Benefits and Damage Statement for the Redetermination of Benefits
Jackson JD 33

In accordance with Minnesota Statute (MS) 103E.351, we the viewers, submit the following Viewers' Report:

The fundamental principle for the determination of benefits and damages is based upon a comparison of the conditions prior to the construction of the ditch system with the conditions that exist after the implementation of the ditch system or proposed drainage project.

The undersigned viewers, pursuant to the order of the Jackson County Drainage Authority, did meet prior to commencing duties on May 21, 2024 at the Jackson office in Jackson, Minnesota. Having taken the oath as required by MS 103E.305, did view, all lands affected by said proposed drainage system and further, we did determine the damages to lands affected by establishment of a grass strip.

We were able to determine the boundaries of the benefited area by processing and analyzing maps using "Light Detection and Ranging" (LiDAR) along with visually viewing the project area. Meetings were held with landowners, and Jackson County staff. We viewed the County Assessors' records to determine the number of acres of land in each parcel of each 40-acre tract of land. Other sources of information used were USDA-Natural Resources Conservation Service Web Soil Survey, 12 years of USDA satellite imagery, US Fish and Wildlife Service National Wetland Inventory (NWI) maps, and Jackson County Assessors' sales data and annual report.

We have determined the extent and basis of benefits and damages as prescribed under MS 103E.315 and MS 103E.321. We have indicated in tabular form, for each lot, 40-acre tract, and fraction of a lot or tract under separate ownership that is benefited or damaged (see Exhibit A).

An easement, in the form of an additional restriction on the use of real property adjacent to the open channel of the drainage system, will be acquired and, therefore, damages will be awarded for the establishment of a permanent strip of perennial vegetation approved by the drainage authority that will not impede future maintenance of the drainage system as required in MS 103E.021. Prime grass strip damage acres are valued at $8,984.00 per acre. Sub-prime grass strip damage acres are valued at $5,390.00 per acre.

We have determined the following direct drainage benefits and indirect (outlet) benefits on and related to the redetermination of benefits for Jackson JD 33. Benefits were determined based on the drainage system operating in its as constructed condition.

Direct Benefits – Class 1 (Mapped as Red)

Using the direct market value approach, giving consideration for the lands' geographic location in the watershed, location relative to the outlet, proximity to the ditch bottom elevation, soil types, as well as analyzing direct sales data for competitive properties in the marketplace, we determined the existing market values of land in an unimproved condition as well as in an improved condition. Though this description may not describe your lands exactly, your lands fell broadly under this category.

Class 1 lands, prior to the existence of the drainage system, had a value range of $1,638 - $2,457 per acre. They consisted mostly of low wetlands unsuitable for even hay or pasture most years. These lands are now used for productive row crops.

The viewers have determined based on these values, along with allowances for private improvement costs, that Jackson JD 33 provides for an increased market value/benefit to agricultural/cropland acres in Class 1 by the rate of $5,292.00 per acre.

Direct Benefits – Class 2 (Mapped as Yellow)

Using the direct market value approach, giving consideration for the lands' geographic location in the watershed, location relative to the outlet, proximity to the ditch bottom elevation, soil types, as well as analyzing direct sales data for competitive properties in the marketplace, we determined the existing market values of land in an unimproved condition as well as in an improved condition. Though this description may not describe your lands exactly, your lands fell broadly under this category.

Class 2 lands, prior to the existence of the drainage system, had a value range of $4,400 - $5,378 per acre. It was mostly utilized as hay and pastureland. Although some row crops were grown in this land class, it was not without substantial risk of loss to the grower. The lands are now used to grow some of the most productive row crops in the area.

The viewers have determined based on these values, along with allowances for private improvement costs, that Jackson JD 33 provides for an increased market value/benefit to agricultural/cropland acres in Class 2 by the rate of $4,039.00 per acre.

Direct Benefits – Class 3 (Mapped as Green)

Using the direct market value approach, giving consideration for the lands' geographic location in the watershed, location relative to the outlet, proximity to the ditch bottom elevation, soil types, as well as analyzing direct sales data for competitive properties in the marketplace, we determined the existing market values of land in an unimproved condition as well as in an improved condition. Though this description may not describe your lands exactly, your lands fell broadly under this category.

Class 3 lands, prior to the existence of the drainage system, had a value range of $7,690 - $8,789 per acre. These lands were mostly utilized for the production of row crops, although

over saturation of the soil and surrounding lands did not allow for these lands to realize their full production potential. Now that the drainage system has been established, the land is able to utilize the system as an outlet to drainage tile systems and increased the production potential.

The viewers have determined based on these values, along with allowances for private improvement costs, that Jackson JD 33 provides for an increased market value/benefit to agricultural/cropland acres in Class 3 by the rate of $1,896.00 per acre.

Indirect Benefits – Class 4 (Mapped as Blue)

Class 4 lands are lands which have not had an increase in market value after the construction of the drainage system. However, they have been altered from their pre-settlement state in such a manner that they are now tilled and farmed. As a result, they burden the drainage system's capacity, thus increasing a sediment load and causing a need for increased maintenance. Taking into consideration the percentage of Class 4 acres in the watershed, regular ditch maintenance, and sediment loading, we determined the rate per acre that Jackson JD 33 provides as an outlet or contribution benefit to these lands. Though this description may not describe your lands exactly, your lands fell broadly under this category.

The viewers have determined the Class 4 outlet benefit rate to be $ 569.00 per acre.

Example of how benefits are calculated:

Market Value Before Project:	$5,000
Market Value After Project:	$10,000
Increase in Market Value:	$5,000
Less Private Improvement Costs:	$850
Net Benefits:	$4,150

Road Benefits

The viewers have assessed outlet and reduced maintenance cost benefits for all State, County, and Township roads within the boundaries of JacksonJD 33 at a rate of $3,231.00 per acre. These benefits are realized through the proper operation of the drainage system as originally constructed.

This benefit amount applies solely to drainage-related advantages. If the road authority adopts construction or reconstruction methods that differ from the original design, any additional costs required to meet these alternative methods must be covered by the road authority implementing the changes.

Residential Land Benefits

Outlet benefits were applied to residential lands within the watershed of Jackson JD 33. The outlet benefit was calculated based on runoff burden to the drainage system and use of the

drainage system as an outlet. The viewers have determined the outlet benefits for residential lands at the rate of $ 228.00 per acre.

Non-benefiting Acres

Based on current land use and regulatory restrictions, permanent program restrictions (i.e. RIM or CREP) or other permanent restriction and restoration to pre-settlement landscape conditions or creation of wetland areas, we determined some areas to be non-benefited from the drainage system and restricted from taking future benefit from the drainage system. For example, we determined that lands restored to pre-settlement conditions and permanently restricted from future modification would not drain in any altered manner such that the drainage system would be burdened by the land other than such burden as nature would have provided. Further, for example, nonconverted wetlands that are so restricted from conversion by regulation that conversion is unlikely, were not determined to benefit from the system.

We recommend that the Jackson County Drainage Authority hold a final hearing on the report and confirm the benefits and damages for Jackson JD 33.

(See Exhibit A for tabular report of benefits.)

Dated this 1ST day of May, 2026.

[*Signed Statement filed with Jackson County*]