

# Le Sueur County, MN

Tuesday, December 12, 2017
Board Meeting

Item 13

11:00 a.m. Reconvene Public Hearing for County Ditches 19, 28, 42, 52 and 69 (20 min)

**Staff Contact:** 

# STATE OF MINNESOTA LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 19

The matter of the Redetermination of Benefits for Le Sueur County Ditch 19	Findings and Order Adopting Redetermined Benefits
At a public hearing conducted by the Le S Drainage Authority for Le Sueur County Ditch 19 from November 30, 2017, Commissioner for adoption of t	•

#### **Findings:**

- 1. CD 19 was established in 1903 and subsequently improved in 1949. Benefits for CD 19 were determined concurrent with establishment in 1903 and improvement benefits were determined in 1949, prior to the initiation of modern, intensive farming and drainage practices within the County.
- 2. CD 19 consists of an open ditch drainage system.
- 3. The system provides an outlet for lands in Sections 1 and 2 in Lexington Township, Sections 29, 30 and 31 in Lanesburgh Township, Section 6 in Montgomery Township and Sections 25, 35 and 36 in Derrynane Township, all in Le Sueur County.
- 4. Based on its finding that the conditions required for the initiation of a redetermination of benefits exist, that the original benefits and damages do not reflect reasonable present day land values and the benefitted areas have changed for CD 19, the Drainage Authority ordered a redetermination of benefits and appointed Ron Ringquist, Bill Anderson and Allan Kerber as viewers for the redetermination of benefits.
- 5. Upon taking their oath, the viewers initiated a redetermination of benefits according statutes chapter 103E.
- 6. Under Minnesota Statutes § 103E.351 subdivision 1, the viewers obligation is to proceed as provided for viewers and the Viewers' Report in sections 103E.311 to 103E.321. Under section 103E.311, they are obligated to determine the benefits and damages to all property affected by the drainage project and make a Viewers' Report.

- 7. The viewers completed their report which included a benefits and damages statement in October 18, 2017, for all property affected by the drainage project and filed their report with the Drainage Authority.
- 8. The Drainage Authority prepared Property Owners' Reports and mailed them to the owners of property identified in the Viewers' Report.
- 9. Property Owners' Reports were mailed on November 13, 2017.
- 10. Notice of the hearing was posted not later than November 13, 2017, at the Le Sueur County Courthouse and remained through the date of the Final Hearing.
- 11. Notice of the hearing was published November 9, 16, and 23, 2017 in the New Prague Times and Montgomery Messenger, legal newspapers in general circulation in the area of CD 19.
- 12. Notice of the hearing was mailed within one week after the first publication, but not later than November 13, 2017, to owners of properties identified in the Viewers' Report, governmental units affected by the project and the commissioner of the Minnesota Department of Natural Resources.
- 13. Evidence of all actions in this matter, including preliminary orders, appointments, oaths, affidavits of mailing, publication and posting as well as hearing agendas and presentation materials are present in the record of proceedings and are incorporated herein by reference.
- 14. The final hearing on the viewers' redetermination of benefits was held on November 30, 2017, and continued to December 12, 2017.
- 15. At the hearing, the viewers appeared and presented the Viewers' Report, Benefits and Damages Statement and redetermined benefits. The viewers further provided detail of the viewing process and the information used by the viewers to: (1) verify the boundary of the watershed of the Ditch; (2) verify and confirm the existence of drainage benefit; and (3) determine the economic benefit to lands deriving a drainage benefit from the construction of CD 19.
- 16. The viewers included, in their determinations, the amount of damages necessary to acquire and establish a one rod grass buffer strip along all reaches of open ditch on CD 19.
- 17. Members of the public attended the hearing and asked questions or made comments regarding the redetermination of benefits.
- 18. Written comments were received and read into the record along with responses.

- 19. At the conclusion of public comment during the hearing, the Board adopted a motion to: close the hearing to public comment; direct staff to prepare findings and an order consistent with the proceedings, that the draft findings and order be written to affect adoption of the determined benefits and confirmation of the viewers' reports; and continue the hearing to the Board's regular meeting on Tuesday, December 12, 2017, at 11:00 a.m. in the Commissioners' Room of the Le Sueur County Courthouse, or by adjournment to an appropriate time on the Board's agenda, at which meeting the Board will consider findings and an order as discussed.
- 20. The Viewers' Report is attached as Exhibit A.
- 21. The viewers prepared a Benefits and Damages Statement outlining the basis of their benefits and damages determinations. The Benefits and Damages Statement is attached as Exhibit B.
- 22. The viewers reviewed all property within the drainage areas of the drainage system as part of the redetermination of benefits process.
- 23. The viewers determined the amount of damages to be paid for the acquisition of property for the establishment of best management practices, including grass strips, necessary to control erosion, sedimentation, improve water quality, or maintain the efficiency of the drainage system as required under statutes section 103E.021. The viewers compared sales in the area in arriving at an average sales price used in establishing a payment rate.
- 24. The viewers used maps, LIDAR data and other information, along with visual inspection of the watershed of the drainage system to determine the boundaries of the benefiting area.
- 25. Within the watershed of the drainage system, the viewers paid particular attention to altered land use and drainage alterations which facilitate the removal of water from property directing it to the drainage system.
- 26. To determine the economic benefit to lands deriving a drainage benefit from the drainage system, the viewers conducted a condition comparison comparing the expected, pre-ditch, unaltered state of the watershed to the existing, altered and improved condition of the watershed. The viewers used this comparison in determining the increased market value of the properties receiving a direct drainage benefit.
- 27. Based on their detailed observations, the viewers determined benefit classifications, classified acres and assigned economic benefit on a per acre basis.

- 28. The viewers determined that some acres within the watershed of the drainage system, i.e. existing wetlands and non-contributing basins, received no benefit from the drainage system.
- 29. The viewers accounted for the efficiency of the drainage system, as designed, and the proximity of lands to and the elevations of lands above the ditch.
- 30. The viewers applied an economic analysis using sales and income approaches to determine the increased value to each classification acre based on the drainage benefit provided by the drainage system.
- 31. The viewers determined the amount of economic benefit to property benefited immediately by the drainage system, or for property for which the drainage system can become an outlet for drainage, make an outlet more accessible, or otherwise directly benefit the property.
- 32. The viewers determined that the drainage system draws off water from lower, previously assessed lands, thereby allowing drainage from unassessed lands to flow more readily and escape faster, thus preventing damage to the previously assessed lands, and such drainage constitutes a drainage benefit.
- 33. The viewers determined economic benefits based on: (1) an increase in the current market value of the property as a result of constructing the project; (2) an increase in the potential for agricultural production as a result of constructing the project; or (3) an increased value of the property as a result of a potential different land use.
- 34. Within the watershed of the drainage system, the viewers determined benefits on property that is responsible for increased drainage system maintenance, or increased drainage system capacity because the natural drainage on the property has been altered or modified to accelerate the drainage of water from the property.
- 35. Owners of property affected by the redetermination offered comments regarding the nature and amount of benefit determined by the viewers.
- 36. The viewers addressed the concerns of each property owner as they related to the value of benefit or damage and the methods used by the viewers.
- 37. The viewers kept an accurate account of all time engaged in viewing and examination; the nature and kind of work done performed; the days each viewer was engaged in said works; the amount charged per day by each viewer; and every item of expense incurred by the viewers in said work.
- 38. The viewers' account of work has been filed with the drainage authority.

- 39. Upon review of information provided to the Drainage Authority during the public hearing, the Drainage Authority further finds and confirms that the benefits and damages determined in the original proceedings as well as the benefited and damaged areas determined in the original proceedings, do not reflect current, existing, actual benefits and benefited areas.
- 40. Based on the record before it, and the comments of those present at the hearing, the Drainage Authority determines that the redetermined benefits, as reflected in the Viewers' Report at Exhibit A are proper, reasonable and conform to the drainage code.

#### Order:

- A. The redetermined benefits on CD 19, the amended Viewers' Report and the Benefits and Damages Statement, prepared by the viewers and attached hereto as Exhibits A and B are hereby adopted by the Drainage Authority.
- B. The viewers are allowed payment of their account of work.
- C. The County Auditor shall ensure that the redetermined benefits replace the existing benefits previously determined for the ditch.
- D. The damages for the acquisition of the grass buffer area shall be paid and the grass buffer areas established as required by statute.
- E. The Drainage Authority staff is directed to work with the County Recorder's office to ensure that the drainage system and the grass buffer area acquisition is reflected on the property record of affected landowners.

After discussion, the Board Chair called the question. The question was on the adoption of the foregoing findings and order and there were \_\_\_ yes and \_\_\_ no (Commissioner Connolly absent).

Upon vote, the Board Chair declared the Resolution passed and the findings and order adopted.

Dated this 12<sup>th</sup> day of December 2017.

LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 19

By		
	Chairperson	

[15741-0029/2447550/1]

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Attest:	
County Administrator	

"A" "A-" "B" "B-" "C" "C-" "D-" "D-" 2017 REDETERMINATION OF BENEFITS

OCT 18 2017
By: Jan Simowette

							Maintenance cost	100000.00	\$4,180.00	\$4,180.00	\$2,920.00		\$2,020.00		\$570.00		M	A: TOOM	1 Scriming	
									55%	15%	90%		95%		95.00%					
									\$2,299.00	\$627.00	\$2,628.00	\$250.00	\$1,919.00	\$35.00	\$541.50	\$30.00			NONBENEFITED	
PARCEL				IN	GROSS	PROXCIMITY		MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED	
NUMBER	NAME	DESCRIPTION	SEC T-N R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES	
00 005 F400	ANGUASI A RIGUSI A E GEATEMBIA	NEGE	ar 440 07	7.00			4007.45													
03.025.5100	MICHAEL A & SHEILA F CEMENSKY	NESE	25 112 24		5757.00	85	4893.45	308.56	ŀ				3	5757.00	_					
		SESE	25 112 24	40.00	14803.50	90	13323.15	840.38			2	5256.00	3	5757.00	7	3790.50	r			
	32899 211TH AVE																			
	NEW PRAGUE MN 56071																			
03.025.7500	LLOYD & PEGGY SVOBODA	swsw	25 112 24	40.00	510.00	100	510.00	32.17					-12	420.00	-3	90.00	,		1.00	
	C/O JEFFREY L SVOBODA	SESW	25 112 24		160.00	100	160.00	10.09	1				-2	70.00	-3	90.00	1		5.00	
	125 MARLANE CIR																			
	JORDAN MN 55352																			
03.025.7620	TODD R & PEGGY A SULLIVAN	E2SW	25 112 24	15.23	60.00	100	60.00	3.78							-2	60.00				
	33244 245TH AVE																			
	LE CENTER MN 56057																			
03.035.2500	ALICE M CEMENSKY	NWNE& Lot 1	35 112 24	3.00	60.00	100	60.00	3.78							-2	60.00			1.00	
	20267 220711 67	•		:																
	20367 330TH ST NEW PRAGUE MN 56071				•															
	NEW PRAGUE MN 56071																			
03.035.2600	THOMAS J & DIANNE C BINCZIK	REPARIAN LAND	35 112 24	23.00	5750.00	100	5750.00	362.69			-23	5750.00								
		SWNE	35 112 24	2.50	65.00	100	65.00	4.10	ı				-1	35.00	-1	30.00			0.50	
	22516 310TH ST	Lot 2	35 112 24	20.37	4120.00	100	4120.00	259.88			-16	4000.00			-4	120.00	,			
	LE CENTER MN 56057																			
03.035.2700	MICHAEL A & SHEILA F CEMENSKY	REPARIAN LAND	35 112 24	31.00	7750.00	100	7750.00	488.85			-31	7750.00								
		Lot 1	35 112 24	26.50	2305.00	100	2305.00	145.39			-7	1750.00			-18.5	555.00	)			
	32899 211TH AVE	NWNE	35 112 24	40.00	270.00	95	256.50	16.18							-9	270.00	)			
	NEW PRAGUE MN 56071	SWNE	35 112 24	37.50	1135.00	100	1135.00	71.59			-1	250.00	-9	315.00	-19	570.00				
		Lot 2	35 112 24	2.50	500.00	100	500.00	31.54			-2	500.00								
03.035.5000	RUTH HOEFS	SWSE	35 112 24	40.00	1095.00	85	930.75	58.71					-15	525.00	-19	570.00				
	20676 340TH ST																			
	LE CENTER MN 56057																			
03.035.5100	THOMAS J & DIANNE C BINCZIK	REPARIAN LAND	35 112 24	9.00	2250.00	100	2250.00	141.92			-9	2250.00								
		Lot 3	35 112 24		1355.00	100	1355.00	85.47			-1	250.00	-5	175.00	-31	930.00	<u>,                                    </u>		1.00	
	22516 310TH ST	NWSE	35 112 24		1260.00	100	1260.00	79.48	ł		-		-12	420.00	-28	840.00	1			
	LE CENTER MN 56057							, 31-10								2 .0,00				
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September 13, 2017		UNTY, MINNESOTA																
	COUNTY DITCH	H NO. 19 RMINATION OF BENEFITS																
	2017 REDETER	WINA TION OF BENEFITS				Maintenance cost	400000 00	"A" \$4,180.00	"A-" \$4,180.00	"B" \$2,920.00	"B-"	"C"	"C-"	"D-"	"D-"			
						Maintenance Cost	1000000,00	55%	15%	90%		\$2,020.00 95%		\$570.00 95.00%				
								\$2,299.00	\$627.00	\$2,628.00	\$250.00	\$1,919.00	\$35.00	\$541.50	\$30.00			NONBENEFITED
PARCEL		•	IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME	DESCRIPTION SEC T-N R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
03.035.5200	THOMAS I & DIANNE C BINCZIK	SESE 35 112 24	40.00	17176.00	75	12882.00	812.56					5	9595.00	14	7581.00	,	I	
		н п		600.00	100	600.00	37.85					-6	210.00	-13	390.00	1		
	22516 310TH ST																	
	LE CENTER MN 56057																	
03.035.7800	THOMAS J & DIANNE C BINCZIK	W2SW 35 112 24	33.34	195.00	100	195.00	12.30	İ				-3	105.00	-3	90.00	,		
															20,00			
	22516 310TH ST																	
	LE CENTER MN 56057																	
03.035.7900	RUTH HOEFS	SESW 35 112 24	40.00	995.00	100	995.00	62.76					-19	665.00	-11	330.00	,		1.00
	20676 340TH ST																	
	LE CENTER MN 56057																	
03.035.8000	JOHN P GLISCZINSKI	NESW 35 112 24	40.00	720.00	100	720.00	45.42					-12	420.00	-10	300.00	,		3.00
																İ		
	33669 211TH AVE																	
	LE CENTER MN 56057																	
03.036.0100	ORDEAN & SHARON ANDERSON	REPARIAN LAND 36 112 24	18.00	4750.00	100	4750.00	299.62			-19	4750.00							
		Lot 1 36 112 24	18.00	530.00	100	530.00	33.43			-2	500.00			-1	30.00	,		14.00
	20033 330TH ST																	
	NEW PRAGUE MN 56071																	
03.036.0200	FLORIAN A HINDERSCHEID	Lot 2 36 112 24	11.30	1530.00	100	1530.00	96.51			-6	1500.00			-1	30.00			3.30
03.030.0200	·	30 112 24	11.50	1550.00	100	1330.00	30.31			*0	1300.00			-1	30.00	1		5.30
	19617 330TH ST																	
	NEW PRAGUE MN 56071																	
03.036.0300	FLORIAN A HINDERSCHEID	REPARIAN LAND 36 112 24		2875.00	100	2875.00	181.35			-11.5	2875.00							
03.030.0300		Lot 2 36 112 24	11.70	•	100	6250.00	394.23			-25	6250.00							0.20
	19617 330TH ST	Lot 3 36 112 24	20.00	2578.00	100	2578.00	162.61	-4	2508.00			-2	70.00					0.20
	NEW PRAGUE MN 56071																	
03.036.2500	RICHARD J DIWOK &	SENE 36 112 24	20.08	9711 50	95	627F 02	522.02						2020	•	4075			0.50
03.030.2300	CHRISTINA JOHNSON	SENE 36 112 24	20.08	8711.50	35	8275.93	522.02					2	3838.00	9	4873.50	'		8.50
	33372 1915T AVE																	
	MONTGOMERY MN 56069																	

LE SUEUR COUNTY, MINNÉSOTA COUNTY DITCH NO. 19

Gaptamber 10, 20		COUNTY DITCH								ļ	I				[					
		2017 REDETERN	MINATION OF BENEFITS							"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"			
								Maintenance cost	100000.00	\$4,180.00	\$4,180.00	\$2,920.00		\$2,020.00		\$570.00				
										55% \$2,299.00	15% \$627.00	90% \$2,628.00	\$250.00	95% \$1,919.00	\$35.00	95.00% \$541.50	\$30.00			NONBENEFITED
PARCEL					IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME		DESCRIPTION	SEC T-N R-W		BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
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03.036.2600	WILLIAM J RYNDA		SENE	36 112 24	20.04	20890.50	85	17756.93	1120.05					7.5	14392.50	12	6498.00	1		
	17796 346TH ST																			
	MONTGOMERY MN	56069																		
03.036.2700	FLORIAN A HINDERSCHEID		REPARIAN LAND	36 112 24		4000.00	100	4000.00	252.31			-16	4000.00							
			Lot 3	36 112 24	19.00	1		23496.00	1482.06	-9	5643.00	2	5256.00	6	11514.00	2	1083.00	0.04	140.00	
	19617 330TH ST		Lot 4	36 112 24	18.00	27035.00		27035.00	1705.29	1	2508.00	6	15768.00	4	7676.00	2	1083.00	1	2517.50	2.00
	NEW PRAGUE MN	56071			20,00	2,053,05	200	27 035.00	1,03.23		2500.00	Ü	13700.00	-	7070.00	-	1003.00	0.55	2517.50	2.50
03.036.2800	MARK & CAROL CEMENSKY		NENE	36 112 24	20.00	28284.00	100	28284.00	1784.07			2	5256.00	12	23028.00			0.51	2040.00	2.00
	2343 SWAN DR MENDOTA HEIGHTS MN	55120																		
03.036.2900	FLORIAN A HINDERSCHEID		NENE	36 112 24	20.00	14683.50	100	14683.50	926.19			1	2628.00	6	11514.00	1	541.50	0.55	2200.00	1.00
	40047 33971157																			
	19617 330TH ST NEW PRAGUE MN	56071																		
	NEW PRAGUE WIN	36071																		
03.036.5000	JOSEPH J & JULIE PRCHAL TRU	IST	SWSE	36 112 24	40.00	45550.50	100	45550.50	2873.19	-11	6897.00	6	15768.00	6	11514.00	21	11371.50	0.36	986.40	2.00
			SESE	36 112 24	39.00	34646.50	90	31181.85	1966.86					11	21109.00	25	13537.50			3.00
	33938 191ST AVE																			2100
	MONTGOMERY MN	56069																		
03.036.5100	WILLIAM J RYNDA		REPARIAN LAND	36 112 24		3250.00	100	3250.00	205.00			-13	3250.00							
			Lot 4	36 112 24	17.50	15817.50	100	15817.50	997.72	-8	5016.00			4.5	8635.50	4	2166.00	0.52	52.00	1.00
	17796 346TH ST		NESE	36 112 24	40.00	47331.50	85	40231.78	2537.70			2	5256.00	16	30704.00	21	11371.50			
	MONTGOMERY MN	56069	Lot 5	36 112 24	20.00	38521.00		38521.00	2429.79	9	20691.00	4.5	11826.00	2	3838.00	4	2166.00	0.11	440.00	
03.036.7500	CAROL I SVOBODA		SESW	36 112 24	10.50	1083.00	100	1083.00	68.31							2	1083.00	0.55	55.00	8.00
	19672 340TH ST MONTGOMERY MN	56069																		
	MONTGOWENT WIN	20003																		
03.036.7600	SHARON K RONNING		Lot 6	36 112 24	6.00	2707.50	85	2301.38	145.16							S	2707.50			0.50
	20094 340TH ST																			
	MONTGOMERY MN	56069																		
	MONTGOWER! MIN	20003																		

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		COUNTY DITCH I 2017 REDETERM	NO. 19 MINATION OF BENEFITS	6						"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"			
								Maintenance cost	100000,00	\$4,180.00	\$4,180.00	\$2,920.00		\$2,020.00		\$570,00				
										55%	15%	90%		96%		95,00%				
										\$2,299.00	\$627.00	\$2,628.00	\$260.00	\$1,919.00	\$35.00	\$541.50	\$30.00			NONBENEFITED
PARCEL					IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME		DESCRIPTIO	ON SEC T-N R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
																			1	
03.036.7700	THOMAS J & DIANNE C BINCZ	IK		ID 36 112 24		650D.00	100	6500.00	410.00	Ì		-26	6500.00							
			Lot 6	36 112 24	27.20	1405.00	100	1405.00	88.62			-3	750.00	-5	175.00	-16	480.00			0.20
	22516 310TH ST		" "			1624.50	90	1462.05	92.22							3	1624.50			
	LE CENTER MN	56057																		`
03 036 7800	WILLIAM J RYNDA		DEDADIANI AN	ID 35 113 34		10750.00	100	10750.00	670.00			45	10750.00							
03.036.7800	WILLIAM TRINDA			ID 36 112 24	12.00	10750.00	100	10750.00	678.08			-43	10750.00				77.40.40		2752.00	
	47705 245TH 6T		Lot 6	36 112 24	13.00	3249.00	95	3086.55	194.69			_				6	3249.00	0.55	2750.00	
	17796 346TH ST	censo		25.442.24		430.00	100	430.00	27.12			-1	250.00			-6	180.00	]		
	MONTGOMERY MN	56069	SESW	36 112 24	29.50	16929.00	100	16929.00	1067.83					6	11514.00	10	5415.00			2.00
						350.00	100	350.00	22.08	_				-4	140.00	-7	210.00	l		
			Lot 5	36 112 24	36.85	38981.00	100	38981.00	2458.80	6	13794.00		5256.00	7	13433.00	12	6498.00	1.30	5226.00	2.85
						1310.00	100	1310.00	82.63			-5	1250.00			-2	60.00			
07.029.0100	RICHARD L & MARY J HRUBY		SENW	29 112 23	40.00	1083.00	60	649.80	40.99							2	1083.00			
	31695 171ST AVE																			
	NEW PRAGUE MN	56071																		
07.029.0200	JUDITH H HAUER TRUST &		NWNW	29 112 23	19.17	4332.00	60	2599.20	163.95							8	4332.00			
0.102010200	ROBERT HAUER TRUST		SWNW	29 112 23	13.33	12717.00	65	8266.05	521.40			1	2628.00	3	5757.00	8	4332.00	l		
	215 7TH AVE SE					22.27.00		<b>3200</b> 102	JEI, 10			-	2020.00	-	3127.00	, ,	4332.00			
	NEW PRAGUE MN	56071																		
07.029.0210	JUDITH H HAUER TRUST &		SWNW	29 112 23	6.67	2166.00	60	1299.60	81.97							4	2166.00			
	ROBERT HAUER TRUST																			
	215 7TH AVE SE																			
	NEW PRAGUE MN	56071																		
07.029.0300	GORDON F STAUFF		swnw	29 112 23	20.00	4170.50	70	2919.35	184.14	-1	627.00			1	1919.00	3	1624.50			10.00
	577 WELCO DR E																			
	MONTGOMERY MN	56069																		
07.029.7700	JAMES A HOEFS TRUST &		NWSW	29 112 23	37.50	2166.00	70	1516.20	95.64							4	2166.00			
	DONNA M HOEFS TRUST				Į															
	17738 320TH ST																			
	NEW PRAGUE MN	56071			ļ															
					ļ															•
07.030.0100	PAULETTE M BIEBER		E2NW	30 112 23	8.08	3249.00	95	3086.55	194.69							6	3249.00			1.00
	18735 320TH ST																			
	NEW PRAGUE MN	56071	,																	

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September 13, 201	17	LE SUEUR COUI COUNTY DITCH I	NTY, MINNESOTA NO. 19							l					I			l		
		2017 REDETERM	IINATION OF BENEFI	TT\$						"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"			
								Maintenance cost	100000.00	\$4,180.00	\$4,180.00	\$2,920.00		\$2,020.00		\$570.00				
										55% \$2,299,00	15% \$627.00	90% \$2,628.00	\$250.00	95% \$1,919.00	\$35.00	95.00% \$541.50	\$30.00	1		NONBENEFITED
PARCEL					IN	GROSS	PROXCIMITY	NET	MAINT	SZ 299 00 BENEFIT	BENEFIT	BENEFIT	SZSU.UU BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME		DESCRIP*	TION SEC T-N R-W		BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
								2-2-1-2-11		7101120	17.12.02	7.07.20	771.01.	AUTO	VALUE	HONEO	VALUE.	ANEA	TALUL	THE TO ALL CO
07.030.0200	JOHN J HOEFS		NENW	30 112 23	35.00	21014.00	85	17861.90	1126.67					7	13433.00	14	7581.00	, 	'	
			SENW	30 112 23	37.70	24310.50	100	24310.50	1533.43					9	17271.00	13	7039.50	1		
	29354 195TH AVE																			
	NEW PRAGUE MN	56071																		
07.030.2500	SUSAN M MEYER		NENE	30 112 23	26.00	43357.00	85	36853.45	2324.60	4	9196.00	3	7884.00	12	23028.00	6	3249.00			
			NWNE	30 112 23	29.13	14968.50	85	12723.23	802.54	1	2299.00	1	2628.00	1	1919.00	15	8122.50			
	4333 280TH ST W																			
	NEW PRAGUE MN	56071																		
07.030.2600	GILBERT J & DEBORAH BISEK		NENE	30 112 23	4.00		80													0.50
	32082 181ST AVE																			
	NEW PRAGUE MN	56071																		
07.030.2700	ROGER ODENTHAL		NWNE	30 112 23	10.19		85													5.00
	10C11 22OTU CT																			
	18611 320TH ST NEW PRAGUE MN	56071																		
	NEW PRAGOE IVIN	30071																		
07.030.2800	JAMES R & LISA M HOEFS		SENE	30 112 23	1.61	541.50	90	487.35	30.74							1	541.50	,		0.50
07.030.2000	MATES TO A LIST WITHOUTS		32,12	30 112 23	1.01	341.30	20	-07.33	30.74							1	341,30	'		0.50
	32360 181ST AVE																			
	NEW PRAGUE MN	56071																		
07.030.2810	JAMES A HOEFS TRUST		SWNE	30 112 23	40.00	55542.00	100	55542.00	3503.42	7	16093.00	4	10512.00	10	19190.00	18	9747.00	0.50	1750.00	
	DONNA M HOEFS TRUST		SENE	30 112 23	39.26	53136.00	100	53136.00	3351.66			2	5256.00	21	40299.00	14	7581.00	1		0.26
	17738 320TH ST																			
	NEW PRAGUE MN	56071																}		
07.030.5000	JAMES A HOEFS TRUST		SWSE	30 112 23	25.00	31428.00	75	23571.00	1486.79	1	2299.00	3.5	9198.00	7	13433.00	12	6498.00			0.50
	DONNA M HOEFS TRUST		SESE	30 112 23	25.00	3790.50	65	2463.83	155.41							7	3790.50			
	17738 320TH ST																			
	NEW PRAGUE MN	56071											•							
07.030.5100	JASON & EMILY HOEFS		NESE	30 112 23	1.64	541.50	100	541.50	34.16							1	541.50			0.50
	32606 181ST AVE																			
	NEW PRAGUE MN	56071																		

	COUNTY DITC	CH NO. 19														I		,
	2017 REDETE	ERMINATION OF BENEFITS						"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"			
						Maintenance cost	100000.00	\$4,180.00	\$4,180.00	\$2,920,00		\$2,020.00		\$570.00				
								55%	15%	90%		95%		95.00%				
								\$2,299.00	\$627.00	\$2,628.00	\$250.00	\$1,919.00	\$35.00	\$541.50	\$30.00			NONBENEFITED
PARCEL			IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME	DESCRIPTION SEC T-N i		BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
				52112171		JEIIE II		TIOTILO	VALUE	AONED	VALUE	AUNEO	VALUE	707,00	VACOL	ANCA	VALUE	WETCHIE ACITES
07.030.5110	JAMES A HOEFS TRUST	NESE 30 112	23 38.36	21802.50	100	21802.50	1375.23					6	11514.00	19	10288.50		ı	2.00
0,100010210	DONNA M HOEFS TRUST	в н	23 30.30	240.00		240.00	15.14					Ū	11314.00	-8		[]		2.00
	17738 320TH ST	604CF 30 443	22 48.00					٠		_					240.00	<u> </u>		
		NWSE 30 112		77096.50		77096.50	4863.01	11	25289.00	7	18396.00		30704.00	5	2707.50	0.50	1750.00	1.00
	NEW PRAGUE MN 56071	SWSE 30 112		12255.00		9191.25	57 <del>9</del> .76					3	5757.00	12	6498.00	'		
		SESE 30 112	23 15.00	5168.00	65	3359.20	211.89					1	1919.00	6	3249.00	1		
								İ										
07.030.7500	JOHN J HOEFS	NESW 30 112	23 13.00	14474.50	100	14474.50	913.01	1	2299.00	1	2628.00	3	5757.00	7	3790.50	0.64	2560.00	1.00
		NWSW 30 112	23 27.25	33353.50	100	33353.50	2103.84	5	11495.00	3	7884.00	7	13433.00	1	541.50	0.15	525.00	0.25
	29354 195TH AVE																	
	NEW PRAGUE MN 56071																	
07.030.7600	MICHAEL A & SHEILA F CEMENSKY	NWSW 30 112	23 10.00	8030.50	90	7227.45	455.89			0.5	1314.00	3.5	6716.50					
07.000.7000	THE THE THE STEEL THE TENTE TO	30 112	25 10.00	8030.30	30	7227.43	455.65			0.3	1314.00	3.5	6/16.50					
	32899 211TH AVE															1		
	NEW PRAGUE MN 56071																	
07.030.7700	PATRICK H GOGGINS ETAL	SWSW 30 112	23 20.20	44997.00	100	44997.00	2838.27	15	34485.00	4	10512.00					0.56	56.00	1.00
	1104 9TH ST SE																	
	NEW PRAGUE MN 56071																	
07.030.7800	JASON & EMILY HOEFS	SWSW 30 112	23 13.00	21305.00	100	21305.00	1343.85	7	16093.00	1	2628.00	0.5	959.50	3	1624.50	0.38	1330.00	1.00
		SESW 30 112	23 26.09	31137.50	95	29580.63	1865.86	6	13794.00	1	2628.00	4	7676.00	13	7039.50	1		1.00
	32606 181ST AVE								2072 1100	_	2020.00		70,0.00		, 635.30			2.00
	NEW PRAGUE MN 56071																	
	NEW TIMOSE WIN 30071																	
07 020 7000	DATE INVESTATENTS II C	NEEW 20 442			4.00			_		_		_		_				
07.030.7900	BMD INVESTMENTS LLC	NESW 30 112	23 27.90	47454.00	100	47454.00	2993.25	6	13794.00	5	13140.00	9	17271.00	6	3249.00	0.80	3200.00	1.50
	C/O BRIAN DAVIS																	
	14270 AUTUMN TRAIL																	
	SHAKOPEE MN 55379																	
07.030.8000	PATRICK H GOGGINS	S2SW 30 112	23 16.88	28078.50	100	28078.50	1771.11	10	22990.00	1	2628.00	1	1919.00	1	541.50	0.18	18.00	3.38
							i											
	1104 9TH ST SE			!												1		
	NEW PRAGUE MN 56071			1														
				1														
07.031.0100	RUTH HOEFS	NENW 31 112	23 40.00	47803.00	90	43022.70	2712 74	,	6007.00	2	7004.00	11	21100.02	22	11017.00			
37.031.0100	Kommocis						2713.74	3	6897.00	3	7884.00	11	21109.00	22	11913.00			
	20076 240711 67	SENW 31 112	23 29.97	40843.00	75	30632.25	1932.19	3	6897.00	2	5256.00	11	21109.00	14	7581.00	1		
	20676 340TH ST															i		

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Le Sueur CD# 19 Sheet 6

LE CENTER

MN 56057

		TCH NO. 19																
	2017 REDE	TERMINATION OF BENEFITS						"A"	"A-"	"B.	"B-"	"C"	"C-"	"D-"	"D-"			
						Maintenance cost	100000.00	\$4,180.00	\$4,180.00	\$2,920.00		\$2,020.00		\$570.00				
								55%	15%	90%		95%		95.00%				
								\$2,299.00	\$627.00	\$2,628.00	\$250.00	\$1,919.00	\$35.00	S541.50	\$30.00			NONBENEFITED
PARCEL			īN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME	DESCRIPTION SEC T-N R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
07.031.0200	JOHN L & COLLEEN M GOETTL	SENW 31 112 23	10.03	7087.00	75	5315.25	335.27					2	3838.00	6	3249.00	,	ı	2.03
	18412 336TH ST MONTGOMERY MN 56069																	
07.031.0300	MARK & CAROL CEMENSKY	NWNW 31 112 23 SWNW 31 112 23	36.00 31.03	43581.50 28148.50	100 90	43581.50 25333.65	2748.99 1597.97			4	10512.00	13 11	24947.00 21109.00	15 13	8122.50 7039.50	;		2.00 6.03
	2343 SWAN DR MENDOTA HEIGHTS MN 55120	50000 51.112.25	31.03	20140.50	30	23533.05	1337.37					11	21103.00	13	7033.30			0.03
07.031.0400	MEAGAN C WIDMER	SWNW 31 112 23	5.97	541.50	80	433.20	27.32							1	541.50			4.97
	33449 191ST AVE MONTGOMERY MN 56069																	
07.031.2600	FRANCIS L & THERESA A RYNDA	NWNE 31 112 23	40.00	43119.50	65	28027.68	1767.90			3	7884.00	13	24947.00	19	10288.50			2.00
		SWNE 31 112 23	40.00	21802.50	60	13081.50	825.14					6	11514.00	19	10288.50			1.00
	18200 336TH ST MONTGOMERY MN 56069																	
07.031.5300	RALPH SULLIVAN & DANIEL SULLIVAN 30095 151ST AVE NEW PRAGUE MN 56071	NWSE 31 112 23	40.00	14930.50	60	8958.30	565.06			1	2628.00	5	9595.00	5	2707.50			3.00
																1		
07.031.7500	JON E & MARI ESTABROOKS	W25W 31 112 23	5.50	3002.00	70	2101.40	132.55					1	1919.00	2	1083.00			2.50
	18706 336TH ST MONTGOMERY MN 56069																	
07.031.7600	RUTH HOEFS	NESW 31 112 23	26.20	15551.50	65	10108.48	637.61					5	9595.00	11	5956.50			
	20676 340TH ST LE CENTER MN 56057																	
07.031.7900	SIDNEY S & BETTY ANN VIKLA	NWSW 31 112 23	35.00	21394.00	75	16045.50	1012.10	-5	3135.00			5	9595.00	16	8664.00			5.50
		SWSW 31 112 23	32.50	22382.00	75	16786.50	1058.84	-1	627.00			4	7676.00	26	14079.00	1		1.00
	9766 GONVICK AVE LONSDALE MN 55046																	

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September 13, 2017	,	LE SUEUR COUNTY COUNTY DITCH NO	•								İ		ı		1			1		
		2017 REDETERMINA	ATION OF BENEFIT	TS						"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"			
								Maintenance cost	100000.00	\$4,180.00	\$4,180.00	\$2,920.00		\$2,020.00		\$570.00				
										55%	15%	90%	İ	95%		95.00%		1		
	·									\$2,299.00	\$627.00	\$2,628.00	\$250.00	\$1,919.00	\$35.00	\$541.50	\$30.00			NONBENEFITED
PARCEL					IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME		DESCRIPT	ION SEC T-N R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
08.001.0100	LARRY J & SUSAN RYNDA		NENW	1 111 24	40.00	43914.00	85	37326.90	2354.47	1	2299.00	4	10512.00	10	19190.00	22	11913.00	0.68	2380.00	2.00
			SENW	1 111 24	40.00	37233.00	35	13031.55	821.99	1	2299.00	2	5256.00	7	13433.00	30	16245.00	I		
	19411 LEXINGTON RD																			
	MONTGOMERY MN	56069																		
08.001.0200	MILO J & ADELINE M POMIJE		SWNW	1 111 24	40.00	25004.00	60	15002.40	946.31					4	7676.00	32	17328.00	0.60	2700.00	3.00
			Lot 2	1 111 24	28.79	11634.00	20	2326.80	146.77			1	2628.00	3	5757.00	6	3249.00	I		
	524 DUNKIRK PL																			
	OWATONNA MN	55060																		
08.001.0300	JEFFREY J & VIRGINIA POMIJE		NWNW	1 111 24	40.21	10573.50	100	10573.50	666.94	-16	10032.00					1	541.50	0.92	92.00	21.21
	34223 201ST AVENUE																			
	MONTGOMERY MN	56069					**													
08.001.2600	HAUER GRANDCHILDREN LLP		NENE	1 111 24	40.60	37696.00	75	28272.00	1783.31					14	26866.00	20	10830.00			
			NWNE	1 111 24	33.05	30121.00	85	25602.85	1614.95	-9	5643.00	1	2628.00	8	15352.00	12	6498.00	ı		1.00
	523 TIMBER CT		SWNE	1 111 24	35.00	23186.00	35	8115.10	511.88	1	2299.00	1	2628.00	5	9595.00	16	8664.00			
	SHAKOPEE MN	55379	SENE	1 111 24	38.19	7254.50	60	4352.70	274.55			1	2628.00	1	1919.00	5	2707.50			
08.001.2800	ROBERT & AMY LOCKHART		NWNE	1 111 24	7.56	541.50	80	433.20	27.32							1	541.50	1		6.00
	10545 34071157																			
	19545 340TH ST MONTGOMERY MN	56069																		
	morroomen; min	30003																		
08.001.7600	LARRY J & SUSAN RYNDA		Lot 3	1 111 24	60.35	6466.00	15	969.90	61.18			1	2628.00	2	3838.00					
	19411 LEXINGTON RD																			
	MONTGOMERY MN	56069																		
08.002.2600	RUTH HOEFS		NWNE	2 111 24	40.00	9842.00	70	6889.40	434.56					4	7676.00	4	2166.00	1		
	20676 340TH ST																			
	LE CENTER MN	56057																		

LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 19

	COUNTY DITC																		
	2017 REDETE	RMINATION OF BENEF	118						"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"			
							Maintenance cost	100000.00	\$4,180.00	\$4,180.00	\$2,920.00		\$2,020.00		\$570.00				
									55%	15%	90%		95%		95.00%				1
									\$2,299.00	\$627.00	\$2,628.00	\$250.00	\$1,919.00	\$35.00	\$541.50	\$30.00	4		NONBENEFITED
PARCEL				IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME	DESCRIP	TION SEC T-N R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
08.002.5100	RUTH HOEFS	NENE	2 111 24	40.00	40865.50	85	34735.68	2404.00				2520.40		25855.00		44774 56		l	4.00
08.002.5100	ROTTTIGETS	SENE	2 111 24	40.00	1		5586.00	2191.02 352.35	1		1	2628.00		26866.00		11371.50	1	4440.00	1.00
	20676 340TH ST		2 111 24	8.03	1	25	2200.00	552.55					6	11514.00	20	10830.00	1	1440.00	1.00
		Lot 4	2 111 24	8.03													0.36	1620.00	1.00
	LE CENTER MN 56057																		
09.006.0100	DALE F & JANICE L MUMFORD	NENW	6 111 23	3.87	541.50	55	297.83	18.79							1	541.50	,		0.50
	120 ASTER RD																		
	SAN CARLOS CA 94070																		
09.006.0200	KENNETH E & LUELLA M SCHLEIS	SWNW	6 111 23	36.83	1624.50	55	893.48	56.36							3	1624.50			11.00
03.000.0200	KENNETTI E & EDELLA IVI SCITELIS	3001440	0 111 23	30.63	1024.50	33	853.46	30,30							3	1024.50	<u>'</u>		11.00
	34361 191ST AVE																		
	MONTGOMERY MN 56069																		
09.006.0300	HARLEN C JINDRA	NWNW	6 111 23	36.66	54139.50	65	35190.68	2219.72			3	7884.00	21	40299.00	11	5956.50	,		
	19686 360TH ST																		
	MONTGOMERY MN 56069				İ														
09.006.0500	JOHN A & MARY JO SCHLEIS	NENW	6 111 23	36.51	1083.00	55	595.65	37.57							2	1083.00			
	307 ELM AVE SW																}		
	MONTGOMERY MN 56069																}		
17.030.2600	RANDALL & LAURA ODENTHAL	NENE	30 112 23	5.00	1083.00	80	866.40	54.65							2	1083.00	1		3.00
	18191 320TH ST																		
	NEW PRAGUE MN 56071																		
17.030.2700	RANDALL & LAURA ODENTHAL	NENE	30 112 23	2,50	541.50	80	433.20	27.32							1	541.50			0.50
17.030.2700	NAMED OF TAXABLE OF TAXABLE	INLINE	30 112 23	2.30	341.30	ου	433.20	27.32							1	541.50			0.50
	18191 320TH ST								1										

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Le Sueur CD# 19 Sheet 9

NEW PRAGUE

MN 56071

LE SUEUR COUNTY, MINNESOTA

September 13, 2	2017	COUNTY STOUND 40								1		1		1				
		COUNTY DITCH NO. 19 2017 REDETERMINATION OF BENEFITS																
		2017 REDETERMINATION OF BENEFITS						"A"	'A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"			
						Maintenance cost	100000.00	\$4,180.00	\$4,180.00	\$2,920.00		\$2,020.00		\$570.00		İ		
								55%	15%	90%		95%		96.00%				1
				1 -				\$2,299.00	\$627.00	\$2,628.00	\$250.00	\$1,919.00		\$541.50	\$30.00	4		NONBENEFITED
PARCEL			IN	GROSS	PROXCIMITY		MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT		SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME	DESCRIPTION SEC T-N R-W	/ TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
		LE BUEUR COUNTY HINDIECES		I				1								1		
		LE SUEUR COUNTY, MINNESOT	A															
		COUNTY DITCH NO. 19	*NEETTO	1				1								1		
		2017 REDETERMINATION OF BE	ENEFIIS					"A"	SOILS	"B"	SOILS	"C"	SOILS	"D"	SOILS			
	ROAD AUTHORITY	LOCATION	LENGTH	GROSS	PROXIMITY	. Lumin		DENIGEIZ	DENEELT	DENERGO	DEVEELT	DENESS	BELIEFIT	DEMERIT			DEMEST	
	ROAD ACTITION 11	LOCATION	(FEET)	BENEFITS	RATE	NET BENEFITS	MAINT	BENEFIT %	BENEFIT	BENEFIT	BENEFIT	BENEFIT		BENEFIT			BENEFIT	
			(FEE1)	BENEFIIS	KAIE	BENEFIIS	COST	per foot	VALUE 28.40	%	VALUE 11.40	%	VALUE 2.85	%	VALUE 0.60		VALUE	_
	LE SUEUR COUNTY	CSAH No 28						per icor	20.40		11.40		2.03		0.60	<u>'</u> 1		
	HIGHWAY DEPARTMENT	North of 30 112 23	1000	1725.00		1725.00	108.81					50	1425.00	50	300.00			
		110/11/07	1000	1720.00		1720.00	10.01	1				30	1423.00	50	300.00	` <b> </b>		
		CSAH No 30														1		
		East of 30 112 23	2960	4440.00		4440.00	280.06					40	3374.40	60	1065.60			
				7.13.33			200.00	Ί				70	557 4.40	00	1000.00			
		CSAH No 26																
		In Sect. 1 111 23	1520	1254.00		1254.00	79.10	,				10	433.20	90	820.80			
						, ,,		per foot	22.70		6.80		2.30	00	0.50	1		
		CR # 123							22.10		0.00		2.00		0.00			
		East of 1 111 24	2370	8792.70	100	8792.70	554.62	10	5379.90	10	1611.60	20	1090.20	60	711.00			
		North of 1 111 24		8817.60		8817.60	556.19	1		10	3590.40	30	3643.20	60	1584.00	1		
		North of 2 111 24		2464.80		2464.80	155.47	1		10	1060.80	25	897.00	65	507.00	1		
	DERRYNANE TOWNSHIP	330th Street						per foot	14.20		5.70		1.40		0.30			
		North of 35 112 24	710	1934.40	100	1354.08	85.41							10		1		
		North of 36 112 24	2740	1934.40	100	1354.08	85.41					3	1150.80		0 575.40			
		191st Avenue																
		East of 36 112 24	2640	1934.40	100	1354.08	85.41	. 10	3748.80	11	0 1504.80	5	1848.00	3	30 237.60			
	LEXINGTON TOWNSHIP	201th Avenue																
		East of 2 111 24	170	134.30	100	134.30	8.47	<i>'</i>		5	48.45	20	47.60	75	38.25	-		
	LANESBURGH TOWNSHIP																	
		336TH Street																
		In Sect. 31 112 23	2640	1795.20	100	1795.20	113.24			5	752.40	10	369.60	85	673.20			
		340TH Street																
		South of 31 112 23	660	1934.40	100	1354.08	85.41					20	184.80	80	158.40			
	MONTOON TERVITORING			-														
	MONTGOMERY TOWNSHIP	0.40711.0																
		340TH Street		1004.40	400	407400												
		North of 6 111 23	660	1934.40	100	1354.08	85.41	-[				20	184,80	80	158.40			
		CD#42 OUTLET BENEF	IT			25000.00	4575.00											
		LAND BENEFITS	11	1784721.00		25000.00	1576.92 96140.07		20024.00	10.00	40092.00	400.0	00 004000 00	200.0	0 407000 50			
		ROAD BENEFITS		27807.80		1524171.43 36194.00			26334.00	19.00	0 49932.00	138.0	00 264822.00	309.0	0 167323.50	J		
		TOTAL BENEFITS		1812528.80		1585365.43	2283,01 100000.00	-										
		TOTAL BENEFITS		1012020.00		1303309.43	100000.00							SEEDING AR	C A	12.0	30	
														SEEDING AK		12.0	JJ 25027	00

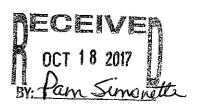
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Le Sueur CD# 19 Sheet 10

35827.90

SEEDING DAMAGES

Le Sueur County Drainage Authority:



RE: Le Sueur County County Ditch No. 19 2017 Redetermination of Benefits

September 13, 2017

In accordance with the Minnesota Statute 103E.315 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.

Le Sueur County Ditch No. 19 was originally established and constructed in 1906. Improvements to the ditch system were completed in 1916 and 1949. The ditch system consists of an open ditch drainage system. The outlet of the system is Le Sueur County Ditch No. 45. The system provides an outlet for lands in Sections 1 and 2 in Lexington Township, Sections 29, 30, and 31 in Lanesburgh Township, section 6 in Montgomery Township and sections 25, 35 and 36 in Derrynane Township, all in Le Sueur County.

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 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 Le Sueur County
- 2. GIS photos and data
- 3. Minnesota LiDAR
- 4. Yield averages and production costs taken from Minnesota State College and University Farm Management Records
- 5. Sales data from the Le Sueur County Assessor's 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. State owned properties were considered for the purpose it is held.

No direct consideration was given to structure values within the watershed.

Potential benefit is the difference between the:

#### 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 \$1500.00 per acre, economic productivity of \$75.00 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 \$4000.00 to \$5000.00 per acre, annual economic productivity of \$488.00 based upon average annual yield of 80 % of optimum with \$347.11 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 \$4500.00 to \$6000.00 per acre, annual economic productivity of \$579.50 based upon average annual yield of 95 % of optimum with \$347.11 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 \$4500.00 to \$5500.00 per acre, economic productivity of \$561.20 based upon average production of 92% of optimum \$347.11 production costs.
- "A-" Partially drained slough area with a highest and best use as hay or pasture and restricted from additional drainage by governmental regulation.
- "B" Well drained ground, high land classification with a market value of \$5500.00 to \$6500.00 per acre, economic productivity of \$585.60 based upon average annual production of 96 % of optimum with \$347.11 production costs.
- "B-" Marginally drained lakebed that acquired riparian rights.
- "C" Well drained ground, best land classification with an estimated market value of \$6500.00 to \$7500.00 per acre, economic productivity of \$610.00 based upon average annual production of 100 % of optimum with \$347.11 production costs.
- "C-" Upland hydric soils contributing to the needed drainage system capacity and maintenance.
- "D" Well drained ground, high land classification with improved farmability and market value of \$5500.00 to \$7500.00 per acre. Economic productivity of \$603.90 based upon average production of 99% of optimum with \$347.11 production costs.
- "D-" Upland non-hydric soils contributing to the needed drainage system capacity and maintenance.

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 0.5%. 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	\$585.60
Production Cost	-347.11
Beginning Productivity Value	<u>- 75.00</u>
Change in Productivity Value	163.49
Private Improvement (\$900/25)	36,00
(Waterway or tile)	
Annual Benefit Value	\$127.49

\$127.49 x 25 years, discounted @ 0.5% = \$2989.08 (\$2990.00)

The ditch system does not have adequate size and capacity to meet NRCS recommended capacities for open ditch agricultural drainage. Adjustment to the potential benefit value is made by the application of an efficiency rate. This rate reflects the viewers' determination of that portion of the potential benefit currently being provided by the existing Ditch System, with consideration of the substandard size. It has been assumed that, although the drainage system capacity varies between the tile branches, the drainage system provides an outlet of equal capacity to all properties within the watershed. A proximity rate adjustment has been applied to reflect a parcels location in relationship to the constructed system.

This value was then applied to the number of acres determined to be in each class per tract. Adjustment to potential benefit was given for the proximity from the public drainage system. This was done to allow for construction of public or private laterals to provide an adequate outlet to each land tract.

Damages have been given for the easement acquisition for the area required to establish the one-rod seeding area adjacent to the channel required by Minnesota Statute No. 103E.021. The lands taken are considered as a permanent easement only and will be restricted from use for commodity crop production. The damage value is our opinion of the difference between the current land value and the value of the same lands with the easement in place. Additional damages have been given for the temporary easement necessary for the repair of the existing open ditch.

Respectfully submitted,	
Ron Ringquist	
Bill Anderson	
Allen Kerber	

# LE SUEUR COUNTY COUNTY DITCH NO. 19 2017 REDETERMINATION OF BENEFITS

## INCOME APPRAOCH TO VALUE WORKSHEET

# PRODUCTION INCOME

CROP	AVERAGE	SALES	GROSS	ROTATION	ADJUSTED
PLANTED	YIELD	VALUE	INCOME	PERCENTAGE	INCOME
CORN	180 BU	4.00	720.00	50	360.00
SOYBEANS	50 BU	10.00	500.00	50	250.00
					610.00
DIRECT PRODUCTION EX	KPENSE				
CROP	F	RODUCTION		ROTATION	ADJUSTED
PLANTED		COST		PERCENTAGE	EXPENSE
CORN		466.59		50	233.30
SOYBEANS		227.63		50	113.82
					347.11
BENEFIT VALUE CALCUL	ATION				347.11
DENETT VILLE ONLOGE	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
PRODUCTION CAPABI	LITY BASED UP	ON CONSTRUC	CTED DRAINAG	GE SYSTEM	
MEETING N.R.C.S. OPE	EN DITCH GUID	E LINE DESIGN			
LAND CLASS		"A"	"B"	"C"	"D"
% PRODUCTION		92.0%	96.0%	100.0%	99.0%
CROSS INCOME		E64.20	505.60	040.00	000.00
GROSS INCOME		561.20	585.60	610.00	603.90
PRODUCTION COST		347.11	347.11	347.11	347.11
NET INCOME	_	214.09	238.49	262.89	256.79
PREVIOUS INCOME	_	0.00	75.00	156.89	188.39
INCREASED INCOME		214.09	163.49	122.00	24.40
PVT TILE COST	=	36.00	36.00	36.00	0.00
NET ANNUAL INCREASE		178.09	127.49	86.00	24.40
CAPITALIZED FOR		4175.43	2989.08	2016.32	572.07
25 YEARS @ 0.5 %					
DENICHT VALUE		¢4400 00	<b>#2000 00</b>	\$2020 AC	<b>#</b> E70.00
BENEFIT VALUE		\$4180.00	\$2990.00	\$2020.00	\$570.00

# STATE OF MINNESOTA LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 28

	natter of the Redetermination of Benefits Sueur County Ditch 28	Findings and Order Adopting Redetermined Benefits
	At a public hearing conducted by the Le Sage Authority for Le Sueur County Ditch 28  November 30, 2017, Commissioner  for adoption of the following F	(CD 28), on December 12, 2017, continued moved, seconded by Commissioner
	Find	ings:
1.	CD 28 was originally established and con	structed in 1906.
2.	The ditch system consists of an open ditc	h drainage system.
3.	The benefits determined in the original e	stablishment anticipated certain farming and
	drainage practices based on existing prac	ctices in 1906.
4.	By order dated January 19, 2016, the Boa	ard initiated a redetermination of benefits on
	CD 28 based on a finding that since the o	riginal determination of benefits and damages,
	land uses and drainage practices have ch	anged to accelerate and increase to flow of
	water to the drainage system changing the	ne nature and value of benefits accruing to
	lands from construction of CD 28.	
5.	Additionally, the Board found that since	the original determination of benefits and
	damages, modification to the outlet of R	enneberg Lake, in section 15 of Derrynane
	Township has changed the nature of ben	efits accruing from the original construction of
	CD 28 and that additional lands, not prev	riously determined to be benefitted have

[15741-0025/2211654/1]

1

improved drainage to take advantage of CD 28 as an outlet for drainage.

- 6. The system provides an outlet for lands in Sections 9, 10, 14, 15, 16 and 23 in Derrynane Township, Le Sueur County.
- 7. By separate order the Board appointed Ron Ringquist, Bill Anderson and Allan Kerber as viewers for the redetermination of benefits.
- 8. Upon taking their oaths, the viewers initiated a redetermination of benefits according statutes chapter 103E.
- 9. Under Minnesota Statutes § 103E.351 subdivision 1, the viewers obligation is to proceed as provided for viewers and the Viewers' Report in sections 103E.311 to 103E.321. Under § 103E.311, they are obligated to determine the benefits and damages to all property affected by the drainage project and make a Viewers' Report.
- 10. The viewers completed their report which included a benefits and damages statement on October 2, 2017, for all property affected by the drainage project and filed their report with the Drainage Authority.
- 11. The Drainage Authority prepared Property Owners' Reports and mailed them to the owners of property identified in the Viewers' Report.
- 12. Property Owners' Reports were mailed on November 13, 2017.
- 13. Notice of the hearing was posted not later than November 13, 2017, at the Le Sueur County Courthouse and remained through the date of the Final Hearing.
- 14. Notice of the hearing was published on November 6, 16 and 23, 2017, in the Montgomery Messenger, November 8, 15 and 22, 2017, in the Le Center Leader and Le Sueur News-Herald, legal newspapers in general circulation in the area of CD 28.
- 15. Notice of the hearing was mailed within one week after the first publication, but not later than November 13, 2017, to owners of properties identified in the Viewers' Report, governmental units affected by the project and the commissioner of the Minnesota Department of Natural Resources.
- 16. Evidence of all actions in this matter, including preliminary orders, appointments, oaths, affidavits of mailing, publication and posting as well as hearing agendas and presentation materials are present in the record of proceedings and are incorporated herein by reference.
- 17. The final hearing on the viewers' redetermination of benefits was held on November 30, 2017, and continued to December 12, 2017.

- 18. At the hearing, the viewers appeared and presented the Viewers' Report, Benefits and Damages Statement and redetermined benefits. The viewers further provided detail of the viewing process and the information used by the viewers to: (1) verify the boundary of the watershed of the Ditch; (2) verify and confirm the existence of drainage benefit; and (3) determine the economic benefit to lands deriving a drainage benefit from the construction of CD 28.
- 19. The viewers included, in their determinations, the amount of damages necessary to acquire and establish a one rod grass buffer strip along all reaches of open ditch on CD 28.
- 20. Members of the public attended the hearing and asked questions or made comments regarding the redetermination of benefits.
- 21. Written comments were received and read into the record along with responses.
- 22. At the conclusion of public comment during the hearing, the Board adopted a motion to: close the hearing to public comment; direct staff to prepare findings and an order consistent with the proceedings, that the draft findings and order be written to affect adoption of the determined benefits and confirmation of the viewers' reports; and continue the hearing to the Board's regular meeting on Tuesday, December 12, 2017, at 11:00 a.m. in the Commissioners' Room of the Le Sueur County Courthouse, or by adjournment to an appropriate time on the Board's agenda, at which meeting the Board will consider findings and an order as discussed.
- 23. The Viewers' Report is attached as Exhibit A.
- 24. The viewers prepared a Benefits and Damages Statement outlining the basis of their benefits and damages determinations. The Benefits and Damages Statement is attached as Exhibit B.
- 25. The viewers reviewed all property within the drainage areas of the drainage system as part of the redetermination of benefits process.
- 26. The viewers determined the amount of damages to be paid for the acquisition of property for the establishment of best management practices, including grass strips, necessary to control erosion, sedimentation, improve water quality, or maintain the efficiency of the drainage system as required under statutes section 103E.021. The viewers compared sales in the area in arriving at an average sales price used in establishing a payment rate.
- 27. The viewers used maps, LiDAR data and other information, along with visual inspection of the watershed of the drainage system to determine the boundaries of the benefiting area.

- 28. Within the watershed of the drainage system, the viewers paid particular attention to altered land use and drainage alterations which facilitate the removal of water from property directing it to the drainage system.
- 29. To determine the economic benefit to lands deriving a drainage benefit from the drainage system, the viewers conducted a condition comparison comparing the expected, pre-ditch, unaltered state of the watershed to the existing, altered and improved condition of the watershed. The viewers used this comparison in determining the increased market value of the properties receiving a direct drainage benefit.
- 30. Based on their detailed observations, the viewers determined benefit classifications, classified acres and assigned economic benefit on a per acre basis.
- 31. The viewers determined that some acres within the watershed of the drainage system, i.e. existing wetlands and non-contributing basins, received no benefit from the drainage system.
- 32. The viewers accounted for the efficiency of the drainage system, as designed, and the proximity of lands to and the elevations of lands above the ditch.
- 33. The viewers applied an economic analysis using sales and income approaches to determine the increased value to each classification acre based on the drainage benefit provided by the drainage system.
- 34. The viewers determined the amount of economic benefit to property benefited immediately by the drainage system, or for property for which the drainage system can become an outlet for drainage, make an outlet more accessible, or otherwise directly benefit the property.
- 35. The viewers determined that the drainage system draws off water from lower, previously assessed lands, thereby allowing drainage from unassessed lands to flow more readily and escape faster, thus preventing damage to the previously assessed lands, and such drainage constitutes a drainage benefit.
- 36. The viewers determined economic benefits based on: (1) an increase in the current market value of the property as a result of constructing the project; (2) an increase in the potential for agricultural production as a result of constructing the project; or (3) an increased value of the property as a result of a potential different land use.
- 37. Within the watershed of the drainage system, the viewers determined benefits on property that is responsible for increased drainage system maintenance, or increased drainage system capacity because the natural drainage on the property has been altered or modified to accelerate the drainage of water from the property.

- 38. Owners of property affected by the redetermination offered comments regarding the nature and amount of benefit determined by the viewers.
- 39. The viewers addressed the concerns of each property owner as they related to the value of benefit or damage and the methods used by the viewers.
- 40. The viewers kept an accurate account of all time engaged in viewing and examination; the nature and kind of work done performed; the days each viewer was engaged in said works; the amount charged per day by each viewer; and every item of expense incurred by the viewers in said work.
- 41. The viewers' account of work has been filed with the drainage authority.
- 42. Upon review of information provided to the Drainage Authority during the public hearing, the Drainage Authority further finds and confirms that the benefits and damages determined in the original proceedings as well as the benefited and damaged areas determined in the original proceedings, do not reflect current, existing, actual benefits and benefited areas.
- 43. Based on the record before it, and the comments of those present at the hearing, the Drainage Authority determines that the redetermined benefits, as reflected in the Viewers' Report at Exhibit A are proper, reasonable and conform to the drainage code.

#### Order:

- A. The redetermined benefits on CD 28, the amended Viewers' Report and the Benefits and Damages Statement, prepared by the viewers and attached hereto as Exhibits A and B are hereby adopted by the Drainage Authority.
- B. The viewers are allowed payment of their account of work.
- C. The County Auditor shall ensure that the redetermined benefits replace the existing benefits previously determined for the ditch.
- D. The damages for the acquisition of the grass buffer area shall be paid and the grass buffer areas established as required by statute.
- E. The Drainage Authority staff is directed to work with the County Recorder's office to ensure that the drainage system and the grass buffer area acquisition is reflected on the property record of affected landowners.

After discussion, the Board Chair called the question. The question was on the adoption of the foregoing findings and order and there were \_\_\_ yes and \_\_\_ no (Commissioner Connelly absent).

Upon vote, the Board Chair declared the Re	esolution passed and the findings and order adopted.
Dated this 12 <sup>th</sup> day of December, 2017.	
	LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 28
	ByChairperson
Attest:	
County Administrator	

LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 28

			"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"	
	Maintenance cost	25000.00	\$4,180.00	\$4,180.00	\$2,920.00	\$2,920.00	\$2,020.00		\$670.00		
			60%	15%	75%	10%	90.00%		90.00%		
			\$2,508.00	\$627.00	\$2,190.00	\$292.00	\$1,818.00	\$60.00	\$513.00	\$50.00	1
ΓY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEED	BENEELT	BENEFIT	SEE

	2017 REDETERMINATIO	N OF BENEFITS							Maintenance cost	25000.00	"A" \$4,180.00	"A-" \$4,180.00	"B" \$2,920.00	"B-" \$2,920.00	"C" \$2,020.00	"C-"	"D-" \$670.00	"D-"	1	Pan	Smonth
											60%	15%	75%	10%	90.00%		90.00%		2734-		
											\$2,508.00	\$627.00	\$2,190.00	\$292.00	\$1,818.00	\$60.0D	\$513.00	\$50.00	<u> </u>	5000.00	NONBENEFITED
PARCEL						IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
03.009.5000	FRANK J ANDERSON FAMILY TRUST	NESE	9	112	24	40.00		100													39.00
03.003.3003	C/O JEFFREY & MARCIA ANDERSON	SESE	9	112		40.00	4104.00	100	4104.00	148.22							8	4104.00			26.00
	14899 64TH PLACE NORTH		-						120 1100	1.0.22								7107.00			20.00
	MAPLE GROVE MN 55311																				
03.009.5200	MICHAEL A & PAULA M O'CONNELL	NWSE	9	112	24	26.00	2565.00	100	2565.00	92.64							5	2565.00	·		
	REVOCABLE TRUST AGREEMENT																				
	24531 ST THOMAS RD																				
	LE SUEUR MN 56058																				
03 000 5400	TARACC LOICONNELL			442	24	7.70	512.00	400	E42.00	40.55							_		l		
03.009.5400	JAMES J O'CONNELL	NWSE	9	112	24	7.70	513.00	100	513.00	18.53							1	513.00			6.00
	426 WASHINGTON ST E																				
	LE CENTER MN 56057																				
	and the same of th																				
03.010.0100	TODD R & PEGGY A SULLIVAN	SENW	10	112	24	40.00	15852.00	15	2377.80	85.88			1	2190.00	3	5454.00	16	8208.00			
	33244 245TH AVE																				
	LE CENTER MN 56057																				
03.010.2500	DAVID J & KRISTA WOESTEHOFF	NWNE	10	112		35.90	******						_		_				0.08	360.00	
	WORSTEHOFF FAMILY FARM PRP LLC	SWNE SENE	10	112		20.00	16968.00	20	3393.60	122.57			1	2190.00	7	12726.00	4	2052.00		2385.00	2.00
	15466 W 270TH ST BELLE PLAINE MN 56011	SENE	10	112	24	15.50	8904.00	15	1335.60	48.24			1	2190.00	2	3636.00	6	3078.00			
	PEFFE FEMILE IVIN 20011																				
03.010.5000	JEFF TOPIC	S2NE	10	112	24	2.70	513.00	15	76.95	2.78							1	513.00			1.50
																	-	313,00			1.50
	13388 310TH ST																				
	NEW PRAGUE MN 56071																				
03.010.5010	RALPH R SULLIVAN	SWNE	10	112		19.30		60	5400.00	195.03					1	1818.00	14	7182.00	1	55.00	
		SENE	10	112		18.00	22887.00	1.5	3433.05	123.99			3	6570.00	7	12726.00	7	3591.00	1		
	30095 151ST AVE	NESE	10		24	34.00	26379.00	90	23741.10	857.45	-4	2508.00		2190.00	6	10908.00	21	10773.00	1		
	NEW PRAGUE MN 56071	NWSE	10	112	24	34.00	43500.00	100	43500.00	1571.08	4	10032.00	5	10950.00	9	16362.00	12	6156.00	1.16	116.00	2.00
		" "					627.00	100	627.00	22.65	-1	627.00									
03.010.5100	RALPH R SULLIVAN	NESE	10	112	24	6.00	3534.00	90	3180.60	114.87	-4	2508.00					2	1026.00			
03.010.3100	NAE TH SOCE VAN	NWSE	10	112	24	6.00	5802.00	100	5802.00	209.55	-1	627.00			2	3636.00	3	1539.00	1		
	30095 151ST AVE	SWSE	10	112		40.00	22743.00		22743.00	821.40	-33	20691.00			2	3030.00	4	2052.00	,	117.00	3.00
	NEW PRAGUE MN 56071					10.00	uu, 10100	200	22, 10,00	522.10	33	20052.00					7	2032.00	1 ****	117.00	5.00
03.010.5200	THOMAS J & DIANNE C BINCZIK	SESE	10	112	24	40.00	21204.00	100	21204.00	765.82	-24	15048.00					12	6156.00			3.00
	22516 310TH ST																				
	LE CENTER MN 56057																				
						1															

PARCEL   P	BENEFIT BENEFIT ACRES VALUE  25 12825.  16 8208.  -18 900. 20 10260.	\$50.00 BENEFIT		NONBENEFITED OR RESTRICTED WETLAND ACRES  4.00 23.00 18.00 4.00
NAMES   NAME	BENEFIT BENEFIT ACRES VALUE  25 12825.  16 8208.  -18 900. 20 10260.	BENEFIT (VALUE )  12825.00; 8208.00	SEEDING DAMAGE AREA VALUE  0.14 14.00	OR RESTRICTED WETLAND ACRES 4.00 23.00 18.00
NAME   CBS OFF TOW   SPC   TN   SPG   TN   SPG   SPC   TN   SPG   SPG   TN   SPG	25 12825. 16 820818 900. 20 10260.	VALUE / 12825.00 8208.00 900.00	AREA VALUE	4.00 23.00 18.00
03.010.7500 FRANKI ANDERSON FAMILY TRUST (7) SETERY'S MARCIA ANDERSON SAMILY TRUST (7) SETERY'S MARCIA ANDERSON SAMILY TRUST (7) SETERY'S MARCIA ANDERSON SAMILY TRUST (8) SETE SETE SETE SETE SETE SETE SETE SET	25 12825. 16 8208. -18 900. 20 10260.	12825.00 8208.00 900.00	0.14 14.00	23.00 18.00
C/O   IFFERY & MACICA ANDERSON   NWSW   10   112   24   40.00   85   8976.80   251.98	16 8208. -18 900. 20 10260.	8208.00 900.00		23.00 18.00
14899 64TH PLACE NORTH   NWSW 10   112   24   40.00   140.00   100   1140.00   1141   24   24   240.00   24237.00   100   24237.00   875.36   -13   8151.00   1   2190.00   2   3636.00   24237.00   100   24237.00   875.36   -13   8151.00   1   2190.00   2   3636.00   24237.00   100   24237.00   200.	-18 900. 20 10260.	900.00		18.00
MAPLE GROVE   MN   55311   SWSW   10   112   24   40.00   1140.00   1100   1140.00   41.17   C/O JEFREY & MARCIA ANDERSON   SESW   10   112   24   40.00   2237.00   100   24237.00   875.36   -13   815.00   1   2190.00   2   3636.00   2237.00   2   2   3636.00   2237.00   2   2   3636.00   2   2   2   2   2   2   2   2   2	-18 900. 20 10260.	900.00		18.00
03.010.7600   FRANKJ ANDERSON FAMILY TRUST   C/O LEFREY & MARCIA ANDERSON   SESW   10   112   24   40.00   24237.00   100   24237.00   875.36   -13   8151.00   1   2190.00   2   3636.00	20 10260.			
C/O LEFFREY & MARCIA ANDERSON   1	20 10260.			
C/O LEFREY & MARCIA ANDERSON   SESW   10   112   24   40.00   24237.00   100   24237.00   875.36   -13   815.00   1   2190.00   2   3636.00   14896 64TH PLACE NORTH MAPLE GROWE   MIN   S5311   S53	20 10260.			
1A899 64TH PLACE NORTH MADLE GROVE MN 55311  03 014 0100 JAMES E WALKER TRUST NEW M 55311  03 014 0100 JAMES E WALKER TRUST NEW M 56071  03 014 0100 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  03 014 0200 JAMES E WALKER TRUST NEW M 56071  04 010 JAMES E WALKER TRUST NEW M 56071  05 03 014 0200 JAMES NEW M 56071  05 03 014 0200 JAMES NEW M 56071  05 03 014 0200 JAMES NEW M 56071  05 00 00 00 00 00 00 00 00 00 00 00 00 0		10200.00	0.44 44.00	4.00
MAPLE GROVE MN 55311  03.014.0100 IAMES E WALKER TRUST	-13 650.			
21031 300TH ST NEW PRAGUE MN 56071  03.014.0200 JAMES E WALKER TRUST L011 14 112 24 40.00 62790.00 90 56511.00 2040.99 203014.0200 101 14 112 24 24.00 33306.00 90 29975.40 1082.61 -17 10659.00 -3 876.00 10 18180.00 21031 300TH ST NEW PRAGUE MN 56071  03.014.500 L012 14 112 24 41.00 5272.00 100 5272.00 101.78 NEW PRAGUE MN 56071  03.014.500 JUDITH HAUER TRUST & L013 R08ERT HAUER TRUST & SESE NEW PRAGUE MN 56071  03.014.500 ARON C GORATH & SESE NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE NEW PRAGUE MN 56071	-13 650			
21031 300TH ST NEW PRAGUE  MN 56071  03.014.0200  JAMES E WALKER TRUST  LO11  14  112  24  40.00  2799.00  33306.00  90  29975.40  1082.61  -17  10659.00  -3  876.00  10  18180.00  -3  876.00  10  18180.00  -3  876.00  10  18180.00  -3  876.00  10  18180.00  -3  876.00  10  18180.00  -3  876.00  10  18180.00  -3  876.00  10  18180.00  -3  876.00  10  18180.00  -5  300.00  -5  300.00  -5  300.00  -7  10  3014.5900  3014.5900  10  3014.5900  3014.5900  3014.5900  10  3014.5900  301	-13 650			
NEW PRAGUE MN 56071  03.014.0200 JAMES F WALKER TRUST		650.00	•	
NEW PRAGUE MN 56071  03.014.0200 JAMES F WALKER TRUST				
O3.014.0200   JAMES E WALKER TRUST				
Color   1				
Color   14   112   24   24.00   2818.00   100   2818.00   101.78   10659.00   -3   876.00   10   18180.00   18180.00   10   18180.00   1818	4 2052.	2052.00		2.00
21031 300TH ST   NEW PRAGUE   MN   56071		3591.00		4.00
NEW PRAGUE MN 56071  03.014.5000 LONNIE L WEBB		1350.00	1	,,,,,
% DAVID WEBB 20395 320TH ST NEW PRAGUE MN 56071  03.014.5300 JUDITH H HAUER TRUST & Lot 3 14 112 24 9.00 513.00 100 513.00 18.53 ROBERT HAUER TRUST SWSE 14 112 24 5.00 2052.00 100 2052.00 74.11 215 7TH AVE SE SESE 14 112 24 20.00 513.00 100 513.00 18.53 NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE 14 112 24 5.00 1086.00 39.22 -1 60.00 MANDY M CROMPTON				
## DAVID WEBB 20395 320TH ST NEW PRAGUE MN 56071  03.014.5300 JUDITH H HAUER TRUST & Lot 3 14 112 24 9.00 513.00 100 513.00 18.53 ROBERT HAUER TRUST SWSE 14 112 24 5.00 2052.00 100 2052.00 74.11 215 7TH AVE SE SESE 14 112 24 20.00 513.00 100 513.00 18.53 NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE 14 112 24 5.00 1086.00 39.22 -1 60.00 MANDY M CROMPTON				
20395 320TH ST NEW PRAGUE MN 56071  03.014.5300 JUDITH H HAUER TRUST & Lot 3 14 112 24 9.00 513.00 100 513.00 18.53 ROBERT HAUER TRUST SWSE 14 112 24 5.00 2052.00 100 2052.00 74.11 215 7TH AVE SE SESE 14 112 24 20.00 513.00 100 513.00 18.53 NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE 14 112 24 5.00 1086.00 39.22 -1 60.00 MANDY M CROMPTON	8 4104.	4104.00	+	0.50
NEW PRAGUE MN 56071  03.014.5300 JUDITH H HAUER TRUST & Lot 3 14 112 24 9.00 513.00 100 513.00 18.53 ROBERT HAUER TRUST SWSE 14 112 24 5.00 2052.00 100 2052.00 74.11 215 7TH AVE SE SESE 14 112 24 20.00 513.00 18.53 NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE 14 112 24 5.00 1086.00 39.22 -1 60.00 MANDY M CROMPTON				
03.014.5300 JUDITH H HAUER TRUST & Lot 3 14 112 24 9.00 513.00 100 513.00 18.53 ROBERT HAUER TRUST SWSE 14 112 24 5.00 2052.00 100 2052.00 74.11 215 7TH AVE SE SESE 14 112 24 20.00 513.00 100 513.00 18.53 NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE 14 112 24 5.00 1086.00 100 1086.00 39.22 -1 60.00 MANDY M CROMPTON				
ROBERT HAUER TRUST SWSE 14 112 24 5.00 2052.00 100 2052.00 74.11 215 7TH AVE SE SESE 14 112 24 20.00 513.00 100 513.00 18.53 NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE 14 112 24 5.00 MANDY M CROMPTON				
ROBERT HAUER TRUST SWSE 14 112 24 5.00 2052.00 100 2052.00 74.11 215 7TH AVE SE SESE 14 112 24 20.00 513.00 100 513.00 18.53 NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE 14 112 24 5.00 MANDY M CROMPTON	1 513.	513.00		
215 7TH AVE SE SESE 14 112 24 20.00 513.00 100 513.00 18.53 NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE 14 112 24 5.00 1086.00 100 1086.00 39.22 -1 60.00 MANDY M CROMPTON		2052.00		
NEW PRAGUE MN 56071  03.014.5500 AARON C GORATH & SESE 14 112 24 5.00 1086.00 100 1086.00 39.22 -1 60.00  MANDY M CROMPTON		513.00		
MANDY M CROMPTON				
MANDY M CROMPTON				
	2 1026.	1026.00	1	1.00
30948 201ST AVE				
NEW PRAGUE MN 56071				
03.014.5600 TIMOTHY M & THERESA LARSON SWSE 14 112 24 20.00 7387.00 100 7387.00 266.79 -13 3796.00	7 3591	3591.00		
		3591.00	1	
30882 2015T AVE				
NEW PRAGUE MN 56071				
03.014.5700 GARTH A & SHERYL WEIDALL NWSE 14 112 24 17.30 5256.00 100 5256.00 189.83 -18 5256.00				7.00
	1 513.	513.00		5.00
30872 2015T AVE				
NEW PRAGUE MN 56071				
		I	I .	

LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 28

		COUNTY DITCH NO. 28 2017 REDETERMINATION OF BENEFIT	_										1	1					1		
		2017 REDETERMINATION OF BENEFIT											1						l .		
		2017 REDETERMINATION OF BENEFIT	8								"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"			
									Maintenance cost	25000.00	\$4,180.00	\$4,180.00	\$2,920.00	\$2,920.00	\$2,020.00		\$570.00				
											60% S2,508,00	15% \$627,00	75% S2,190.00	10% \$292.00	90.00%	560.00	90.00%	650.00		5000.00	Lucuseussa
PARCEL						IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	\$1,818.00 BENEFIT	\$60.00 BENEFIT	S513.00 BENEFIT	\$50.00 BENEFIT	SEEDING	5000.00 DAMAGE	NONBENEFITED OR RESTRICTED
NUMBER	NAME	DESCRIP	TION S	EC T-	N R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
																				1	
03.014.7500	JAMES H & MARYLOU C KR				2 24	23.00	876.00	100	876.00	31.64			-3	876.00						•	20.00
	31235 211TH AVE	Lot	4 1	.5 11	24	37.20	2628.00	100	2628.00	94.91			-9	2628.00							28.00
		56057																			
	LE CENTER IPIN	30037																			
03.014.7600	MICHAEL & RACHEL PUNCO	OCHAR Lot !	5 1	.4 11	.2 24	8.00	292.00	100	292.00	10.55			-1	292.00					1.21	121.00	7.00
													-	202.00						121.00	7.00
	31175 211TH AVE																				
	LE CENTER MN	56057																			
03.015.0100	EDWARD F.P. DENISE HALL	DDAN NEWS		- 44	2 24	40.00	44007.00				_										
05.015.0100	EDWARD F & DENISE HALL	DRAN NEN'I NWN		.5 11 .5 11	.2 24 .2 24	40.00 38.34	41007.00 16951.50	85		1258.88	-8	5016.00			15	27270.00	17	8721.00			
	21814 306TH ST	14 44 14	VV .	.5 11	.2 24	36.34	10951.50	70	11866.05	428.56					1	1818.00	29.5	15133.50			
		56057 SWN	W 1	.5 13	.2 24	40.00	12066.00	100	12066.00	435.78					-6 -13	360.00 780.00	22	11286.00			2.00
		SENV		.5 11		40.00	49461.00	70	34622.70	1250.46			2	4380.00	20	36360.00	17	8721.00			2.00
																20000.00	-,	0722.00			
03.015.0200	MARIAN L HALLORAN	NWN	W 1	5 11	2 24	1.66	513.00	100	513.00	18.53							1	513.00			0.66
	30450 3345T N.E																				
	30159 221ST AVE BELLE PLAINE MN	CC011																			
	DELLE PLATINE IVIN	58011																			
03.015.2500	DANIEL E & KRISTIN E ARCH	IER SWN	E 1	5 11	2 24	5.00	1539.00	85	1308.15	47.25							3	1539.00			2.00
					-												-	1335.00			2.00
	30424 211TH AVE																				
	LE CENTER MN	56057																			
02.045.2540	DALBILL D. LIELEN AANAGER																				
03.015.2510	RALPH J & HELEN M WEIER	S NEN NWN		5 11 5 11		40.00	23097.00	100	23097.00	834.19	-12	7524.00	1	2190.00	2	3636.00	1 <del>9</del>	9747.00	1.23	3198.00	3.00
	116 1ST AVE NW #410	SWN				40.00 35.00	24783.00 28674.00	100 85	24783.00 24372.90	895.08 880.27	-19	11913.00			2	3636.00	18	9234.00	0.07	7.00	1.00
	NEW PRAGUE MN			5 11		15.00	11748.00	100	11748.00	424.30			1	2190.00	9 3	16362.00 5454.00	24 8	12312.00	0.53	1010.00	4.50
		n .			- ~-	15.00	292.00	100	292.00	10.55			-1	292.00	5	5454.00	6	4104.00	0.53	1918.60	1.50
													-	232.00							
03.015.2600	BLUE FARMS LLC	LOT :		5 11	2 24	20.00	5256.00	100	5256.00	189.83			-18	5256.00				į	0.50	1260.00	1.00
		LOT		5 11		31.00	10978.00	90	9880.20	356.84			-13	3796.00			14	7182.00			3.00
	901 N 3RD ST SUITE 117	SESE	1	5 11	2 24	2.84	1282.50	75	961.88	34.74							2.5	1282.50			
	MINEAPOLIS MN	55401																			
03.015.5000	RONALD F & PHYLLIS J KRO	YER LOT:	) 1	5 11	2 24	4.00	2052.00	100	2052.00	74.11											
03.015.3000	NOT THE LESS THE	SESE		5 11		36.28	35199.00		26399.25	953.45					14	25452.00	4 19	2052.00 9747.00			
	642 N SUTTOR LAKE BLVD					00,20	05255.00	,5	20000.20	333.43					14	23432.00	19	9747.00			
	JORDAN MN	55352																			
03.015.5100	ANNE M MEGER ETAL	NWS		5 11		40.00	40374.00	70	28261.80	1020.72					16	29088.00	22	11286.00			
	2070¢ 211TU AVE	SWS	: 1	5 11	2 24	40.00	7506.00	60	4503.60	162.66					3	5454.00	4	2052.00			15.00
	30796 211TH AVE LE CENTER MN	56057																			
	CE CENTER IVIN	2003/																			
						ļ				ı								1			

September 13, 201	7	LE SUEUR COUNTY, MINNESOT COUNTY DITCH NO. 28 2017 REDETERMINATION OF BE										"A"	"A-"	 "B"	"B-"	"C"	"C-"	"D-"	"D-"			
		ZOTALDETERMINATION OF BE	-rectiff G							Maintenance cost	25000.00	\$4,180,00 60% \$2,508.00	\$4,180.00 15% \$627.00	\$2,920.00 75% \$2,190.00	\$2,920.00 10% \$292.00	\$2,020.00 90.00% \$1,818.00	\$60.00	\$570.00 90.00% \$513.00	\$50.00		5000.00	NONBENEFITED
PARCEL.		***					IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME	DE	ESCRIPTION	SEC	T-N	R-W	TRACT	BENEFIT	RATE	BÉNEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
03.015.7600	JUSTIN R MEGER		NESW	15	112	24	5.00	513.00	<del>6</del> 0	307.80	11.12							1	513.00		I	
	21669 306TH ST LE CENTER MN	56057																				
03.015.7610	JUSTIN R MEGER		NESW		112		35.00	20700.00		12420.00	448.57					8	14544.00	12	6156.00			
	21669 306TH ST LE CENTER	56057	SESW	15	112	24	40.00	8253.00	55	4539.15	163.94					2	3636.00	9	4617.00	)		
00.015.0500				4.0			44.00															
03.016.2500	GARY J & SHIRLEY RUTT		NWNE	16	112	24	11.88		100													6.00
	22536 302ND ST BELLE PLAINE MN	56011																				
03.016.2700	WILLIAM S MEGER		SENE	16	112	24	40.00	540.00	100	540.00	19.50					-4	240.00	-6	300.00			
	30392 221ST AVE LE CENTER MN	56057																				
03.016.2800	PETER J MEGER		NENE	16	112	24	40.00	1690.00	100	1690.00	61.04					-9	540.00	-23	1150.00	)		
	30008 221ST AVE BELLE PLAINE MN	56011																				
03.023.0100	JAMES H & MARYLOU C #	KROYER	NENW	23	112	24	40.00	4088.00	100	4088.00	147.65			-14	4088.00							23.00
	31235 211TH AVE		NWNW	23	112	24	36.37	50.00	100	50.00	1.81							-1	50.00	)		16.00
		56057																				
03.023.0200	RICHARD & COLLEEN WA	AGNER	SWNW	23	112	24	20.12	200.00	100	200.00	7.22							-4	200.00	1		1.00
	31439 211TH AVE LE CENTER MN	56057																				
03.023.0300	MICHAEL & RACHEL PUN	COCHAR	NWNW	23	112	24	3.63	50.00	100	50.00	1.81							-1	50.00	,		2.63
	31175 211TH AVE LE CENTER MN	56057																				
03.023.0400	BRUCE A & NANCY J THE	ıs	SWNW SENW			24 24	19.88 40.00	200.00 3098.00	100 100	200.00 3098.00	7.22 111.89			-4	1168.00	-13	780.00	-4 -23	200.00 1150.00	4		
	13587 PRIBYL POND LN SHAKOPEE MN	55379	SERVI	23	112	2-7	70.00	3038.00	100	3050.00	111.03			4	1108.00	-13	780.00	-23	1130.00			

September 13, 201	7	LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 28 2017 REDETERMINATION OF BENEFITS									"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"			
									Maintenance cost	25000.00	\$4,180.00 60%	\$4,180.00 15%	\$2,920.00 75%	\$2,920.00	\$2,020.00 90.00%		\$570.00 90.00%	***			Lucymenter
PARCEL					-	IN	GROSS	PROXCIMITY	NET	MAINT	S2,508.00 BENEFIT	S627.00 BENEFIT	\$2,190.00 BENEFIT	\$292.00 BENEFIT	\$1,818.00 BENEFIT	\$60.00 BENEFIT	\$513.00 BENEFIT	\$50.00 BENEFIT	SEEDING	5000.00 DAMAGE	NONBENEFITED OR RESTRICTED
NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
													•			•					•
03.023.2500	DAVID E & TERESA HAGE		23		24	31.96		100	1160.00	41.90					-1	60.00	-22	1100.00			
	34 430 00457 415	NWNE	23	112	24	40.00	4208.00	100	4208.00	151.98			-9	2628.00		180.00	-28	1400.00			
	31438 201ST AVE NEW PRAGUE MN	SENE 56071	23	112	24	34.87	1580.00	100	1580.00	57.06					-8	480.00	-22	1100.00	]		
03.023.2600	BRUCE A & NANCY J THE	IS SWNE	23	112	24	40.00	1482.00	100	1482.00	53.52			-1	292.00	-9	540.00	-13	650.00	o		
	13587 PRIBYL POND LN																				
		55379																			
03.023.2700	MARVIN D & JANICE A LA	ARSON NENE	23	112	24	8.04	310.00	100	310.00	11.20					-1	60.00	-5	250.00	)		1.00
	740CD 704CT AVE																				
	31068 201ST AVE NEW PRAGUE MN	56071																			
	NEW FRAGOL WIN	36071																			
03.023.2800	DAVID E & TERESA HAGE	NE SENE	23	112	24	5.13	100.00	100	100.00	3.61							-2	100.00	ı		3.00
	31438 201ST AVE NEW PRAGUE MN	56071																			
	NEW PRAGUE IVIN	36071																			
03.023.5000	DANIEL I SULLIVAN	NESE	23	112	24	20.00	640.00	100	640.00	23.11					-9	540.00	-2	100.00	ı		
		SESE	23	112	24	40.00	460.00	100	460.00	16.61					-6	360.00	-2	100.00	ı)		
	30095 151ST AVE																				
	NEW PRAGUE MN	56071																			
03.023.5100	EDWARD F & DENISE HAI	LLORAN SWSE	23	112	24	30.00	1540.00	100	1540.00	55.62					-24	1440.00	-2	100.00			
		,															_				
	21814 306TH ST																				
	LE CENTER MN	56057																			
03.023.5200	JAMES L & RUTH A NYTE	S TRUST NESE	23	112	24	20.00	820.00	100	820.00	29.62					-2	120.00	-14	700.00			2.00
00.020.0200		11100				20.00	520,00	100	020.00	25.62					-	125.00	1.4	700.00			2.00
	32855 FORT RD																				
•	HENDERSON MN	56044																			
03.023.7500	DENNIS N KARCEWSKI	NESW	23	112	24	40.00	1970.00	100	1970.00	71.15					-17	1020.00	-19	950.00			
03.023.7300	DEMNIS IN KARCEWSKI	NWSW	23	112	24	40.00		100	210.00	7.58					-1/ -1	60.00	-19	150.00			
	31649 211TH AVE	NWSE	23		24	40.00		100	2130.00	76.93					-13	780.00	-27	1350.00			
	LE CENTER MN	56057 SWSE	23	112	24	10.00	650.00	100	650.00	23.48					-10	600.00	-1	50.00			
02 022 7000	THOMAS LO DIANNE C D	UNICZIY CECIAL	22	110	24	20.71	1120.00	*80	4170.00	40.45					47	4070.00		400.00			
03.023.7600	THOMAS J & DIANNE C B	SINCZIK SESW	25	112	24	38.72	1120.00	100	1120.00	40.45					-17	1020.00	-2	100.00			
	22516 310TH ST	•																			
		56057																			

LE SUEUR COUNTY, MINNESOTA

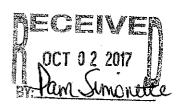
	COUNTY DITCH NO. 28								i		1		1		1		1				
	2017 REDETERMINATION OF BENEFITS									"A"	"A-"	"B"	"B-"	"C"	"C-"	"D-"	"D-"				
									Maintenance cost	25000.00	\$4,180.00	\$4,180.00	\$2,920.00	\$2,920.00	\$2,020.00		\$570,00				
											60%	15%	75%	10%	90.00%		90.00%				
											\$2,508.00	\$627.00	\$2,190.00	\$292.00	\$1,818.00	\$60.00	\$513.00	\$50,00		5000.00	NONBENEFITED
PARCEL						IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME	DESCRIPTIO	N SEC	T-N	R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
	,	LE SUEUR (			SOTA																
		2017 REDE	TERMINA	O NOITA	F BENE	FITS					"A"	SOILS	"B"	SOILS	"C"	SOILS	"D"	SOILS			
	ROAD AUTHORITY	LOCATION				LENGTH	GROSS	PROXIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT		BENEFIT	
						(FEET)	BENEFITS	RATE	BENEFITS	COST	%	VALUE	%	VALUE	%	VALUE	%	VALUE		VALUE	_
	LE SUEUR COUNTY	CH # 122					[				per foot	22.70		6.80		2.30		0.50			
	HIGHWAY DEPARTMENT	In Sect.		112		4610	1140.88		1140.88	41.20			5	38.08	10	1060.30	85	42.50			
		North of	14	112	24	930	258.90	100	258.90	9.35					10	213.90	90	45.00	İ		
		CH # 157																			
		In Sect.	15	112	24	2790	1323.40	100	1323.40	47.80					20	1283.40	80	40.00			
		CH # 121						*							20		80				
		East of	10	112	24	2630	649.90	100	649.90	23.47					10	604.90	90	45.00			
		In Sect.	15	112	24	6120	5065.84	100	5065.84	182.96			15	114.24	35	4926.60	50	25.00			
		East of	22	112	24	630	50.00	100	50.00	1.81							100	50.00			
		OUT: ET	TOCHE	T 00"		,	(		00000	<b></b>	I								i		
		OUTLET			69		60000.00		60000.00	2167.00											
			ND BENE				763789.00		623711.33	22526.41			143		391		749				
			AD BENE TAL BEN				8488.92		8488.92	306.59											
		101	AL BEN	EFIIS			832277.92		692200.25	25000,00						,	SEEDING AR	EA		2.3	3

Le Sueur County

SEEDING DAMAGES

6383.60

Le Sueur County Drainage Authority:



RE: Le Sueur County County Ditch No. 28 2017 Redetermination of Benefits

September 13, 2017

In accordance with the Minnesota Statute 103E.315 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.

Le Sueur County Ditch No. 28 was originally established and constructed in 1906. The ditch system consists of an open ditch drainage system. The ditch system has had necessary maintenance. The outlet of the system is the West Branch Raven Stream. The system provides an outlet for lands in sections 9, 10, 14, 15, 16, and 23 in Derrynane Township, in Le Sueur County.

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 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 Le Sueur County
- 2. GIS photos and data
- 3. Minnesota LiDAR
- 4. Yield averages and production costs taken from Minnesota State College and University Farm Management Records
- 5. Sales data from the Le Sueur County Assessor's 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. State owned properties were considered for the purpose it is held.

No direct consideration was given to structure values within the watershed.

Potential benefit is the difference between the:

#### 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 \$1500.00 per acre, economic productivity of \$75.00 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 \$4000.00 to \$5000.00 per acre, annual economic productivity of \$488.00 based upon average annual yield of 80 % of optimum with \$347.11 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 \$4500.00 to \$6000.00 per acre, annual economic productivity of \$579.50 based upon average annual yield of 95 % of optimum with \$347.11 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 \$4500.00 to \$5500.00 per acre, economic productivity of \$561.20 based upon average production of 92% of optimum \$347.11 production costs.
- "A-" Partially drained slough area with a highest and best use as hay or pasture and restricted from additional drainage by governmental regulation.
- "B" Well drained ground, high land classification with a market value of \$5500.00 to \$6500.00 per acre, economic productivity of \$585.60 based upon average annual production of 96 % of optimum with \$347.11 production costs.
- "B-" Marginally drained lakebed that acquired riparian rights.
- "C" Well drained ground, best land classification with an estimated market value of \$6500.00 to \$7500.00 per acre, economic productivity of \$610.00 based upon average annual production of 100 % of optimum with \$347.11 production costs.
- "C-" Upland hydric soils contributing to the needed drainage system capacity and maintenance.
- "D" Well drained ground, high land classification with improved farmability and market value of \$5500.00 to \$7500.00 per acre. Economic productivity of \$603.90 based upon average production of 99% of optimum with \$347.11 production costs.
- "D-" Upland non-hydric soils contributing to the needed drainage system capacity and maintenance.

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 0.5%. 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	\$585.60
Production Cost	-347.11
Beginning Productivity Value	<u>- 75.00</u>
Change in Productivity Value	163.49
Private Improvement (\$900/25)	36.00
(Waterway or tile)	
Annual Benefit Value	\$127.49

 $127.49 \times 25$  years, discounted @ 0.5% = 2989.08 (\$2990.00)

The ditch system does not have adequate size and capacity to meet NRCS recommended capacities for open ditch agricultural drainage. Adjustment to the potential benefit value is made by the application of an efficiency rate. This rate reflects the viewers' determination of that portion of the potential benefit currently being provided by the existing Ditch System, with consideration of the substandard size. It has been assumed that, although the drainage system capacity varies between the tile branches, the drainage system provides an outlet of equal capacity to all properties within the watershed. A proximity rate adjustment has been applied to reflect a parcels location in relationship to the constructed system.

This value was then applied to the number of acres determined to be in each class per tract. Adjustment to potential benefit was given for the proximity from the public drainage system. This was done to allow for construction of public or private laterals to provide an adequate outlet to each land tract.

Damages have been given for the easement acquisition for the area required to establish the one-rod seeding area adjacent to the channel required by Minnesota Statute No. 103E.021. The lands taken are considered as a permanent easement only and will be restricted from use for commodity crop production. The damage value is our opinion of the difference between the current land value and the value of the same lands with the easement in place. Additional damages have been given for the temporary easement necessary for the repair of the existing open ditch.

Respectfully submitted,							
Ron Ringquist							
Bill Anderson							
Allen Kerber							

## LE SUEUR COUNTY COUNTY DITCH NO. 28 2017 REDETERMINATION OF BENEFITS

### INCOME APPRAOCH TO VALUE WORKSHEET

## PRODUCTION INCOME

CROP	AVERAGE	SALES	GROSS	ROTATION	ADJUSTED
PLANTED	YIELD	VALUE	INCOME	PERCENTAGE	INCOME
CORN	180 BU	4.00	720.00	50	360.00
SOYBEANS	50 BU	10.00	500.00	50	250.00
					610.00
DIRECT PRODUCTION EXP	ENSE				
CROP	PI	RODUCTION		ROTATION	ADJUSTED
PLANTED		COST		PERCENTAGE	EXPENSE
CORN		466.59		50	233.30
SOYBEANS		227.63		50	113.82
		•			
					347.11
BENEFIT VALUE CALCULAT	TION				
PRODUCTION CAPABILIT	TY BASED UPO	ON CONSTRUC	CTED DRAINAG	GE SYSTEM	
PRODUCTION CAPABILITY MEETING N.R.C.S. OPEN				GE SYSTEM	
				GE SYSTEM	
				GE SYSTEM "C"	"D"
MEETING N.R.C.S. OPEN		LINE DESIGN			"D"
MEETING N.R.C.S. OPEN		LINE DESIGN			"D" 99.0%
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION		"A" 92.0%	"B <b>"</b> 96.0%	"C" 100.0%	99.0%
MEETING N.R.C.S. OPEN		LINE DESIGN	"B"	"C"	-
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME		"A" 92.0% 561.20	"B" 96.0% 585.60	"C" 100.0% 610.00	99.0% 603.90
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME PRODUCTION COST		"A" 92.0% 561.20 347.11	"B" 96.0% 585.60 347.11	"C" 100.0% 610.00 347.11	99.0%
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME		"A" 92.0% 561.20	"B" 96.0% 585.60	"C" 100.0% 610.00	99.0% 603.90
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME PRODUCTION COST NET INCOME		"A" 92.0% 561.20 347.11 214.09	"B" 96.0% 585.60 347.11 238.49	"C" 100.0% 610.00 347.11 262.89	99.0% 603.90 347.11 256.79
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME PRODUCTION COST NET INCOME PREVIOUS INCOME		"A" 92.0% 561.20 347.11 214.09	"B" 96.0% 585.60 347.11 238.49 75.00	"C"  100.0%  610.00  347.11  262.89  156.89	99.0% 603.90 347.11 256.79 188.39
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME PRODUCTION COST NET INCOME		"A" 92.0% 561.20 347.11 214.09	"B" 96.0% 585.60 347.11 238.49	"C" 100.0% 610.00 347.11 262.89	99.0% 603.90 347.11 256.79
MEETING N.R.C.S. OPEN LAND CLASS  % PRODUCTION  GROSS INCOME  PRODUCTION COST  NET INCOME  PREVIOUS INCOME  INCREASED INCOME		"A" 92.0% 561.20 347.11 214.09 0.00 214.09	"B"  96.0%  585.60  347.11  238.49  75.00  163.49	"C"  100.0%  610.00  347.11  262.89  156.89  122.00	99.0% 603.90 347.11 256.79 188.39 24.40
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME PRODUCTION COST NET INCOME PREVIOUS INCOME		"A" 92.0% 561.20 347.11 214.09	"B" 96.0% 585.60 347.11 238.49 75.00	"C"  100.0%  610.00  347.11  262.89  156.89	99.0% 603.90 347.11 256.79 188.39
MEETING N.R.C.S. OPEN LAND CLASS  % PRODUCTION  GROSS INCOME  PRODUCTION COST  NET INCOME  PREVIOUS INCOME  INCREASED INCOME		"A" 92.0% 561.20 347.11 214.09 0.00 214.09	"B"  96.0%  585.60  347.11  238.49  75.00  163.49	"C"  100.0%  610.00  347.11  262.89  156.89  122.00	99.0% 603.90 347.11 256.79 188.39 24.40
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME PRODUCTION COST NET INCOME PREVIOUS INCOME INCREASED INCOME PVT TILE COST NET ANNUAL INCREASE		"A" 92.0% 561.20 347.11 214.09 0.00 214.09 36.00	"B"  96.0%  585.60  347.11  238.49  75.00  163.49  36.00	"C"  100.0%  610.00  347.11  262.89  156.89  122.00  36.00	99.0% 603.90 347.11 256.79 188.39 24.40 0.00
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME PRODUCTION COST NET INCOME PREVIOUS INCOME INCREASED INCOME PVT TILE COST NET ANNUAL INCREASE CAPITALIZED FOR		"A" 92.0% 561.20 347.11 214.09 0.00 214.09 36.00	"B"  96.0%  585.60  347.11  238.49  75.00  163.49  36.00	"C"  100.0%  610.00  347.11  262.89  156.89  122.00  36.00	99.0% 603.90 347.11 256.79 188.39 24.40 0.00
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME PRODUCTION COST NET INCOME PREVIOUS INCOME INCREASED INCOME PVT TILE COST NET ANNUAL INCREASE		"A" 92.0% 561.20 347.11 214.09 0.00 214.09 36.00 178.09	"B"  96.0%  585.60  347.11  238.49  75.00  163.49  36.00  127.49	"C"  100.0%  610.00  347.11  262.89  156.89  122.00  36.00  86.00	99.0% 603.90 347.11 256.79 188.39 24.40 0.00 24.40
MEETING N.R.C.S. OPEN LAND CLASS % PRODUCTION GROSS INCOME PRODUCTION COST NET INCOME PREVIOUS INCOME INCREASED INCOME PVT TILE COST NET ANNUAL INCREASE CAPITALIZED FOR		"A" 92.0% 561.20 347.11 214.09 0.00 214.09 36.00 178.09	"B"  96.0%  585.60  347.11  238.49  75.00  163.49  36.00  127.49	"C"  100.0%  610.00  347.11  262.89  156.89  122.00  36.00  86.00	99.0% 603.90 347.11 256.79 188.39 24.40 0.00 24.40

# STATE OF MINNESOTA LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 42

The matter of the Redetermination of Benefits for Le Sueur County Ditch 42

At a public hearing conducted by the Le Sueur County Board of Commissioners

At a public hearing conducted by the Le Sueur County Board of Commissioners, Drainage Authority for Le Sueur County Ditch 42 (CD 42), on December 12, 2017, continued from November 30, 2017, Commissioner \_\_\_\_\_\_ moved, seconded by Commissioner \_\_\_\_\_ for adoption of the following Findings and Order:

#### **Findings:**

- 1. CD 42 was established in 1914 and subsequently improved in 1949. Benefits for LCD 42 were determined concurrent with establishment in 1914 and improvement benefits were determined in 1949, prior to the initiation of modern, intensive farming and drainage practices within the County.
- 2. CD 42 consists of an open ditch drainage system.
- 3. The outlet for CD 42 is Le Sueur County Ditch 19.
- 4. The system provides an outlet for lands in Sections 24, 25 and 36 in Derrynane Township, and Sections 19 and 30 in Lanesburgh Township, all in Le Sueur County.
- 5. Benefits and damages for CD 42 have not been redetermined since original establishment.
- 6. Based on its finding that the conditions required for the initiation of a redetermination of benefits exist, that the original benefits and damages do not reflect reasonable present day land values and the benefitted areas have changed for CD 42, the Drainage Authority ordered a redetermination of benefits and appointed Ron Ringquist, Bill Anderson and Allan Kerber as viewers for the redetermination of benefits.
- 7. Upon taking their oath, the viewers initiated a redetermination of benefits according statutes chapter 103E.
- 8. Under Minnesota Statutes § 103E.351 subdivision 1, the viewers obligation is to proceed as provided for viewers and the Viewers' Report in sections 103E.311 to 103E.321.

- Under section 103E.311, they are obligated to determine the benefits and damages to all property affected by the drainage project and make a Viewers' Report.
- 9. The viewers completed their report which included a benefits and damages statement on October 2, 2017, for all property affected by the drainage project and filed their report with the Drainage Authority.
- 10. The Drainage Authority prepared Property Owners' Reports and mailed them to the owners of property identified in the Viewers' Report.
- 11. Property Owners' Reports were mailed on November 13, 2017.
- 12. Notice of the hearing was posted not later than November 13, 2017 at the Le Sueur County Courthouse and remained through the date of the Final Hearing.
- 13. Notice of the hearing was published November 9, 16 and 23 in the New Prague Times and Montgomery Messenger, legal newspapers in general circulation in the area of CD 42.
- 14. Notice of the hearing was mailed within one week after the first publication, but not later than November 13, 2017, to owners of properties identified in the Viewers' Report, governmental units affected by the project and the commissioner of the Minnesota Department of Natural Resources.
- 15. Evidence of all actions in this matter, including preliminary orders, appointments, oaths, affidavits of mailing, publication and posting as well as hearing agendas and presentation materials are present in the record of proceedings and are incorporated herein by reference.
- 16. The final hearing on the viewers' redetermination of benefits was held on November 30, 2017, and continued to December 12, 2017.
- 17. At the hearing, the viewers appeared and presented the Viewers' Report, Benefits and Damages Statement and redetermined benefits. The viewers further provided detail of the viewing process and the information used by the viewers to: (1) verify the boundary of the watershed of the Ditch; (2) verify and confirm the existence of drainage benefit; and (3) determine the economic benefit to lands deriving a drainage benefit from the construction of CD 42.
- 18. The viewers included, in their determinations, the amount of damages necessary to acquire and establish a one rod grass buffer strip along all reaches of open ditch on CD 42.

- 19. Members of the public attended the hearing and asked questions or made comments regarding the redetermination of benefits.
- 20. At the conclusion of public comment during the hearing, the Board adopted a motion to: close the hearing to public comment; direct staff to prepare findings and an order consistent with the proceedings, that the draft findings and order be written to affect adoption of the determined benefits and confirmation of the viewers' reports; and continue the hearing to the Board's regular meeting on Tuesday, December 12, 2017, at 11:00 a.m. in the Commissioners' Room of the Le Sueur County Courthouse, or by adjournment to an appropriate time on the Board's agenda, at which meeting the Board will consider findings and an order as discussed.
- 21. The Viewers' Report is attached as Exhibit A.
- 22. The viewers prepared a Benefits and Damages Statement outlining the basis of their benefits and damages determinations. The Benefits and Damages Statement is attached as Exhibit B.
- 23. The viewers reviewed all property within the drainage areas of the drainage system as part of the redetermination of benefits process.
- 24. The viewers determined the amount of damages to be paid for the acquisition of property for the establishment of best management practices, including grass strips, necessary to control erosion, sedimentation, improve water quality, or maintain the efficiency of the drainage system as required under statutes section 103E.021. The viewers compared sales in the area in arriving at an average sales price used in establishing a payment rate.
- 25. The viewers used maps, LiDAR data and other information, along with visual inspection of the watershed of the drainage system to determine the boundaries of the benefiting area.
- 26. Within the watershed of the drainage system, the viewers paid particular attention to altered land use and drainage alterations which facilitate the removal of water from property directing it to the drainage system.
- 27. To determine the economic benefit to lands deriving a drainage benefit from the drainage system, the viewers conducted a condition comparison comparing the expected, pre-ditch, unaltered state of the watershed to the existing, altered and improved condition of the watershed. The viewers used this comparison in determining the increased market value of the properties receiving a direct drainage benefit.
- 28. Based on their detailed observations, the viewers determined benefit classifications, classified acres and assigned economic benefit on a per acre basis.

- 29. The viewers determined that some acres within the watershed of the drainage system, i.e. existing wetlands and non-contributing basins, received no benefit from the drainage system.
- 30. The viewers accounted for the efficiency of the drainage system, as designed, and the proximity of lands to and the elevations of lands above the ditch.
- 31. The viewers applied an economic analysis using sales and income approaches to determine the increased value to each classification acre based on the drainage benefit provided by the drainage system.
- 32. The viewers determined the amount of economic benefit to property benefited immediately by the drainage system, or for property for which the drainage system can become an outlet for drainage, make an outlet more accessible, or otherwise directly benefit the property.
- 33. The viewers determined that the drainage system draws off water from lower, previously assessed lands, thereby allowing drainage from unassessed lands to flow more readily and escape faster, thus preventing damage to the previously assessed lands, and such drainage constitutes a drainage benefit.
- 34. The viewers determined economic benefits based on: (1) an increase in the current market value of the property as a result of constructing the project; (2) an increase in the potential for agricultural production as a result of constructing the project; or (3) an increased value of the property as a result of a potential different land use.
- 35. Within the watershed of the drainage system, the viewers determined benefits on property that is responsible for increased drainage system maintenance, or increased drainage system capacity because the natural drainage on the property has been altered or modified to accelerate the drainage of water from the property.
- 36. Owners of property affected by the redetermination offered comments regarding the nature and amount of benefit determined by the viewers.
- 37. The viewers addressed the concerns of each property owner as they related to the value of benefit or damage and the methods used by the viewers.
- 38. The viewers kept an accurate account of all time engaged in viewing and examination; the nature and kind of work done performed; the days each viewer was engaged in said works; the amount charged per day by each viewer; and every item of expense incurred by the viewers in said work.
- 39. The viewers' account of work has been filed with the drainage authority.

- 40. Upon review of information provided to the Drainage Authority during the public hearing, the Drainage Authority further finds and confirms that the benefits and damages determined in the original proceedings as well as the benefited and damaged areas determined in the original proceedings, do not reflect current, existing, actual benefits and benefited areas.
- 41. Based on the record before it, and the comments of those present at the hearing, the Drainage Authority determines that the redetermined benefits, as reflected in the Viewers' Report at Exhibit A are proper, reasonable and conform to the drainage code.

#### Order:

- A. The redetermined benefits on CD 42, the amended Viewers' Report and the Benefits and Damages Statement, prepared by the viewers and attached hereto as Exhibits A and B are hereby adopted by the Drainage Authority.
- B. The viewers are allowed payment of their account of work.
- C. The County Auditor shall ensure that the redetermined benefits replace the existing benefits previously determined for the ditch.
- D. The damages for the acquisition of the grass buffer area shall be paid and the grass buffer areas established as required by statute.
- E. The Drainage Authority staff is directed to work with the County Recorder's office to ensure that the drainage system and the grass buffer area acquisition is reflected on the property record of affected landowners.

After discussion, the Board Chair called the question. The question was on the adoption of the foregoing findings and order and there were \_\_\_ yes and \_\_\_ no (Commissioner Connelly absent).

Upon vote, the Board Chair declared the Resolution passed and the findings and order adopted.

Dated this 12<sup>th</sup> day of December, 2017.

LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 42

Ву		
	Chairperson	

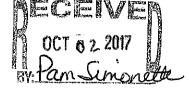
[15741-0036/2769922/1]

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Attest:	
County Administrator	

August 22, 2017

LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 42 2017 REDETERMINATION OF BENEFITS



		2017 REDE	ETERMINATION OF BENE	FIIS					Maintenance cost	100000.00	"A" \$4,180.00	"A-" \$4,180.00	"B" \$2,920.00		"C" \$2,020.00		"D-"			84: Tccm	Lymones
									Mantenance cost	100000:00	75%	25%	95%		100%		\$570.00 100%				
											\$3,135.00	\$1,045.00	\$2,774.00		\$2,020.00		\$570.00		<u> </u>		NONBENEFITED
PARCEL NUMBER	NAME		DESCRIPTION	SEC T-N	B-W	IN TRACT	GROSS BENEFIT	PROXCIMITY RATE	NET BENEFIT	MAINT COST	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
HOMBEN			DEGOKII TIÇK	020 1-11	12-44	inaci	DENLIT	NAIE.	BENEFII	COST	ACRES	VALUE	AURES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRES
14 03.024,2600	ANTHONY J BEER		SENE	24 112	24	25.00	1140.00	55	627.00	95.13							2	1140.00		'	
	1225 LE CENTER ST																				
	LE CENTER MN	56057																			
41 03.024.5000	ALICE R RETKA		NESE	24 112		40.00	35053.00				3	9405.00	2	5548.00	6	12120.00	14	7980.00			
	31727 245TH AVE		SESE	24 112	24	36.50	44340.00	65 80	28821.00	4372.95					18	36360.00	14	7980.00			2
	LE SUEUR MN	56058						80													
						ļ															
42 03.024.5110	GARY F & SUSAN F ODENTHA	4L	NWSE	24 112		40.00	12564.00	65	8165.50	1239.10			1	2774.00	4	8080.00	3	1710.00			
	32226 169TH AVE		SWSE SESE	24 112		39.00	5130.00	75	3847.50	583.77							9	5130.00			
	NEW PRAGUE MN	56071	SESE	24 112	24	3.50	1710.00	75	1282.50	194.59							3	1710.00			
11 03.025.2500	ELIZABETH L FRANEK		NENE	25 112		40.00	62006.00	100	62006.00	9408.05	2	6270.00	9	24966.00	11	22220.00	15	8550.00	0.48	2160.00	1
			NWNE	25 112	24	38.00	13780.00	85	11713.00	1777.19					4	8080.00	10	5700.00			
	19333 320TH ST NEW PRAGUE MN	56071	SWNE	25 112	24	3.00	21574.00	80 80	17259.20	2618.70			-1	2489.00	-11	19085.00					
	NEW PRAGOE IVIN	20071	3 WINE	23 112	24	3.00	2590.00 285.00	70	2072.00 199.50	314.38 30.27					1	2020.00	1 - <b>1</b>	570.00			
			SENE	25 112	24	7.00	6890.00	90	6201.00	940.87					2	4040.00	5	285.00 2850.00		405.00	
13 03.025.2600	TODD R & PEGGY A SULLIVA	N	SWNE	25 112	24	17.00	10930.00	75	8197.50	1243.79					4	8080.00	5	2850.00			
	33244 245TH AVE						1140.00	70	798.00	121.08							-4	1140.00			
	LE CENTER MN	56057																			
																			ļ		
14 03.025.2600	TODD R & PEGGY A SULLIVA	N	SENE	25 112	24	33.00	42383.00	95	40263.85	6109.15	3	9405.00	2	5548.00	8.5	17170.00	18	10260.00	0.82	3690.00	1.5
	33244 245TH AVE																				
	LE CENTER MN	56057																			
43 03.025.5000	MICHAEL & KIMBERLY B THO	MPSON	W2SE	25 112	24	3.02	570.00	100	570.00	86.48							1	570.00			2
	32781 195TH AVE																				
	NEW PRAGUE MN	56071																			
41 03.025.5100	MICHAEL A & SHEILA F CEME	NSKY	NESE	25 112	24	34.90	57816.00	100	57816,00	8772.31			4	11096.00	22	44440.00	4	2280.00	0.36	1620.00	1.9
	72000 744711 41/5		SESE	25 112	24	40.00	41539.00	100	41539.00	6302.63	3	9405.00	6	16644.00	4	8080.00	13	7410.00	0.55	2475.00	1.00
	32899 211TH AVE NEW PRAGUE MN	56071																			
	11211 (101000	50071																			
41 03.025.5200			NESE	25 112	24	5.10	570.00	100	570.00	86.48							1	570.00	0.36	1620.00	4.1
	TAYLOR L SCHNICHELS																				
	19351 326TH ŁN NEW PRAGUE MN	56071																			
	NEW FRAGUE IVIN	200/1																			
						'				l									ı		

August 22, 2017

#### LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 42

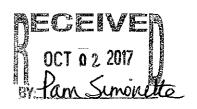
2017 REDETERMINATION OF BENEFITS "D-" \$4,180.00 \$2,920.00 \$2,020.00 Maintenance cost 100000.00 \$4,180,00 \$570 DO 100% 100% 75% \$3,135.00 \$1,045.00 \$2,774.00 \$2,020.00 \$570.00 NONBENEFITED PARCEL GROSS PROXCIMITY NET MAINT BENEFIT BENEFIT BENEFIT BENEFIT DAMAGE OR RESTRICTED BENEFIT BENEELT BENEFIT SEEDING BENEEIT NUMBER NAME DESCRIPTION SEC T-N R-W TRACT BENEFIT RATE BENEFIT ACRES ACRES ACRES ACRES AREA WETLAND ACRES COST VALUE VALUE VALUE VALUE VALUE 42 03,025,5300 CHRISTINE CHEN NWSE 25 112 24 39.58 50235.00 100 50235.00 7622.06 3135.00 5 13870.00 12.5 25250.00 14 7980.00 0.67 3015.00 1.58 1 SWSE 25 112 24 -37.40 72369.00 100 72369.00 10980.41 13 40755.00 16644.00 6 12120.00 5 2850.00 0.68 3060.00 1.4 3425 LAWNDALE LN N MINNEAPOLIS 55447-1695 33 03.025,7500 LLOYD & PEGGY SVOBODA SESW 25 112 24 30.00 19018.00 85 16165.30 2452.73 5548.00 6060.00 13 7410.00 C/O JEFFREY L SVOBODA 125 MARLANE CIR JORDAN 55352 34 03.025.7620 TODD R & PEGGY A SULLIVAN E25W 25 112 24 15.23 4585.00 4126.50 626.11 2020.00 4.5 2565.00 33244 245TH AVE 56057 LE CENTER MN 31 03.025.7700 JOHN P & JORDYN C KOLAR NESW 25 112 24 5.00 1425.00 90 1282.50 194.59 2.5 1425.00 32670 195TH AVE NEW PRAGUE 56071 36 112 24 12 03.036.0300 FLORIAN HINDERSCHEID LOT 2 & 3 31.70 7770.00 95 7381.50 1119.98 6060.00 3 1710.00 19617 330TH ST **NEW PRAGUE** 56071 LOT 3 & 4 12 03.036.2700 FLORIAN HINDERSCHEID 36 112 24 37.00 570.00 541.50 82.16 570.00 19617 330TH ST NEW PRAGUE MN 56071 11 03.036.2800 MARK & CAROL CEMENSKY 0.5 NENE 36 112 24 20.00 3977.00 3897.46 591.35 1387.00 2020.00 570.00 2343 SWAN DR MENDOTA HEIGHTS MN 55120 11 03.036.2900 FLORIAN HINDERSCHEID NENE 36 112 24 20.00 16788.00 100 16788.00 2547.21 10100.00 5548.00 2 1140.00 0.77 3465.00 1.5 19617 330TH ST 56071 NEW PRAGUE 33 07.019.7600 RUTH BROOKS SWSW 19 112 23 12.50 11810.00 9448.00 1433.53 10100.00 1710.00 18994 320TH ST NEW PRAGUE 56071 MN

August 22, 2017

LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 42

			COUNTY DITC														i					
			2017 REDETER	RMINATION OF BENE	FITS							"A"	"A-"	"B"		"C"		"D-"				
										Maintenance cost	100000.00	\$4,180.00	\$4,180.00	\$2,920.00		\$2,020.00		\$570.00				
												75%	25%	95%		100%		100%				
												\$3,135.00	\$1,045.00	\$2,774.00		\$2,020.00		\$570.00				NONBENEFITED
PARCEL							IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTED
NUMBER	NAME			DESCRIPTION	SEC T-N	R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRE
							-															•
21 07.030.0200	JOHN J HOEFS			NENW	30 112	23	35.00	6010.00	85	5108.50	775.10					1	2020.00	7	3990.00	o	•	
				NWNW	30 112	23	35.00	51732.00	100	51732.00	7849.19	2	6270.00	3	8322.00	15	30300.00	12	5840.00	0.48	2160.00	1
	29354 195TH AVE			SWNW	30 112	23	35.00	78638.00	100	78638.00	11931.59	12	37620.00	7	19418.00	9	18180.00	6	3420.00	0.42	1890.00	1.07
	NEW PRAGUE	MN	56071	SENW	30 112	23	37.70	8550.00	85	7267.50	1102.68							15	8550.00			
32 07.030.7500	JOHN J HOEFS			NWSW	30 112	. 23	27.25	24927.00	95	23680.65	3593.02	3	9405.00	3	8322.00	3	6060.00	2	1140.00			
																				1		
	29354 195TH AVE																					
	NEW PRAGUE	MN	56071																			
32 07.030.7600	MICHAEL A & SHEIL	A F CEME	NSKY	NWSW	30 112	23	10.00	11424.00	95	10852.80	1646.67			1	2774.00	4	8080.00	1	570.00			
	32899 211TH AVE																					
	NEW PRAGUE	MN	56071																	•		
																		•				
				LE SUEUR CO	JUNTY, MINI	VESOTA	L															
				COUNTY DITO	H NO. 42																	
				2017 REDETE	RMINATION	OF BEN	NEFITS					"A"	SOILS	"B"	SOILS	"C"	SOILS	"D"	SOILS			
	ROAD AUTHORITY			LOCATION			LENGTH	GROSS	PROXIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	OTHER	BENEFIT	
							(FEET)	BENEFITS	RATE	BENEFITS	COST	- %	VALUE	%	VALUE	%	VALUE	%	VALUE	BENEFITS	VALUE	_
												per foot	22.70		6.80		2.30		0.50			
	LE SUEUR COUNT			CH # 28																		
	HIGHWAY DEPART	IMENT		North of	30 112		900	1422.00	100	1422.00	215.76					60	1242.00	40	180.00			
				North of	25 112	24	1500	3315.00	100	3315.00	502.98			10	1020.00	60	2070.00	30	225.00			
	DERRYNANE TOWN	SHIP		330th Street								per foot	14.20		5.70		1.40		0.30			
	DERRYNANE TOWN	SHIP		330th Street North of	36 112	24	2440	1934.40	100	1354.08	205.45	per foot	14.20	10		75		1	0.30 5 109.80	1		
	DERRYNANE TOWN	SHIP			36 112	24	2440	1934.40	100	1354.08	205.45	per foot	14.20	10		78		1		1		
	DERRYNANE TOWN	SHIP			36 112	24	2440	1934.40	100	1354.08	205.45	per foot	14.20	10		78		1		1		
	DERRYNANE TOWN	SHIP		North of	36 112 25 112		2440 1960	1934.40 1934.40	100	1354.08 1354.08	205.45 205.45	per foot	14.20	10	1390.80	7: 6:	5 2562.00					
	DERRYNANE TOWN	SHIP		North of 195th Ave In Sect.								per foot	14.20		1390.80		5 2562.00		5 109.80			
	DERRYNANE TOWN	SHIP		North of 195th Ave	25 112	24						per foot	14.20		1390.80		5 2562.00		5 109.80			
	DERRYNANE TOWN	SHIP		North of 195th Ave In Sect.		24						per foot	14.20		1390.80		5 2562.00		5 109.80			
	DERRYNANE TOWN	SHIP		North of 195th Ave In Sect. 326th Lane	25 112	24	1960	1934.40	100	1354.08	205.45	per foot	14.20		1390.80		5 2562.00	2	5 109.80 5 147.00			
	DERRYNANE TOWN	SHIP		North of 195th Ave In Sect. 326th Lane	25 112	24	1960	1934.40	100	1354.08	205.45	per foot	14.20		1390.80		5 2562.00	2	5 109.80 5 147.00			
	DERRYNANE TOWN	SHIP		North of 195th Ave In Sect. 326th Lane North of	25 112 25 112	24 24	1960	1934.40 165.00	100	1354.08 165.00	205.45 25.04		14.20	10	1390.80	6:	5 2562.00	100	5 109.80 5 147.00			
	DERRYNANE TOWN	SHIP		North of 195th Ave In Sect. 326th Lane North of	25 112 25 112 9 BENEFITS	24 24	1960	1934.40 165.00 2133.00	100	1354.08 165.00 651463.86	205.45 25.04 98845.33	per foot	14.20		1390.80		5 2562.00	2	5 109.80 5 147.00			
	DERRYNANE TOWN	SHIP		North of 195th Ave In Sect. 326th Lane North of LAND ROAL	25 112 25 112 9 BENEFITS 9 BENEFITS	24 24	1960	1934.40 165.00 2133.00 8770.80	100	1354.08 165.00 651463.86 7610.16	205.45 25.04 98845.33 1154.67		14.20	10	1390.80	6:	5 2562.00	100	5 109.80 5 147.00 165.00			
	DERRYNANE TOWN	SHIP		North of 195th Ave In Sect. 326th Lane North of LAND ROAL	25 112 25 112 9 BENEFITS	24 24	1960	1934.40 165.00 2133.00	100	1354.08 165.00 651463.86	205.45 25.04 98845.33		14.20	10	1390.80	6:	5 2562.00 5 1783.60	100	5 109.80 5 147.00 165.00		22995.0	

SEEDING DAMAGES



Le Sueur County Drainage Authority:

RE: Le Sueur County County Ditch No. 42 2017 Redetermination of Benefits

September 13, 2017

In accordance with the Minnesota Statute 103E.315 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.

Le Sueur County Ditch No. 42 was originally established and constructed in 1906. The ditch system consists of an open ditch drainage system. The drainage system has had necessary maintenance. The outlet of the system is Le Sueur County Ditch No. 19. The system provides an outlet for lands in sections 24, 25, and 36 in Derrynane Township, and sections 19 and 30 in Lanesburgh Township, all in Le Sueur County.

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 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 Le Sueur County
- 2. GIS photos and data
- 3. Minnesota LiDAR
- 4. Yield averages and production costs taken from Minnesota State College and University Farm Management Records
- 5. Sales data from the Le Sueur County Assessor's 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. State owned properties were considered for the purpose it is held.

No direct consideration was given to structure values within the watershed.

Potential benefit is the difference between the:

### 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 \$1500.00 per acre, economic productivity of \$75.00 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 \$4000.00 to \$5000.00 per acre, annual economic productivity of \$488.00 based upon average annual yield of 80 % of optimum with \$347.11 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 \$4500.00 to \$6000.00 per acre, annual economic productivity of \$579.50 based upon average annual yield of 95 % of optimum with \$347.11 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 \$4500.00 to \$5500.00 per acre, economic productivity of \$561.20 based upon average production of 92% of optimum \$347.11 production costs.
- "A-" Partially drained slough area with a highest and best use as hay or pasture and restricted from additional drainage by governmental regulation.
- "B" Well drained ground, high land classification with a market value of \$5500.00 to \$6500.00 per acre, economic productivity of \$585.60 based upon average annual production of 96 % of optimum with \$347.11 production costs.
- "C" Well drained ground, best land classification with an estimated market value of \$6500.00 to \$7500.00 per acre, economic productivity of \$610.00 based upon average annual production of 100 % of optimum with \$347.11 production costs.
- "D" Well drained ground, high land classification with improved farmability and market value of \$5500.00 to \$7500.00 per acre. Economic productivity of \$603.90 based upon average production of 99% of optimum with \$347.11 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 0.5%. 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	\$585.60
Production Cost	-347.11
Beginning Productivity Value	<u>- 75.00</u>
Change in Productivity Value	163.49
Private Improvement (\$900/25)	<u>-36.00</u>
(Waterway or tile)	
Annual Benefit Value	\$127.49

\$127.49 x 25 years, discounted @ 0.5% = \$2989.08 (\$2990.00)

The ditch system does not have adequate size and capacity to meet NRCS recommended capacities for open ditch agricultural drainage. Adjustment to the potential benefit value is made by the application of an efficiency rate. This rate reflects the viewers' determination of that portion of the potential benefit currently being provided by the existing Ditch System, with consideration of the substandard size. It has been assumed that, although the drainage system capacity varies between the tile branches, the drainage system provides an outlet of equal capacity to all properties within the watershed. A proximity rate adjustment has been applied to reflect a parcels location in relationship to the constructed system.

This value was then applied to the number of acres determined to be in each class per tract. Adjustment to potential benefit was given for the proximity from the public drainage system. This was done to allow for construction of public or private laterals to provide an adequate outlet to each land tract.

Damages have been given for the easement acquisition for the area required to establish the one-rod seeding area adjacent to the channel required by Minnesota Statute No. 103E.021. The lands taken are considered as a permanent easement only and will be restricted from use for commodity crop production. The damage value is our opinion of the difference between the current land value and the value of the same lands with the easement in place. Additional damages have been given for the temporary easement necessary for the repair of the existing open ditch.

Respectfully submitted,	
ton Ringquist	
Gill Anderson	
11 77 1	
Allen Kerber	

## LE SUEUR COUNTY COUNTY DITCH NO. 42

### 2017 REDETERMINATION OF BENEFITS

#### INCOME APPRAOCH TO VALUE WORKSHEET

## PRODUCTION INCOME

CROP	AVERAGE	SALES	GROSS	ROTATION	ADJUSTED
PLANTED	YIELD	VALUE	INCOME	PERCENTAGE	INCOME
CORN	180 BU	4.00	720.00	50	360.00
SOYBEANS	50 BU	10.00	500.00	50	250.00
					610.00
DIRECT PRODUCTION EX	XPENSE				
CROP		PRODUCTION		ROTATION	ADJUSTED
PLANTED		COST		PERCENTAGE	EXPENSE
CORN		466.59		50	233.30
SOYBEANS		227.63		50	113.82
					347.11
BENEFIT VALUE CALCUL	_ATION				347.11
PRODUCTION CARABI		ON CONCEDU		OF OVETEM	
PRODUCTION CAPABI MEETING N.R.C.S. OPI				JE SYSTEM	
WEETING N.K.C.S. OF	EN DITCH GOIL	E LINE DESIGN			
LAND CLASS		"A"	"B"	"C"	"D"
% PRODUCTION		92.0%	96.0%	100.0%	99.0%
GROSS INCOME		561.20	585.60	610.00	603.90
DECEMBER OF		0.1= 4.4	<b>.</b>		<b>-</b>
PRODUCTION COST	-	347.11	347.11	347.11	347.11
NET INCOME		214.09	238.49	262.89	256.79
PREVIOUS INCOME		0.00	75.00	156.89	188.39
INCREASED INCOME	-	214.09	163.49	122.00	24.40
PVT TILE COST		36.00	36.00	36.00	0.00
NET ANNUAL INCREASE		178.09	127.49	86.00	24.40
CAPITALIZED FOR		4175.43	2989.08	2016.32	572.07
25 YEARS @ 0.5 %					
			*****		
BENEFIT VALUE		\$4180.00	\$2990.00	\$2020.00	\$570.00

# STATE OF MINNESOTA LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 52

The matter of the Redetermination of Benefits for Le Sueur County Ditch 52

At a public hearing conducted by the Le Sueur County Board of Commissioners,
Drainage Authority for Le Sueur County Ditch 52 (CD 52), on December 12, 2017, continued from November 30, 2017, Commissioner

Findings and Order Adopting Redetermined Benefits

Findings and Order Adopting Redetermined Benefits

At a public hearing conducted by the Le Sueur County Board of Commissioners,

Drainage Authority for Le Sueur County Ditch 52 (CD 52), on December 12, 2017, continued moved, seconded by

#### Findings:

Commissioner for adoption of the following Findings and Order:

- 1. CD 52 was established in 1950. Original benefits for CD 52 were determined concurrent with establishment in 1950, prior to the enactment of various laws, regulations, and programs protecting wetlands and prior to initiation of modern, intensive farming and drainage practices within the County.
- 2. CD 52 consists of an open ditch drainage system.
- 3. The system provides an outlet for lands in Sections 26, 27, 34 and 35 in Sharon Township, Le Sueur County.
- 4. Benefits and damages for CD 52 had not been redetermined since original establishment.
- 5. Based on its finding that the conditions required for the initiation of a redetermination of benefits exist, that the original benefits and damages do not reflect reasonable present day land values and the benefitted areas have changed for CD 52, the Drainage Authority ordered a redetermination of benefits and appointed Ron Ringquist, Bill Anderson and Allan Kerber as viewers for the redetermination of benefits.
- 6. Upon taking their oath, the viewers initiated a redetermination of benefits according statutes chapter 103E.
- 7. Under Minnesota Statutes § 103E.351 subdivision 1, the viewers obligation is to proceed as provided for viewers and the Viewers' Report in sections 103E.311 to 103E.321. Under section 103E.311, they are obligated to determine the benefits and damages to all property affected by the drainage project and make a Viewers' Report.

- 8. The viewers completed their report which included a benefits and damages statement in October 2, 2017, for all property affected by the drainage project and filed their report with the Drainage Authority.
- 9. The Drainage Authority prepared Property Owners' Reports and mailed them to the owners of property identified in the Viewers' Report.
- 10. Property Owners' Reports were mailed on November 13, 2017.
- 11. Notice of the hearing was posted not later than November 13, 2017, at the Le Sueur County Courthouse and remained through the date of the Final Hearing.
- 12. Notice of the hearing was published November 9, 16 and 23 in the Montgomery Messenger and the Le Center Leader, legal newspapers in general circulation in the area of CD 52.
- 13. Notice of the hearing was mailed within one week after the first publication, but not later than November 13, 2017, to owners of properties identified in the Viewers' Report, governmental units affected by the project and the commissioner of the Minnesota Department of Natural Resources.
- 14. Evidence of all actions in this matter, including preliminary orders, appointments, oaths, affidavits of mailing, publication and posting as well as hearing agendas and presentation materials are present in the record of proceedings and are incorporated herein by reference.
- 15. The final hearing on the viewers' redetermination of benefits was held on November 30, 2017, and continued to December 12, 2017.
- 16. At the hearing, the viewers appeared and presented the Viewers' Report, Benefits and Damages Statement and redetermined benefits. The viewers further provided detail of the viewing process and the information used by the viewers to: (1) verify the boundary of the watershed of the Ditch; (2) verify and confirm the existence of drainage benefit; and (3) determine the economic benefit to lands deriving a drainage benefit from the construction of CD 52.
- 17. The viewers included, in their determinations, the amount of damages necessary to acquire and establish a one rod grass buffer strip along all reaches of open ditch on CD 52.
- 18. Members of the public attended the hearing and asked questions or made comments regarding the redetermination of benefits.

- 19. At the conclusion of public comment during the hearing, the Board adopted a motion to: close the hearing to public comment; direct staff to prepare findings and an order consistent with the proceedings, that the draft findings and order be written to affect adoption of the determined benefits and confirmation of the viewers' reports; and continue the hearing to the Board's regular meeting on Tuesday, December 12, 2017, at 11:00 a.m. in the Commissioners' Room of the Le Sueur County Courthouse, or by adjournment to an appropriate time on the Board's agenda, at which meeting the Board will consider findings and an order as discussed.
- 20. The Viewers' Report is attached as Exhibit A.
- 21. The viewers prepared a Benefits and Damages Statement outlining the basis of their benefits and damages determinations. The Benefits and Damages Statement is attached as Exhibit B.
- 22. The viewers reviewed all property within the drainage areas of the drainage system as part of the redetermination of benefits process.
- 23. The viewers determined the amount of damages to be paid for the acquisition of property for the establishment of best management practices, including grass strips, necessary to control erosion, sedimentation, improve water quality, or maintain the efficiency of the drainage system as required under statutes section 103E.021. The viewers compared sales in the area in arriving at an average sales price used in establishing a payment rate.
- 24. The viewers used maps, LiDAR data and other information, along with visual inspection of the watershed of the drainage system to determine the boundaries of the benefiting area.
- 25. Within the watershed of the drainage system, the viewers paid particular attention to altered land use and drainage alterations which facilitate the removal of water from property directing it to the drainage system.
- 26. To determine the economic benefit to lands deriving a drainage benefit from the drainage system, the viewers conducted a condition comparison comparing the expected, pre-ditch, unaltered state of the watershed to the existing, altered and improved condition of the watershed. The viewers used this comparison in determining the increased market value of the properties receiving a direct drainage benefit.
- 27. Based on their detailed observations, the viewers determined benefit classifications, classified acres and assigned economic benefit on a per acre basis.

- 28. The viewers determined that some acres within the watershed of the drainage system, i.e. existing wetlands and non-contributing basins, received no benefit from the drainage system.
- 29. The viewers accounted for the efficiency of the drainage system, as designed, and the proximity of lands to and the elevations of lands above the ditch.
- 30. The viewers applied an economic analysis using sales and income approaches to determine the increased value to each classification acre based on the drainage benefit provided by the drainage system.
- 31. The viewers determined the amount of economic benefit to property benefited immediately by the drainage system, or for property for which the drainage system can become an outlet for drainage, make an outlet more accessible, or otherwise directly benefit the property.
- 32. The viewers determined that the drainage system draws off water from lower, previously assessed lands, thereby allowing drainage from unassessed lands to flow more readily and escape faster, thus preventing damage to the previously assessed lands, and such drainage constitutes a drainage benefit.
- 33. The viewers determined economic benefits based on: (1) an increase in the current market value of the property as a result of constructing the project; (2) an increase in the potential for agricultural production as a result of constructing the project; or (3) an increased value of the property as a result of a potential different land use.
- 34. Within the watershed of the drainage system, the viewers determined benefits on property that is responsible for increased drainage system maintenance, or increased drainage system capacity because the natural drainage on the property has been altered or modified to accelerate the drainage of water from the property.
- 35. Owners of property affected by the redetermination offered comments regarding the nature and amount of benefit determined by the viewers.
- 36. The viewers addressed the concerns of each property owner as they related to the value of benefit or damage and the methods used by the viewers.
- 37. The viewers kept an accurate account of all time engaged in viewing and examination; the nature and kind of work done performed; the days each viewer was engaged in said works; the amount charged per day by each viewer; and every item of expense incurred by the viewers in said work.
- 38. The viewers' account of work has been filed with the drainage authority.

- 39. Upon review of information provided to the Drainage Authority during the public hearing, the Drainage Authority further finds and confirms that the benefits and damages determined in the original proceedings as well as the benefited and damaged areas determined in the original proceedings, do not reflect current, existing, actual benefits and benefited areas.
- 40. Based on the record before it, and the comments of those present at the hearing, the Drainage Authority determines that the redetermined benefits, as reflected in the Viewers' Report at Exhibit A are proper, reasonable and conform to the drainage code.

#### Order:

- A. The redetermined benefits on CD 52, the amended Viewers' Report and the Benefits and Damages Statement, prepared by the viewers and attached hereto as Exhibits A and B are hereby adopted by the Drainage Authority.
- B. The viewers are allowed payment of their account of work.
- C. The County Auditor shall ensure that the redetermined benefits replace the existing benefits previously determined for the ditch.
- D. The damages for the acquisition of the grass buffer area shall be paid and the grass buffer areas established as required by statute.
- E. The Drainage Authority staff is directed to work with the County Recorder's office to ensure that the drainage system and the grass buffer area acquisition is reflected on the property record of affected landowners.

After discussion, the Board Chair called the question. The question was on the adoption of the foregoing findings and order and there were \_\_\_ yes and \_\_\_ no (Commissioner Connelly absent).

Upon vote, the Board Chair declared the Resolution passed and the findings and order adopted.

Dated this 12<sup>th</sup> day of December 2017.

LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 52

By		
	Chairperson	

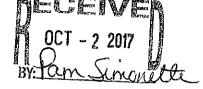
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Attest:	
County Administrator	

September 13, 2017

LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 52 2017 REDETERMINATION OF BENEFITS



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LeSueur CD#52 Sheet 1 LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 52

2017 REDETERMINATION OF BENEFITS "A" "B" "C" "D" "D-" Maintenance cost 50000.00 \$4.180.00 \$2,990.00 \$2,020.00 \$570.00 100% 90% 95% 95% \$4,180.00 \$2,691.00 \$1,919.00 \$541.50 \$2,460.50 NONBENEFITED PARCEL GROSS PROXCIMITY NET BENEFIT BENEFIT MAINT BENEFIT BENEFIT BENEFIT BENEFIT BENEFIT BENEFIT SEEDING OR RESTRICTED DAMAGE NUMBER NAME DESCRIPTION SEC T-N R-W TRACT RATE BENEFIT COST ACRES VALUE ACRES VALUE ACRES VALUE ACRES VALUE WETLAND ACRES VALUE 11.027.5110 BRIAN R VETTER NWSE 27 111 25 44693.00 40.00 90 40223.70 2615.01 12540.00 2 5382.00 10 19190.00 14 7581.00 0.50 3250.00 1.00 KEVIN & TIMOTHY VETTER SWSE 27 111 25 11.13 10654.25 50 5327.13 346.33 4 7676.00 5.5 2978.25 0.65 4225.00 1.63 34915 ARROWOOD DR KASOTA MM 56050 11.027.7500 NATHAN & ASHLEY SCHLEEVE SESW 27 111 25 8.55 5 5.00 0.05 27782 ST HWY 112 E LE SUEUR MN 56058 11.027.7510 BRIAN R VETTER NESW 27 111 25 40.00 5709.50 285.48 18.56 1919.00 3790.50 **KEVIN & TIMOTHY VETTER** SESW 27 111 25 27.90 14468.50 5 723.43 47.03 5 9595.00 4873.50 0.17 1105.00 1.00 34915 ARROWOOD DR KASOTA MN 56050 11.027.7520 VETTER ENTERPRISES LLC SESW 27 111 25 4.22 1624.50 81.23 5.28 1624.50 975.00 0.15 0.50 C/O KEVIN & JULIE VETTER 33201 SHANASKA CREEK RD ST PETER MN 56082 11.034.2500 PAUL F DAUK NENE 34 111 25 40.00 64431.00 100 64431.00 4188.77 8360.00 6.5 17491.50 17 32623.00 11 5956.50 0.49 3185.00 1.50 34 111 NWNE 25 40.00 9595.00 85 8155.75 530.22 5 9595.00 41995 281ST AVE LE SUEUR MN 56058 11.034.2600 JIM D & DIANE G LLOYD SENE 34 111 25 40.00 14404.50 98 14116.41 917.73 2691.00 5757.00 11 5956.50 39381 275TH AVE LE SUEUR MN 56058 11.035.0100 BAKER BROTHERS PARTNERSHIP SWNW 35 111 25 40.00 54796.50 100 54796.50 3562,42 16720.00 10764.00 10 19190.00 8122.50 1.17 7605.00 3.00 45219 267TH AVE CLEVELAND MN 56017 11.035.0200 BAKER BROTHERS PARTNERSHIP NENW 35 111 25 20.00 8711.50 100 8711.50 566.35 3838.00 4873.50 NWNW 35 111 25 40.00 72630.50 100 72630.50 4721.84 37620.00 13455.00 7 13433.00 15 8122.50 1.36 8840.00 2.00 45219 267TH AVE SENW 35 111 25 20.00 39596.50 100 39596.50 2574.24 4180.00 10764.00 23028.00 12 1624.50 CLEVELAND MN 56017

> LeSueur CD#52 Sheet 2

#### LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 52

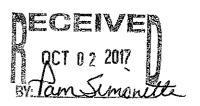
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LeSueur CD#52 Sheet 3

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SEEDING DAMAGES

Le Sueur County Drainage Authority:



RE: Le Sueur County County Ditch No. 52 2017 Redetermination of Benefits

September 13, 2017

In accordance with the Minnesota Statute 103E.315 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.

Le Sueur County Ditch No. 52 was originally established and constructed in 1950. The ditch system consists of an open ditch and tile drainage system. The outlet of the system Natural stream and then the Le Sueur Creek. The system provides an outlet for lands in Sections 26, 27, 34 and 35 in Sharon Township in Le Sueur County.

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 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 Le Sueur County
- 2. GIS photos and data
- 3. Minnesota LiDAR
- 4. Yield averages and production costs taken from Minnesota State College and University Farm Management Records
- 5. Sales data from the Le Sueur County Assessor's 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. State owned properties were considered for the purpose it is held.

No direct consideration was given to structure values within the watershed.

Potential benefit is the difference between the:

#### 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 \$1500.00 per acre, economic productivity of \$75.00 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 \$4000.00 to \$5000.00 per acre, annual economic productivity of \$488.00 based upon average annual yield of 80 % of optimum with \$347.11 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 \$4500.00 to \$6000.00 per acre, annual economic productivity of \$579.50 based upon average annual yield of 95 % of optimum with \$347.11 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 \$4500.00 to \$5500.00 per acre, economic productivity of \$561.20 based upon average production of 92% of optimum \$347.11 production costs.
- "B" Well drained ground, high land classification with a market value of \$5500.00 to \$6500.00 per acre, economic productivity of \$585.60 based upon average annual production of 96 % of optimum with \$347.11 production costs.
- "C" Well drained ground, best land classification with an estimated market value of \$6500.00 to \$7500.00 per acre, economic productivity of \$610.00 based upon average annual production of 100 % of optimum with \$347.11 production costs.
- "D" Well drained ground, high land classification with improved farmability and market value of \$5500.00 to \$7500.00 per acre. Economic productivity of \$603.90 based upon average production of 99% of optimum with \$347.11 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 0.5%. 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	\$585.60
Production Cost	-347.11
Beginning Productivity Value	<u>- 75.00</u>
Change in Productivity Value	163.49
Private Improvement (\$900/25)	36.00
(Waterway or tile)	
Annual Benefit Value	\$127.49

\$127.49 x 25 years, discounted @ 0.5% = \$2989.08 (\$2990.00)

The ditch system does not have adequate size and capacity to meet NRCS recommended capacities for open ditch agricultural drainage. Adjustment to the potential benefit value is made by the application of an efficiency rate. This rate reflects the viewers' determination of that portion of the potential benefit currently being provided by the existing Ditch System, with consideration of the substandard size. It has been assumed that, although the drainage system capacity varies between the tile branches, the drainage system provides an outlet of equal capacity to all properties within the watershed. A proximity rate adjustment has been applied to reflect a parcels location in relationship to the constructed system.

This value was then applied to the number of acres determined to be in each class per tract. Adjustment to potential benefit was given for the proximity from the public drainage system. This was done to allow for construction of public or private laterals to provide an adequate outlet to each land tract.

Damages have been given for the easement acquisition for the area required to establish the one-rod seeding area adjacent to the channel required by Minnesota Statute No. 103E.021. The lands taken are considered as a permanent easement only and will be restricted from use for commodity crop production. The damage value is our opinion of the difference between the current land value and the value of the same lands with the easement in place. Additional damages have been given for the temporary easement necessary for the repair of the existing open ditch.

Respectfully submitted,	
Ron Ringquist	
Bill Anderson	
Allen Kerber	

## LE SUEUR COUNTY COUNTY DITCH NO. 52 2017 REDETERMINATION OF BENEFITS

### INCOME APPRAOCH TO VALUE WORKSHEET

## PRODUCTION INCOME

CROP PLANTED	AVERAGE YIELD	SALES VALUE	GROSS INCOME	ROTATION PERCENTAGE	ADJUSTED INCOME
PLANIED	TIELD	VALUE	INCOME	PERCENTAGE	INCOME
CORN	180 BU	4.00	720.00	50	360.00
SOYBEANS	50 BU	10.00	500.00	50	250.00
OOTBEANO	30 00	10.00	300.00	30	250.00
					610.00
DIRECT PRODUCTION EXP	ENSE				
0000					4.D. W.OTED
CROP		PRODUCTION		ROTATION	ADJUSTED
PLANTED		COST		PERCENTAGE	EXPENSE
CORN		466.59		50	233.30
SOYBEANS		227.63		50	113.82
SOTBEANS		227.03		50	113.02
					347.11
BENEFIT VALUE CALCULAT	ION				347.11
PRODUCTION CAPABILIT	TV BASED III		TED DRAINA	ZE SVSTEM	
MEETING N.R.C.S. OPEN				SE OTOTEN	
MEETING N.N.O.O. OF EN	DITOIT COIL	SE ENVE BEOLON			
LAND CLASS		"A"	"B"	"C"	"D"
% PRODUCTION		92.0%	96.0%	100.0%	99.0%
GROSS INCOME		561.20	585.60	610.00	603.90
PRODUCTION COST		347.11	347.11	347.11	347.11
NET INCOME		214.09	238.49	262.89	256.79
					.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
PREVIOUS INCOME		0.00	75.00	156.89	188.39
INCREASED INCOME		214.09	163.49	122.00	24.40
PVT TILE COST		36.00	36.00	36.00	0.00
NET ANNUAL INCREASE		178.09	127.49	86.00	24.40
CARITAL IZED FOR		4475 40	2000 00	2016 22	F70 07
CAPITALIZED FOR		4175.43	2989.08	2016.32	572.07
25 YEARS @ 0.5 %					
BENEFIT VALUE		\$4180.00	\$2990.00	\$2020.00	\$570.00

# STATE OF MINNESOTA LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 69

The matter of the Redetermination of Benefits for Le Sueur County Ditch 69	Findings and Order Adopting Redetermined Benefits							
At a public hearing conducted by the Le S Drainage Authority for Le Sueur County Ditch 69 from November 30, 2017, Commissioner adoption of the following Findings and Order:	(CD 69), on December 12, 2017, continued	for						

#### **Findings:**

- 1. CD 69 was originally established and constructed in 1964.
- 2. The ditch system consists of an open ditch drainage system.
- 3. CD 69 outlets to Renneberg Lake in section 15 of Derrynane Township. Renneberg Lake outlets to CD 28.
- 4. The system provides an outlet for lands in Sections 13, 14, 23, 24 and 25 in Derrynane Township, Le Sueur County.
- 5. Benefits and damages for CD 69 had not been redetermined since original establishment.
- 6. Based on its finding that the conditions required for the initiation of a redetermination of benefits exist, that the original benefits and damages do not reflect reasonable present day land values and the benefitted areas have changed for CD 69, the Drainage Authority ordered a redetermination of benefits and appointed Ron Ringquist, Bill Anderson and Allan Kerber as viewers for the redetermination of benefits.
- 7. Upon taking their oath, the viewers initiated a redetermination of benefits according statutes chapter 103E.
- 8. Under Minnesota Statutes § 103E.351 subdivision 1, the viewers obligation is to proceed as provided for viewers and the Viewers' Report in sections 103E.311 to 103E.321. Under section 103E.311, they are obligated to determine the benefits and damages to all property affected by the drainage project and make a Viewers' Report.

- 9. The viewers completed their report which included a benefits and damages statement on October 2, 2017, for all property affected by the drainage project and filed their report with the Drainage Authority.
- 10. The Drainage Authority prepared Property Owners' Reports and mailed them to the owners of property identified in the Viewers' Report.
- 11. Property Owners' Reports were mailed on November 13, 2017.
- 12. Notice of the hearing was posted not later than November 13, 2017, at the Le Sueur County Courthouse and remained through the date of the Final Hearing.
- 13. Notice of the hearing was published on November 9, 16 and 23, 2017 in Montgomery Messenger and New Prague Times, legal newspapers in general circulation in the area of CD 69.
- 14. Notice of the hearing was mailed within one week after the first publication, but not later than November 13, 2017, to owners of properties identified in the Viewers' Report, governmental units affected by the project and the commissioner of the MDNR.
- 15. Evidence of all actions in this matter, including preliminary orders, appointments, oaths, affidavits of mailing, publication and posting as well as hearing agendas and presentation materials are present in the record of proceedings and are incorporated herein by reference.
- 16. The final hearing on the viewers' redetermination of benefits was held on November 30, 2017, and continued to December 12, 2017.
- 17. At the hearing, the viewers appeared and presented the Viewers' Report, Benefits and Damages Statement and redetermined benefits. The viewers further provided detail of the viewing process and the information used by the viewers to: (1) verify the boundary of the watershed of the Ditch; (2) verify and confirm the existence of drainage benefit; and (3) determine the economic benefit to lands deriving a drainage benefit from the construction of CD 69.
- 18. The viewers included, in their determinations, the amount of damages necessary to acquire and establish a one rod grass buffer strip along all reaches of open ditch on CD 69.
- 19. No members of the public attended the hearing and asked questions or made comments regarding the redetermination of benefits.
- 20. At the conclusion of public comment during the hearing, the Board adopted a motion to: close the hearing to public comment; direct staff to prepare findings and an order

consistent with the proceedings, that the draft findings and order be written to affect adoption of the determined benefits and confirmation of the viewers' reports; and continue the hearing to the Board's regular meeting on Tuesday, December 12, 2017, at 11:00 a.m. in the Commissioners' Room of the Le Sueur County Courthouse, or by adjournment to an appropriate time on the Board's agenda, at which meeting the Board will consider findings and an order as discussed.

- 21. The Viewers' Report is attached as Exhibit A.
- 22. The viewers prepared a Benefits and Damages Statement outlining the basis of their benefits and damages determinations. The Benefits and Damages Statement is attached as Exhibit B.
- 23. The viewers reviewed all property within the drainage areas of the drainage system as part of the redetermination of benefits process.
- 24. The viewers determined the amount of damages to be paid for the acquisition of property for the establishment of best management practices, including grass strips, necessary to control erosion, sedimentation, improve water quality, or maintain the efficiency of the drainage system as required under statutes section 103E.021. The viewers compared sales in the area in arriving at an average sales price used in establishing a payment rate.
- 25. The viewers used maps, LiDAR data and other information, along with visual inspection of the watershed of the drainage system to determine the boundaries of the benefiting area.
- 26. Within the watershed of the drainage system, the viewers paid particular attention to altered land use and drainage alterations which facilitate the removal of water from property directing it to the drainage system.
- 27. To determine the economic benefit to lands deriving a drainage benefit from the drainage system, the viewers conducted a condition comparison comparing the expected, pre-ditch, unaltered state of the watershed to the existing, altered and improved condition of the watershed. The viewers used this comparison in determining the increased market value of the properties receiving a direct drainage benefit.
- 28. Based on their detailed observations, the viewers determined benefit classifications, classified acres and assigned economic benefit on a per acre basis.
- 29. The viewers determined that some acres within the watershed of the drainage system, i.e. existing wetlands and non-contributing basins, received no benefit from the drainage system.

- 30. The viewers accounted for the efficiency of the drainage system, as designed, and the proximity of lands to and the elevations of lands above the ditch.
- 31. The viewers applied an economic analysis using sales and income approaches to determine the increased value to each classification acre based on the drainage benefit provided by the drainage system.
- 32. The viewers determined the amount of economic benefit to property benefited immediately by the drainage system, or for property for which the drainage system can become an outlet for drainage, make an outlet more accessible, or otherwise directly benefit the property.
- 33. The viewers determined that the drainage system draws off water from lower, previously assessed lands, thereby allowing drainage from unassessed lands to flow more readily and escape faster, thus preventing damage to the previously assessed lands, and such drainage constitutes a drainage benefit.
- 34. The viewers determined economic benefits based on: (1) an increase in the current market value of the property as a result of constructing the project; (2) an increase in the potential for agricultural production as a result of constructing the project; or (3) an increased value of the property as a result of a potential different land use.
- 35. Within the watershed of the drainage system, the viewers determined benefits on property that is responsible for increased drainage system maintenance, or increased drainage system capacity because the natural drainage on the property has been altered or modified to accelerate the drainage of water from the property.
- 36. The viewers kept an accurate account of all time engaged in viewing and examination; the nature and kind of work done performed; the days each viewer was engaged in said works; the amount charged per day by each viewer; and every item of expense incurred by the viewers in said work.
- 37. The viewers' account of work has been filed with the drainage authority.
- 38. Upon review of information provided to the Drainage Authority during the public hearing, the Drainage Authority further finds and confirms that the benefits and damages determined in the original proceedings as well as the benefited and damaged areas determined in the original proceedings, do not reflect current, existing, actual benefits and benefited areas.
- 39. Based on the record before it, and the comments of those present at the hearing, the Drainage Authority determines that the redetermined benefits, as reflected in the Viewers' Report at Exhibit A are proper, reasonable and conform to the drainage code.

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- A. The redetermined benefits on CD 69, the amended Viewers' Report and the Benefits and Damages Statement, prepared by the viewers and attached hereto as Exhibits A and B are hereby adopted by the Drainage Authority.
- B. The viewers are allowed payment of their account of work.
- C. The County Auditor shall ensure that the redetermined benefits replace the existing benefits previously determined for the ditch.
- D. The damages for the acquisition of the grass buffer area shall be paid and the grass buffer areas established as required by statute.
- E. The Drainage Authority staff is directed to work with the County Recorder's office to ensure that the drainage system and the grass buffer area acquisition is reflected on the property record of affected landowners.

After discussion, the Board Chair called the question. The question was on the adoption of the foregoing findings and order and there were \_\_\_ yes and \_\_\_ no (Commissioner Connelly absent).

Upon vote, the Board Chair declared the Resolution passed and the findings and order adopted.

Dated this 12<sup>th</sup> day of December, 2017.

LE SUEUR COUNTY BOARD OF COMMISSIONERS SEATED AS DRAINAGE AUTHORITY UNDER STATUTES CHAPTER 103E FOR LE SUEUR COUNTY DITCH 69

By_		
	Chairperson	

Attest:		
County Administrator	 	

September 13, 2017

LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 69 2017 REDETERMINATION OF BENEFITS

PECEIVER
OCT 0 2 2017
" v: tan Simonet

	2017 REDETE	RMINATION OF BENE	FITS				Maintenance cost	100000.00	"A" \$4,180.00 75%		"B" \$2,920.00 95%		"C" \$2,020.00 100.00%		"D-" \$570.00 100.00%		107: IC		ynonele
PARCEL				IN	GROSS	PROXCIMITY	/ NET	MAINT	\$3,135.00 BENEFIT	BENEFIT	\$2,774.00 BENEFIT	BENEFIT	\$2,020.00 BENEFIT	BENEFIT	\$570.00 BENEFIT	BENEFIT	SEEDING	5000.00 DAMAGE	NONBENEFITEL OR RESTRICTE
NUMBER	NAME	DESCRIPTIO	ON SEC T-N F		BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACRE
03.013.0200 03.013.0200 03.013.0200	JOHN J HOEFS 29354 195TH AVE	SWNW SENW NWSW	13 112 13 112 13 112	24 40.0	14509.00	90	45743.40 13058.10 25754.00	4222.11 1205.26 2377.09	1	3135.00 18810.00		11096.00 2774.00 2774.00	. 16 2 1.5	32320.00 4040.00 3030.00	13 8 2	7410.00 4560.00 1140.00	0.22		
	NEW PRAGUE MN 56071	NESW		0.6			909.00	83.90	1	1001010	-	2771.00	0,5	1010.00	-	1140.00			0.30
03.013.0300	JERALD A SOTEBEER 30345 201ST AVE NEW PRAGUE MN 56071	SWNW	13 112	24 5.00	1140.00	85	969.00	89.44							2	1140.00			2.00
03.013.5000 03.013.5000 03.013.5000	THOMAS A & CHARLOTTE ILLG 19548 310TH ST NEW PRAGUE MN 56071	NESW NWSE SWSE	13 112 13 112 13 112	24 26.50	15540.00	90	56377.00 13986.00 5175.00	5203.59 1290.91 477.65		21945.00	3	8322.00	7 6 2	14140.00 12120.00 4040.00	21 6 3	11970.00 3420.00 1710.00		1650.00	1.00
03.013.5100	THOMAS A & CHARLOTTE ILLG	SWSE	13 112	24 10.00	570.00	95	541.50	49.98							1	570.00			2.00
	19548 310TH ST NEW PRAGUE MN 56071																		
03.013.7500	LONNIE L WEBB % DAVID WEBB 20395 320TH ST NEW PRAGUE MN 56071	NWSW	13 112	24 10.00	11684.00	98	11450.32	1056.86			1	2774.00	3	6060.00	5	2850.00			
03.013.7600	RYAN J & DANA KLEIN 30753 201ST AVE	NWSW	13 112	24 3.20	5 570.00	100	570.00	52.61							1	570.00	0.34	1700.00	2.26
03.013.7700	NEW PRAGUE MN 56071  LONNIE L WEBB % DAVID WEBB 20395 320TH ST NEW PRAGUE MN 56071	NWSW	13 112	24 16.70	27182.00	100	27182.00	2508.90	4	12540.00	3	8322.00	2	4040.00	4	2280.00	1.12	5600.00	3.00
03.013.7800	ALLEN R & CAROL M WEBB 14200 QUENTIN AVE S	swsw	13 112	24 19.85	13210.00	98	12945.80	1194.90					4	8080.00	9	5130.00			4.00
03.013.7900	SAVAGE MN 55378  DAVID M & NANCY I WEBB	swsw	13 112	24 19.99	9 20255.00	100	20255.00	1869.53					6.5	13130.00	12.5	7125.00	0.19	950.00	0.49
	20395 320TH ST NEW PRAGUE MN 56071							į											

LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 69

		COUNTY DITCH NO. 6											ļ						1		
		2017 REDETERMINAT	ION OF BENEFIT	S							"A"		"B"		"C"		"D-"		I		
									Maintenance cost	100000.00	\$4,180.00		\$2,920.00		\$2,020.00		\$570.00		l		
											75%		95%		100.00%		100.00%		1		,
											\$3,135.00		\$2,774.00		\$2,020.00		\$570.00		ł	5000.00	NONBENEFITEE
PARCEL						IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT		DAMAGE	OR RESTRICTE
NUMBER	NAME		DESCRIPTION	SEC T-N	R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACR
03.013.8000	TERRANCE KIMMET & KENNETH KIMMET 21618 320TH ST LE CENTER MN	56057	SESW	13 112	24	40.00	67256.00	100	67256.00	6207.72	8	25080.00	4	11096.00	12	24240.00	12	6840.00	1.31	6550.00	3.00
03.014.0100	JAMES E WALKER TRUST		NENW	14 112	24	40.00	1710.00	10	171.00	15.78							3	1710.00			
	21031 300TH ST NEW PRAGUE MN	56071																			
03.014.2500	JOHN L & VIOLET M PATTE	RSON	SENE	14 112	24	34.00	23930.00	40	9572.00	883.49					11	22220.00	3	1710.00			14.00
	30302 201ST AVE NEW PRAGUE MN	56071																			
03.014.2600	ROMAN G & JEANNINE NY	TES	SENE	14 112	24	6.00	1710.00	35	598.50	55.24							3	1710.00	l		
	29724 201ST AVE NEW PRAGUE MN	56071																			
03.014.2700 03.014.2700	PETER F & MARY M NYTES	TRUST	NWNE SWNE	14 112 14 112		30.65 40.00		15 20											I		24.00 39.00
03.014.2700	611 REED ST N WATERVILLE MN	56096	SWIVE	14 112	24	40.00		20													39.00
03.014.5000	LONNIE L WEBB		NESE	14 112	24	15.00	13210.00	25	3302.50	304.82					4	8080.00	9	5130.00	0.52	2600.00	2.00
03.014.5000	% DAVID WEBB 20395 320TH ST NEW PRAGUE MN	56071	NWSE	14 112		26.00	16990.00		4247.50	392.04					7	14140.00		2850.00		4400.00	
03.014.5010	DALE & SUSAN HARTMAN		NESE	14 112	24	2.00	1140.00	50	570.00	52.61							2	1140.00	I		
	30574 201ST AVE NEW PRAGUE MN	56071																			
03.014.5100	DALE & SUSAN HARTMAN		NESE	14 112	24	3.00	570.00	50	285.00	26.31							1	570.00	I		1.00
	30574 201ST AVE NEW PRAGUE MN	56071																			
03.014.5200	MATTHEW P & BARBARA A	STUART	NESE	14 112	24	2.66	570.00	75	427.50	39.46							1	570.00	0.06	6.00	1.00
	30664 201ST AVE NEW PRAGUE MN	56071																	I		

#### LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 69

September 13, 201	17	LE SUEUR COUNTY, I	59								I		I			ı			1		
		2017 REDETERMINAT	ION OF BEN	IEFITS							"A"		"B"		"C"		"D-"				
									Maintenance cost	100000.00	\$4,180.00		\$2,920.00		\$2,020.00		\$570.00				
											75%		95%	ĺ	100.00%		100.00%				ı
PARCEL											\$3,135.00		\$2,774.00		\$2,020.00		\$570.00		4	5000.00	NONBENEFITED
NUMBER	NAME		DEPODIBL	ON SEC T-N	B 144	IN	GROSS BENEFIT	PROXCIMIT' RATE	Y NET BENEFIT	MAINT	BENEFIT ACRES	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTE
NOWBER	NAMIE		DESCRIP	ION SEC 1-N	rt-vv	INACI	BENEFII	KAIE	BENEFII	0051	AURES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACR
03.014.5300	JUDITH H HAUER TRUST &		NESE	14 117	2 24	16.34	13084.0	0 75	9813.00	905.74			1	2774.00	2	4040.00	11	6270.0	n n	l 83 4150.0	0 2.34
03.014.5300	ROBERT HAUER TRUST		NWSE	14 112		9.00			1360.00	125.53			-	277 1120	1	2020.00	6	3420.0	1		1.00
03.014.5300	215 7TH AVE SE		SWSE	14 112		5.00			114.00	10.52					_	2020133	1	570.0			2.00
03.014.5300	NEW PRAGUE MIN	56071	SESE	14 112		20.00			10843.00	1000.81					4	8080.00	13	7410.0	1		
03.014.5600	TIMOTHY M & THERESA LA	RSON	SESE	14 117	2 <b>2</b> 4	15.00	570.0	0 96	547.20	50.51							1	570.0	0		
	30882 201ST AVE NEW PRAGUE MN	56071																			
03.014.5700	GARTH A & SHERYL WEIDA	Ш	SESE	14 112	2 24	1.30	570.0	0 15	85.50	7.89							1	570.0	o		1.00
	30872 201ST AVE NEW PRAGUE MN	56071																			
03.023.2500	DAVID E & TERESA HAGENE	=	NENE	23 112	24	21 06	4560.0	0 60	1726.00	253 52							0	4500.0	ا		
03.023.2500	DAVID E & TERESA HAGENE	<u>-</u>	SENE	23 112		31.96 34.77			2736.00 940.50	252.53 86.81							8 3	4560.0	1		
03.023.2300	31438 201ST AVE NEW PRAGUE MN	56071	JUNE	25 112	2 24	34.77	1/10.0	u 33	540.30	00.01							3	1710.0	U		
03.023.2700	MARVIN D & JANICE A LARS	SON	NENE	23 112	2 24	8.04	570.00	0 60	342.00	31.57							1	570.0	О		
	31068 201ST AVE NEW PRAGUE MIN	56071																			
03.023.5000	DANIEL J SULLIVAN		NESE	23 112	2 2/	20.00	6010.0	75	4507.50	416.04					1	2020.00	7	2000.0	ما		
03.023.5000	DANIELIJOLLIVAN		SESE	23 112		40.00			19135.50	1766.21			1	2774.00	9	2020.00 18180.00	8	3990.0 4560.0	l l		
03.023.3000	30095 151ST AVE		JEJE	23 112	L 2 <del>-</del>	40.00	23314.00	,,,	1910-10	1700.21			1	2774.00	9	10100.00		4500.0	٩		
	NEW PRAGUE MN	56071																			
03.023.5200	JAMES L & RUTH A NYTES T	RUST	NESE	23 112	2 24	20.00	570.00	0 65	370.50	34.20							1	570.0	o		1.00
	32855 FORT RD																				
	HENDERSON MN	56044																			
03.024.0100	THOMAS A & CHARLOTTE I	ug	NWNW	24 112	24	36.50	48857.00	90	43971.30	4058.55	1	3135.00	3	8322.00	14	28280.00	16	9120.0		85 4250.0	0
03.024.0100	monte / a chimeone	LLG	SWNW	24 112		38.50			61928.00	5715.95	3	9405.00		12483.00	17	34340.00	10	5700.0		53 4230.0	2.00
33.02 110233	19548 310TH ST NEW PRAGUE MN	56071	311111	2-7 3.32		35.30	02320.04	100	0132B.00	3713.33		3403.00	4.5	12463.00	1,	34340.00	10	3700.0			2.00
03.024.0200	MATTHEW & HANNAH SEIF	ERT	NWNW	24 112	2 24	3.50	2590.00	85	2201.50	203.20					1	2020.00	1	570.0	o		1.00
	19905 310TH ST NEW PRAGUE MN	56071																			

#### LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 69 2017 REDETERMINATION OF BENEFITS

September 13, 201		LE SUEUR COUNTY, M COUNTY DITCH NO. 69 2017 REDETERMINATION	)								''A"		 "B"		"C"		"D-"				
		2017 REDETERMINATION	ON OF BENEFITE	,					Maintenance cost	100000.00	\$4,180.00		\$2,920.00		\$2,020.00		\$570.00				
											75%		95%		100.00%		100.00%				
											\$3,135.00		\$2,774.00		\$2,020.00		\$570.00			5000.00	NONBENEFITED
PARCEL						IN	GROSS	PROXCIMITY	NET	MAINT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	SEEDING	DAMAGE	OR RESTRICTE
NUMBER	NAME		DESCRIPTION S	SEC T-N	R-W	TRACT	BENEFIT	RATE	BENEFIT	COST	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	AREA	VALUE	WETLAND ACR
03.024.0300	ANTHONY J BEER		SWNW	24 11	2 24	1.50	570.00	100	570.00	52.61							1	570.00	,	1	0.50
03.024.0300			SENW	24 11		40.00	67339.00		67339.00	6215.38	7	21945.00	6	16644.00	10	20200.00	15	8550.00		6 5300.0	
03.024.0300	1225 LE CENTER ST		NESW	24 11		40.00	60281.00		58472.57	5397.01	1	3135.00		11096.00		36360.00	17	9690.00			
03.024.0300	LE CENTER MN	56057	NWSW	24 11	2 24	40.00	69544.00	100	69544.00	6418.91	10	31350.00		16644.00		14140.00	13	7410.00		0 5500.0	0 2.00
03.024.2500	WESTERN CATHOLIC COMM	MINITY	NENE	24 11	2 24	40.00	4040.00	80	3232.00	298.31					2	4040.00					
03.024.2500			NWNE	24 11		11.00	15280.00		12988.00	1198.79					7	14140.00	2	1140.00	,l		
03.024.2500	20087 HUB DR		SWNE	24 11		4.00	5630.00		5635.50	520.16					3	6060.00	1	570.00			
03.024.2500	NEW PRAGUE MN	56071	SENE	24 11		15.00	2590.00		2072.00	191.25					1	2020.00	1	570.00			
03.024.2600	ANTHONY J BEER		SWNE	24 11	2 24	25.00	36838.00	95	34996.10	3230.14	2	6270.00	2	5548.00	9	18180.00	12	6840.00			
03.024.2600			SENE	24 11		25.00	9790.00		7832.00	722.89	ı	0270.00	-	22 /0.00	4	8080.00	3	1710.00	1		
	1225 LE CENTER ST																-				
	LE CENTER MN	56057																			
03.024.2700	TERRANCE KIMMET KENNET	н кіммет	NWNE	24 11	2 24	29.00	34240.00	95	32528.00	3002.33					13	26260.00	14	7980.00	,		1.00
03.024.2700			SWNE	24 11	2 24	11.00	22723.00	95	21586.85	1992.46	3	9405.00	2	5548.00	3	6060.00	3	1710.00	1		
03.024.2700	21618 320TH ST		NENW	24 11	2 24	40.00	50332.00	100	50332.00	4645.64			3	8322.00	16	32320.00	17	9690.00	0.9	8 4900.0	0 3.00
	LE CENTER MN	56057																			
03.024.5100	GARY F & SUSAN F ODENTH	AL	SWSE	24 11	2 24	1.00	570.00	85	484.50	44.72							1	570.00			
	32226 169TH AVE																		1		
	NEW PRAGUE MN	56071																			
03.024.5110	GARY F & SUSAN F ODENTHA	AL	NWSE	24 11	2 24	40.00	39420.00	85	33507.00	3092.69					15	30300.00	16	9120.00	,		
03.024.5110			SWSE	24 11		39.00	33963.00		30566.70	2821.30	1	3135.00	2	5548.00	8	16160.00	16	9120.00			1.00
	32226 169TH AVE																				
	NEW PRAGUE MN	56071																			
03.024.7500	DALE E HUBER		swsw	24 11	2 24	40.00	71999.00	100	71999.00	6645.50	7	21945.00	6	16644.00	14	28280.00	9	5130.00	0.1	1 550.0	0
03.024.7500			SESW	24 11	2 24	40.00	62459.00	95	59336.05	5476.71	1	3135.00	6	16644.00	20	40400.00	4	2280.00	)		7.00
	19786 320TH ST																				
	NEW PRAGUE MN	56071																			
03.025.0100	THEODORE L & KECIA M THO	OMASON	NENW	25 11	2 24	10.00	1710.00	70	1197.00	110.48							3	1710.00			
	19763 320TH ST																				
		56071																			
03.025.2500	ELIZABÉTH L FRANEK		NWNE	25 11	<b>7</b> 7∆	38.00	5700.00	80	5700.00	526.11							-20	5700.00			
03.025.2500			SWNE	25 11		3.34	285.00		285.00	26.31							-20 -1	285.00			
	19333 320TH ST						233.00		101.00	20.01							-	203.00			
		56071				ĺ															
						j															

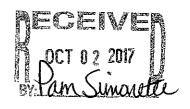
LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 69

		Y DITCH NO. 69 EDETERMINATION OF BENEFITS		Maintenance cost	100000.00	"A" \$4,180.00 75% \$3,135.00		"B" \$2,920.00 95% \$2,774.00		"C" \$2,020.00 100.00% \$2,020.00		"D-" \$570.00 100.00% \$570.00			5000.00	NONBENEFITEL
PARCEL NUMBER	NAME	IN  DESCRIPTION SEC T-N R-W TRACT	GROSS PROXCIMI BENEFIT RATE		MAINT COST	BENEFIT BE ACRES	ENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	SEEDING AREA	DAMAGE VALUE	OR RESTRICTED WETLAND ACRI
03.025.2550	RICHARD T & LINDA C FRANEK JR	NWNE 25 112 24 2.00	570.00 70	570.00	52.61							1	570.00			1.00
	19407 320TH ST NEW PRAGUE MN 56071															
03.025.2600	TODD R & PEGGY A SULLIVAN	SWNE 25 112 24 17.66	1140.00 70	1140.00	105.22							-4	1140.00			
	33244 245TH AVE LE CENTER MN 56057															
03.025.2800	DALE E HUBER	SWNE 25 112 24 20.00	5700.00 60	3420.00	315.67							10	5700.00			3.00
	19786 320TH ST NEW PRAGUE MN 56071															
		LE SUEUR COUNTY, MINNESOTA COUNTY DITCH NO. 69 2017 REDETERMINATION OF BENEFITS				"A"	SOILS	"B"	SOILS	"C"	SOILS	"D"	SOILS			
	ROAD AUTHORITY	LOCATION LENGTH (FEET)	GROSS PROXIMI BENEFITS RATE		MAINT COST		ENEFIT ALUE	BENEFIT	BENEFIT VALUE	BENEFIT	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE		BENEFIT VALUE	_
	LE SUEUR COUNTY HIGHWAY DEPARTMENT	CSAH No 28 North of 25 112 24 4100	8364.00 100.00	8364.00	772.00	per foot	28.40	5	11.40 2337.00	40	2.85 4 <del>6</del> 74.00	55	0.60 1353.00		200.0	0
		CSAH No 31  East of 14 112 24 3380  East of 23 112 24 4930	5374.20 100.00 11055.53 100.00		496.04 1020.42			5 10	1926.60 5620.20	20 25	1926.60 3512.63	75 65	1521.00 1922.70			
	DERRYNANE TOWNSHIP	310th Street North of 24 112 24 3200	21.60 3056.00 100	3056.00	282.07	per foot	14.20	5	5.70 912.00	35	1.40 1568.00	60	0.30 576.00			
		LAND BENEFITS ROAD BENEFITS TOTAL BENEFITS	1163209.00 27871.33 1191080.33	1055574.89 27849.73 1083424.62	97429.47 2570.53 100000.00	38		5.5		106		196				
		, 3		.555724,62							SEEDING AREA			4.1	0	

Sheet 5

20500.00

SEEDING DAMAGES



Le Sueur County Drainage Authority:

RE: Le Sueur County County Ditch No. 69 2017 Redetermination of Benefits

September 13, 2017

In accordance with the Minnesota Statute 103E.315 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.

Le Sueur County Ditch No. 69 was originally established and constructed in 1964. The ditch system consists of an open ditch and tile drainage system. The drainage system has had necessary maintenance. The outlet of the system is Le Sueur County Ditch No. 28. The system provides an outlet for lands in sections 13, 14, 23, 24, and 25 in Derrynane Township, in Le Sueur County.

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 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 Le Sueur County
- 2. GIS photos and data
- 3. Minnesota LiDAR
- 4. Yield averages and production costs taken from Minnesota State College and University Farm Management Records
- 5. Sales data from the Le Sueur County Assessor's 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. State owned properties were considered for the purpose it is held.

No direct consideration was given to structure values within the watershed.

Potential benefit is the difference between the:

### 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 \$1500.00 per acre, economic productivity of \$75.00 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 \$4000.00 to \$5000.00 per acre, annual economic productivity of \$488.00 based upon average annual yield of 80 % of optimum with \$347.11 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 \$4500.00 to \$6000.00 per acre, annual economic productivity of \$579.50 based upon average annual yield of 95 % of optimum with \$347.11 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 \$4500.00 to \$5500.00 per acre, economic productivity of \$561.20 based upon average production of 92% of optimum \$347.11 production costs.
- "B" Well drained ground, high land classification with a market value of \$5500.00 to \$6500.00 per acre, economic productivity of \$585.60 based upon average annual production of 96 % of optimum with \$347.11 production costs.
- "C" Well drained ground, best land classification with an estimated market value of \$6500.00 to \$7500.00 per acre, economic productivity of \$610.00 based upon average annual production of 100 % of optimum with \$347.11 production costs.
- "D" Well drained ground, high land classification with improved farmability and market value of \$5500.00 to \$7500.00 per acre. Economic productivity of \$603.90 based upon average production of 99% of optimum with \$347.11 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 0.5%. 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	\$585.60
Production Cost	-347.11
Beginning Productivity Value	<u>- 75.00</u>
Change in Productivity Value	163.49
Private Improvement (\$900/25)	36.00
(Waterway or tile)	
Annual Benefit Value	\$127.49

UDU D

 $127.49 \times 25$  years, discounted @ 0.5% = 2989.08 (\$2990.00)

The ditch system does not have adequate size and capacity to meet NRCS recommended capacities for open ditch agricultural drainage. Adjustment to the potential benefit value is made by the application of an efficiency rate. This rate reflects the viewers' determination of that portion of the potential benefit currently being provided by the existing Ditch System, with consideration of the substandard size. It has been assumed that, although the drainage system capacity varies between the tile branches, the drainage system provides an outlet of equal capacity to all properties within the watershed. A proximity rate adjustment has been applied to reflect a parcels location in relationship to the constructed system.

This value was then applied to the number of acres determined to be in each class per tract. Adjustment to potential benefit was given for the proximity from the public drainage system. This was done to allow for construction of public or private laterals to provide an adequate outlet to each land tract.

Damages have been given for the easement acquisition for the area required to establish the one-rod seeding area adjacent to the channel required by Minnesota Statute No. 103E.021. The lands taken are considered as a permanent easement only and will be restricted from use for commodity crop production. The damage value is our opinion of the difference between the current land value and the value of the same lands with the easement in place. Additional damages have been given for the temporary easement necessary for the repair of the existing open ditch.

Respectfully submitted,							
Ron Ringquist							
Bill Anderson							
Allen Kerber							

## LE SUEUR COUNTY COUNTY DITCH NO. 69 2017 REDETERMINATION OF BENEFITS

### INCOME APPRAOCH TO VALUE WORKSHEET

## PRODUCTION INCOME

CROP	<b>AVERAGE</b>	SALES	GROSS	ROTATION	ADJUSTED	
PLANTED	YIELD	VALUE	INCOME	PERCENTAGE	INCOME	
CORN	180 BU	4.00	720.00	50	360.00	
SOYBEANS	50 BU	10.00	500.00	50	250.00	
					610.00	
DIRECT PRODUCTION EX	PENSE					
ODOD.		PODUCTION		DOT+TION	A.B. U. A.W.	
CROP	P	RODUCTION		ROTATION	ADJUSTED	
PLANTED		COST		PERCENTAGE	EXPENSE	
CORN		466.59		50	233.30	
SOYBEANS		227.63		50	113.82	
		227.00		55	110.02	
					347.11	
BENEFIT VALUE CALCULA	ATION					
PRODUCTION CAPABIL				GE SYSTEM		
MEETING N.R.C.S. OPE	N DITCH GUIDI	E LINE DESIGN				
LAND CLASS		"A"	"B"	"Сн	"D"	
LAND GLAGO		^	ь	C	Ь	
% PRODUCTION		92.0%	96.0%	100.0%	99.0%	
		¥=1070	55.575		33.070	
GROSS INCOME		561.20	585.60	610.00	603.90	
PRODUCTION COST	_	347.11	347.11	347.11	347.11	
NET INCOME		214.09	238.49	262.89	256.79	
PREVIOUS INCOME		0.00	75.00	156.89	188.39	
INCREASED INCOME		214.09	163.49	122.00	24.40	
PVT TILE COST	_	36.00	36.00	36.00	0.00	
NET ANNUAL INCREASE		178.09	127.49	86.00	24.40	
CAPITALIZED FOR		A175 A2	2080 00	2016 22	572 O7	
25 YEARS @ 0.5 %		4175.43	2989.08	2016.32	572.07	
20 1 LANG (@ 0.3 /6						
BENEFIT VALUE		\$4180.00	\$2990.00	\$2020.00	\$570.00	
		+	+3000.00	+=0=0.00	Ţ3, Q.QQ	