE DR WINONA, MN 55987	10.029.0500	SE1/4 SE1/4	40.00	39.00	\$61,300	2.1349%						\$2,455
BELL, PATRICIA K DISC TRUST & RAYMOND M BELL DISCLAIMER TRST 1334 SOUTH RAMSEY STREET BLUE EARTH, MN 56013	10.029.0501	SE1/4 NE1/4 BORDER	40.00	22.90	\$17,672	0.6154%						\$708
JO DAVIES TOWNSHIP - SECTION 32 32-102-28												
BELL, MARIAN 420 N SAILOR ST BLUE EARTH, MN 56013	10.032.0100	SE1/4 NE1/4	40.00	39.00	\$63,778	2.2212%	0.50	\$3,619	1.77	\$641	\$4,259	\$2,554
BELL, MARIAN 420 N SAILOR ST BLUE EARTH, MN 56013	10.032.0100	NE1/4 SE1/4	40.00	37.46	\$54,624	1.9024%	1.22	\$8,829	4.31	\$1,560	\$10,389	\$2,188
BELL, MARIAN 420 N SAILOR ST BLUE EARTH, MN 56013	10.032.0100	SE1/4 SE1/4 EXC .94	39.06	37.11	\$50,588	1.7618%						\$2,026
BELL, DONALD REVOC LIVING TRUST DONALD BELL TRUSTEE 7252 320TH AVE BLUE EARTH, MN 56013	10.032.0200	NW1/4 SW1/4 BORDER/LOT 2	40.00	12.00	\$12,634	0.4400%						\$506

FARIBAULT COUNTY JD-19 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Total Easement Assessment
BELL, DONALD REVOC LIVING TRUST DONALD BELL TRUSTEE 7252 320TH AVE BLUE EARTH, MN 56013	10.032.0200	NE1/4 SW1/4 BORDER/LOT 2	40.00	37.00	\$49,509	1.7243%						\$1,983
BELL, DONALD REVOC LIVING TRUST DONALD BELL TRUSTEE 7252 320TH AVE BLUE EARTH, MN 56013	10.032.0200	SE1/4 SW1/4 BORDER/LOT 1	40.00	13.00	\$15,285	0.5323%						\$612
BELL, DONALD REVOC LIVING TRUST DONALD BELL TRUSTEE 7252 320TH AVE BLUE EARTH, MN 56013	10.032.0200	NW1/4 SE1/4	40.00	39.39	\$67,442	2.3488%	0.20	\$1,447	0.71	\$257	\$1,704	\$2,701
BLAHNIK, RICHARD F 1617 CIRCLE DR WINONA, MN 55987	10.032.0300	NE1/4 NE1/4	40.00	39.00	\$76,729	2.6722%	0.38	\$2,750	1.36	\$492	\$3,242	\$3,073
VANDERWERF, YSBRAND & ERIK VANDERWERF C/O US BANK PO BOX 4661 ATTN. STEVE GLEASON ROCHESTER, MN 55903	10.032.0400	NW1/4 NW1/4 BORDER	40.00	21.00	\$14,050	0.4893%						\$563
VANDERWERF, YSBRAND & ERIK VANDERWERF C/O US BANK PO BOX 4661 ATTN. STEVE GLEASON ROCHESTER, MN 55903	10.032.0400	NE1/4 NW1/4	40.00	40.00	\$51,854	1.8059%						\$2,077
VANDERWERF, YSBRAND & ERIK VANDERWERF C/O US BANK PO BOX 4661 ATTN. STEVE GLEASON ROCHESTER, MN 55903	10.032.0400	SW1/4 NW1/4 BORDER	40.00	34.00	\$40,805	1.4211%						\$1,634
VANDERWERF, YSBRAND & ERIK VANDERWERF C/O US BANK PO BOX 4661 ATTN. STEVE GLEASON ROCHESTER, MN 55903	10.032.0400	SE1/4 NW1/4	40.00	40.00	\$54,759	1.9071%						\$2,193
VANDERWERF, YSBRAND & ERIK VANDERWERF C/O US BANK PO BOX 4661 ATTN. STEVE GLEASON ROCHESTER, MN 55903	10.032.0400	NW1/4 NE1/4	40.00	38.83	\$76,118	2.6510%	0.38	\$2,750	1.36	\$492	\$3,242	\$3,049
VANDERWERF, YSBRAND & ERIK VANDERWERF C/O US BANK PO BOX 4661 ATTN. STEVE GLEASON ROCHESTER, MN 55903	10.032.0400	SW1/4 NE1/4	40.00	38.48	\$61,573	2.1444%	0.50	\$3,619	1.77	\$641	\$4,259	\$2,466
BELL, MARIAN 420 N SAILOR ST BLUE EARTH, MN 56013	10.032.0500	SW1/4 SE1/4 BORDER/EXC 4.49	35.51	23.51	\$29,382	1.0233%						\$1,177
OHARA, RYAN M & ANGELA M 32761 70TH ST BLUE EARTH, MN 56013	10.032.0501	SW1/4 SE1/4 BORDER 4.47 AC IN	4.47	3.00	\$2,100	0.0731%						\$84
OHARA, RYAN M & ANGELA M 32761 70TH ST BLUE EARTH, MN 56013	10.032.0501	SE1/4 SE1/4 BORDER .9 AC IN	0.94	0.90	\$1,271	0.0443%						\$51
<b>JO DAVIES TOWNSHIP - SECTION 33 33-102-28</b>												
BELL, MARC & JANE 33058 70TH ST BLUE EARTH, MN 56013	10.033.0100	SW1/4 NW1/4 5.64 AC IN	5.64	5.56	\$5,245	0.1827%						\$210



**FARIBAULT COUNTY JD-19   REDETERMINATION OF BENEFITS   SEPTEMBER 5, 2019   (DRAFT)**

<b>Name And Address Of Owner</b>	<b>Parcel</b>	<b>Description</b>	<b>Deeded Acres</b>	<b>Benefited Acres</b>	<b>Amount Benefited</b>	<b>% Of total Benefits</b>	<b>R.O.W. Grass Strip Easement Cropland Acres</b>	<b>R.O.W. Grass Strip Easement Cropland Damages</b>	<b>Const/Imp R.O.W. Easement Acres</b>	<b>Const/Imp R.O.W. Easement Damages</b>	<b>Total Easement Damages</b>	<b>Estimated Total Easement Assessment</b>
BELL, MARC & JANE 33058 70TH ST BLUE EARTH, MN 56013	10.033.0100	SE1/4 NW1/4 10 AC IN	10.00	9.35	\$12,975	0.4519%	0.27	\$1,954	0.94	\$340	\$2,294	\$520
BELL, PATRICIA K DISC TRUST & RAYMOND M BELL DISCLAIMER TRST 1334 SOUTH RAMSEY STREET BLUE EARTH, MN 56013	10.033.0101	N1/2 SW1/4 NW1/4	20.00	19.50	\$24,640	0.8582%						\$987
BELL, PATRICIA K DISC TRUST & RAYMOND M BEL DISCLAIMER TRST 1334 SOUTH RAMSEY STREET BLUE EARTH, MN 56013	10.033.0101	N1/2 SE1/4 NW1/4	20.00	18.39	\$28,252	0.9839%	0.73	\$5,283	2.61	\$945	\$6,228	\$1,132
BELL, CAMERON & TERI 18600 182ND ST TONGANOXIE, KS 66086	10.033.0102	SW1/4 NW1/4 9.36 AC IN	9.36	9.11	\$8,909	0.3103%						\$357
BELL, CAMERON & TERI 18600 182ND ST TONGANOXIE, KS 66086	10.033.0102	SE1/4 NW1/4 10 AC IN	10.00	9.35	\$11,883	0.4139%	0.27	\$1,954	0.94	\$340	\$2,294	\$476
BELL, MARC & JANE 33058 70TH ST BLUE EARTH, MN 56013	10.033.0103	SW1/4 NW1/4 5 AC IN	5.00	4.83	\$4,775	0.1663%						\$191
THIEMAN, HENRY B & GAIL A LIVING TRUST & GAIL A THIEMAN 2701 W PLACITA MESA ALTA TUCSON, AZ 85742	10.033.0200	NW1/4 SE1/4 EXC .5 AC BORDER	39.50	34.50	\$46,096	1.6054%						\$1,846
THIEMAN, HENRY B & GAIL A LIVING TRUST & GAIL A THIEMAN 2701 W PLACITA MESA ALTA TUCSON, AZ 85742	10.033.0200	NE1/4 SE1/4	40.00	40.00	\$56,970	1.9841%						\$2,282
OHARA, DAWN 33737 70TH ST BLUE EARTH, MN 56013	10.033.0300	NW1/4 SE1/4 .41 AC IN BORDER	0.41	0.21	\$0	0.0000%						\$0
OHARA, DAWN 33737 70TH ST BLUE EARTH, MN 56013	10.033.0300	SW1/4 SE1/4 6.8 AC IN BORDER	6.80	2.09	\$1,412	0.0492%						\$57
ROSENAU, MARY LIFE ESTATE ETAL 6100 NORTH ORACLE ROAD UNIT 21 TUCSON, AZ 85704	10.033.0301	SW1/4 SE1/4 EXCEPT 7.21 AC BORDER	33.29	2.09	\$2,812	0.0979%						\$113
ROSENAU, MARY LIFE ESTATE ETAL 6100 NORTH ORACLE ROAD UNIT 21 TUCSON, AZ 85704	10.033.0301	SE1/4 SE1/4 BORDER	40.00	35.20	\$42,204	1.4698%						\$1,690
ZIERKE, TRACY ETAL 310 NORTH EAST STREET BLUE EARTH, MN 56013	10.033.0400	NW1/4 NW1/4	40.00	39.00	\$45,082	1.5701%						\$1,806
ZIERKE, TRACY ETAL 310 NORTH EAST STREET BLUE EARTH, MN 56013	10.033.0400	NE1/4 NW1/4	40.00	39.00	\$47,650	1.6595%						\$1,908
BURT, VERNON S JR & VELMA B BURT TRUST 7880 335TH AVE BLUE EARTH, MN 56013	10.033.0500	NW1/4 NE1/4	40.00	37.20	\$51,875	1.8066%	1.19	\$8,612	4.22	\$1,528	\$10,140	\$2,078
BURT, VERNON S JR & VELMA B BURT TRUST 7880 335TH AVE BLUE EARTH, MN 56013	10.033.0500	NE1/4 NE1/4	40.00	38.78	\$55,551	1.9347%	0.81	\$5,862	2.87	\$1,039	\$6,901	\$2,225
BURT, VERNON S JR & VELMA B BURT TRUST 7880 335TH AVE BLUE EARTH, MN 56013	10.033.0500	SW1/4 NE1/4	40.00	38.56	\$51,668	1.7994%	0.29	\$2,099	1.03	\$373	\$2,472	\$2,069
BURT, VERNON S JR & VELMA B BURT TRUST 7880 335TH AVE BLUE EARTH, MN 56013	10.033.0500	SE1/4 NE1/4	40.00	40.00	\$56,462	1.9664%						\$2,261

**FARIBAULT COUNTY JD-19    REDETERMINATION OF BENEFITS    SEPTEMBER 5, 2019    (DRAFT)**

Name And Address Of Owner	Parcel	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Total Easement Assessment
BELL, PATRICIA K DISC TRUST & RAYMOND M BELL DISCLAIMER TRST 1334 SOUTH RAMSEY STREET BLUE EARTH, MN 56013	10.033.0600	NW1/4 SW1/4	40.00	37.50	\$50,861	1.7713%	0.99	\$7,165	3.52	\$1,274	\$8,439	\$2,037
BELL, PATRICIA K DISC TRUST & RAYMOND M BELL DISCLAIMER TRST 1334 SOUTH RAMSEY STREET BLUE EARTH, MN 56013	10.033.0600	NE1/4 SW1/4	40.00	37.50	\$50,972	1.7752%	0.99	\$7,165	3.51	\$1,271	\$8,435	\$2,042
BELL, PATRICIA K DISC TRUST & RAYMOND M BELL DISCLAIMER TRST 1334 SOUTH RAMSEY STREET BLUE EARTH, MN 56013	10.033.0600	SW1/4 SW1/4 BORDER	40.00	34.00	\$48,776	1.6987%						\$1,954
BELL, PATRICIA K DISC TRUST & RAYMOND M BELL DISCLAIMER TRST 1334 SOUTH RAMSEY STREET BLUE EARTH, MN 56013	10.033.0600	SE1/4 SW1/4 BORDER	40.00	19.70	\$23,744	0.8269%						\$951
<b>JO DAVIES TOWNSHIP - SECTION 34                      34-102-28</b>												
SCHOCK, MARJORIE H LIFE ESTATE & DELOS A SCHOCK LIFE EST ETAL 315 EAST 3RD STREET BLUE EARTH, MN 56013	10.034.0100	NW 1/4 NE1/4 BORDER	40.00	26.00	\$32,691	1.1385%						\$1,309
ROSENAU, DAVID 315 EAST 13TH STREET BLUE EARTH, MN 56013	10.034.0301	SW1/4 NE1/4 BORDER	40.00	4.00	\$5,382	0.1875%						\$216
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0500	NW1/4 NW1/4 EXC 3.96 AC	36.04	34.68	\$62,616	2.1807%	0.90	\$6,513	3.18	\$1,151	\$7,664	\$2,508
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0500	SW1/4 NW1/4 EXC .24 AC	39.76	39.53	\$55,888	1.9464%	0.15	\$1,086	0.54	\$195	\$1,281	\$2,238
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0500	SE1/4 NW1/4 1.32 AC IN	1.32	0.80	\$888	0.0309%	0.34	\$2,461	1.21	\$438	\$2,899	\$36
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0500	NW1/4 SW1/4 EX 1.34 AC	38.66	38.66	\$54,560	1.9001%						\$2,185
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0500	SW1/4 SW1/4 EXC 1.34 AC/ BORDER	38.66	30.66	\$35,173	1.2250%						\$1,409
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0600	NW1/4 NW1/4 3.96 AC IN	3.96	3.20	\$7,149	0.2490%	0.50	\$3,619	1.77	\$641	\$4,259	\$286
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0600	NE1/4 NW1/4	40.00	40.00	\$66,854	2.3283%						\$2,678
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0600	SW1/4 NW1/4 .24 AC IN	0.24	0.00	\$0	0.0000%	0.15	\$1,086	0.54	\$195	\$1,281	\$0
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0600	SE1/4 NW1/4 EXC 1.32 AC/ BORDER	39.68	28.16	\$33,118	1.1534%	0.34	\$2,461	1.21	\$438	\$2,899	\$1,326
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0600	NW1/4 SW1/4 1.34 AC IN	1.34	1.34	\$1,991	0.0694%						\$80
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0600	NE1/4 SW1/4 EXC 5.28 AC/ BORDER	34.72	28.20	\$48,798	1.6995%	1.00	\$7,237	3.57	\$1,292	\$8,529	\$1,954
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0600	SW1/4 SW1/4 .38 AC IN	0.38	0.38	\$665	0.0232%						\$27

FARIBAULT COUNTY JD-19 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	Const/Imp R.O.W. Easement Acres	Const/Imp R.O.W. Easement Damages	Total Easement Damages	Estimated Total Easement Assessment
MORE, DUANE D & VIVIAN LIFE ESTATE ETAL 331 TANGLEWOOD LN BLUE EARTH, MN 56013	10.034.0600	SE1/4 SW1/4 15.78 AC IN/ BORDER	15.78	5.78	\$9,397	0.3273%						\$376
MADAY, DAVID J 34287 70TH ST BLUE EARTH, MN 56013	10.034.0601	SW1/4 SW1/4 .96 AC IN BORDER	0.96	0.60	\$0	0.0000%						\$0
MADAY, DAVID J 34287 70TH ST BLUE EARTH, MN 56013	10.034.0601	SE1/4 SW1/4 18.4 AC IN BORDER	18.40	10.40	\$0	0.0000%						\$0
LAND TOTAL			2,037.05	\$2,819,134	98.1822%	12.73	\$92,127	45.19	\$16,359	\$108,486	\$112,910	

ROADS

FARIBAULT COUNTY HIGHWAY DEPARTMENT P.O. BOX 325 727 E 5th STREET BLUE EARTH, MN 56013	CO HWY 6 GRAVEL			4.00	\$5,720	0.1992%						\$229
JO DAVIESS TOWNSHIP JUSTINE HOUGEN, CLERK 36267 100TH ST BLUE EARTH, MN 56013	70TH ST GRAVEL			1.40	\$2,002	0.0697%						\$80
JO DAVIESS TOWNSHIP JUSTINE HOUGEN, CLERK 36267 100TH ST BLUE EARTH, MN 56013	85TH ST GRAVEL			7.80	\$11,154	0.3885%						\$447
JO DAVIESS TOWNSHIP JUSTINE HOUGEN, CLERK 36267 100TH ST BLUE EARTH, MN 56013	330TH AVE GRAVEL			12.00	\$17,160	0.5976%						\$687
JO DAVIESS TOWNSHIP JUSTINE HOUGEN, CLERK 36267 100TH ST BLUE EARTH, MN 56013	335TH AVE GRAVEL			10.50	\$15,015	0.5229%						\$601
PILOT GROVE TOWNSHIP RONDA DAHL, CLERK 34033 30TH ST ELMORE, MN 56027	70TH ST GRAVEL			0.80	\$1,144	0.0398%						\$46
ROAD TOTAL			36.50	\$52,195	1.8178%							\$2,090

LAND AND ROAD TOTAL2,073.55 \$2,871,329 100.0000%\$115,000