

**Faribault County JD-20
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 \$458 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 \$515 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 \$509 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 \$532 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 \$543 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 \$561 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

<u>Crop</u>	<u>Yield</u>	<u>Value</u>	<u>Income</u>	<u>%</u>	<u>Adjusted</u>
Corn	189.8	\$3.31	\$628	50%	\$314
Beans	57.2	\$9.02	\$516	50%	<u>\$258</u>
					\$572

Production costs

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

Potential Benefit value

	<u>"A"</u>	<u>"B"</u>	<u>"C"</u>	<u>"D"</u>
	89% of \$572	93% of \$572	95% of \$572	98% of \$572
	\$509	\$532	\$543	\$561
Minus cost of production	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>	<u>\$335</u>
Net income	\$175	\$197	\$209	\$226
Previous income	<u>\$0</u>	<u>\$80</u>	<u>\$123</u>	<u>\$180</u>
Increased income	\$175	\$117	\$86	\$46
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$119	\$86	\$59	\$28
Capitalized for 25 years @ ½ %	\$2,781	\$2,028	\$1,379	\$651
% of potential Benefit	80%	85%	90%	95%
Reduced benefit Value	\$2,225	\$1,724	\$1,241	\$618

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

Summary

Faribault County CD-20 consists of 494.71 acres of farmland, roads, and building sites with benefits of \$677,668

- 476.71 acres of farmland and building sites in Faribault County in Blue Earth City and Jo Daviess Townships
- 18.0 acres of County and Township roads.
- 494.71 total acres

Average land benefits, (reduced) over a 25 year period are **\$1,452** per acre

- A soil \$2,225
- B soil \$1,724
- C soil \$1,241
- D soil \$618

Building site benefits

- (Average of B + C + D soils) X 1.5 = **\$1,792**

Wetland benefits

- a. Documented permanent wetland benefits = (Average land benefit) X 0.1 = **\$145**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Paved roads, County or Township
(Average land benefit) X 1.5 = **\$2,178**
- b. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$1,452**

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. **11,960 feet** of County tile, **\$23,920 of tile benefits**

Crop damages

Crop damages will be paid per acre on standing crops damaged by construction or repair on the 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 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
- Land sales data from the Faribault County Assessor office
- 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 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 5th day of September 2019

FARIBAULT COUNTY JD-20 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Total Easement Assessment
							\$4,000

BLUE EARTH CITY TOWNSHIP - SECTION 3030-102-027

ERICHSRUD, ANNA MAE 8410 370TH AVE BLUE EARTH, MN 56013	02.030.1300	NW1/4 SW1/4 BORDER	40.00	5.52	\$3,232	0.4769%	\$19
NIMZ, ROGER D & LUELLA M 311 OAK KNOLL CT BLUE EARTH, MN 56013	02.030.1500	NW1/4 NW1/4 EXCEPT 10.37 AC	29.63	2.31	\$2,097	0.3094%	\$12
NIMZ, ROGER D & LUELLA M 311 OAK KNOLL CT BLUE EARTH, MN 56013	02.030.1500	SW1/4 NW1/4 BORDER	40.00	7.63	\$8,796	1.2980%	\$52

JO DAVIESS TOWNSHIP - SECTION 2323-102-028

RODRIGUEZ, NED WEYER 1590 OLD HOUSE RD PASADENA, CA 91107	10.023.0400	SE1/4 SE1/4 EXCEPT 2.89 AC	37.11	3.37	\$4,067	0.6001%	\$24
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JO DAVIESS TOWNSHIP - SECTION 2424-102-028

LOGE, RONALD & JULIE 9383 370TH AVE BLUE EARTH, MN 56013	10.024.0101	NW1/4 SE1/4 BORDER	40.00	3.50	\$2,071	0.3056%	\$12
LOGE, RONALD & JULIE 9383 370TH AVE BLUE EARTH, MN 56013	10.024.0101	SW1/4 SE1/4 10 AC IN	10.00	6.50	\$6,577	0.9706%	\$39
HARRY CHILDS TRUST c/o DENISE WOLF & MARCIA SWANSON 2301 370TH AVE ELMORE, MN 56027	10.024.0300	SW1/4 SW1/4 BORDER	40.00	9.59	\$13,227	1.9518%	\$78
KURTOCK, DORIS J & JOHN P 2012 IRREVOCABLE TRUST 4002 CLINTON AVE CLEVELAND, OH 44113	10.024.0500	SW1/4 SE1/4 EXCEPT 10 AC BORDER	30.00	26.80	\$31,334	4.6238%	\$185
NIMZ, DOUGLAS & TINA PO BOX 218 BLUE EARTH, MN 56013	10.024.0700	NE1/4 SW1/4 BORDER	40.00	0.70	\$695	0.1026%	\$4
NIMZ, DOUGLAS & TINA PO BOX 218 BLUE EARTH, MN 56013	10.024.0700	SE1/4 SW1/4 BORDER	40.00	34.50	\$42,309	6.2433%	\$250

JO DAVIESS TOWNSHIP - SECTION 2525-102-028

KURTOCK, JAMES R DCLRTN OF TR & RITA R KURTOCK TRUST 6372 PALMA DEL MAR BLVD S ST PETERSBURG, FL 33715	10.025.0100	W1/2 NW1/4 NE1/4	20.00	19.50	\$33,069	4.8798%	\$195
KURTOCK, JAMES R DCLRTN OF TR & RITA R KURTOCK TRUST 6372 PALMA DEL MAR BLVD S ST PETERSBURG, FL 33715	10.025.0100	W1/2 SW1/4 NE1/4	20.00	20.00	\$30,569	4.5109%	\$180

FARIBAULT COUNTY JD-20 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Total Easement Assessment
KURTOCK, DORIS J & JOHN P 2012 IRREVOCABLE TRUST 4002 CLINTON AVE CLEVELAND, OH 44113	10.025.0101	E1/2 NW1/4 NE1/4	20.00	19.50	\$26,293	3.8799%	\$155
KURTOCK, DORIS J & JOHN P 2012 IRREVOCABLE TRUST 4002 CLINTON AVE CLEVELAND, OH 44113	10.025.0101	E1/2 SW1/4 NE1/4	20.00	20.00	\$35,072	5.1754%	\$207
JAMES E DICK TRUST & CAROL J DICK TRUST 107 CEDAR BLUFF DRIVE FAIRMONT, MN 56031	10.025.0200	NW1/4 NW1/4 EXCEPT 4.51 AC	35.49	33.29	\$51,692	7.6279%	\$305
JAMES E DICK TRUST & CAROL J DICK TRUST 107 CEDAR BLUFF DRIVE FAIRMONT, MN 56031	10.025.0200	NE1/4 NW1/4	40.00	39.00	\$59,519	8.7829%	\$351
JAMES E DICK TRUST & CAROL J DICK TRUST 107 CEDAR BLUFF DRIVE FAIRMONT, MN 56031	10.025.0200	SW1/4 NW1/4 BORDER	40.00	24.06	\$30,417	4.4885%	\$180
JAMES E DICK TRUST & CAROL J DICK TRUST 107 CEDAR BLUFF DRIVE FAIRMONT, MN 56031	10.025.0200	SE1/4 NW1/4	40.00	40.00	\$52,334	7.7226%	\$309
STENSLAND, BRUCE 36178 90TH ST BLUE EARTH, MN 56013	10.025.0201	NW1/4 NW1/4 4.51 AC IN	4.51	4.19	\$3,371	0.4974%	\$20
PLOCKER, THOMAS J & REBECCA P 118 S HOLLAND BLUE EARTH, MN 56013	10.025.0300	SW1/4 SE1/4 BORDER	40.00	1.00	\$1,207	0.1781%	\$7
PLOCKER, THOMAS J & REBECCA P 118 S HOLLAND BLUE EARTH, MN 56013	10.025.0300	SE1/4 SE1/4 BORDER	40.00	16.35	\$18,582	2.7420%	\$110
NIMZ, DOUGLAS 42333 93RD STREET BLUE EARTH, MN 56013	10.025.0400	NE1/4 NE1/4 BORDER	40.00	34.05	\$39,836	5.8784%	\$235
NIMZ, DOUGLAS 42333 93RD STREET BLUE EARTH, MN 56013	10.025.0400	SE1/4 NE1/4	40.00	39.13	\$57,498	8.4846%	\$339
RISTAU, DOROTHY L LIFE ESTATE ETAL 37620 80TH ST BLUE EARTH, MN 56013	10.025.0600	NW1/4 SE1/4 BORDER	40.00	20.00	\$24,524	3.6189%	\$145
RISTAU, DOROTHY L LIFE ESTATE ETAL 37620 80TH ST BLUE EARTH, MN 56013	10.025.0600	NE1/4 SE1/4	40.00	39.00	\$54,052	7.9762%	\$319

FARIBAULT COUNTY JD-20 REDETERMINATION OF BENEFITS SEPTEMBER 5, 2019 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Total Easement Assessment
JO DAVIESS TOWNSHIP - SECTION 26 26-102-028							
GRIEMANN, ALBERTA L 35838 90TH ST BLUE EARTH, MN 56013	10.026.0400	NE1/4 NE1/4 EXCEPT 10.39 AC	29.61	1.64	\$4,296	0.6339%	\$25
GRIEMANN, ALBERTA L 35838 90TH ST BLUE EARTH, MN 56013	10.026.0400	SE1/4 NE1/4 BORDER	40.00	5.01	\$10,252	1.5129%	\$61
GRIEMANN, ALBERTA 35838 90TH ST BLUE EARTH, MN 56013	10.026.0403	NE1/4 NE1/4 0.8 AC IN BORDER	0.80	0.57	\$190	0.0280%	\$1
LAND TOTAL				476.71	\$647,176	95.5005%	\$3,820

ROADS

FARIBAULT COUNTY C/O DARREN ESSER 415 NORTH MAIN BLUE EARTH, MN 56013-0130	COUNTY ROAD 6 90TH STREET GRAVEL			1.00	\$1,452	0.2143%	\$9
FARIBAULT COUNTY C/O DARREN ESSER 415 NORTH MAIN BLUE EARTH, MN 56013-0130	COUNTY ROAD 9 360TH AVENUE PAVED			6.00	\$13,068	1.9284%	\$77
BLUE EARTH TOWNSHIP CLERK DENISE PFAFFINGER 37133 120TH STREET BLUE EARTH, MN 56013	370TH AVENUE GRAVEL			1.60	\$2,323	0.3428%	\$14
JO DAVIESS TOWNSHIP CLERK JUSTINE HOUGEN 36267 100TH STREET BLUE EARTH, MN 56013	90TH STREET GRAVEL			6.40	\$9,293	1.3713%	\$55
JO DAVIESS TOWNSHIP CLERK JUSTINE HOUGEN 36267 100TH STREET BLUE EARTH, MN 56013	370TH AVENUE GRAVEL			3.00	\$4,356	0.6428%	\$26
ROAD TOTAL				18.00	\$30,492	4.4995%	\$180

LAND AND ROAD TOTAL494.71 \$677,668 100.0000% \$4,000