



County of Faribault

Drainage Department

FARIBAULT COUNTY JUDICIAL DITCH #21 HEARING NOTIFICATION

May 24th, 2023

System: Faribault County Judicial Ditch #21

Location: Verona Township Sections 25-27, 34-36

RE: Redetermination of Benefits Final Hearing

Dear Landowner:

There will be a redetermination of benefits hearing on Faribault County Judicial Ditch #21 (JD21F) held on **Tuesday, June 20th, 2023, at 2:00 pm at the Board Room at the Faribault County Courthouse** (415 North Main Street Blue Earth, MN 56013). A redetermination of benefits was ordered on September 20th, 2022, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. This meeting will cover the benefit values. 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 proceeding.**

Landowners can join this meeting 1 of the following 3 ways.

1. In person at the Faribault County Courthouse Board Room (415 North Main Street Blue Earth, MN) ***Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

If you would like to join the meeting 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 the Drainage Department by phone 507-526-2388 or email merissa.lore@co.faribault.mn.us by June 16th, 2023, for information needed.**

At the public hearing, the Viewers will present information about the redetermination of benefits and the Drainage Authority will accept public comment regarding the Viewers Report. If you have questions or concerns, please contact the Faribault County Drainage Department at the office 507-526-2388 or by email merissa.lore@co.faribault.mn.us.

Sincerely,

Merissa Lore
Drainage Manager

Board of Commissioners/ Drainage Authority

Drainage Staff
415 S. Grove St., Suite 8
Blue Earth, MN 56013
(507) 526-2388
Fax: (507) 526-2508

District 1:
John Roper
18 Elm Blvd.
Blue Earth, MN 56013
(507) 526-2710

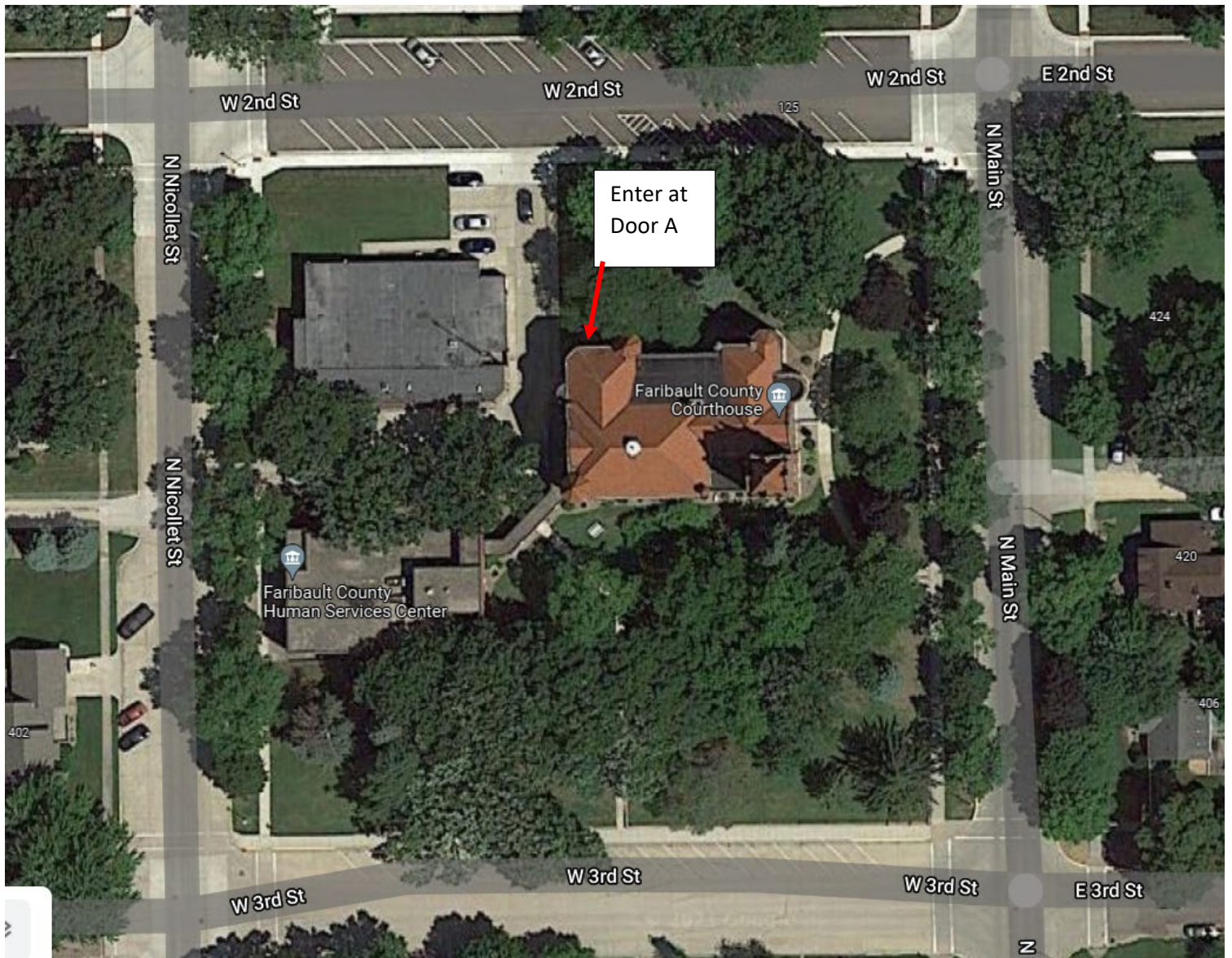
District 2:
Greg Young
35719 150th St.
Winnebago, MN 56098
(507) 526-3420

District 3:
Bill Groskreutz, Jr.
36 4th Ave. SW
Wells, MN 56097
(507) 553-3518

District 4:
Tom Loveall
39290 200th St.
Winnebago, MN 56098
(507) 854-3300

District 5:
Bruce Anderson
50156 110th St.
Bricelyn, MN 56014
(507) 993-4934

Darren Esser
Auditor/Treasurer/Coordinator
415 North Main St.
Blue Earth, MN 56013
(507) 526-6211
www.co.faribault.mn.us



Enter through Door A off of West 2nd Street. The Board room is up the stairs, 1st door on the left-hand side. If you need an elevator turn right after entering door A. The elevator is done the ramp and on the right.

STATE OF MINNESOTA
Before the
FARIBAULT COUNTY BOARD OF COMMISSIONERS
SITTING AS THE DRAINAGE AUTHORITY FOR
JUDICIAL DITCH #21

In the Matter of:

**Redetermination of Benefits of Judicial
Ditch #21**

FINAL HEARING NOTICE

PLEASE TAKE NOTICE, the Faribault County Board of Commissioners, sitting as the drainage authority for Judicial Ditch #21 will hold a final hearing on the redetermination of benefits of Judicial Ditch #21. The Viewers' Report was filed with the drainage authority on May 15th, 2023, and is available for inspection at the Faribault County Auditor's Office, 415 North Main Street, Blue Earth, MN. The hearing shall be held **at 2:00 p.m. on June 20th, 2023, at the Faribault County Courthouse Board Room located at 415 North Main Street, Blue Earth, MN.** The hearing can be attended virtually via phone or computer. Contact the Faribault County Drainage Department at 507-526-2388 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.

Judicial Ditch #21 consists of several branches of tile. The following properties are affected by the Viewers' Report of benefits:

Verona Township, T 103N-R 28W, Sections: 25, 26, 27, 34, 35, 36;

In Faribault County.

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

Borris, Cale C/O Greg Young; Durkee, Maxine Revoc Trust & Maurice Durkee Disclaim Trust; George N Bassett Le Etals; Goeddel, Katherine A Trust; Hagedorn, Harvey & Leola; Hanson, Morris D & Barbara J; Iliff, F Roger; Johnson, Jay J; Lawrence, Wayne; Mensing, Kent; Mensing, Violet Trust U/A Etal C/O Kent Mensing; Mensing, Violet Trust U/A Violet Mensing Trustee; Minnesota Pork Inc; Murphy, Brent & Alicia; Nichols, Ronald & Barbara; Olson, Merle A Disc Trust & Beverly Olson, C/O Leo Olson; Peterson, Timothy

P & Nancy L; Peterson, Anton M; Pfaffinger, David & Denise; Pfaffinger, John T; Pfaffinger, John T Georgiann M Pfaffinger Etal.

The following governmental entities are affected by the redetermination of benefits of Judicial Ditch #21:

Verona Township, Faribault County.

The Viewers' Report and Property Owners' Report can be obtained by calling the Faribault County Auditor's Office at 507-526-6211 or may be found online at <https://www.co.faribault.mn.us/drainage>.



County Auditor-Treasurer-Coordinator

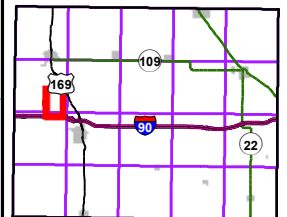
Dated: May 24th, 2023

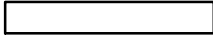
FARIBAULT JUDICIAL DITCH NO. 21 (JD21F)

Legend

-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Tile
-  Interstate
-  CSAH
-  Township Road
-  Public Watercourse
-  River or Stream
-  Parcels

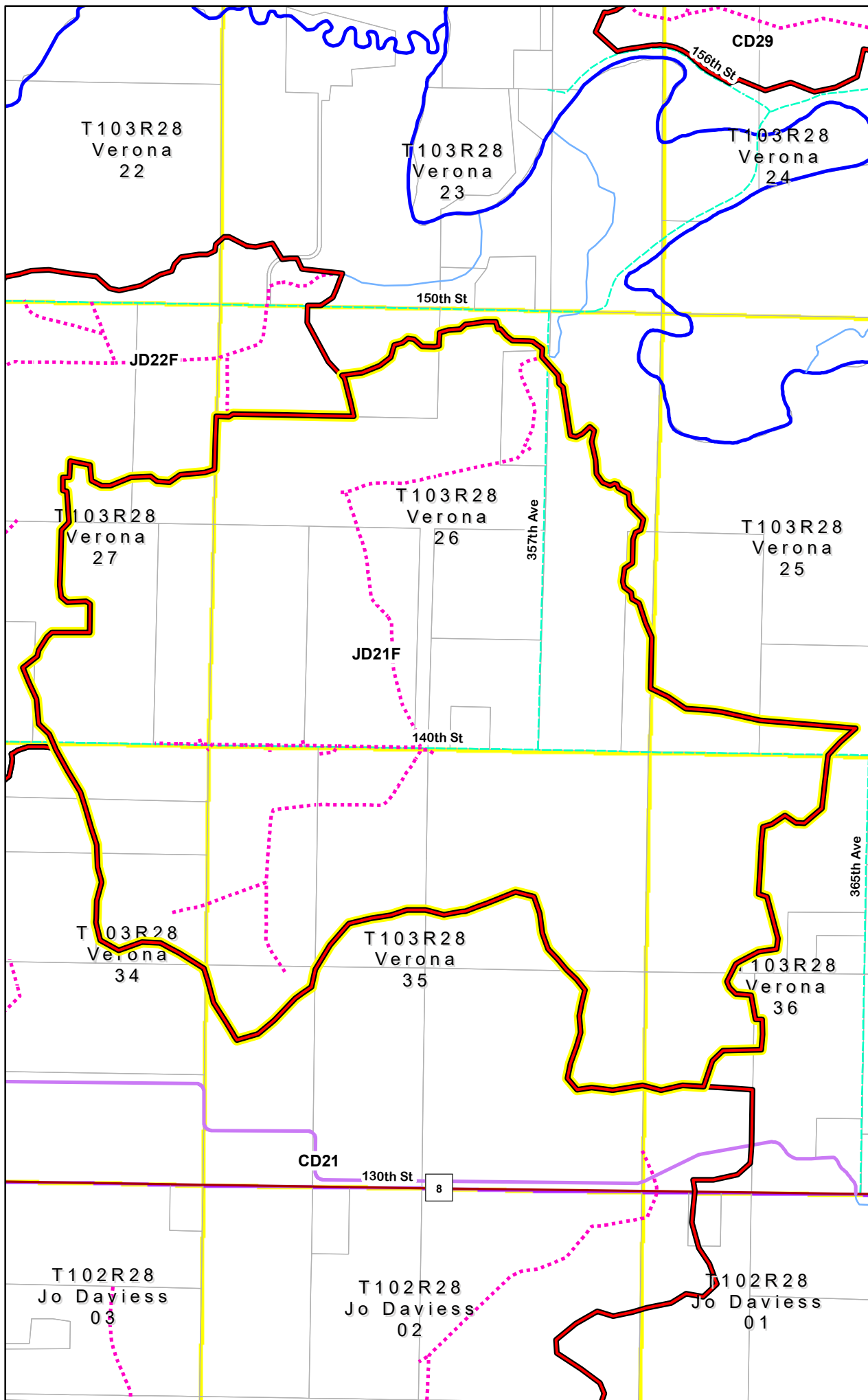
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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




1 inch = 1,583 feet



www.co.faribault.mn.us



May 15, 2023

Faribault County JD-21 Information (Final)

- Established in 1944
- 1,188.02 acres of farmland and building sites
- 21.00 acres of Township roads
- **1,209.02 total acres**
- Has not been re-determined since it was established in 1944
- Consists of County tile (no open ditch)
- About 16,110 feet of County tile (3.0 miles)
- The established outlet is into a tributary of the Blue Earth River in the
NE1/4 of section 26 of Verona Township
- Original benefits from 1944 were \$15,008
- **\$1,498,257 of benefits** (over 25 years)
- **The estimated assessment is based off from \$3,000**

**Faribault County JD-21
Redetermination of Benefits
Viewers Report
May 15, 2023
(Final)**

Valuation prior to drainage

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

- "A" – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of \$0 per acre, and a market value of \$1,000 to \$2,000
- "B" – Seasonally flooded/pasture ground. Pasture classification with economic productivity of \$110 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 \$542 per acre based upon average annual yield of 70% of optimum with \$329 production costs, and a market value of \$4,000 to \$5,000.
- "D" – Upland areas not needing much artificial drainage and intermixed with wetter soils, with annual economic productivity of \$658 per acre based upon an average annual yield of 85% of optimum with \$329 production costs, and a market value of \$5,000 to \$6,000.

Valuation with NRCS recommended drainage

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

- "A" – Drained slough area, medium classification land with economic productivity of \$581 per acre based upon average production of 75% of optimum with \$329 per acre production costs, and a market value of \$5,000 to \$6,500.
- "B" – Well drained ground, high land classification with economic productivity of \$619 per acre based upon average annual production of 80% of optimum with \$329 production costs, and a market value of \$5,500 to \$7,500.
- "C" – Well drained ground, highest land classification with economic productivity of \$666 per acre based upon average annual production of 86% of optimum with \$329 production costs, and a market value of \$6,500 to \$9,000.
- "D" – Well drained ground, high land classification with improved farm ability, with economic productivity of \$720 per acre based upon average production of 93% of optimum with \$329 production costs, and a market value of \$5,500 to \$7,500.

Utilizing these productive values, potential benefit values were determined for the system based upon a 25 year effective life with proper maintenance. Private tile improvement cost were depreciated over the same 25 year period, and an allowance of 0.5% return on the system investment. A three year average Township yield was used for the benefit value calculations along with a three year average sale price for the corn and beans.

Increased productivity

<u>Crop</u>	<u>Yield</u>	<u>Value</u>	<u>Income</u>	<u>%</u>	<u>Adjusted</u>
Corn	200.5	\$4.47	\$896	50%	\$448
Beans	60.4	\$10.80	\$652	50%	\$326
					\$774

Production costs

Corn	\$430 X 50% = \$215
Beans	\$228 X 50% = \$114
	\$329

Potential Benefit value

	<u>"A"</u> 75% of \$774 \$581	<u>"B"</u> 80% of \$774 \$619	<u>"C"</u> 86% of \$774 \$666	<u>"D"</u> 93% of \$774 \$720
Minus cost of production	<u>\$329</u>	<u>\$329</u>	<u>\$329</u>	<u>\$329</u>
Net income	\$252	\$290	\$337	\$391
Previous income	<u>\$0</u>	<u>\$110</u>	<u>\$213</u>	<u>\$329</u>
Increased income	\$252	\$180	\$124	\$62
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$196	\$149	\$97	\$44
Capitalized for 25 years @ ½ %	\$4,586	\$3,501	\$2,271	\$1,030
% of potential Benefit	50%	50%	50%	50%
Reduced benefit Value	\$2,293	\$1,750	\$1,136	\$515

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

Summary

Faribault County JD-21 consists of 1,209.02 acres of farmland, roads and building sites with benefits of \$1,498,257. JD-21 is in Verona Township in Faribault County.

- 1,188.02 acres of farmland and building sites with \$1,474,334 of benefits
- 21.00 acres of Township roads with \$23,923 of benefits
- 1,209.02 total acres with \$1,498,257 of benefits

Benefit values were adjusted based on multiple factors including location to the County tile, drainage coefficient, and soil type.

Average land benefits, (reduced) over a 25 year period are \$1,424 per acre

- A soil \$2,293
- B soil \$1,750
- C soil \$1,136
- D soil \$515

Building site benefits

- (Average of B + C + D soils) X 1.5 = **\$1,701**

Ponds, woodland, and non-benefited acres

- a. **\$0**

Road benefits

- a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **\$1,424**
- b. Paved roads, (wide) State or County
(Average land benefit) X 1.25 = **\$1,779**
- c. Paved roads, State or County
(Average land benefit) X 1.5 = **\$2,135**

Tile benefits

- a. A tile benefit was given for most County tile at a rate of **\$0.50 per linear foot**. This value was given because of the ease of access for private tile, and for the drainage the County tile may provide. 16,110 feet of County tile in Faribault County JD-21 with **\$8,055 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 Drainage Department.

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 University Finbin
- Sales data from Faribault County Assessor offices and websites
- Visual inspection of each 40 acre parcel or less
- Consultation with Faribault County Auditor / Treasurer Office and the Faribault County Drainage Department

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

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

Land is presently used for building sites, roads, and for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Agricultural lands are primarily used for the production of corn and soybeans. The land has good economic productivity when properly drained.

2. **Potential land use, property value and economic productivity from the drainage system:**

The drainage system has been in existence for many years and provides drainage for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Land affected by the drainage system has the potential to produce above average yields.

3. **The benefits or damages from the drainage system:**

Benefits derived by lands affected by the drainage system are due to (A) Improved capacity to remove surface waters due to previous construction and maintenance of the County 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 JD-21 by:

Mark Behrends Mark Behrends

Robert Hansen _____

Kendall Langseth _____

Bruce Ness _____

Submitted this 15th day of May 2023

**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County JD-21
Faribault County, Minnesota
May 15, 2023
(Final)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County JD-21 Excel spreadsheet and Faribault County JD-21 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County JD-21, Faribault County, Minnesota.

1. This redetermination of benefits sets the percentage that you will be required to pay for all future repairs and maintenance on Faribault County JD-21
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County JD-21
3. The description of each lot or tract and its area that is benefitted or damaged is shown on the Excel spreadsheet for Faribault County JD-21
4. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated that are proposed to be drained in this proceeding
5. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.
6. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production
7. There are no damages to riparian rights
8. Right-of-way acreage is not required for Faribault County JD-21
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County JD-21
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County JD-21
11. No construction is planned as part of this proceeding

12. A copy of the benefits and damages statement under 103E.321, Subdivision 2, relating to the property owner is on the Excel spreadsheet for Faribault County JD-21
13. The percentage of the cost to be assessed to the property owner in future repair and maintenance proceedings is shown on the Excel spreadsheet for Faribault County JD-21
14. The redetermination of benefits and damages and damaged and benefitted areas shall be used in place of the original benefits and damages and benefitted and damaged areas in all subsequent proceedings relating to the Faribault County JD-21 drainage system.
15. The full Viewer's Report is available for public inspection at the office of the Faribault Auditor / Treasurer at the Faribault County Courthouse, 415 North Main Street, Blue Earth, Minnesota (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on June 20, 2023 from 1:45 PM to 2:15 PM at the Faribault County Courthouse, Board Room, 415 North Main Street, Blue Earth, Minnesota 56013

Benefits and damages statement

This report covers the redetermination for a previously constructed drainage system. The basis for determining benefits and damages is therefore, based upon a comparison of the conditions that would have existed prior to the County tile systems construction, with those that do exist with the drainage system in a reasonable state of repair. Supporting documentation for the analysis and conclusions of the report are contained in our files and are available for inspection. The figures stated herein are based on a full and fair comparison of all pertinent facts and information that we were aware of at the time of this redetermination process. The following aids were used in this viewing process.

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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 mark Behrends

Robert Hansen _____

Kendall Langseth _____

Bruce Ness _____

Submitted this 15th day of May 2023

Spreadsheet Example and Explanation (Faribault JD-21)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H
Name and Address of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% of Total Benefits	Estimated Assessment
John Doe 12345 678 Avenue Your Town, Minnesota 98765	01.002.0100	NW 1/4 NW 1/4	40.00	32.00	\$40,495	2.7028%	\$81

Column A	Land owners name and address
Column B	Parcel Number
Column C	Description , Description of the parcel
Column D	Deeded Acres , are the number of acres of this parcel # that are in the NW1/4 NW1/4
Column E	Benefited Acres , are the number of acres of this parcel # that benefit from the ditch system. Deeded acres, minus roads and road right of way
Column F	Amount Benefited (THIS IS NOT THE AMOUNT YOU OWE) This is the estimated benefit value you receive on the benefited acres (because of drainage) over a 25 year period
Column G	% of Total Benefits , This is the percentage that you will pay toward any future repairs and maintenance on the ditch system Example: On a \$10,000 repair, this parcel would pay \$270.28 (\$10,000 X 2.7028% = \$270.28)
Column H	Estimated Assessment , This is the amount that you will owe toward the redetermination process. (Based on \$3,000)

FARIBAUT COUNTY JD-21 REDETERMINATION OF BENEFITS MAY 15, 2023 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
POTENTIAL BENEFIT VALUE							\$3,000
% OF POTENTIAL BENEFIT							
REDUCED BENEFIT VALUE							

VERONA TOWNSHIP - SECTION 25
25-103-28

MENSING, VIOLET TRUST U/A ETAL C/O KENT MENSING 14635 US HWY 169 BLUE EARTH, MN 56013	18.025.0200	SE1/4 SW1/4 BORDER	40.00	7.66	\$5,362	0.3579%	\$11
PFAFFINGER, JOHN T GEORGIANN M PFAFFINGER ETAL PO BOX 765 FAIRMONT, MN 56031	18.025.0700	SW1/4 SW1/4 BORDER	40.00	15.30	\$11,556	0.7713%	\$23

VERONA TOWNSHIP - SECTION 26
26-103-28

GEORGE N BASSETT LE ETALS 4929 GEORGIA LANE WHITE BEAR LAKE, MN 55110	18.026.0100	NE1/4 NE1/4 BORDER	40.00	2.01	\$1,328	0.0886%	\$3
GEORGE N BASSETT LE ETALS 4929 GEORGIA LANE WHITE BEAR LAKE, MN 55110	18.026.0100	SE1/4 NE1/4 BORDER	40.00	21.60	\$20,006	1.3353%	\$40
GEORGE N BASSETT LE ETALS 4929 GEORGIA LANE WHITE BEAR LAKE, MN 55110	18.026.0100	NE1/4 SE1/4 EXCEPT 10 AC	30.00	29.00	\$25,234	1.6842%	\$51
GEORGE N BASSETT LE ETALS 4929 GEORGIA LANE WHITE BEAR LAKE, MN 55110	18.026.0100	SE1/4 SE1/4 EXCEPT 10 AC	30.00	28.25	\$27,559	1.8394%	\$55
PFAFFINGER, JOHN T 60 SOUTHWOOD DR PO BOX 765 FAIRMONT, MN 56031	18.026.0200	NE1/4 SE1/4 10 AC IN BORDER	10.00	3.60	\$1,895	0.1265%	\$4
PFAFFINGER, JOHN T 60 SOUTHWOOD DR PO BOX 765 FAIRMONT, MN 56031	18.026.0200	SE1/4 SE1/4 10 AC IN	10.00	9.75	\$9,132	0.6095%	\$18
DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.026.0300	NE1/4 NW1/4 BORDER	40.00	18.40	\$25,416	1.6964%	\$51
HANSON, MORRIS D & BARBARA 35611 140TH ST WINNEBAGO, MN 56098	18.026.0400	SW1/4 NW1/4	40.00	40.00	\$54,004	3.6045%	\$108
HANSON, MORRIS D & BARBARA 35611 140TH ST WINNEBAGO, MN 56098	18.026.0400	SE1/4 NW1/4	40.00	40.00	\$59,435	3.9669%	\$119
HANSON, MORRIS D & BARBARA 35611 140TH ST WINNEBAGO, MN 56098	18.026.0400	NW1/4 NE1/4 EXCEPT 10.7 AC BORDER	29.30	21.00	\$25,357	1.6924%	\$51
HANSON, MORRIS D & BARBARA 35611 140TH ST WINNEBAGO, MN 56098	18.026.0400	SW1/4 NE1/4 EXCEPT 7.0 AC	33.00	32.42	\$40,495	2.7028%	\$81
HANSON, MORRIS D & BARBARA 35611 140TH ST WINNEBAGO, MN 56098	18.026.0400	NE1/4 SW1/4 5.0 AC IN	5.00	5.00	\$6,383	0.4260%	\$13
HANSON, MORRIS D & BARBARA 35611 140TH ST WINNEBAGO, MN 56098	18.026.0400	SE1/4 SW1/4 5.0 AC IN	5.00	4.87	\$8,499	0.5673%	\$17

FARIBAUT COUNTY JD-21 REDETERMINATION OF BENEFITS MAY 15, 2023 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
HANSON, MORRIS D & BARBARA J 35611 140TH ST WINNEBAGO, MN 56098	18.026.0401	NW1/4 SE1/4	40.00	39.00	\$48,018	3.2049%	\$96
BORRIS, CALE C/O GREG YOUNG 35719 150TH ST WINNEBAGO, MN 56098	18.026.0402	NW1/4 NE1/4 10.7 AC IN BORDER	10.70	9.91	\$1,636	0.1092%	\$3
BORRIS, CALE C/O GREG YOUNG 35719 150TH ST WINNEBAGO, MN 56098	18.026.0402	SW1/4 NE1/4 7.0 AC IN	7.00	6.58	\$1,401	0.0935%	\$3
MURPHY, BRENT & ALICIA 35611 140TH STREET WINNEBAGO, MN 56098	18.026.0500	SW1/4 SE1/4 5.51 AC IN	5.51	5.15	\$2,965	0.1979%	\$6
HANSON, MORRIS D & BARBARA J 35611 140TH ST WINNEBAGO, MN 56098	18.026.0501	SW1/4 SE1/4 EXCEPT 5.51 AC	34.49	33.85	\$47,535	3.1727%	\$95
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	18.026.0600	NW1/4 SW1/4 5.0 AC IN	5.00	5.00	\$6,853	0.4574%	\$14
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	18.026.0600	NE1/4 SW1/4 EXCEPT 5.0 AC	35.00	35.00	\$54,930	3.6663%	\$110
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	18.026.0600	SW1/4 SW1/4 5.0 AC IN	5.00	4.87	\$6,761	0.4512%	\$14
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	18.026.0600	SE1/4 SW1/4 EXCEPT 5.0 AC	35.00	34.13	\$54,651	3.6477%	\$109
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.026.0700	NW1/4 SW1/4 EXCEPT 5 AC	35.00	35.00	\$47,703	3.1839%	\$96
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.026.0700	SW1/4 SW1/4 EXCEPT 5 AC	35.00	34.13	\$49,954	3.3341%	\$100

VERONA TOWNSHIP - SECTION 27

27-103-28

JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.027.0100	E1/2 NE1/4 SE1/4	20.00	20.00	\$23,511	1.5693%	\$47
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.027.0100	E1/2 SE1/4 SE 1/4	20.00	19.50	\$24,929	1.6639%	\$50
MINNESOTA PORK INC PO BOX 279 AMBOY, MN 56010	18.027.0200	NW1/4 SE1/4 EXCEPT 1.4 AC BORDER	38.60	12.10	\$12,705	0.8480%	\$25
MINNESOTA PORK INC PO BOX 279 AMBOY, MN 56010	18.027.0200	W1/2 NE1/4 SE1/4	20.00	20.00	\$24,500	1.6352%	\$49
MINNESOTA PORK INC PO BOX 279 AMBOY, MN 56010	18.027.0200	SW1/4 SE1/4 EXCEPT 16.6 AC BORDER	23.40	21.08	\$27,459	1.8327%	\$55
MINNESOTA PORK INC PO BOX 279 AMBOY, MN 56010	18.027.0200	W1/2 SE1/4 SE1/4	20.00	19.50	\$27,300	1.8221%	\$55
NICHOLS, RONALD & BARBARA 14206 345TH AVENUE WINNEBAGO, MN 56098	18.027.0201	SW1/4 SE1/4 16.6 AC IN BORDER	16.60	1.20	\$1,211	0.0808%	\$2

FARIBAUT COUNTY JD-21 REDETERMINATION OF BENEFITS MAY 15, 2023 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
ILIFF, F ROGER PO BOX 482 WINNEBAGO, MN 56098	18.027.0300	SW1/4 NE1/4 BORDER	40.00	6.30	\$6,578	0.4391%	\$13
ILIFF, F ROGER PO BOX 482 WINNEBAGO, MN 56098	18.027.0300	SE1/4 NE1/4 10 AC IN BORDER	10.00	3.70	\$3,974	0.2652%	\$8
ILIFF, F ROGER PO BOX 482 WINNEBAGO, MN 56098	18.027.0301	SE1/4 NE1/4 EXCEPT 10 AC BORDER	30.00	12.95	\$14,037	0.9369%	\$28

VERONA TOWNSHIP - SECTION 34

34-103-28

PETERSON,ANTON M 2665 MATILDA ST ROSEVILLE, MN 55113	18.034.0100	N1/2 NW1/4 NE1/4 BORDER	20.00	6.43	\$6,016	0.4015%	\$12
PETERSON,ANTON M 2665 MATILDA ST ROSEVILLE, MN 55113	18.034.0100	N1/2 NE1/4 NE1/4	20.00	19.00	\$21,197	1.4148%	\$42
PETERSON, TIMOTHY P & NANCY L 13485 345TH AVE BLUE EARTH, MN 56013	18.034.0102	SE1/4 NE1/4 BORDER	40.00	34.00	\$48,395	3.2301%	\$97
PETERSON, TIMOTHY P & NANCY L 13485 345TH AVE BLUE EARTH, MN 56013	18.034.0103	S1/2 NW1/4 NE1/4 BORDER	20.00	1.10	\$440	0.0294%	\$1
PETERSON, TIMOTHY P & NANCY L 13485 345TH AVE BLUE EARTH, MN 56013	18.034.0103	S1/2 NE1/4 NE1/4	20.00	20.00	\$25,277	1.6871%	\$51

VERONA TOWNSHIP - SECTION 35

35-103-28

OLSON, MERLE A DISC TRUST & BEVERLY OLSON 34553 130TH STREET C/O LEO OLSON BLUE EARTH, MN 56013	18.035.0100	NW1/4 SW1/4 BORDER	40.00	17.00	\$28,334	1.8911%	\$57
HAGEDORN, HARVEY & LEOLA 35624 140TH ST WINNEBAGO, MN 56098	18.035.0200	NW1/4 NE1/4	40.00	39.00	\$50,612	3.3780%	\$101
HAGEDORN, HARVEY & LEOLA 35624 140TH ST WINNEBAGO, MN 56098	18.035.0200	NE1/4 NE1/4	40.00	39.00	\$42,697	2.8498%	\$85
HAGEDORN, HARVEY & LEOLA 35624 140TH ST WINNEBAGO, MN 56098	18.035.0200	SW1/4 NE1/4 BORDER	40.00	17.00	\$21,926	1.4634%	\$44
HAGEDORN, HARVEY & LEOLA 35624 140TH ST WINNEBAGO, MN 56098	18.035.0200	SE1/4 NE1/4 BORDER	40.00	38.00	\$42,430	2.8319%	\$85
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	18.035.0300	NW1/4 NW1/4	40.00	39.00	\$60,327	4.0265%	\$121
PFAFFINGER, DAVID & DENISE 37133 120TH ST BLUE EARTH, MN 56013	18.035.0300	SW1/4 NW1/4	40.00	40.00	\$61,101	4.0782%	\$122
GOEDDEL, KATHERINE A TRUST 2767 SW RUTLAND TERRACE PORTLAND, OR 97205	18.035.0400	NE1/4 NW1/4	40.00	39.00	\$61,409	4.0987%	\$123
GOEDDEL, KATHERINE A TRUST 2767 SW RUTLAND TERRACE PORTLAND, OR 97205	18.035.0400	SE1/4 NW1/4 BORDER	40.00	24.00	\$33,600	2.2426%	\$67
HAGEDORN, HARVEY & LEOLA 35624 140TH ST WINNEBAGO, MN 56098	18.035.0500	NE1/4 SE1/4 BORDER	40.00	24.00	\$25,151	1.6787%	\$50
HAGEDORN, HARVEY & LEOLA 35624 140TH ST WINNEBAGO, MN 56098	18.035.0500	SE1/4 SE1/4 BORDER	40.00	2.00	\$1,729	0.1154%	\$3

FARIBAUT COUNTY JD-21 REDETERMINATION OF BENEFITS MAY 15, 2023 (FINAL)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
VERONA TOWNSHIP - SECTION 36		36-103-28					
MENSING, VIOLET TRUST U/A VIOLET MENSING TRUSTEE 14635 US HWY 169 BLUE EARTH, MN 56013	18.036.0300	NW1/4 SW1/4 BORDER	40.00	33.60	\$29,590	1.9750%	\$59
MENSING, VIOLET TRUST U/A VIOLET MENSING TRUSTEE 14635 US HWY 169 BLUE EARTH, MN 56013	18.036.0300	SW1/4 SW1/4 BORDER	40.00	1.10	\$647	0.0432%	\$1
MENSING, KENT 14635 US HWY 169 BLUE EARTH, MN 56013	18.036.0400	NE1/4 SW1/4 BORDER	40.00	0.90	\$652	0.0435%	\$1
LAWRENCE, WAYNE 120 BARTEL DR BLUE EARTH, MN 56013	18.036.0600	NW1/4 NW1/4	40.00	39.00	\$43,491	2.9028%	\$87
LAWRENCE, WAYNE 120 BARTEL DR BLUE EARTH, MN 56013	18.036.0600	NE1/4 NW1/4 BORDER	40.00	14.48	\$12,670	0.8456%	\$25
LAWRENCE, WAYNE 120 BARTEL DR BLUE EARTH, MN 56013	18.036.0600	SW1/4 NW1/4 BORDER	40.00	39.00	\$43,375	2.8950%	\$87
LAWRENCE, WAYNE 120 BARTEL DR BLUE EARTH, MN 56013	18.036.0600	SE1/4 NW1/4 BORDER 15.75 AC	24.25	3.60	\$2,997	0.2000%	\$6
Land Total				1,188.02	\$1,474,334	98.4033%	\$2,952

Roads

VANESSA GUNZENHAUSER VERONA TOWNSHIP CLERK 32070 165TH ST WINNEBAGO, MN 56047		140th Street Sections 25, 26, 27, 34, 35, 36 Gravel		14.00	\$15,949	1.0645%	\$32
VANESSA GUNZENHAUSER VERONA TOWNSHIP CLERK 32070 165TH ST WINNEBAGO, MN 56047		357th Avenue Section 26 Gravel		7.00	\$7,974	0.5322%	\$16
Road Total				21.00	\$23,923	1.5967%	\$48

Land and Road Total **1,209.02** **\$1,498,257** **100.0000%** **\$3,000**