

Approved by LYON/YELLOW MEDICINE MINNESOTA
 Lyon/ Yellow Medicine Commissioners
 Date JUDICIAL DITCH NO. 24 LYM
 2023 REDETERMINATION OF BENEFITS

9/18/2023

"A"= \$5,310.00 "B"= \$4,835.00 "C"= \$2,085.00 "D"= \$745.00
 "D"= \$745.00
 INDUSTRIAL "TILE/DITCH"
 \$2,840.00 \$3.25

Maintenance \$ 100,000.00

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	IN TRACT	Benefited Acres	Total Ben Acres	POTENTIAL BENEFITS	HYDRAULIC EFFICIENCY	PROXIMITY RATE	NET BENEFIT	MAINT COST	%	"A"		"B"		"C"		"D"		INDUSTRIAL		"TILE/DITCH"		DAMAGE EASEMENT ACRES	DAMAGE VALUE/ AC \$ 8,000.00	DITCH	NON-BENEFITED OR RESTRICTED WETLAND ACRES OR DITCH					
															BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	ACRES	VALUE	TILE FEET	DITCH FEET				BENEFIT VALUE	NON-BENEFITED	ROADS			
19-002001-0	BCK FARMS BUSINESS TRUST % GINA SCHUMACHER 5076 53RD ST.S.,#3 FARGO ND 58104	SWNE	2	113	41	40.00	40.00	40.00	117305.00	100%	60%	70383.00	2323.22	2.323%	7.00	37170.00	5.00	24175.00	26.00	54470.00	2.00	1490.00													
		SENE	2	113	41	40.00	13.00	13.00	23265.00	100%	50%	11632.50	383.97	0.384%			2.00	9670.00	4.00	8380.00	7.00	5215.00													
19-002002-0	LALEMAN/TYLER 3310 STATE HWY 23 MARSHALL MN 56258	NENE	2	113	41	40.00	26.00	27.00	50500.00	100%	60%	30300.00	1000.15	1.000%			2.00	9670.00	17.00	35615.00	7.00	5215.00									1.00				
		NWNE	2	113	41	40.00	39.00	40.00	154745.00	100%	70%	108321.50	3575.51	3.576%	18.00	95580.00	8.00	38680.00	8.00	16760.00	5.00	3725.00									1.00				
19-002003-1	LALEMAN/MARK L 2628 CO RD 10 COTTONWOOD MN 56229-9725	NWSE	2	113	41	40.00	9.00	9.00	9405.00	100%	50%	4702.50	155.22	0.155%					2.00	4190.00	7.00	5215.00													
19-002004-0	JAY/NICHOLAUS JIM MEGER/& JILL MARIE JAY JT 2607 LYON YELLOW MEDICINE RD COTTONWOOD MN 56229	Pt NWNW	2	113	41	5.00	2.00	5.00	1490.00	100%	85%	1266.50	41.81	0.042%							1.00	1.00	1490.00								3.00				
19-002004-1	FIRST AMERICAN TRUST CO TRUS MARVEL NAAB IRREVOCABLE TRL % NORTHWESTERN FARM MANA 301 O'CONNELL ST S MARSHALL MN 56258	Pt NWNW	2	113	41	35.00	30.00	35.00	66900.00	100%	100%	66900.00	2208.26	2.208%	2.00	10620.00	2.00	9670.00	17.00	35615.00	9.00	6705.00			1320	4290.00	0.5	4000	3.00	2.00					
		SWNW	2	113	41	40.00	35.00	40.00	88470.00	100%	100%	88470.00	2920.25	2.920%	5.00	26550.00	5.00	24175.00	8.00	16760.00	17.00	12665.00			2560	8320.00	0.97	7760	4.00	1.00					
		NWSW	2	113	41	40.00	35.00	40.00	118960.00	100%	100%	118960.00	3926.67	3.927%	9.00	47790.00	7.00	33845.00	11.00	23045.00	8.00	5960.00			2560	8320.00	0.97	7760	4.00	1.00					
19-002005-0	FIRST AMERICAN TRUST CO TRUS MARVEL NAAB IRREVOCABLE TRL % NORTHWESTERN FARM MANA 301 O'CONNELL ST S MARSHALL MN 56258	NENW	2	113	41	40.00	39.00	40.00	56152.50	100%	85%	47729.63	1575.48	1.575%					20.00	41900.00	19.00	14155.00			30	97.50					1.00				
		SENW	2	113	41	40.00	40.00	40.00	95510.00	100%	85%	81183.50	2679.73	2.680%	4.00	21240.00	5.00	24175.00	20.00	41900.00	11.00	8195.00													
		NESW	2	113	41	40.00	40.00	40.00	130170.00	100%	85%	110644.50	3652.19	3.652%	8.00	42480.00	10.00	48350.00	17.00	35615.00	5.00	3725.00													
19-002006-0	LALEMAN/MARK & CHERYL/JT 2628 COUNTY RD 10 COTTONWOOD MN 56229	SWSW	2	113	41	40.00	14.00	16.00	21385.00	100%	100%	21385.00	705.88	0.706%					4.00	8380.00	8.00	5960.00	2.00	5680.00			420	1365.00	0.16	1280	1.00	1.00			
		SESW	2	113	41	40.00	10.00	10.00	8800.00	100%	70%	6160.00	203.33	0.203%					1.00	2095.00	9.00	6705.00													
19-003001-0	LALEMAN/GREGORY/ETAL 86 SHOREVIEW DR COTTONWOOD MN 56229	NESE	3	113	41	40.00	39.00	40.00	69550.00	100%	100%	69550.00	2295.73	2.296%	2.00	10620.00	3.00	14505.00	14.00	29330.00	20.00	14900.00			60	195.00	0.05	400			1.00				
		SESE	3	113	41	40.00	29.00	30.00	71630.00	100%	85%	60885.50	2009.73	2.010%	5.00	26550.00	5.00	24175.00	5.00	10475.00	14.00	10430.00													
19-003002-3	DOOM/STEVEN R/TRUST AGREEN BRENDA K DOOM TRUST AGREEN 2585 CO RD 10 COTTONWOOD MN 56229	NWNE	3	113	41	40.92	27.00	28.00	73315.00	100%	85%	62317.75	2057.00	2.057%	6.00	31860.00	4.00	19340.00	7.00	14665.00	10.00	7450.00											1.00		
		SWNE	3	113	41	40.00	37.00	39.00	154445.00	100%	100%	154445.00	5097.97	5.098%	20.00	106200.00	6.00	29010.00	5.00	10475.00	6.00	4470.00			1320	4290.00	0.5	4000	2.00						
19-003002-4	DOOM/STEVEN R/TRUST AGREEN BRENDA K DOOM TRUST AGREEMENT 2585 CO RD 10 COTTONWOOD MN 56229	NWSE	3	113	41	40.00	11.00	11.00	17880.00	100%	100%	17880.00	590.19	0.590%			1.00	4835.00	4.00	8380.00	6.00	4470.00			60	195.00	0.05	400							
19-003002-5	DOOM/STEVEN R/TRUST AGREEN BRENDA K DOOM TRUST AGREEMENT 2585 CO RD 10 COTTONWOOD MN 56229	Pt SENW	3	113	41	8.50	3.00	3.00	2235.00	100%	85%	1899.75	62.71	0.063%							3.00	2235.00													

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INDUSTRIAL

"TILE/DITCH"

NONBENEFITED
 OR RESTRICTED
 WETLAND ACRES
 OR DITCH
 ROADS

Maintenance \$ 100,000.00

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	IN TRACT	Benefited Acres	Total Ben Acres	POTENTIAL BENEFITS	HYDRAULIC EFFICIENCY	PROXIMITY RATE	NET BENEFIT	MAINT COST	%	"A"		"B"		"C"		"D"		INDUSTRIAL		"TILE/DITCH"		DAMAGE EASEMENT ACRES	DAMAGE VALUE/ AC \$ 8,000.00	DITCH	NON-BENEFITTED	ROADS			
															ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE						TILE FEET	DITCH FEET	BENEFIT VALUE
19-003003-0	LALEMAN/MARK/ETAL 2628 CO RD 10 COTTONWOOD MN 56229	NENE	3	113	41	40.00	36.00	40.00	105480.00	100%	100%	105480.00	3481.72	3.482%	5.00	26550.00	5.00	24175.00	20.00	41900.00	6.00	4470.00			1260	1320	8385.00	0.5	4000	2.00	2.00			
		SENE	3	113	41	40.00	36.00	40.00	128145.00	100%	100%	128145.00	4229.85	4.230%	9.00	47790.00	9.00	43515.00	11.00	23045.00	7.00	5215.00			2640	8580.00	1	8000	3.00	1.00				
YELLOW MEDICINE COUNTY																																		
11-026-3020	KOLHEI/C JOHN/ET AL 4478 170TH AVE COTTONWOOD MN 56229-2115	SWSW	26	114	41	40.00	36.00	40.00	107305.00	100%	85%	91209.25	3010.66	3.011%	3.00	15930.00	10.00	48350.00	16.00	33520.00	7.00	5215.00			1320		4290.00					4.00		
		SESW	26	114	41	40.00	34.00	40.00	112907.50	100%	75%	84680.63	2795.17	2.795%	7.00	37170.00	9.00	43515.00	9.00	18855.00	9.00	6705.00			440	1610	6662.50	1.22	9760	4.00	2.00			
		Pt SWSE	26	114	41	35.00	26.00	32.00	71267.50	100%	50%	35633.75	1176.21	1.176%	4.00	21240.00	5.00	24175.00	7.00	14665.00	10.00	7450.00			1150	3737.50	0.87	6960	3.00	1.00	2.00			
11-027-1020	JOLSTAD/RICHARD W/ET AL 4334 170TH AVE COTTONWOOD MN 56229	NWSE	27	114	41	40.00	11.00	11.00	8195.00	100%	50%	4097.50	135.25	0.135%							11.00	8195.00												
		SWSE	27	114	41	40.00	9.00	9.00	8055.00	100%	60%	4833.00	159.53	0.160%					1.00	2095.00	8.00	5960.00												
11-027-4010	MCLAUGHLIN FAMILY LP LLLP 1214 HORIZON DRIVE MARSHALL MN 56258	Pt NESE	27	114	41	34.00	27.00	29.00	37745.00	100%	60%	22647.00	747.54	0.748%			2.00	9670.00	7.00	14665.00	18.00	13410.00											2.00	
		SESE	27	114	41	40.00	36.00	40.00	59232.50	100%	70%	41462.75	1368.62	1.369%			2.00	9670.00	16.00	33520.00	18.00	13410.00			810	2632.50							4.00	
11-034-1010	STENSRUD/STANLEY & CONSTAN 107 MARLENE ST MARSHALL MN 56258	NENE	34	114	41	40.00	32.00	38.00	42347.50	100%	60%	25408.50	838.69	0.839%					12.00	25140.00	18.00	2.00	14900.00			710		2307.50			3.00	3.00		
		SWNE	34	114	41	40.00	36.00	36.00	76167.50	100%	60%	45700.50	1508.50	1.509%	1.00	5310.00	1.00	4835.00	28.00	58660.00	6.00	4470.00			890		2892.50							
		SENE	34	114	41	40.00	39.00	40.00	140185.00	100%	70%	98129.50	3239.09	3.239%	9.00	47790.00	10.00	48350.00	20.00	41900.00						660		2145.00					1.00	
11-034-2020	STENSRUD/STANLEY & CONNI 107 MARLENE ST MARSHALL MN 56258	SWNW	34	114	41	40.00	7.00	7.00	5215.00	100%	40%	2086.00	68.86	0.069%							7.00	5215.00												
		SENW	34	114	41	40.00	37.00	37.00	83235.00	100%	50%	41617.50	1373.72	1.374%			8.00	38680.00	17.00	35615.00	12.00	8940.00												
11-034-3010	VAN MALDEGHEM/W J & J A/TRL WAYNE & JUDY VAN MALDEGHEI 3833 US HWY 59 COTTONWOOD MN 56229	N2NESW	34	114	41	20.00	11.00	11.00	14945.00	100%	50%	7472.50	246.65	0.247%					5.00	10475.00	6.00	2.00	4470.00											
		N2NWSW	34	114	41	20.00	2.00	2.00	1490.00	100%	40%	596.00	19.67	0.020%							2.00	1490.00												
11-034-4010	SDC FARMS LLC 4629 S 162ND AVE OMAHA NE 68135	Pt NESE	34	114	41	39.00	38.00	39.00	90175.00	100%	70%	63122.50	2083.57	2.084%			8.00	38680.00	20.00	41900.00	10.00		7450.00			660		2145.00					1.00	
		NWSE	34	114	41	40.00	40.00	40.00	65092.50	100%	60%	39055.50	1289.16	1.289%					24.00	50280.00	16.00		11920.00			890		2892.50						
		SWSE	34	114	41	40.00	28.00	29.00	34360.00	100%	70%	24052.00	793.92	0.794%					10.00	20950.00	18.00		13410.00											1.00
		SESE	34	114	41	31.00	29.00	31.00	36617.50	100%	85%	31124.88	1027.38	1.027%					11.00	23045.00	18.00		13410.00			50		162.50						2.00
11-034-4011	KOCH/ EVE L 1621 440TH ST COTTONWOOD MN 56229-2125	Pt E2SE	34	114	41	10.00	6.00	10.00	7170.00	100%	85%	6094.50	201.17	0.201%					2.00	4190.00	3.00	1.00	2980.00									4.00		
11-035-1010	BOE/DAVID M & HELEN R/FT ANC C/O HELEN BOE TTE 5855 E LANSING WAY FRESNO CA 93727	NWNE	35	114	41	40.00	25.00	27.00	23227.50	100%	85%	19743.38	651.70	0.652%					3.00	6285.00	22.00		16390.00			170		552.50					2.00	
		SWNE	35	114	41	40.00	10.00	10.00	7450.00	100%	85%	6332.50	209.03	0.209%							10.00	7450.00												
11-035-2010	STENSRUD/STEVEN & MARY JEAN 4417 170TH AVE COTTONWOOD MN 56229-2115	Pt NWNW	35	114	41	29.72	28.00	29.72	35970.00	100%	70%	25179.00	831.12	0.831%					11.00	23045.00	17.00		12665.00			80		260.00					1.72	
		SWNW	35	114	41	40.00	39.00	40.00	84165.00	100%	85%	71540.25	2361.42	2.361%	3.00	15930.00	3.00	14505.00	20.00	41900.00	13.00		9685.00			660		2145.00					1.00	

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Maintenance \$ 100,000.00

PARCEL NUMBER	NAME	DESCRIPTION	SEC	T-N	R-W	IN TRACT	Benefited Acres	Total Ben Acres	POTENTIAL BENEFITS	HYDRAULIC EFFICIENCY	PROXIMITY RATE	NET BENEFIT	MAINT COST	%	"A"		"B"		"C"		"D"		INDUSTRIAL		"TILE/DITCH"			NONBENEFITED OR RESTRICTED WETLAND ACRES OR DITCH					
															BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	BENEFIT ACRES	BENEFIT VALUE	TILE FEET	DITCH FEET	BENEFIT VALUE	EASEMENT ACRES	DAMAGE VALUE/ AC \$ 8,000.00	DITCH	BENEFITTED	ROADS	
11-035-2020	STENSRUD/STEVEN & MARY JEAN 4417 170TH AVE COTTONWOOD MN 56229-2115	Pt NWNW	35	114	41	7.18	4.00	7.18	2980.00	100%	70%	2086.00	68.86	0.069%							1.00	3.00								2.18	1.00		
11-035-2021	KOSEN/JULIE 4411 170TH AVE COTTONWOOD MN 56229	Pt NWNW	35	114	41	3.10	2.00	3.10	1490.00	100%	70%	1043.00	34.43	0.034%							1.00	1.00								1.10			
11-035-2040	STENSRUD/STANLEY & CONSTAN 107 MARLENE ST MARSHALL MN 56258	NENW SESW	35	114	41	40.00	34.00 36.00	40.00	49910.00 97232.50	100% 100%	100%	49910.00 97232.50	1647.45 3209.48	1.647% 3.209%		7.00	37170.00	1.00 2.00	4835.00 9670.00	12.00 16.00	25140.00 33520.00	21.00 11.00	15645.00 8195.00	1030	1320	4290.00	1	8000	4.00	8960	4.00		2.00
11-035-3010	STENSRUD/STANLEY & CONSTAN 107 MARLENE ST MARSHALL MN 56258	NESW NWSW SESW	35	114	41	40.00	36.00 39.00 35.00	40.00	117220.00 107945.00 149900.00	100% 100% 100%	100% 85%	117220.00 91753.25 149900.00	3869.24 3028.62 4947.95	3.869% 3.029% 4.948%	4.00	21240.00	10.00	48350.00	19.00	39805.00	3.00	2235.00	80	1640	5590.00	1.12	8960	4.00				1.00	
11-035-3020	NAAB/MARVEL/REVOCALE TR C/O NORTHWESTERN FARM MGMT CO 301 S O'CONNELL ST MARSHALL MN 56258-2637	Pt SWSW	35	114	41	36.05	32.00	36.00	58437.50	100%	100%	58437.50	1928.92	1.929%			3.00	14505.00	13.00	27235.00	16.00	11920.00		1470	4777.50	1	8000	3.00			1.00		
11-035-3031	JAY/NICHOLAUS JIM MEGER/AND JILL MARIE JAY 2607 LYON YELLOW MEDICINE RD COTTONWOOD MN 56229	Pt SWSW	35	114	41	3.95		3.95		100%	85%																			2.95	1.00		
11-035-4010	REISHUS/MARJORIE 153 SHOREVIEW DR COTTONWOOD MN 56229	NESE NWSW	35	114	41	40.00	13.00 27.00	14.00	32395.00 51310.00	100% 100%	60% 70%	19437.00 35917.00	641.58 1185.56	0.642% 1.186%	2.00	10620.00	2.00	9670.00	4.00	8380.00	5.00	3725.00	20		65.00						1.00		
11-035-4020	LALEMAN/DOUGLAS V/AND NANCY LALEMAN 3326 STATE HWY 23 MARSHALL MN 56258	SWSE Pt SESE	35	114	41	40.00	39.00 31.00	40.00	135950.00 91147.50	100% 100%	85% 70%	115557.50 63803.25	3814.36 2106.04	3.814% 2.106%	6.00	31860.00	14.00 11.00	67690.00 53185.00	12.00 16.00	25140.00 33520.00	7.00 4.00	5215.00 2980.00	1860	450	6045.00 1462.50						1.00 3.00		
11-035-4030	STRAND/SUSAN/& KATHRYN STR. AND BRETT NELSON 4496 160TH AVE COTTONWOOD MN 56229	Pt SESE	35	114	41	6.00	2.00	6.00	1490.00	100%	70%	1043.00	34.43	0.034%							1.00	1.00								4.00			
Totals							1506.00		3615665.00			2963800.52	97830.12	0.98	165	876150.00	200.00	967000.00	592.00	1240240.00	538.00	9.00	407515.00	2.00	5680.00	14420.00	22220.00	119080.00	11.89	95120.00	45.00		52.72

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"A"		"B"		"C"		"D"	
"A"		"B"		"C"		"D"	

INDUSTRIAL

"TILE/DITCH"

NONBENEFITED
OR RESTRICTED
WETLAND ACRES
OR DITCH

PARCEL	IN	Benefited	Total Ben	POTENTIAL	HYDRAULIC	PROXIMITY	NET	MAINT	%	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	BENEFIT	TILE	DITCH	BENEFIT	EASEMENT	DAMAGE	NON-	ROADS
NUMBER	TRACT	Acres	Acres	BENEFITS	EFFICIENCY	RATE	BENEFIT	COST		ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	FEET	FEET	VALUE	ACRE	VALUE/ AC	DITCH	BENEFITTED	

\$2,840.00

\$3.25

\$ 8,000.00

ROAD AUTHORITY	LOCATION	SEC	T-N	R-W	LENGTH (FEET)
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POTENTIAL	EFFICIENCY	NET	MAINT
BENEFITS	RATE	BENEFITS	COST

"A" SOILS	"B" SOILS	"C" SOILS	"D" SOILS
BENEFIT %	BENEFIT VALUE	BENEFIT %	BENEFIT VALUE

Yellow Medicine County Highway	CSAH 2 (ASPHALT)									per foot	28.40		11.40		2.85		0.60
	N of Sec 34 114 41 1320.00	792.00	100%	792.00	26.14	0.026%									100.0	792.00	
	N of Sec 35 114 41 3760.00	3,948.00	100%	3948.00	130.32	0.130%						20.0	2143.2		80.0	1804.80	
Yellow Medicine County Highway	CSAH 8 (GRAVEL)									per foot	22.73		9.09		2.27		0.45
	W of Sec 26 114 41 1790.00	2,760.18	100%	2760.18	91.11	0.091%						60.0	2438.0		40.0	322.20	
Normania Township	160th Avenue									per foot	14.20		5.68		1.42		0.28
	S of Sec 34 114 41 1070.00	1,365.32	100%	1365.32	45.07	0.045%			10.0	607.8		40.0	607.8		50.0	149.80	
	S of Sec 35 114 41 2640.00	4,532.88	100%	4532.88	149.62	0.150%			15.0	2249.3		55.0	2061.8		30.0	221.76	
	440th Street																
	W of Sec 35 114 41 5280.00	7,038.24	100%	7038.24	232.32	0.232%			10.0	2999.0		45.0	3373.9		45.0	665.28	
Vallars Township	Lyon/Yellow Medicine Road																
	N of Sec 2 113 41 2640.00	4,532.88	100%	4532.88	149.62	0.150%			15.0	2249.3		55.0	2061.8		30.0	221.76	
	N of Sec 3 113 41 1070.00	1,365.32	100%	1365.32	45.07	0.045%			10.0	607.8		40.0	607.8		50.0	149.80	
	260th Avenue																
	W of Sec 2 113 41 5120.00	39,403.52	100%	39403.52	1300.64	1.301%			40.0	29081.6		30.0	8724.5		20.0	1454.1	

TOTAL LAND BENEFITS	3,615,665.00	2,963,800.52	97,830.12	97.83%
TOTAL ROAD BENEFITS	65,738.34	65,738.34	2,169.91	2.170%
TOTAL BENEFITS	3,681,403.34	3,029,538.86	100,000.03	100.0%