

BLUE EARTH & FARIBAULT COUNTIES JOINT JUDICIAL DITCH #49
HEARING NOTIFICATION

May 31st, 2022

System: Blue Earth and Faribault Counties Joint Judicial Ditch #49

Location: Blue Earth County – Shelby Township Sections 12-15, 23-25, 36;
Sterling Township Sections 7-8, 16-20, 29-32;
Faribault County – Delavan Township Sections 5-8

RE: Redetermination of Benefits and Damages Final Hearing and Repair Hearing

Dear Landowner:

A redetermination of benefits and damages was ordered for Blue Earth and Faribault Counties Joint Judicial Ditch #49 (JD49BEF) on June 4th, 2019, due to the benefits not reflecting present-day land values and changes in the benefited area. The open ditch was inspected by staff and multiple erosion concerns and areas in disrepair were found. An engineer was appointed to complete a repair report for the system. A hearing was held on April 12th, 2022, to discuss the redetermination of benefits and damages and the repair. The hearing was continued to another date (Wednesday, June 22nd) to make corrections to the Viewers' Report, gather input from landowners on the proposed repair, and provide further notice to the benefited landowners about the proceedings.

The **final hearing will be held on Wednesday, June 22nd, 2022 at 2:00pm at the Winnebago Municipal Center** (140 Main Street South, Winnebago, MN 56098). At the hearing, the Viewers will give a brief report to the Joint Drainage Authority. The Engineer will present the Repair Report. The Joint Drainage Authority will accept public comment regarding the Viewers Report and/or the Repair Report. Written comments will be accepted at the hearing and by mail through the date of the hearing at the Blue Earth County Property and Environmental Resources Office, PO Box 3566, Mankato, MN 56002. The Viewers' Report and Repair Report can be viewed at the Blue Earth County Property and Environmental Resources Office or online at <https://www.co.faribault.mn.us/drainage/pages/notices-reports>. **See enclosed public notice for more information on the proceedings.**

Due to the pandemic with COVID-19, landowners can join these meetings 1 of the following 3 ways.

1. In person at the Winnebago Municipal Center (140 Main Street South, Winnebago, MN) ***Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

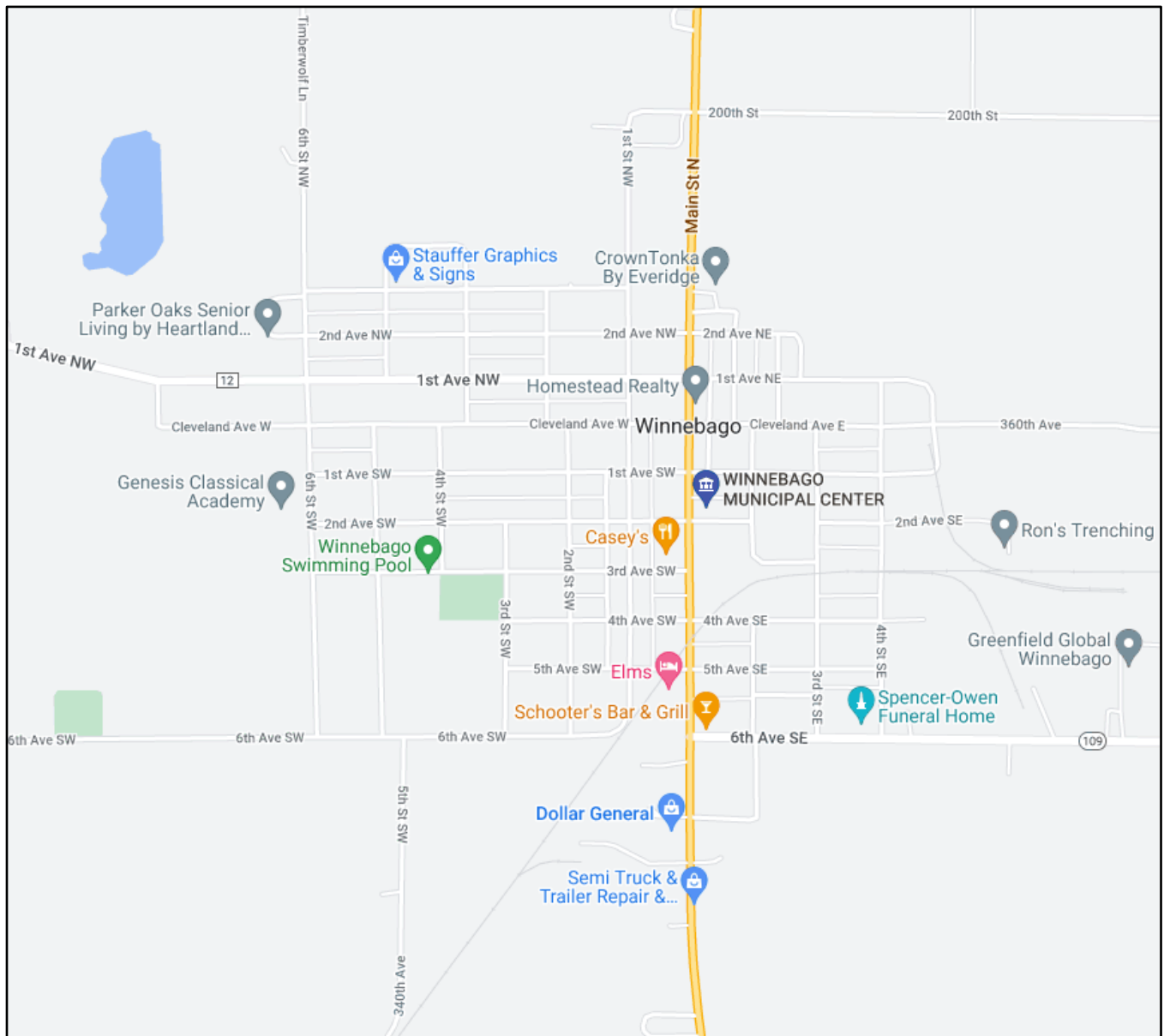
If you would like to join the meeting(s) via Zoom you will need a computer, internet, microphone, and speakers. If you do not have a microphone built into your computer, you can call in as well to be able to hear and talk. **If you would like to join via Zoom and/or phone/call-in, please contact one of the Drainage Departments listed below prior to the meeting day for information needed.** If you have questions or concerns about the proceeding, please contact one of the Drainage Departments listed below.

County Drainage Department	Phone Number	Email
Blue Earth County	507-304-4251	Craig.Austinson@blueearthcountymn.gov
Faribault County	507-526-2388	merissa.lore@co.faribault.mn.us

Sincerely,
Faribault & Blue Earth County Drainage Departments

Winnebago Municipal Center

The Winnebago Municipal Center is located on US Highway 169, which is also Main Street, in Winnebago. The street address is 140 Main Street South. Park in the lot south of the Municipal Center and use the south entrance.



STATE OF MINNESOTA
Before the
JOINT BLUE EARTH AND FARIBULT COUNTY BOARD
SITTING AS DRAINAGE AUTHORITY
FOR JOINT JUDICIAL DITCH 49

In the Matter of:

**The Hearings on the Redetermination of
Benefits and Repairs to
Joint Judicial Ditch 49**

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE, the Joint Blue Earth, and Faribault County Board of Commissioners, sitting as the Drainage Authority for Joint Judicial Ditch 49, **will hold a public hearing at 2:00 p.m. on June 22, 2022, in the Winnebago Municipal Center, 140 Main Street South, Winnebago, MN. Due to the COVID-19 pandemic, the hearing can be attended virtually via phone or computer.** Contact the Blue Earth County Drainage Department at 507-304-4251 for more information on virtual attendance. The purpose of the hearing is to hear public comment on the acceptance of the Redetermination of Benefits. The hearing will also include a hearing on repairs. Any party wishing to comment may appear at the hearing and be heard. The hearing will be conducted in-person. Agenda information is available at www.blueearthcountymn.gov/agendacenter on the Thursday prior to the meeting. Written comments will be accepted at the hearings. Comments made by mail will be accepted up to the date and time of the hearing at the office of Property and Environmental Resources, Drainage Management, 410 South 5th Street, PO Box 3566, Mankato, MN 56002-3566.

The proposed repairs include cleaning, slough repairs, side inlet repairs and the establishment of grass buffers throughout the entire system. The system provides an outlet for lands in sections 12, 13, 14, 15, 23, 24, 25, and 36 in Shelby Township and in sections 7, 8, 16, 17, 18, 19, 20, 29, 30, 31, and 32 in Sterling Township of Blue Earth County. The system provides an outlet for lands in sections 5, 6, 7, and 8 in Delavan Township in Faribault County.

The following owners of property are affected by the Redetermination of Benefits and the repair of Joint Judicial Ditch 49: Aspen Marilyn & Otting Joann; Barr, James B; Benson & Taylor Properties Llp; Blair Joshua J & Tara K; Blue Earth County Highway Department; Borchardt Ivan & Donna J; Bramer Troy A & Amy; Caldwell Arden & Doris Tr Agmts; Caldwell Betty H Trust; Caldwell Dean & Gary; Caldwell Dean Etal; Caldwell Dean R & Jane; Caldwell Finishing

Inc; Caldwell Janet; Caldwell Joel A & Tamara K; Daly Patrick D & Barbara A; Delavan Township; Dennis W Nelson Trust &; Eisenmenger Gary & Janice; Eisenmenger Gary & Jay, Stumme R & Omang E E; Eisenmenger Gary J; Eisenmenger Jay; Faribault County Public Works; Foster Karen J; Good Thunder Enterprises Llc; Grover Donald & Susan (Cfd); Grover Donald G; Grover Neal C & Shelli R; Grover Thomas H & Donnelle D; Haroldson Roger L & David W; Hiniker Fredric G Trust Agmt; Hodges Lee C & Kelsey B; Hollerich Larry A & Maureen C; Holman Bonnie P Revocable Trust Etal; Irvine Brian; Jackson Lake Luth Cem Asso Inc; John W Blair Trust Agreement & Kathy L Blair Trust Agreement; Jones Daniel D & Tracy M; Juergens Family Farm Llc; Juergens Michael P; Juergens Michael P & Shannon B; Ken Lentz Nurseries Llc; Kiffe William G & Sharon D; Korstad Ardys; Krause Inc; Krause,Steven R & Rebecca R; Kruse Jodell; Lando Properties Llc (Cfd); Larson James H Revocable Trust; Lewis Jon D & Sheila A; Massop Joseph & Shirley A; Mathiowetz Construction Co.; Meyer,Douglas K; Meyer,Marian A; Mora Maria Elizabeth; Nienow Cheryl; Nienow Richard Co; Olson Gwendolyn B; Olson Lynn S & Marie F; Pederson B & N Family Trust; Peters Terry S & Peters Robert L; Peterson Mark A; Raschke,Robert B; Ratcliffe Michelle A; Riley Michael D & Catherine; Robinson Philip Jay; Shelby Township; Spenger,Joni, Rev Liv Trust; Starkweather Beatrice; State Of Minnesota; Sterling Township; T & T Llc; Truwe Family Trust; Turtle William L Trust B; Ungalik Syndicate Llc; United States Of America; USFW; Wakefield Pork Inc; Wila K Heger Living Trust &; Wishart Dale C; Yaeger Alan

Copies of the Viewers' Report and Repair Report are available for inspection at the Blue Earth County Property & Environmental Resources Department, Drainage Management, or available online at <https://blueearth.drainagedb.net/#/portal>.

Craig Austinson
Drainage Management

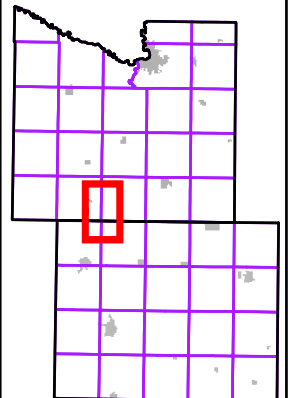
Dated: May 24, 2022

BLUE EARTH FARIBAULT JOINT DITCH NO. 49 (JD49BEF)

Legend

-  Ditch Viewer Basins
-  Public Open Ditch
-  Public Tile
-  Parcels

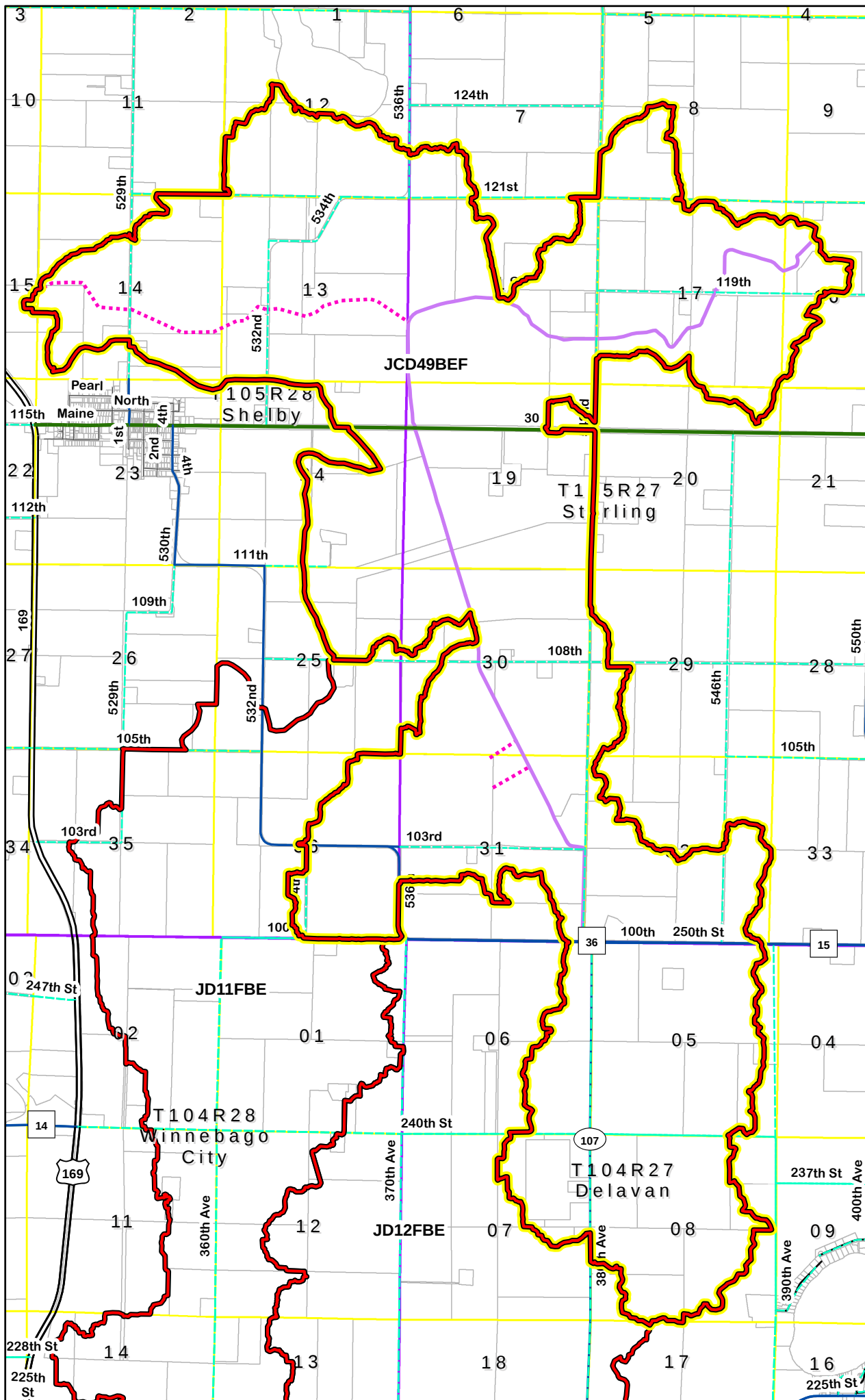
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 3,750 feet



www.co.faribault.mn.us



Blue Earth and Faribault Counties Joint Drainage Authority:

RE: Blue Earth and Faribault Counties
Judicial Ditch No. 49
Redetermination of Benefits

March 15, 2022
AMENDED 4-26-2022

In accordance with the Minnesota Statute 103E.351 law, we herewith submit the following Viewers' Report:

Benefits and Damages Statement

This report covers the redetermination of benefits for a previously constructed drainage system. The basis for determining benefits and damages is, therefore, based upon a comparison of the conditions that would have existed prior to the ditch system's construction with those that do exist with the drainage system in a reasonable state of repair.

JD 49 ditch history. JD 49 was originally constructed as JD 2 and JD 3 and were constructed to drain Lake Jefferson about 1909.

In 1958 JD 2 and JD 3 were incorporated into JD 49 and the system was deepened and extended.

Lateral 1 to JD 49 was established in 1970. The lateral drains land in sections 13 and 14 of Shelby Township. It appears the lateral may be inadequate in that it is undersized and portions are currently in poor conditions.

An ROB was completed in 1984 as part of major repairs. The one rod buffer was not purchased as part of this ROB.

In 2002 the County Highway Department petitioned to replace a Sterling Township Bridge with a 10' x 14' box culvert crossing at 103rd street. The petition was granted.

In 2006 the owners of the Turtle property in Section 29 constructed an open ditch diverting portions of the CD 64 watershed to JD 49. Some JD 49 landowners demanded that the drainage take action, blocking the ditch or requiring the Turtles to pay outlet fees. After some back and forth our attorney pointed out that the 1984 Redetermination of Benefits was very poorly done and it was likely we would lose any court action against the Turtles. We instead compromised and the Turtles constructed a structure designed by ISG that allows portions of CD 64 but attempts to limit the flow of water to JD 49.

Branch 3 was officially abandoned in 2012.

The system provides an outlet for lands in sections 12, 13, 14, 24, 25, 26, 35, and 36 in Shelby Township and in sections 7, 8, 16, 17, 18, 19, 29, 30, 31, and 32 in Sterling Township of Blue Earth County. The system provides an outlet for lands in sections 1, and 2 in Winnebago Township and sections 5 and 6 in Delavan Township in Faribault County.

The figures stated herein are based on a full and fair consideration of all pertinent facts and information that we were aware of at the time of this appraisal. The following aids were used during the viewing process.

1. Soil Survey Manuals and Maps of Blue Earth and Faribault Counties
2. GIS photos and data
3. Minnesota LiDAR
3. Yield averages and production costs taken from Minnesota State College and University Farm Management Records
5. Sales data from the Blue Earth and Faribault Counties Assessors' office
6. Visual inspection of each 40-acre tract

Land classification benefit values are based upon an increase in the potential for agricultural production as a result of constructing the drainage project and reconciled with sales value increases. Existing individual land management practices were not considered. All present land use was evaluated under estimated best land management practice. Special consideration was given to areas, which were considered to be in a native/non-converted condition or identified as wetlands under

wetlands inventory and restricted from drainage by state or federal regulations.

Benefits for lands used for industrial agricultural purposes, such as large bin sites or hog production facilities, have been determined with consideration of the drainage system providing an outlet for the accelerated runoff and for a different land use. No direct consideration was given to structure values within the watershed.

Benefits and Damages to lands owned by the State of Minnesota, Department of Natural Resources have been determined with consideration of the abandonment of the tile through the parcel proposed as a part of the proposed improvement.

Valuation Prior To Drainage

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

"A" Standing water or cattails, wetland classification with a market value for agricultural purposes of \$0.00 per acre, economic productivity of \$0.00.

"B" Seasonally flooded/pasture ground. Pasture classification with a market value of \$1000.00 to \$2000.00 per acre, economic productivity of \$125.00 based on grazing days and/or hay values.

"C" Wet subsoil -- marginal crop land, low to medium crop land classification with a market value of \$6000.00 to \$7000.00 per acre, annual economic productivity of \$777.75 based upon average annual yield of 85 % of optimum with \$424.88 production costs.

"D" Upland areas not needing artificial drainage but irregular in shape and intermixed with wetter soils. Medium to high cropland classification with a market value of \$6000.00 to \$8000.00 per acre, annual economic productivity of \$869.25 based upon average annual yield of 95 % of optimum with \$424.88 production costs.

Valuation with NRCS Guideline Drainage

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

"A" Drained slough area, medium classification land with a market value of \$7000.00 to \$8000.00 per acre, economic productivity of \$841.80 based upon average production of 92% of optimum \$424.88 production costs.

"B" Well drained ground, high land classification with a market value of \$7500.00 to \$8500.00 per acre, economic productivity of \$874.40 based upon average annual production of 96 % of optimum with \$424.88 production costs.

"C" Well drained ground, best land classification with an estimated market value of \$8500.00 to \$9500.00 per acre, economic productivity of \$915.00 based upon average annual production of 100 % of optimum with \$424.88 production costs.

"D" Well drained ground, high land classification with improved farmability and market value of \$7000.00 to \$9000.00 per acre. Economic productivity of \$915.00 based upon average production of 100% of optimum with \$424.88 production costs.

Road benefits were determined with consideration of the reduced construction and maintenance costs that were realized after construction of the drainage system. No tile benefits were given as the footage was minimal.

Utilizing these productive values, potential benefit values were determined for the system based upon a 25-year effective life, with proper maintenance, private improvement cost depreciated over the same 25-year period, and a market derived capitalization rate of 4.0%. Adjustment was made to each land class based upon consideration of the change in hydraulic capacity and the subsequent increased productivity that the construction of the drainage system provided. Benefit values were rounded off for ease of computation

Example: "B" Benefits per Acre

Potential productivity Value	\$915.00
Adjusted Value at 96%	878.40
Production Cost	-424.00
Beginning Productivity Value	<u>-125.00</u>
Change in Productivity Value	328.53
Private Improvement (\$900/25)	<u>-36.00</u>
(Waterway or tile)	
Annual Benefit Value	\$292.53

\$292.53 x 25 years, discounted @ 4.0% = \$4569.85 (\$4570.00)

The existing drainage system has open ditch and tile capacities that do not have adequate size and capacity to meet the NRCS recommended drainage capacities for tile outlets for agricultural drainage. Adjustment to the potential benefit value is made by the application of an efficiency rate. This rate reflects the viewer’s determination of that portion of the potential system capacities and a parcel’s proximity to the adequate outlet.

The net benefit provided by the ditch system is determined by the adjusted potential benefit value being applied to the number of acres determined to be in each class per tract, accumulating the sum of these benefit values, and then applying the proximity rate percentage.

Damages have been given for the right of way required for the establishment of the statutory grass buffer strip as if acquired under the condition that existed prior to the passing of Minnesota statute 103F.048.

Respectfully submitted,

Dan Ruby

Lance Roberts

Bill Anderson

Ron Ringquist

BLUE EARTH – FARIBAULT CO
JUDICIAL DITCH NUMBER 49
2022 REDETERMINATION OF BENEFITS

INCOME APPRAOCH TO VALUE WORKSHEET

PRODUCTION INCOME

CROP PLANTED	AVERAGE YIELD	SALES VALUE	OB GROSS INCOME	ROTATION PERCENTAGE	ADJUSTED INCOME
CORN	210 BU	5.00	1050.00	50	525.00
SOYBEANS	60 BU	13.00	780.00	50	390.00
					915.00

DIRECT PRODUCTION EXPENSE

CROP PLANTED	PRODUCTION COST	ROTATION PERCENTAGE	ADJUSTED EXPENSE
CORN	592.25	50	296.12
SOYBEANS	257.50	50	128.75
			424.87

BENEFIT VALUE CALCULATION

PRODUCTION CAPABILITY BASED UPON CONSTRUCTED DRAINAGE SYSTEM
MEETING N.R.C.S. OPEN DITCH GUIDE LINE DESIGN

LAND CLASS	"A"	"B"	"C"	"D"
% PRODUCTION	92.0%	96.0%	100.0%	100.0%
GROSS INCOME	841.80	878.40	915.00	915.00
PRODUCTION COST	424.87	424.87	424.87	424.87
NET INCOME	416.93	328.53	490.13	490.13
PREVIOUS INCOME	0.00	125.00	307.13	444.38
INCREASED INCOME	416.93	328.53	183.00	45.75
PVT TILE COST	36.00	36.00	36.00	0.00
NET ANNUAL INCREASE	380.93	292.53	147.00.00	45.75
CAPITALIZED FOR 25 YEARS @ 4.0 %	5950.34	4569.85	2296.45	714.71
BENEFIT VALUE	\$5950.00	\$4570.00	\$2300.00	\$710.00

March 15, 2022
AMENDED 4-26-2022

BLUE EARTH COUNTY, MINNESOTA
JUDICIAL DITCH NO. 49
2022 REDETERMINATION OF BENEFITS

March 15, 2022 AMENDED 4-26-2022		JUDICIAL DITCH NO. 49 2022 REDETERMINATION OF BENEFITS										1,572,227.00		"A" \$5,950.00 100%	"A-" \$5,950.00	"B" \$4,570.00 100%	"C" \$2,300.00 100%		"D" \$710.00 100%		"D-" 3010.00		TILE \$3.00					
PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	IN TRACT	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE	DAMAGE AREA	DAMAGE AREA VALUE	DAMAGE OR RESTRICTED WETLAND ACRES		
23	BLUE EARTH	STATE OF MINNESOTA	LOT 2	12	105	28	84.50			40																4.0		
		500 LAFAYETTE RD BOX 45 ST PAUL MN 55155																										
32	R492212300001	CALDWELL BETTY H TRUST	NWSW	12	105	28	80.00	52730.00	52730.00	40	21092.00	2281.49					22	50600.00		3	2130.00							
		ONE TOWERS LN #2137 MOUNT ANGEL OR 97362	SWSW	12	105	28	38	26980.00	26980.00	50	13490.00	1459.19								38	26980.00							
31	R492212300002	CALDWELL JANET	LOT 3	12	105	28	4.90	710.00	710.00	55	390.50	42.24								1	710.00					1.0		
		53374 121ST ST AMBOY MN 56010																										
31	R492212300003	CALDWELL BETTY H TRUST	LOT 3	12	105	28	74.73	74990.00	74990.00	55	41244.50	4461.35			1	4570.00	30	69000.00		2	1420.00					2.0		
		ONE TOWERS LN #2137 MOUNT ANGEL OR 97362	SESW	12	105	28	38	90350.00	90350.00	60	54210.00	5863.81			2	9140.00	35	80500.00		1	710.00							
41	R492212400002	CALDWELL DEAN ETAL	LOT 5	12	105	28	147.05	20530.00	20530.00	55	11291.50	1221.38					8	18400.00		3	2130.00					1.0		
		53444 STATE HWY 30 AMBOY MN 56010	LOT 4	12	105	28	59	133200.00	133200.00	60	79920.00	8644.82		1	4570.00	55	126500.00		3	2130.00						5.0		
			SESE	12	105	28	36	63720.00	63720.00	65	41418.00	4480.12				24	55200.00		12	8520.00								
22	R492213100001	GROVER NEAL C & SHELLI R	NWNW	13	105	28	80.14	88790.00	88790.00	55	48834.50	5282.35			1	4570.00	36	82800.00		2	1420.00							
		11522 550TH AVE AMBOY MN 56010	SWNW	13	105	28	38	92390.00	92390.00	60	55434.00	5996.21			5	22850.00	29	66700.00		4	2840.00							
21	R492213100003	EISENMENGER GARY & JAY, STUMME R & OMANG	NENW	13	105	28	31.97	69000.00	69000.00	60	41400.00	4478.17					30	69000.00										
		53393 120TH ST AMBOY MN 56010																										
21	R492213100004	EISENMENGER GARY (1/2), GARY & JANICE	NENW	13	105	28	5.58	5310.00	5310.00	60	3186.00	344.62					2	4600.00		1	710.00					2.0		
		53393 120TH ST AMBOY MN 56010																										
	R492213200004	EISENMENGER GARY & JAY, STUMME R & OMANG	Meandered water body	13	105	28	122.60	460100.00	460100.00	100	460100.00	49768.30	68	404600.00	8	36560.00	7	16100.00		4	2840.00					2.0		
			LOT 1	13	105	28	11	10990.00	10990.00	70	7693.00	832.14					2	4600.00		9	6390.00							
		53393 120TH ST AMBOY MN 56010	LOT 2	13	105	28	18	27090.00	27090.00	70	18963.00	2051.20					9	20700.00		9	6390.00							
12	R492213200005	EISENMENGER GARY (1/2), GARY & JANICE	LOT 2	13	105	28	9.40	20700.00	20700.00	70	14490.00	1567.36					9	20700.00										
		53393 120TH ST AMBOY MN 56010																										
34	R492213300004	T & T LLC	LOT 5	13	105	28	40.00	82190.00	82190.00	90	73971.00	8001.33	1	5950.00	1	4570.00	29	66700.00		7	4970.00							
		PO BOX 207 UNALAKLEET AK 99684																										
32	R492213300005	RILEY MICHAEL D & CATHERINE	NWSW	13	105	28	6.50	3490.00	3010.00	91	2739.10	296.28					1	2300.00		1	710.00	160	480.00					
		10890 507TH AVE AMBOY MN 56010	SWSW	13	105	28	4.5	10350.00	10350.00	87	9004.50	974.00					4.5	10350.00										
32	R492213300006	RILEY MICHAEL D & CATHERINE	NWSW	13	105	28	50.47	25770.00	23340.00	91	21239.40	2297.43			1	4570.00	6	13800.00		7	4970.00	810	2430.00					
		10890 507TH AVE AMBOY MN 56010	SWSW	13	105	28	34	79560.00	79560.00	87	69217.20	7487.12			2	9140.00	30	69000.00		2	1420.00							

BLUE EARTH COUNTY, MINNESOTA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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March 15, 2022
AMENDED/ED 4-26-2022

BLUE EARTH COUNTY, MINNESOTA
JUDICIAL DITCH NO. 49
2022 REDETERMINATION OF BENEFITS

March 15, 2022 AMENDED 4-26-2022		JUDICIAL DITCH NO. 49 2022 REDETERMINATION OF BENEFITS											"A" \$5,950.00 100%		"A-" \$5,950.00 100%		"B" \$4,570.00 100%		"C" \$2,300.00 100%		"D" \$710.00 100%		"D-" 3010.00		TILE \$3.00				
		1,572,227.00											5950.00		3650.00		4570.00		2300.00		2205.00		710.00						
PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	IN TRACT	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE	DAMAGE AREA	DAMAGE AREA VALUE	DAMAGE OR RESTRICTED WETLAND ACRES			
13	R492224200004	RATCLIFFE MICHELLE A	LOT 2	24	105	28	33.80	26		123890.00	123890.00	80	99112.00	10720.79	17	101150.00	3	13710.00	3	6900.00	3	2130.00							
		PO BOX 373 AMBOY MN 56010																											
12	R492224200005	MASSOP JOSEPH & SHIRLEY A	LOT 1	24	105	28	1.29	0.5		355.00	355.00	85	301.75	32.64						0.5	355.00					0.8			
		1409 SILVER ST E MAPLETON MN 56065																											
12	R492224200006	MASSOP JOSEPH & SHIRLEY A	LOT 1	24	105	28	70.77	60		235700.00	235700.00	85	200345.00	21671.01	31	184450.00	3	13710.00	12	27600.00	14	9940.00							
		1409 SILVER ST E MAPLETON MN 56065																											
	R492224400002	FOSTER KAREN J	Meandered water body	24	105	28	11.65	11		65450.00	65450.00	100	65450.00	7079.62	11	65450.00										0.7			
		PO BOX 712 WINNEBAGO MN 56098																											
	R492224400003	YAEGER ALAN	Meandered water body	24	105	28	7.60	7.6		44392.00	44392.00	100	44392.00	4801.81	7	41650.00	0.6	2742.00											
		10334 505TH AVE AMBOY MN 56010																											
	R492224400004	FOSTER KAREN J	Meandered water body	24	105	28	182.96	57		295990.00	295990.00	100	295990.00	32016.78	43	255850.00	7	31990.00	2	4600.00	5	3550.00							
		SESW	24	105	28		6			7440.00	7440.00	60	4464.00	482.86				2	4600.00	4	2840.00								
		PO BOX 712	LOT 3	24	105	28	47			123640.00	123640.00	80	98912.00	10699.16	7	41650.00	11	50270.00	7	16100.00	22	15620.00							
		WINNEBAGO MN 56098	LOT 4	24	105	28	34			70930.00	70930.00	70	49651.00	5370.67			1	4570.00	27	62100.00	6	4260.00							
43	R492224400005	FOSTER KAREN J	SWSE	24	105	28	7.09	5		3550.00	3550.00	70	2485.00	268.80						5	3550.00					2.1			
		PO BOX 712 WINNEBAGO MN 56098																											
12	R492225100002	DALY PATRICK D & BARBARA A	LOT1	25	105	28	99.60	9		19110.00	19110.00	70	13377.00	1446.97				8	18400.00	1	710.00								
		SWNE	25	105	28	-	28			56450.00	56450.00	70	39515.00	4274.28				23	52900.00	5	3550.00								
		14780 SD HWY 34 STURGIS SD 57785																											
12	R492225200001	YAEGER ALAN	LOT 1	25	105	28	63.20	29		65110.00	65110.00	70	45577.00	4929.99				28	64400.00	1	710.00					4.0			
		NENW	25	105	28	-	4			6020.00	6020.00	60	3612.00	390.70				2	4600.00	2	1420.00								
		10334 505TH AVE AMBOY MN 56010	Meandered water body	25	105	28	3.7			21049.00	21049.00	100	21049.00	2276.84	3	17850.00	0.7	3199.00											
14	R492225200006	HAROLDSON ROGER L & DAVID W	LOT 2	25	105	28	40.09	12		27600.00	27600.00	80	22080.00	2388.36				12	27600.00							6.0			
		53610 108 ST AMBOY MN 56010	Meandered water body	25	105	28	-	18		96060.00	96060.00	100	96060.00	10390.66	10	59500.00	8	36560.00								4.0			
14	R492225200007	HAROLDSON ROGER & DAVID	LOT 2	25	105	28	36.38	26		51850.00	51850.00	80	41480.00	4486.83				21	48300.00	5	3550.00								
		53610 108TH ST AMBOY MN 56010																											
11	R492236200001	ROBINSON PHILIP JAY	NENE	36	105	28	200.00	38		86940.00	86940.00	75	65205.00	7053.12			4	18280.00	28	64400.00	6	4260.00							
		NWNE	36	105	28	-	7			15190.00	15190.00	65	9873.50	1068.00			1	4570.00	4	9200.00	2	1420.00							
		4808 MASSEY LN	SWNE	36	105	28	-	31		75610.00	75610.00	60	45366.00	4907.17			4	18280.00	24	55200.00	3	2130.00							
		FAIR OAKS CA 95628	SENE	36	105	28	-	40		85640.00	85640.00	65	55666.00	6021.30				36	82800.00	4	2840.00								
			SENW	36	105	28	-																						

BLUE EARTH COUNTY, MINNESOTA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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March 15, 2022
AMENDED 4-26-2022

BLUE EARTH COUNTY, MINNESOTA
JUDICIAL DITCH NO. 49
2022 REDETERMINATION OF BENEFITS

March 15, 2022 AMENDED 4-26-2022		JUDICIAL DITCH NO. 49 2022 REDETERMINATION OF BENEFITS												"A" \$5,950.00 100%		"A-" \$5,950.00		"B" \$4,570.00 100%		"C" \$2,300.00 100%		"D" \$710.00 100%		"D-" 3010.00		TILE \$3.00				
1,572,227.00													5950.00		3650.00		4570.00		2300.00		2205.00		710.00							
PARCEL NUMBER		NAME				DESCRIPTION		SEC	T-N	IN TRACT	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE	DAMAGE AREA	DAMAGE AREA VALUE	DAMAGE OR RESTRICTED WETLAND ACRES	
44	R512318400002	PETERS TERRY S & PETERS ROBERT L				SESE		18	105	27	38.48	35.5	75970.00	75970.97	100	75970.97	8217.66	1		4570.00	29.5	67850.00	5	3550.00			0.97	6305.0	1.5	
		15997 560TH LN GOOD THUNDER MN 56037																												
41	R512318400003	CALDWELL FINISHING INC				NESE		18	105	27	14.22	6	5850.00	5850.00	100	5850.00	632.79			1	2300.00	5	3550.00						4.0	
		11824 542ND AVE AMBOY MN 56010				NESE		18	105	27		4	2840.00	12040.00	100	12040.00	1302.35				-4	12040.00								
41	R512318400005	CALDWELL JOEL & TAMARA				NESE		18	105	27	3.68	2	3010.00	3010.00	100	3010.00	325.59			1	2300.00	1	710.00						1.0	
		11824 542ND AVE AMBOY MN 56010																												
41	R512318400006	CALDWELL JOEL A & TAMARA K				NESE		18	105	27	20.58	20	42820.00	42820.00	100	42820.00	4631.77			18	41400.00	2	1420.00							
		11824 542ND AVE AMBOY MN 56010																												
	R512319100001	MASSOP JOSEPH & SHIRLEY A				Meandered water body		19	105	27	20.58	2.5	5750.00	5750.48	100	5750.48	622.02			2.5	5750.00					0.48	3120.0			
		1409 SILVER ST E MAPLETON MN 56065																												
	R512319100002	PEDERSON B & N FAMILY TRUST				Meandered water body		19	105	27	112.86	46	272320.00	272320.48	100	272320.48	29456.48	45	267750.00	1	4570.00					0.48	3120.0	14.5		
		PO BOX 145 AMBOY MN 56010				LOT 1		19	105	27		42	97960.00	97960.00	80	78368.00	8476.94		2	9140.00	38	87400.00	2	1420.00			5.0			
	R512319100003	RATCLIFFE MICHELLE A				Meandered water body		19	105	27	59.94	6	35700.00	35700.30	100	35700.30	3861.65	6	35700.00							0.30	1950.0	1.50		
		PO BOX 373 AMBOY MN 56010																												
13	R512319100011	JUERGENS FAMILY FARM LLC				LOT 2		19	105	27	59.94	50.5	242045.00	242045.42	80	193636.34	20945.34	33	196350.00	4.5	20565.00	10	23000.00	3	2130.00		0.42	2730.0	7.5	
		54602 STATE HWY 30 AMBOY MN 56010																												
11	R512319200001	PETERS TERRY S & PETERS ROBERT L				NENE		19	105	27	37.41	32	67240.00	67240.00	85	57154.00	6182.26			28	64400.00	4	2840.00						1.4	
		15997 560TH LN GOOD THUNDER MN 56037																												
14	R512319200002	JUERGENS FAMILY FARM LLC				SENE		19	105	27	33.77	29.5	67850.00	67850.00	70	47495.00	5137.46			29.5	67850.00									
		54602 STATE HWY 30 AMBOY MN 56010																												
14	R512319200003	BRAMER TROY A & AMY				SENE		19	105	27	4.00	1	710.00	710.00	70	497.00	53.76				1	710.00							2.5	
		11352 542ND AVE AMBOY MN 56010																												
13	R512319200004	JUERGENS FAMILY FARM LLC				LOT 2		19	105	27	29.50	28	67350.00	67350.00	80	53880.00	5828.12			2	9140.00	25	57500.00	1	710.00					
		54602 STATE HWY 30 AMBOY MN 56010																												
	R512319300001	FOSTER KAREN J				Meandered water body		19	105	27	52.00	49	291550.00	291550.94	100	291550.94	31536.61	49	291550.00							0.94	6110.0	3.0		
		PO BOX 712 WINNEBAGO MN 56098																												

March 15, 2022
AMENDEDED 4-26-2022

BLUE EARTH COUNTY, MINNESOTA
JUDICIAL DITCH NO. 49
2022 REDETERMINATION OF BENEFITS

1,572,227.00

BLUE EARTH COUNTY, MINNESOTA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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March 15, 2022
AMENDED/ED 4-26-2022

BLUE EARTH COUNTY, MINNESOTA
JUDICIAL DITCH NO. 49
2022 REDETERMINATION OF BENEFITS

March 15, 2022 AMENDED 4-26-2022		JUDICIAL DITCH NO. 49 2022 REDETERMINATION OF BENEFITS											1,572,227.00		"A" \$5,950.00 100%		"A-" \$5,950.00 100%		"B" \$4,570.00 100%		"C" \$2,300.00 100%		"D" \$710.00 100%		"D-" 3010.00		TILE \$3.00					
PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	IN TRACT	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FOOTAGE	BENEFIT VALUE	DAMAGE AREA	DAMAGE AREA VALUE	DAMAGE OR RESTRICTED WETLAND ACRES						
22	R512332100003	TURTLE WILLIAM L TRUST B	NWNW	32	105	27	40.00	8		16810.00							7	16100.00	1	710.00						2.0						
		18 MCINTOSH DR NEW ULM	MN	56073																												
23	R512332100005	OLSON GWENDOLYN B	SWNW	32	105	27	80.00	31		61530.00					2	9140.00	20	46000.00	9	6390.00						1.0						
		55544 109TH ST AMBOY	MN	56010			-	4.5		5580.00							1.5	3450.00	3	2130.00												
14	R512332200002	JUERGENS FAMILY FARM LLC	SENE	32	105	27	236.08	19		30980.00							11	25300.00	8	5680.00												
		54602 STATE HWY 30 AMBOY	MN	56010			-	35		74820.00					1	4570.00	29	66700.00	5	3550.00												
							-	24		54290.00					1	4570.00	21	48300.00	2	1420.00												
33	R512332300003	HODGES LEE C & KELSEY B	SWSW	32	105	27	10.00	2		1420.00									2	1420.00						7.0						
		54300 100TH AVE AMBOY	MN	56010																												
33	R512332300004	BENSON & TAYLOR PROPERTIES LLP	SWSW	32	105	27	70.00	14		72260.00				6	35700.00	8	36560.00									14.0						
	R512332300004	111 HAVEN HILLS RD MANKATO	SESW	32	105	27		1		4570.00					1	4570.00										37.0						
31	R512332300005	BLAIR JOSHUA J & TARA K	NESW	32	105	27	80.00	39		88560.00						3	13710.00	31	71300.00	5	3550.00											
		24242 380TH AVE WINNEBAGO	NWSW	32	105	27		32		80240.00				4	23800.00	7	31990.00	6	13800.00	15	10650.00					2.0						
42	R512332400001	JUERGENS MICHAEL & SHANNON	NWSE	32	105	27	80.00	38		80130.00					1	4570.00	31	71300.00	6	4260.00												
		53923 STATE HWY 30 AMBOY	SWSE	32	105	27	-	38		84220.00							36	82800.00	2	1420.00												
FARIBAULT																																
41	050050100	JOHN W BLAIR TRUST AGREEMENT & KATHY L BLAIR TRUST AGREEMENT 28 HILLSIDE DR WINNEBAGO	NESE NWSE SWSE SESE	5 5 5 5	104 104 104 104	27 27 27 27	91.24	6 40 30 5		16070.00 88360.00 50600.00 11500.00					1 4 1 5	4570.00 18280.00 4570.00 11500.00	5 28 16 5	11500.00 64400.00 36800.00 11500.00			8 13	5680.00 9230.00			9.00							
41	050050101	RASCHKE,ROBERT B	NESE SESE	5 5	104 104	27 27	59.76	16 13		34300.00 17180.00					1	4570.00	12 5	27600.00 11500.00	3 8	2130.00 5680.00												
		6599 MERE DR EDEN PRAIRIE	MN	55346																												
22	050050200	KRAUSE INC	NWNW SWNW	5 5	104 104	27 27	84.67	41 14		52730.00 22660.00					2	9140.00	10 8	23000.00 18400.00	29 6	20590.00 4260.00						2.00 25.00						
		306 CLEVELAND AVE W WINNEBAGO	MN	56098																												
11	050050300	OLSON,LYNN S & MARIE F	NENE NWNE SWNE SENE NENW SENW	5 5 5 5 5 5	104 104 104 104 104 104	27 27 27 27 27 27	245.50	26 38 40 23 28 31		51850.00 83310.00 75430.00 48130.00 50770.00 85700.00							21 33 19 20 17 13	48300.00 75900.00 43700.00 46000.00 39100.00 29900.00	5 4 17 3 10 9	3550.00 2840.00 12070.00 2130.00 7100.00 6390.00					1.00 9.00							
21	050050301	OLSON,LYNN S & MARIE F	NENW	5	104	27	8.68	6		7440.00							2	4600.00	4	2840.00						2.68						
		38426 250TH ST AMBOY	MN	56010																												

BLUE EARTH COUNTY, MINNESOTA												JUDICIAL DITCH NO. 49												2022 REDETERMINATION OF BENEFITS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	IN TRACT	BENEFITED ACRES	POTENTIAL BENEFITS	GROSS BENEFITS	PROXIMITY RATE	NET BENEFITS	MAINTENANCE COST	"A"		"A-"		"B"		"B-"		"C"		"C-"		"D"		"D-"		TILE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

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