

**Redwood County Ditch # 32  
Viewers' Report  
2022 Redetermination of Benefits**

Assumed Maintenance Cost: \$5,000.00  
Date: 3/15/23

LAND BENEFITS											A \$ 4,285.00 Per Acre		B \$ 4,185.00 Per Acre		C \$ 2,395.00 Per Acre		D \$ 735.00 Per Acre		Non con- verted or Wetland	Feet of Tile / Open Ditch	Tile / Ditch Benefit/foot \$2.25
Parcel No.	Name	Description	Total Benefits	Prox. Ratio	Effic. Rate	Net Benefits	Maint. Cost	Parcel Percent	Acres in Tract	Benefited Acres	A Acres Benefited	Benefit Value	B Acres Benefited	Benefit Value	C Acres Benefited	Benefit Value	D Acres Benefited	Benefit Value			
<b>Gales Township Section 35-110N-39W</b>																					
53-035-1020	Robert & Margaret Syverson 13039 Bunker Ave. Walnut Grove, MN 56180	SE1/4 NE1/4	\$ 2,760.00	85%	20%	\$ 469.20	\$ 5.20	0.10%	40.00	1	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	1	\$ 735.00	0	900	\$2,025.00
53-035-3020	Chad & Cynthia Dallenbach 8 Sandbar Rd. Tracy, MN 56175	SW1/4 SE1/4	\$ 18,235.00	80%	20%	\$ 2,917.60	\$ 32.33	0.65%	40.00	9	0	\$ 0.00	0	\$ 0.00	7	\$ 16,765.00	2	\$ 1,470.00	0	0	\$0.00
53-035-4020	Jim Payne 14793 160th St. Walnut Grove, MN 56180	Tr. SE1/4 SE1/4	\$ 22,971.25	100%	20%	\$ 4,594.25	\$ 50.91	1.02%	15.00	10	0	\$ 0.00	2	\$ 8,370.00	4	\$ 9,580.00	4	\$ 2,940.00	3	925	\$2,081.25
53-035-4040	Terry & Lisa Dallenbach 15757 200th St. Walnut Grove, MN 56180	NE1/4 SE1/4 Pt. SE1/4 SE1/4	\$ 60,790.00 \$ 43,561.25	100% 100%	20% 20%	\$ 12,158.00 \$ 8,712.25	\$ 134.74 \$ 96.55	2.69% 1.93%	40.00 25.00	26 18	0 0	\$ 0.00 \$ 0.00	3 3	\$ 12,555.00 \$ 12,555.00	16 11	\$ 38,320.00 \$ 26,345.00	7 4	\$ 5,145.00 \$ 2,940.00	0 0	2120 765	\$4,770.00 \$1,721.25
<b>Gales Township Section 36-110N-39W</b>																					
56-036-2020	Mildred West Rev. Trust 131 6th St. Walnut Grove, MN 56180	SW1/4 NW1/4	\$ 735.00	85%	20%	\$ 124.95	\$ 1.38	0.03%	40.00	1	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	1	\$ 735.00	0	0	\$0.00
56-036-3020		NW1/4 SW1/4	\$ 20,716.25	100%	20%	\$ 4,143.25	\$ 45.92	0.92%	40.00	12	0	\$ 0.00	1	\$ 4,185.00	5	\$ 11,975.00	6	\$ 4,410.00	0	65	\$146.25
		SW1/4 SW1/4	\$ 78,693.75	100%	20%	\$ 15,738.75	\$ 174.42	3.49%	40.00	36	0	\$ 0.00	5	\$ 20,925.00	21	\$ 50,295.00	10	\$ 7,350.00	0	55	\$ 123.75
53-036-3040	St. Andrews Holding Company LLC 300 St. Andrews Dr. Suite 210 Mankato, MN 56001	SE1/4 SW1/4	\$ 49,120.00	85%	20%	\$ 8,350.40	\$ 92.54	1.85%	40.00	26	0	\$ 0.00	1	\$ 4,185.00	16	\$ 38,320.00	9	\$ 6,615.00	0	0	\$0.00
<b>Springdale Township Section 1-109N-39W</b>																					
66-001-1040	Swedish Lutheran Church P.O. Box 518 Walnut Grove, MN 56180	Tr. NW1/4 NE1/4	\$ 0.00	70%	20%	\$ 0.00	\$ 0.00	0.00%	4.40	0	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	1	0	\$0.00
66-001-2020	Robert & Margaret Syverson 13039 Bunker Ave. Walnut Grove, MN 56180	NW1/4 NW1/4 NE1/4 NW1/4 SE1/4 NW1/4 SW1/4 NW1/4	\$ 72,422.50 \$ 45,065.00 \$ 85,685.00 \$ 78,860.00	100% 85% 85% 100%	20% 20% 20% 20%	\$ 14,484.50 \$ 7,661.05 \$ 14,566.45 \$ 15,772.00	\$ 160.52 \$ 84.90 \$ 161.43 \$ 174.79	3.21% 1.70% 3.23% 3.50%	42.45 41.75 40.00 40.00	39 25 37 39	0 0 0 0	\$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	2 1 3 2	\$ 8,370.00 \$ 4,185.00 \$ 12,555.00 \$ 8,370.00	22 14 29 26	\$ 52,690.00 \$ 33,530.00 \$ 69,455.00 \$ 62,270.00	15 10 5 11	\$ 11,025.00 \$ 7,350.00 \$ 3,675.00 \$ 8,085.00	0 0 0 0	150 0 0 60	\$337.50 \$0.00 \$0.00 \$135.00
66-001-3020	Bruce Johnson 15289 Crown Ave. Walnut Grove, MN 56180	Tr. NW1/4 SW1/4	\$ 33,572.50	100%	20%	\$ 6,714.50	\$ 74.41	1.49%	22.76	20	0	\$ 0.00	1	\$ 4,185.00	7	\$ 16,765.00	12	\$ 8,820.00	2	1690	\$3,802.50
66-001-3040	Brian Johnson Trust ETAL 15570 Co. Hwy 5 Walnut Grove, MN 56180	Pt. NW1/4 SW1/4 NE1/4 SW1/4 SE1/4 SW1/4 SW1/4 SW1/4	\$ 37,772.50 \$ 43,595.00 \$ 73,975.00 \$ 94,633.75	100% 85% 100% 100%	20% 20% 20% 20%	\$ 7,554.50 \$ 7,411.15 \$ 14,795.00 \$ 18,926.75	\$ 83.72 \$ 82.13 \$ 163.96 \$ 209.75	1.67% 1.64% 3.28% 4.20%	17.24 40.00 40.00 40.00	17 23 34 38	0 0 0 0	\$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	1 1 3 4	\$ 4,185.00 \$ 4,185.00 \$ 12,555.00 \$ 16,740.00	13 14 22 28	\$ 31,135.00 \$ 33,530.00 \$ 52,690.00 \$ 67,060.00	3 8 9 6	\$ 2,205.00 \$ 5,880.00 \$ 6,615.00 \$ 4,410.00	0 0 0 0	110 0 940 2855	\$247.50 \$0.00 \$2,115.00 \$6,423.75
66-001-4020	Robert & Bonnie Boerboom Living Trusts 342 4th St. E. Tracy, MN 56175	SW1/4 SE1/4	\$ 26,605.00	85%	20%	\$ 4,522.85	\$ 50.12	1.00%	40.00	11	0	\$ 0.00	2	\$ 8,370.00	7	\$ 16,765.00	2	\$ 1,470.00	0	0	\$0.00
<b>Springdale Township Section 2-109N-39W</b>																					
66-002-1020	Eric Johnson 802 Summerbrooke CT St. Paul, MN 55123	NW1/4 NE1/4 NE1/4 NE1/4	\$ 81,440.00 \$ 111,167.50	85% 100%	20% 20%	\$ 13,844.80 \$ 22,233.50	\$ 153.43 \$ 246.40	3.07% 4.93%	42.50 42.70	38 39	0 0	\$ 0.00 \$ 0.00	3 9	\$ 12,555.00 \$ 37,665.00	26 28	\$ 62,270.00 \$ 67,060.00	9 2	\$ 6,615.00 \$ 1,470.00	0 0	0 2210	\$0.00 \$4,972.50
66-002-1040	Bradley Johnson 14571 Crown Ave. Walnut Grove, MN 56180	SE1/4 NE1/4 SW1/4 NE1/4	\$ 101,200.00 \$ 57,645.00	100% 85%	20% 20%	\$ 20,240.00 \$ 9,799.65	\$ 224.31 \$ 108.60	4.49% 2.17%	40.00 40.00	39 31	0 0	\$ 0.00 \$ 0.00	5 0	\$ 20,925.00 \$ 0.00	31 21	\$ 74,245.00 \$ 50,295.00	3 10	\$ 2,205.00 \$ 7,350.00	0 0	1700 0	\$3,825.00 \$0.00

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Parcel No.	Name	Description	Total Benefits	Prox. Ratio	Effic. Rate	Net Benefits	Maint. Cost	Parcel Percent	Acres in Tract	Benefited Acres	A Acres Benefited	Benefit Value	B Acres Benefited	Benefit Value	C Acres Benefited	Benefit Value	D Acres Benefited	Benefit Value			
66-002-4020	Eric Nelson 1584 Co. Rd. 11 Tracy, MN 56175	SE1/4 SE1/4	\$ 75,013.75	100%	20%	\$ 15,002.75	\$ 166.26	3.33%	40.00	37	0	\$ 0.00	1	\$ 4,185.00	25	\$ 59,875.00	11	\$ 8,085.00	1	1275	\$2,868.75
		SW1/4 SE1/4	\$ 24,625.00	85%	20%	\$ 4,186.25	\$ 46.39	0.93%	40.00	13	0	\$ 0.00	1	\$ 4,185.00	7	\$ 16,765.00	5	\$ 3,675.00	0	0	\$0.00
66-002-4040	Andrew & Amber Nelson 219 E. Hollett St Tracy, MN 56175	NW1/4 SE1/4	\$ 8,465.00	75%	20%	\$ 1,269.75	\$ 14.07	0.28%	40.00	7	0	\$ 0.00	0	\$ 0.00	2	\$ 4,790.00	5	\$ 3,675.00	0	0	\$0.00
		NE1/4 SE1/4	\$ 80,385.00	90%	20%	\$ 14,469.30	\$ 160.35	3.21%	40.00	39	0	\$ 0.00	2	\$ 8,370.00	27	\$ 64,665.00	10	\$ 7,350.00	0	0	\$0.00
<b>Springdale Township Section 11-109N-39W</b>																					
66-011-1020	Bonnie Huebsch ETAL 17049 552nd Ave. Goodthunder, MN 56037	NW1/4 NE1/4	\$ 7,920.00	85%	20%	\$ 1,346.40	\$ 14.92	0.30%	40.00	4	0	\$ 0.00	0	\$ 0.00	3	\$ 7,185.00	1	\$ 735.00	0	0	\$0.00
		NE1/4 NE1/4	\$ 81,027.50	100%	20%	\$ 16,205.50	\$ 179.59	3.59%	40.00	38	0	\$ 0.00	2	\$ 8,370.00	26	\$ 62,270.00	10	\$ 7,350.00	0	1350	\$3,037.50
66-011-1040	Bruce & Maydra Maas 16659 200th St. Walnut Grove, MN 56180	SE1/4 NE1/4	\$ 94,131.25	100%	20%	\$ 18,826.25	\$ 208.64	4.17%	40.00	39	0	\$ 0.00	3	\$ 12,555.00	31	\$ 74,245.00	5	\$ 3,675.00	0	1625	\$3,656.25
		SW1/4 NE1/4	\$ 27,815.00	85%	20%	\$ 4,728.55	\$ 52.40	1.05%	40.00	13	0	\$ 0.00	0	\$ 0.00	11	\$ 26,345.00	2	\$ 1,470.00	0	0	\$0.00
66-011-3040	Robert & Bonnie Boerboom Living Trusts 342 4th St. E. Tracy, MN 56175	SE1/4 SW1/4	\$ 2,940.00	50%	20%	\$ 294.00	\$ 3.26	0.07%	40.00	4	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	4	\$ 2,940.00	0	0	\$0.00
66-011-4020	John & Evelyn Buterbaugh ETAL 410 State St. #114 Tracy, MN 56175	NE1/4 SE1/4	\$ 96,140.00	100%	20%	\$ 19,228.00	\$ 213.09	4.26%	40.00	39	0	\$ 0.00	1	\$ 4,185.00	38	\$ 91,010.00	0	\$ 0.00	0	420	\$945.00
		SE1/4 SE1/4	\$ 70,545.00	85%	20%	\$ 11,992.65	\$ 132.91	2.66%	40.00	35	0	\$ 0.00	0	\$ 0.00	27	\$ 64,665.00	8	\$ 5,880.00	0	0	\$0.00
66-011-4040	Michael & Kari Landuyt 14523 140th St. Walnut Grove, MN 56180	Tr. SW1/4 SW1/4	\$ 13,800.00	60%	20%	\$ 1,656.00	\$ 18.35	0.37%	13.66	12	0	\$ 0.00	0	\$ 0.00	3	\$ 7,185.00	9	\$ 6,615.00	1	0	\$0.00
66-011-4060	14523 140th St. Walnut Grove, MN 56180	NW1/4 SE1/4	\$ 72,525.00	85%	20%	\$ 12,329.25	\$ 136.64	2.73%	40.00	33	0	\$ 0.00	1	\$ 4,185.00	27	\$ 64,665.00	5	\$ 3,675.00	0	0	\$0.00
		Pt. SW1/4 SE1/4	\$ 51,575.00	70%	20%	\$ 7,220.50	\$ 80.02	1.60%	26.34	25	0	\$ 0.00	0	\$ 0.00	20	\$ 47,900.00	5	\$ 3,675.00	0	0	\$0.00
<b>Springdale Township Section 12-109N-39W</b>																					
66-012-1040	Jonathan & Angela Boerboom Living Trusts 13685 140th St. Walnut Grove, MN 56180	NW1/4 NE1/4	\$ 32,000.00	85%	20%	\$ 5,440.00	\$ 60.29	1.21%	40.00	14	0	\$ 0.00	1	\$ 4,185.00	11	\$ 26,345.00	2	\$ 1,470.00	0	0	\$0.00
66-012-2020	Bradley & Laurie Johnson 14571 Crown Ave. Walnut Grove, MN 56180	Tr. SW1/4 NW1/4	\$ 6,805.00	80%	20%	\$ 1,088.80	\$ 12.07	0.24%	10.35	7	0	\$ 0.00	0	\$ 0.00	1	\$ 2,395.00	6	\$ 4,410.00	2	0	\$0.00
66-012-2040	Bruce & Maydra Maas 16659 200th St. Walnut Grove, MN 56180	Pt. NW1/4 NW1/4	\$ 59,962.50	90%	20%	\$ 10,793.25	\$ 119.61	2.39%	36.15	34	0	\$ 0.00	0	\$ 0.00	21	\$ 50,295.00	13	\$ 9,555.00	0	50	\$112.50
		Pt. NE1/4 NW1/4	\$ 78,538.75	100%	20%	\$ 15,707.75	\$ 174.08	3.48%	36.15	34	0	\$ 0.00	2	\$ 8,370.00	28	\$ 67,060.00	4	\$ 2,940.00	0	75	168.75
66-012-2050	Joel & Melanie Herder 734 S. 6th St. Breckenridge, MN 56520	Pt. N1/2 NW1/4	\$ 6,260.00	85%	20%	\$ 1,064.20	\$ 11.79	0.24%	7.70	4	0	\$ 0.00	0	\$ 0.00	2	\$ 4,790.00	2	\$ 1,470.00	0	0	\$0.00
		Pt. SW1/4 NW1/4	\$ 28,490.00	70%	20%	\$ 3,988.60	\$ 44.20	0.88%	29.65	16	0	\$ 0.00	1	\$ 4,185.00	8	\$ 19,160.00	7	\$ 5,145.00	0	0	\$0.00
		SE1/4 NW1/4	\$ 2,395.00	85%	20%	\$ 407.15	\$ 4.51	0.09%	40.00	1	0	\$ 0.00	0	\$ 0.00	1	\$ 2,395.00	0	\$ 0.00	0	0	\$0.00
		NW1/4 SW1/4	\$ 45,002.50	100%	20%	\$ 9,000.50	\$ 99.75	1.99%	40.00	20	0	\$ 0.00	1	\$ 4,185.00	16	\$ 38,320.00	3	\$ 2,205.00	0	130	292.5
<b>Land Benefit Totals</b>			<b>\$2,207,582.50</b>			<b>\$411,980.75</b>	<b>\$4,565.68</b>	<b>91.31%</b>		<b>1037</b>	<b>0</b>	<b>\$0.00</b>	<b>68</b>	<b>\$284,580.00</b>	<b>703</b>	<b>\$1,683,685.00</b>	<b>266</b>	<b>\$195,510.00</b>	<b>10.00</b>	<b>19,470</b>	<b>\$43,807.50</b>
<b>Road Benefit Totals</b>			<b>\$ 46,480.37</b>			<b>\$ 39,190.50</b>	<b>\$ 434.32</b>	<b>8.69%</b>													
<b>TOTALS</b>			<b>\$2,254,062.87</b>			<b>\$451,171.25</b>	<b>\$5,000.00</b>	<b>100.00%</b>													

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Parcel No.	Name	Description	Total Benefits	Prox. Ratio	Effic. Rate	Net Benefits	Maint. Cost	Parcel Percent	Acres in Tract	Benefited Acres	A Acres Benefited	Benefit Value	B Acres Benefited	Benefit Value	C Acres Benefited	Benefit Value	D Acres Benefited	Benefit Value			
<b>ROAD BENEFITS</b>																					
Road Authority	Description	Length (Feet)	Total Benefits	Prox. Ratio	Effic. Rate	Net Benefits	Maint. Cost														
<b>Redwood County</b>																					
	Co. Rd. # 57 N of 1-109-39	2855	\$4,801.59	90%	90%	\$ 3,889.29	\$ 43.10														
	Co. Rd. # 57 N of 2-109-39	2640	\$7,500.00	95%	90%	\$ 6,412.50	\$ 71.07														
	Co. Rd. # 52 N of 14-109-39	2255	\$5,227.50	70%	90%	\$ 3,293.33	\$ 36.50														
<b>Gales Township</b>																					
	Crown Ave. E of 35-110-39	2915	\$5,962.50	100%	90%	\$ 5,366.25	\$ 59.47														
<b>Springdale Township</b>																					
	Crown Ave. E of 2-109-39	5380	\$11,004.55	100%	90%	\$ 9,904.09	\$ 109.76														
	Crown Ave. E of 11-109-39	4920	\$6,289.77	95%	90%	\$ 5,377.76	\$ 59.60														
	150th St. N of 11-109-39	1575	\$1,745.03	100%	90%	\$ 1,570.53	\$ 17.40														
	150th St. N of 12-109-39	3310	\$3,949.43	95%	90%	\$ 3,376.76	\$ 37.42														
<b>ROAD BENEFIT TOTALS</b>			<b>\$ 46,480.37</b>			<b>\$ 39,190.50</b>	<b>\$ 434.32</b>														