

**State of Minnesota  
County of Freeborn  
In the matter of the Redetermination  
Of Benefits of Freeborn County CD J-27  
Freeborn County, Minnesota  
December 17, 2025 (Final)  
Public Hearing on January 20, 2026**

**Property Owners Report**

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Freeborn County CD J-27 Excel spreadsheet and Freeborn County CD J-27 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Freeborn County CD J-27, Freeborn County, Minnesota.

1. This redetermination of benefits sets the percentage that you will be required to pay for all future repairs and maintenance on Freeborn County CD J-27
2. The name and address of the property owner is shown on the Excel spreadsheet for Freeborn County CD J-27
3. The description of each lot or tract and its area that is benefitted or damaged is shown on the Excel spreadsheet for Freeborn County CD J-27
4. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated that are proposed to be drained in this proceeding
5. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.
6. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area were placed in agricultural production
7. There is no damage to riparian rights
8. The amount of Right of Way acreage is shown on the Excel spreadsheet for Freeborn County CD J-27
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Freeborn County CD J-27
10. The damages or benefits to the property are shown on the Excel spreadsheet for Freeborn County CD J-27
11. No construction is planned as part of this re-determination of benefits proceeding
12. Construction is planned as part of the proposed improvement
13. A copy of the benefits and damages statement under 103E.321, Subdivision 2, relating to the property owner is on the Excel spreadsheet for Freeborn County CD J-27

14. The percentage of the cost to be assessed to the property owner in future repair and maintenance proceedings is shown on the Excel spreadsheet for Freeborn County CD J-27
15. The redetermination of benefits and damages and damaged and benefitted areas shall be used in place of the original benefits and damages and benefitted and damaged areas in all subsequent proceedings relating to the Freeborn County CD J-27 drainage system.
16. The full Viewer's Report is available for public inspection at the office of the Auditor / Treasurer at the Freeborn County Government Center, located 411 South Broadway, Albert Lea, Minnesota (507-377-5121)
17. The Viewers will be available to answer questions from interested parties on January 20, 2026, from 4:45 PM to 5:30 PM at the Hollandale, Riceland Township Government Center, 110 West Park Avenue, Hollandale, Minnesota 56045

### **Benefits and damages statement**

This report covers the redetermination of 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 County open ditch and County tile systems construction, with those that do exist with the drainage system in a reasonable state of repair. 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 comparison of all pertinent facts and information that we were aware of at the time of this redetermination process. The following aids were used in this viewing process.

- Freeborn County online GIS parcel information site
- USDA Web Soil Survey
- Google Earth aerial satellite photos
- Yield averages taken from USDA national agriculture statistics service
- Production costs taken from University of Minnesota FinBin
- Average commodity sale prices taken from University of Minnesota FinBin
- Sales data from the Freeborn County Assessor office and website
- Visual inspection of each 40-acre parcel or less
- Consultation with Freeborn County Auditor / Treasurer and the Freeborn County Ditch Inspector

The Viewers determined that the lands affected by the drainage system are similar and that the following comments refer to all such tracts.

1. **Existing land use, property value, and economic productivity:**

Land is used for building sites, roads, and for agricultural purposes. The property value is consistent with most agricultural land sales within Freeborn County. Agricultural lands are primarily used to produce corn and soybeans. The land has good economic productivity when properly drained.

2. **Potential land use, property value, and economic productivity from the drainage system:**

The drainage system has been in existence for many years and provides drainage for agricultural purposes. The property value is consistent with most agricultural land sales within Freeborn County. Land affected by the drainage system has the potential to produce above average yields.

3. **The benefits or damages from the drainage system:**

Benefits derived by lands affected by the drainage system are due to (A) Improved capacity to remove surface waters due to previous construction and maintenance of the County open ditch and County tile system, which results in an increase in the current market value of property; or (B) an increase in the potential for agricultural production as a result of the previous construction and continued maintenance of the drainage system; or (C) increased value of the property as a result of potential different land use.

4. There is no damage to any riparian rights.
5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.
6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.
7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

This report is respectfully submitted to the Drainage Authority of Freeborn County by:

Mark Behrends mark Behrends

Robert Hansen \_\_\_\_\_

Kendall Langseth \_\_\_\_\_

Submitted this 17<sup>th</sup> day of December 2025