

Approved by  
Lyon County Commissioners  
Date

LYON COUNTY, MINNESOTA  
COUNTY DITCH NO. 55  
2020 REDETERMINATION OF BENEFITS

3/23/2023

MAINTENANCE COST Maintenance \$ 100,000.00

"A"	"B"	"C"	"D"
"A"= \$5,310.00	"B"= \$4,835.00	"C"= \$2,075.00	"D"= \$745.00
"A"	"B"	"C"	"D"
"A"	"B"	"C"	"D"

TILE/OPEN DITCH			DAMAGES PAID TO LANDOWNERS		WETLAND ACRES OR DITCH	
PER FOOT	\$3.25	BUFFER AC.	DAMAGE VALUE	DITCH	NON-BENEFITTED	
FEET	FEET	FEET	FEET			

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	IN TRACT	Benefited Acres	POTENTIAL BENEFITS	PROXIMITY RATE	HYDRAULIC EFFICIENCY	NET BENEFIT	MAINT COST	%	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FEET	DITCH FEET	BENEFIT VALUE	EASEMENT AC.	DAMAGE VALUE	DITCH	NON-BENEFITTED	
19-014002-0	LEE/GARY/& MARK LARSON 1/2 IN DORIS LEE 1/ % GARY LEE 13958 OAKLAND PL MINNETONKA MN 55305	NWSW SWSW SESW	14	113	41	40.00	24.00 34.00 8.00	55012.50 73330.00 8037.50	50% 75% 75%	100% 100% 100%	27506.25 54997.50 6028.13	1877.08 3753.15 411.37	1.877% 3.753% 0.411%			7.0 5.0	33845.0 24175.0	5.0 17.0	10375.0 35275.0	12.0 12.0	8940.00 8940.00			570.0 1320.0 4940.00	1852.50 4940.00 747.50	0.43 1.00	3010.0 7000.0	1.0 3.0	
19-014003-0	ANDERSON/NORMAN M 101 W 5TH ST S COTTONWOOD MN 56229	SWNW SENW	14	113	41	40.00	2.00 1.00	2820.00 2075.00	10% 10%	100% 100%	282.00 207.50	19.24 14.16	0.019% 0.014%					1.0 1.0	2075.0 2075.0	1.0	745.00								
19-014005-0	HUSO TRUSTEE/JANE S HUSO REV TRST C/O JANET HUSO MANGOLD 366 PINEVIEW NORTH HUDSON WI 54016	NESW	14	113	41	40.00	7.00	29180.00	50%	100%	14590.00	995.65	0.996%	2.0	10620.0	2.0	9670.0	3.0	6225.0			820.0	2665.00	0.62	4340.0	1.0			
19-015004-1	NIELSEN/DAVID & AGNES/TRUST DAVID & AGNES NIELSEN TRUSTEES 407 DANEBOD VILLAGE DR APT 4 TYLER MN 56178-9790	Pt SESE	15	113	41	33.43	12.00	12930.00	50%	100%	6465.00	441.19	0.441%					3.0	6225.0	9.0	6705.00								
19-022002-0	HUSO/ERMA WELLS 30 SHOREVIEW DR COTTONWOOD MN 56229	Pt NENE SENE	22	113	41	31.96	14.00 19.00	36295.00 33940.00	85% 85%	100% 100%	30850.75 28849.00	2105.32 1968.72	2.105% 1.969%	3.0 1.0	15930.0 5310.0	2.0 2.0	9670.0 9670.0	3.0 5.0	6225.0 10375.0	6.0 11.0	4470.00 8195.00	120.0	390.00				4.00 1.00		
19-022002-1	HUSO/LEE T & GINA/JT 2585 CO RD 24 COTTONWOOD MN 56229	Pt NENE	22	113	41	8.04	2.00	1490.00	85%	100%	1266.50	86.43	0.086%							1.0 1.0	1490.00						1.00		
19-022003-0	POSSAIL/GLENYCE %LON HUSO 2674 360TH ST COTTONWOOD MN 56229	NESE	22	113	41	40.00	18.00	24740.00	70%	100%	17318.00	1181.82	1.182%					5.0	10375.0	13.0	9685.00	1440.0	4680.00						
19-022005-0	ANDERSON/BEULAH M 101 W 5TH ST S COTTONWOOD MN 56229	SESE	22			40.00	15.00	20975.00	60%	100%	12585.00	858.83	0.859%			1.0	4835.0	4.0	8300.0	10.0	7450.00	120.0	390.00						
19-023001-0	OFTEDAL CENTURY FARMS TRUST - DIANE & DE/ C/O NORTHWESTERN FARM MGMT CO 301 O'CONNELL ST MARSHALL MN 56258	NWNW SWNW	23	113	41	40.00	33.00 38.00	54375.00 80127.50	100% 85%	100% 100%	54375.00 68108.38	3710.66 4647.86	3.711% 4.648%	1.0	5310.0	4.0	19340.0	18.0 19.0	37350.0 39425.0	15.0 14.0	11175.00 10430.00	470.0 1730.0	1330.0 5622.50	5850.00	1.01	7070.0	3.0		

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TILE/OPEN DITCH

DAMAGES PAID TO LANDOWNERS

WETLAND ACRES OR DITCH

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	IN TRACT	Benefited Acres	POTENTIAL BENEFITS	PROXIMITY RATE	HYDRAULIC EFFICIENCY	NET BENEFIT	MAINT COST	%	"A"		"B"		"C"		"D"		TILE/OPEN DITCH			DAMAGES PAID TO LANDOWNERS		WETLAND ACRES OR DITCH	
														BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FEET	DITCH FEET	BENEFIT VALUE	EASEMENT AC.	DAMAGE VALUE	DITCH	NON-BENEFITTED
19-023002-0	LOUWAGIE/PETER D 2516 360 ST COTTONWOOD MN 56229-9740	SENW	23	113	41	40.00	34.00	117622.50	100%	100%	117622.50	8026.81	8.027%	13.0	69030.0	5.0	24175.0	6.0	12450.0	10.0	7450.00	1390.0	4517.50	1.05	7350.0	3.0		
19-023002-1	LOUWAGIE/PETER D 2516 360 ST COTTONWOOD MN 56229-9740	NENW	23	113	41	40.00	28.00	34032.50	100%	100%	34032.50	2322.45	2.322%					9.0	18675.0	19.0	14155.00	270.0	100.0	1202.50	0.08	560.0		
19-023003-0	LEE/GARY/& MARK LARSON 3/8 IN DORIS LEE 5/ %GARY LEE 2330 N HARRISON STREET DAVENPORT IA 52803	NESW NWSW SWSW SESW	23 23 23 23	113 113 113 113	41 41 41 41	40.00 40.00 40.00 40.00	37.00 38.00 36.00 33.00	101257.50 68072.50 63130.00 82910.00	100% 85% 85% 100%	100% 100% 100% 100%	101257.50 3948.60 53660.50 82910.00	6910.02 3948.60 3661.91 5657.95	6.910% 3.949% 3.662% 5.658%	2.0 2.0 4.0 3.0	10620.0 10620.0 19340.0 15930.0	10.0 3.0 4.0 5.0	48350.0 14505.0 19340.0 24175.0	12.0 13.0 15.0 13.0	24900.0 26975.0 31125.0 26975.0	13.0 20.0 17.0 11.0	9685.00 14900.00 12665.00 8940.00	970.0 330.0	1400.0 1072.50	7702.50 1072.50	1.06 1.14	7420.0 7980.0	3.0 3.0	2.00
19-023004-0	POSSAIL/GLENYCE %LON HUSO 2674 360TH ST COTTONWOOD MN 56229	NWSE Pt SWSE	23 23	113 113	41 41	40.00 32.27	10.00 16.00	18612.50 33210.00	85% 100%	100% 100%	15820.63 33210.00	1079.63 2266.32	1.080% 2.266%			1.0 2.0	4835.0 9670.0	5.0 8.0	10375.0 16600.0	4.0 6.0	2980.00 4470.00	130.0	760.0	422.50 2470.00	0.29	2030.0	1.0	
19-026001-1	OFTEDAL CENTURY FARMS TRUST - DIANE & DE/ C/O NORTHWESTERN FARM MGMT CO 301 O'CONNELL ST MARSHALL MN 56258	NENW SENW Pt NESW NWSW SWSW SESW	26 26 26 26 26 26	113 113 113 113 113 113	41 41 41 41 41 41	40.00 40.00 27.10 40.00 40.00 40.00	33.00 38.00 11.00 40.00 16.00 3.00	84777.50 69197.50 19035.00 125965.00 15910.00 3565.00	100% 85% 70% 85% 70% 60%	100% 100% 100% 100% 100% 100%	84777.50 58817.88 13324.50 107070.25 11137.00 2139.00	5785.39 4013.86 909.29 7306.70 760.01 145.97	5.785% 4.014% 0.909% 7.307% 0.760% 0.146%	4.0 3.0 2.0 12.0	21240.0 15930.0 9670.0 63720.0	5.0 3.0 2.0 7.0	24175.0 14505.0 9670.0 33845.0	13.0 11.0 7.0 2.0	26975.0 22825.0 4150.0 14525.0	11.0 21.0 7.0 14.0	8195.00 15645.00 5215.00 10430.00	90.0	1290.0 292.50	4192.50 292.50	0.98	6860.0	3.0	
19-026001-2	OFTEDAL CENTURY FARMS TRUST - DIANE & DE/ C/O NORTHWESTERN FARM MGMT CO 301 O'CONNELL ST MARSHALL MN 56258	PT NESW	26	113	41	12.90	1.00	745.00	60%	100%	447.00	30.50	0.031%							1.0	745.00							4.00
19-026003-0	GIBSON/SHIRLEY A/& NANCY OGAN 4036 BALLARDS MILL RD FREE UNION VA 22940-2032	NWNW SWNW	26 26	113 113	41 41	40.00 40.00	33.00 39.00	80135.00 112935.00	100% 100%	100% 100%	80135.00 112935.00	5468.58 7706.92	5.469% 7.707%	4.0 5.0	21240.0 26550.0	4.0 9.0	19340.0 43515.0	13.0 13.0	26975.0 26975.0	12.0 12.0	8940.00 8940.00	1900.0	1120.0 240.0	3640.00 6955.00	0.85 0.18	5950.0 1260.0	2.0 1.0	
19-026005-2	OLSON/JOHATHAN K 3415 COUNTY RD 9 COTTONWOOD MN 56229	NWNE	26	113	41	4.00	17.00	17985.00	85%	100%	15287.25	1043.23	1.043%					4.0	8300.0	13.0	9685.00							
19-027006-0	GIBSON/SHIRLEY A/& NANCY OGAN 4036 BALLARDS MILL RD FREE UNION VA 22940-2032	NENE SENE NESE	27 27 27	113 113 113	41 41 41	40.00 40.00 40.00	3.00 23.00 37.00	2235.00 38615.00 81495.00	85% 85% 70%	100% 100% 100%	1899.75 32822.75 57046.50	129.64 2239.89 3892.97	0.130% 2.240% 3.893%	4.0	21240.0	5.0	24175.0	9.0	18675.0	19.0	14155.00	1000.0	3250.00					

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														BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FEET	DITCH FEET	BENEFIT VALUE	EASEMENT AC.	DAMAGE VALUE	DITCH	NON-BENEFITTED	
19-027007-1	HENNEN/GREG & TWYLA/JT 3203 CO RD 5 GHENT MN 56239-9801	SESE	27	113	41	40.00	39.00	66470.00	60%	100%	39882.00	2721.63	2.722%	3.0	15930.0	2.0	9670.0	11.0	22825.0	23.0		17135.00	280.0		910.00				
19-027007-2	HENNEN/GREG & TWYLA/JT 3203 CO RD 5 GHENT MN 56239-9801	NWSE Pt SWSE	27	113	41	40.00	4.00 15.00	4310.00 11175.00	60% 50%	100% 100%	2586.00 5587.50	176.47 381.30	0.176% 0.381%					1.0	2075.0	3.0 15.0		2235.00 11175.00							
19-027007-3	KESTELOOT/JANICE/& ERIC BRUNSVOLD 2560 350TH ST MARSHALL MN 56258	Pt SWSE	27	113	41	5.13	1.00	745.00	50%	100%	372.50	25.42	0.025%							1.0		745.00							1.00
Totals							812.00	1689470.00			1446071.65	98682.94	0.99	62.0	329220.0	92.0	444820.0	264.0	547800.0	390.0	4.0	293530.00	10340.0	12460.0	74100.00	8.69	60830.0	24.0	13.00

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TILE/OPEN DITCH	DAMAGES PAID TO LANDOWNERS	WETLAND ACRES OR DITCH
PER FOOT \$3.25	BUFFER DAMAGE VALUE AC. 7000.0	NON-BENEFITTED

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	IN TRACT	Benefited Acres	POTENTIAL BENEFITS	PROXIMITY RATE	HYDRAULIC EFFICIENCY	NET BENEFIT	MAINT COST	%	"A" BENEFIT ACRES	"A" BENEFIT VALUE	"B" BENEFIT ACRES	"B" BENEFIT VALUE	"C" BENEFIT ACRES	"C" BENEFIT VALUE	"D" BENEFIT ACRES	"D" BENEFIT VALUE	TILE FEET	DITCH FEET	BENEFIT VALUE	EASEMENT AC.	DAMAGE VALUE	DITCH	NON-BENEFITTED
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ROAD AUTHORITY	LOCATION	SEC	T-N	R-W	LENGTH (FEET)	POTENTIAL BENEFITS	EFFICIENCY RATE	NET BENEFITS	MAINT COST	"A" SOILS BENEFIT %	"A" SOILS BENEFIT VALUE	"B" SOILS BENEFIT VALUE	"C" SOILS BENEFIT %	"C" SOILS BENEFIT VALUE	"D" SOILS BENEFIT %	"D" SOILS BENEFIT VALUE
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LYON County Highway	CSAH 24 (ASPHALT)	N of Sec 22	113	41	530.00	318.00	100%	318.00	21.70	0.022%							
		N of Sec 23	113	41	2640.00	5,742.00	100%	5742.00	391.85	0.392%							
		W of Sec 23	113	41	4930.00	5,807.54	100%	5807.54	396.32	0.396%							
LYON County Highway	CSAH 67 GRAVEL	S of Sec 23	113	41	2490.00	5,537.76	100%	5537.76	377.91	0.378%		10.0	2263.4	50.0	2826.2	40.0	4476.4
		In of Sec 26	113	41	1770.00	1,118.64	100%	1118.64	76.34	0.076%				10.0	401.8	40.0	716.85
		per foot										22.7	9.1	2.3	0.45		
VALLERS Township	360th Street	N of Sec 26	113	41	1030.00	405.82	100%	405.82	27.69	0.028%			10.0	146.3	90.0	259.56	
		260th Avenue															
		W of Sec 14	113	41	1320.00	369.60	100%	369.60	25.22	0.025%					100.0	369.60	
per foot										14.2	5.7	1.4	0.28				

TOTAL LAND BENEFITS	1,689,470.00		1,446,071.65	98,682.94	98.68%
TOTAL ROAD BENEFITS	19,299.36		19,299.36	1,317.03	1.317%
TOTAL BENEFITS	1,708,769.36		1,465,371.01	99,999.97	100.0%