



County of Faribault

Drainage Department

INFORMATIONAL MEETING NOTIFICATION

March 23rd, 2023

System: Faribault County Judicial Ditch #22
Location: Verona Township Sections 21-23, 26-28, 33-34

RE: Redetermination of Benefits Informational Meeting

Dear Landowner:

There will be an informational meeting held on **Thursday, April 13th, 2022, at 11:00 am at the Ag Center Conference Room** (415 South Grove Street Blue Earth, Minnesota 56013) on Faribault County Judicial Ditch #22 (JD22F). A redetermination of benefits and damages was ordered on January 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. **This process determines what each parcel pays towards repairs and maintenance of the system.**

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

1. In person at the Ag Center Conference Room (415 South Grove Street Blue Earth, MN 56013) ***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 linda.adams@co.faribault.mn.us by April 12th, 2023, for information needed.**

The informational meeting is to discuss the benefit values and get landowner feedback and concerns. The Viewers will be available for questions at the meeting. 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



TO: Landowners on Faribault County JD-21, JD-22, and CD-50

RE: Landowner informational meeting

Thursday, April 13, 2023 11:00AM
Blue Earth Ag Center
Ag Center Conference Room
415 South Grove Street
Blue Earth, Minnesota 56013
507-526-2388

The Faribault County Drainage Authority ordered a Redetermination of Benefits of Faribault County JD-21, JD-22 and CD-50. Viewers have been appointed to determine the benefits and damages to all property within the watershed of JD-21, JD-22 and CD-50. The redetermination of benefits and damages is the process in drainage law where Viewers determine a benefit value for each parcel within the watershed. The parcel benefit value is used to calculate a percent of total benefits. These percentages are then used to determine how much each parcel pays for repairs and maintenance on the County drainage system.

The Viewers will explain the viewing process and listen to any concerns.

Viewers

Mark Behrends	507-383-6364
Bob Hanson	507-383-6288
Kendall Langseth	507-391-3438
John Thompson	507-525-4659

Note: Because of privacy laws, the Ditch Viewers are unable to obtain information regarding land enrolled in government programs. This documentation is asked to be provided by the landowners. If you have land enrolled in a **permanent** government program such as WRP, CREP, RIM, EWP, or WREP, please contact us to provide this documentation. **(This may save you some money) (CRP acres do not qualify)** This also refers to any unique drainage situations.

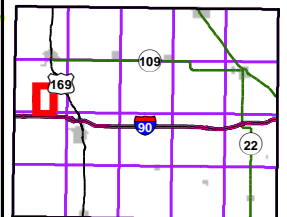
ditchviewers@gmail.com Ditch viewers, 20060 700th Avenue, Albert Lea, Minnesota 56007

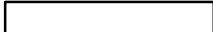
FARIBAULT JUDICIAL DITCH NO. 22 (JD22F)

Legend

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

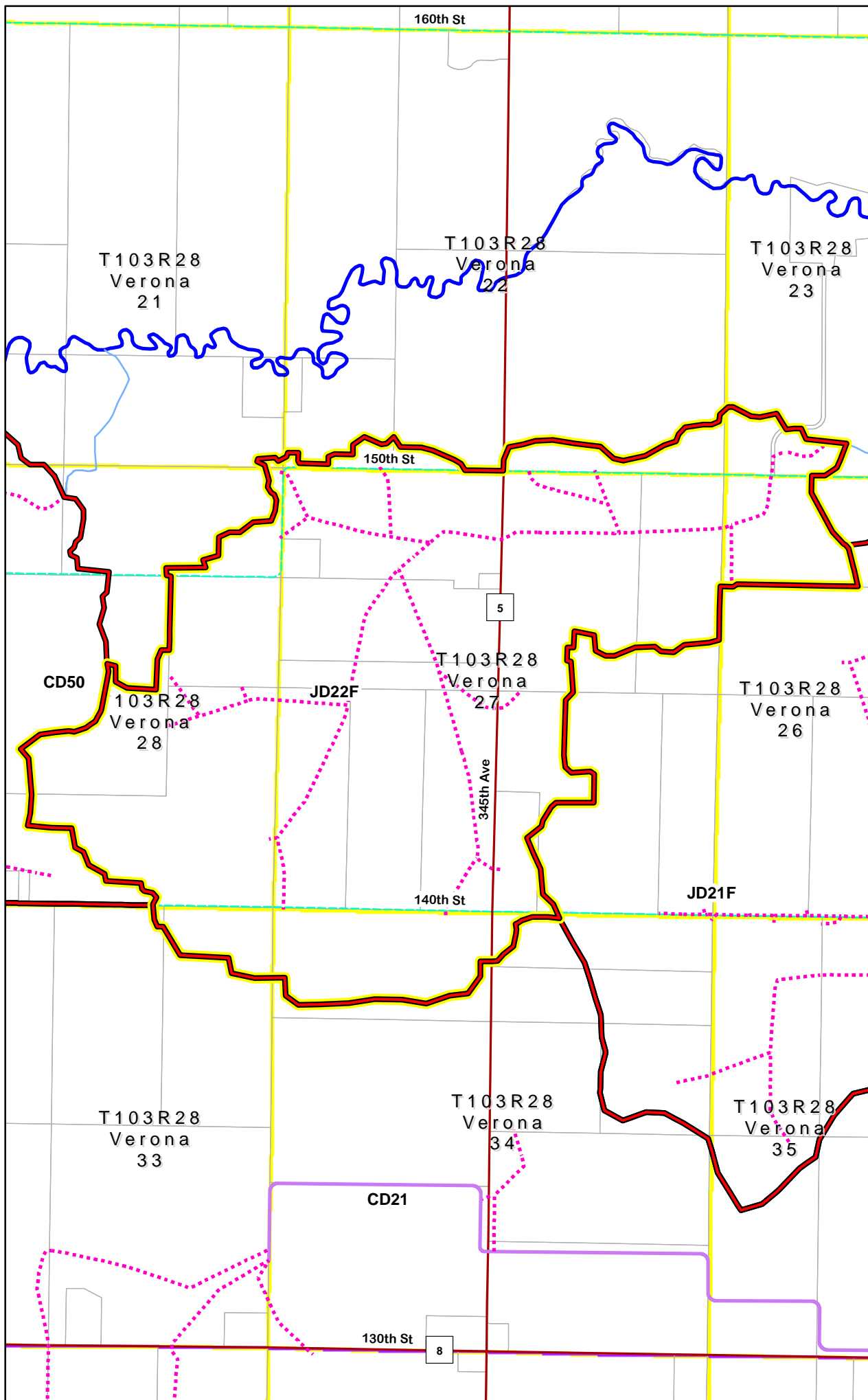
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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




1 inch = 1,583 feet



www.co.faribault.mn.us



**Faribault County JD-22
Redetermination of Benefits
Viewers Report
March 22, 2023
(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 \$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%	<u>\$326</u>
					\$774

Production costs

Corn	$\$430 \times 50\% = \215
Beans	$\$228 \times 50\% = \114
	<u>\$329</u>

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-22 consists of 885.96 acres of farmland, roads and building sites with benefits of \$1,295,516. JD-22 is in Verona Township in Faribault County.

- 856.11 acres of farmland and building sites with \$1,251,502 of benefits
- 29.85 acres of County and Township roads with \$44,015 of benefits
- 885.96 total acres with \$1,295,516 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. 24,985 feet of County tile in Faribault County JD-22 with **\$12,493 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-22 by:

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

Bruce Ness _____

Submitted this 22nd day of March 2023

**State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County JD-22
Faribault County, Minnesota
March 22, 2023
(Draft)**

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County JD-22 Excel spreadsheet and Faribault County JD-22 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County JD-22, 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-22
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County JD-22
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-22
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-22
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County JD-22
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County JD-22
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-22
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-22
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-22 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, Blue Earth, Minnesota (507-526-6211)
16. The Viewers will be available to answer questions from interested parties on April 13, 2023 from 10:30 AM to 12:30 PM at the Blue Earth Ag Center Conference Room, 415 South Grove 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 _____

Robert Hansen _____

Kendall Langseth _____

Bruce Ness _____

Submitted this 22nd day of March 2023

Spreadsheet Example and Explanation (Faribault JD-22)

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	\$49,013	3.7833%	\$113
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 \$378.33 (\$10,000 X 3.7833% = \$378.33)						
Column H	Estimated Assessment, This is the amount that you will owe toward the redetermination process. (Based on \$3,000)						

FARIBAULT COUNTY JD-22 REDETERMINATION OF BENEFITS MARCH 22, 2023 (DRAFT)

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

VERONA TOWNSHIP - SECTION 21

21-103-28

OLSON, MERLE A DISC TRUST & BEVERLY OLSON 34553 130TH ST C/O LEO OLSON BLUE EARTH, MN 56013	18.021.0500	SE 1/4 SE 1/4 BORDER EXC 8.26 AC	31.74	0.66	\$831	0.0641%	\$2
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VERONA TOWNSHIP - SECTION 22

22-103-28

OLSON, MERLE A DISC TRUST & BEVERLY OLSON 34553 130TH ST C/O LEO OLSON BLUE EARTH, MN 56013	18.022.0300	SW 1/4 SW 1/4 BORDER EXC 3.13 AC	36.87	5.05	\$6,312	0.4872%	\$15
DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.022.0400	SW 1/4 SE 1/4 BORDER	40.00	8.74	\$9,829	0.7587%	\$23
DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.022.0400	SE 1/4 SE 1/4 BORDER	40.00	10.87	\$11,991	0.9256%	\$28
DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.022.0500	SE 1/4 SW 1/4 BORDER	40.00	3.66	\$3,452	0.2665%	\$8

VERONA TOWNSHIP - SECTION 23

23-103-28

DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.023.0100	SW 1/4 SW 1/4 BORDER EXC 1.77 AC	38.23	17.09	\$17,143	1.3232%	\$40
DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.023.0100	SE 1/4 SW 1/4 BORDER	40.00	0.60	\$687	0.0530%	\$2
DURKEE, MAXINE REVOCABLE TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.023.0101	SW 1/4 SW 1/4 BORDER 1.77 AC IN	1.77	0.65	\$1,000	0.0772%	\$2

VERONA TOWNSHIP - SECTION 26

26-103-28

DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.026.0300	NW 1/4 NW 1/4 BORDER	40.00	36.53	\$49,013	3.7833%	\$113
DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.026.0300	NE 1/4 NW 1/4 BORDER	40.00	3.16	\$2,980	0.2300%	\$7

VERONA TOWNSHIP - SECTION 27

27-103-28

MINNESOTA PORK INC. PO BOX 279 AMBOY, MN 56010	18.027.0200	NW 1/4 SE 1/4 BORDER EXC 1.4 AC	38.60	25.59	\$38,933	3.0052%	\$90
MINNESOTA PORK INC. PO BOX 279 AMBOY, MN 56010	18.027.0200	SW 1/4 SE 1/4 BORDER EXC 16.6	23.40	1.72	\$2,026	0.1564%	\$5
NICHOLS, RONALD & BARBARA 14206 345TH AVE WINNEBAGO, MN 56098	18.027.0201	NW 1/4 SE 1/4 1.4 AC IN	1.40	1.31	\$331	0.0255%	\$1
NICHOLS, RONALD & BARBARA 14206 345TH AVE WINNEBAGO, MN 56098	18.027.0201	SW 1/4 SE 1/4 BORDER 16.6 AC IN	16.60	14.00	\$15,928	1.2295%	\$37

FARIBAULT COUNTY JD-22 REDETERMINATION OF BENEFITS MARCH 22, 2023 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
ILIFF, ROGER PO BOX 482 WINNEBAGO, MN 56098	18.027.0300	NW1/4 NE1/4	40.00	38.00	\$54,612	4.2154%	\$126
ILIFF, ROGER PO BOX 482 WINNEBAGO, MN 56098	18.027.0300	NE1/4 NE1/4 10 AC IN	10.00	9.75	\$13,845	1.0687%	\$32
ILIFF, ROGER PO BOX 482 WINNEBAGO, MN 56098	18.027.0300	SW1/4 NE1/4 BORDER	40.00	32.70	\$40,674	3.1396%	\$94
ILIFF, ROGER PO BOX 482 WINNEBAGO, MN 56098	18.027.0300	SE1/4 NE1/4 BORDER 10 AC IN	10.00	6.30	\$7,543	0.5822%	\$17
ILIFF, ROGER PO BOX 482 WINNEBAGO, MN 56098	18.027.0301	NE1/4 NE1/4 EXC 10 AC	30.00	29.25	\$42,174	3.2554%	\$98
ILIFF, ROGER PO BOX 482 WINNEBAGO, MN 56098	18.027.0301	SE1/4 NE1/4 BORDER EXC 10 AC	30.00	17.05	\$23,060	1.7799%	\$53
CARTWRIGHT, DAVID D & NORMA J 17101 340TH AVE WINNEBAGO, MN 56098	18.027.0400	NW1/4 NW1/4 EXC 5 AC	35.00	33.35	\$49,209	3.7984%	\$114
CARTWRIGHT, DAVID D & NORMA J 17101 340TH AVE WINNEBAGO, MN 56098	18.027.0400	NE1/4 NW1/4 EXC .54 AC	39.46	37.52	\$52,057	4.0183%	\$121
CARTWRIGHT, DAVID D & NORMA J 17101 340TH AVE WINNEBAGO, MN 56098	18.027.0400	SE1/4 NW 1/4 .37 AC IN	0.37	0.37	\$583	0.0450%	\$1
CARTWRIGHT, ANDREW 17220 HIGHWAY 169 WINNEBAGO, MN 56098	18.027.0401	NW1/4 NW1/4 5 AC IN	5.00	4.65	\$6,148	0.4746%	\$14
MOORE, DANIEL R & LORA L 845 310TH AVE BLUE EARTH, MN 56013	18.027.0500	SW1/4 NW1/4 EXC 10 AC	30.00	30.00	\$44,165	3.4091%	\$102
MOORE, DANIEL R & LORA L 845 310TH AVE BLUE EARTH, MN 56013	18.027.0500	SE1/4 NW1/4 EXC 10.96 AC	29.04	28.11	\$41,712	3.2197%	\$97
CARTWRIGHT, DAVID D & NORMA J 17101 340TH AVE WINNEBAGO, MN 56098	18.027.0501	NE1/4 NW1/5 .54 AC IN	0.54	0.48	\$756	0.0584%	\$2
CARTWRIGHT, DAVID D & NORMA J 17101 340TH AVE WINNEBAGO, MN 56098	18.027.0501	SE1/4 NW1/4 .59 AC IN	0.59	0.52	\$819	0.0632%	\$2
MOORE, DANIEL R & LORA L 845 310TH AVE BLUE EARTH, MN 56013	18.027.0502	SW1/4 NW 1/4 10AC IN	10.00	10.00	\$17,142	1.3232%	\$40
MOORE, DANIEL R & LORA L 845 310TH AVE BLUE EARTH, MN 56013	18.027.0502	SE1/4 NW1/4 10 AC IN	10.00	9.75	\$16,582	1.2799%	\$38
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.027.0700	NE1/4 SW1/4 EXC 13.33 AC	26.67	25.67	\$43,724	3.3751%	\$101
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.027.0700	SE1/4 SW1/4 EXC 13.33AC	26.67	25.00	\$44,216	3.4130%	\$102
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.027.0800	NW1/4 SW1/4 13.33 AC IN	13.33	13.33	\$23,145	1.7865%	\$54
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.027.0800	NE1/4 SW1/4 13.33 AC IN	13.33	13.33	\$22,021	1.6998%	\$51
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.027.0800	SW1/4 SW1/4 13.33 AC IN	13.33	13.00	\$20,475	1.5805%	\$47
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.027.0800	SE1/4 SW1/4 13.33 AC IN	13.33	13.00	\$20,475	1.5805%	\$47

FARIBAULT COUNTY JD-22 REDETERMINATION OF BENEFITS MARCH 22, 2023 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.027.0900	NE1/4 SW1/4 EXC 13.33 AC	26.67	26.67	\$35,565	2.7452%	\$82
JOHNSON, JAY J 10740 435TH AVE BLUE EARTH, MN 56013	18.0274.0900	SE1/4 SW1/4 EXC 13.33 AC	26.67	26.00	\$45,345	3.5002%	\$105
VERONA TOWNSHIP - SECTION 28		28-103-28					
SORGENFIRE, SANDRA REVOC TRUST 2205 SECOND ST SW APT 331 ROCHESTER, MN 55902	18.028.0100	SE1/4 SW1/4 BORDER EXC 5.01 AC	34.99	2.80	\$3,196	0.2467%	\$7
SORGENFIRE, SANDRA REVOC TRUST 2205 SECOND ST SW APT 331 ROCHESTER, MN 55902	18.028.0100	NE1/4 SE1/4	40.00	40.00	\$65,898	5.0867%	\$153
SORGENFIRE, SANDRA REVOC TRUST 2205 SECOND ST SW APT 331 ROCHESTER, MN 55902	18.028.0100	SW1/4 SE1/4 BORDER	40.00	27.22	\$33,901	2.6168%	\$79
SORGENFIRE, SANDRA REVOC TRUST 2205 SECOND ST SW APT 331 ROCHESTER, MN 55902	18.028.0100	SE1/4 SE1/4	40.00	39.00	\$63,208	4.8790%	\$146
DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.028.0200	SE1/4 NE1/4	40.00	39.00	\$60,728	4.6875%	\$141
PETERSON, DAVID R & FLORENCE REVOCABLE TRUST 13665 US HWY 169 BLUE EARTH, MN 56013	18.028.0400	SW1/4 NE1/4 BORDER	40.00	1.90	\$2,826	0.2182%	\$7
PETERSON, DAVID R & FLORENCE REVOCABLE TRUST 13665 US HWY 169 BLUE EARTH, MN 56013	18.028.0400	NE1/4 SW1/4 BORDER	40.00	5.60	\$5,911	0.4563%	\$14
PETERSON, DAVID R & FLORENCE REVOCABLE TRUST 13665 US HWY 169 BLUE EARTH, MN 56013	18.028.0400	NW1/4 SE1/4 BORDER	40.00	33.30	\$54,257	4.1881%	\$126
DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.028.0600	NW1/4 NE1/4 BORDER EXC 1.5 AC	38.50	0.08	\$112	0.0086%	\$0
DURKEE, MAXINE REVOC TRUST & MAURICE DURKEE DISCLAIM TRUST 35276 150TH ST WINNEBAGO, MN 56098	18.028.0600	NE1/4 NE1/4 BORDER	40.00	12.40	\$18,483	1.4267%	\$43

FARIBAULT COUNTY JD-22 REDETERMINATION OF BENEFITS MARCH 22, 2023 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
VERONA TOWNSHIP - SECTION 33		33-103-28					
JOHNSON, CLEIGHTON R LIFE ESTATE ETAL 10820 435TH AVE BLUE EARTH, MN 56013	18.033.0300	NE1/4 NE1/4 BORDER	40.00	18.00	\$18,262	1.4096%	\$42
VERONA TOWNSHIP - SECTION 34		34-103-28					
PETERSON, ANTON M 2665 MATLIDA ST ROSEVILLE, MN 55113	18.034.0100	N1/2 NW1/4 NE1/4 BORDER	20.00	2.44	\$2,800	0.2161%	\$6
PETERSON, TIMOTHY P & NANCY 13485 345TH AVE BLUE EARTH, MN 56013	18.034.0400	NW1/4 NW1/4 BORDER	40.00	31.39	\$48,898	3.7744%	\$113
PETERSON, TIMOTHY P & NANCY 13485 345TH AVE BLUE EARTH, MN 56013	18.034.0400	NE1/4 NW1/4 BORDER	40.00	29.55	\$46,519	3.5908%	\$108
Land Total			856.11	\$1,251,502	96.6025%	\$2,898	

Roads

FARIBAULT COUNTY PUBLIC WORKS % MARK DALY 727 E 54TH ST PO BOX 325 BLUE EARTH, MN 56013"		County Road 5 Paved Sections 22, 27, 28 Verona Township		9.00	\$17,294	1.3349%	\$40
VANESSA GUNZENHAUSER VERONA TOWNSHIP CLERK 32070 165TH ST WINNEBAGO, MN 56047		140th Street Gravel Sections 27, 28, 33, 34		7.35	\$9,420	0.7271%	\$22
VANESSA GUNZENHAUSER VERONA TOWNSHIP CLERK 32070 165TH ST WINNEBAGO, MN 56047		150th Street Gravel Sections 22, 23, 26, 27, 28		13.50	\$17,302	1.3355%	\$40
Road Total			29.85	\$44,015	3.3975%	\$102	

Land and Road Total **885.96** **\$1,295,516** **100.0000%** **\$3,000**