

Buffalo-Red River Watershed District
Project No. 78 - Clay / Wilkin County Judicial Ditch No. 1 – Improvement
Property Owner's Report

December 17, 2018

JOHN & BARBARA NORD
925 280TH ST N
HAWLEY MN 56549-9134

This letter is being sent to you in accordance with Minnesota Statutes 103E.323 and other applicable statutes. Tax records from Clay and Wilkin Counties show that you own property affected by Project No. 78, Clay / Wilkin County Judicial Ditch No. 1 – Improvement. Viewers appointed by the Buffalo-Red River Watershed District (BRRWD) have proposed benefits to properties affected by this project and damages for right of way acquisition. A copy of the Viewers' Report is on file and available for public inspection during regular business hours at the BRRWD Office, 1303 4th Ave. NE, Barnesville, MN.

The project is located in Sections 25, 26 and 27 of Holy Cross Township and Section 30 of Alliance Township, Clay County, MN. The project would involve lowering the channel along the last 3 miles of JD-1 and improving the channel with a 20 foot wide bottom and 5:1 side slopes. Existing road centerline culverts would be lowered to the proposed grade and extended. Other project alternatives were considered, but the proposed project is the preferred alternative.

The estimated project cost is \$2,181,272. The total proposed benefits are \$3,503,851. Right of way will be purchased along the ditch to allow for the project development, including the required grassed buffer strips. The total proposed damages are \$245,364. This Owner's Report for your property will serve as a benefits and damages statement showing the amount of benefits and damages determined for each tract. The "estimated amount to be assessed to this property" listed below is the approximate cost to this property for the construction of this project.

PROPERTY DESCRIPTION

Parcel #: **01.031.4000**
Section: **31** Township: **137N.** Range: **47W.**
Acres: **156.73**
Description: **SE1/4 LESS TRACT IN NE1/4SE1/4**

BENEFITS TO THIS PROPERTY

Acres: **156.73**
Total: **\$31,346.00**

DAMAGES TO THIS PROPERTY

Acres: **0.00**
Total: \$ **0.00**

ESTIMATED AMOUNT TO BE ASSESSED TO THIS PROPERTY: ~~\$19,512.89~~

\$15,828

Per BRRWD 3/20/19

Parcel	Owner	Sec. Twp. Rge.	Acres	Description	Benefit Acres	Per Acre Rate	Benefit	Total Benefiting Acres	Total Benefit
01.031.1501	KIRK & KATIE DAVIS 6957 170TH AVE S SABIN MN 56580	31 137 47	3.33	BEG AT NE CORNER OF SEC 31; S 316.37'; W 547.18'; N 160.89'; E 178.71'; N 152.15' & E 364.98' TO BEG.	3.33	\$200	\$666.00	3.33	\$666.00
01.031.1700	HOPPE FAMILY RLTY 920 33RD ST S MOORHEAD MN 56560	31 137 47	80.26	PT S1/2NE1/4 & PT NE1/4SE1/4	80.26	\$200	\$16,052.00	80.26	\$16,052.00
01.031.2000	JON D & PHYLLIS L EVERT 6429 170TH AVE S MOORHEAD MN 56560	31 137 47	41.02	PT NW1/4 LESS 9.90 AC	41.02	\$200	\$8,204.00	41.02	\$8,204.00
01.031.2101	JON D & PHYLLIS L EVERT 6429 170TH AVE S MOORHEAD MN 56560	31 137 47	4.11	BEG 2764.74' W OF NE1/4NE1/4; S582.86', SW300.08', N606.01', E302.26' TO POB	4.11	\$200	\$822.00	4.11	\$822.00
01.031.2102	DAVID & SARA EVERT 236 1ST ST S SABIN MN 56580	31 137 47	5.79	PT OF NE1/4 NW1/4 BEG 1853.80' E OF NW COR OF SEC; E469.46', S606.01', NW440.40' & NWS20.03' TO POB	5.79	\$200	\$1,158.00	5.79	\$1,158.00
01.031.2600	LYNN S & DEANNA K BRAKKE 5724 170TH AVE S MOORHEAD MN 56560	31 137 47	113.33	PT NW1/4	113.33	\$200	\$22,666.00	113.33	\$22,666.00
01.031.3000	CURTIS & DOUGLAS REHDER C/O RALPH REHDER 17812 60TH ST S MOORHEAD MN 56560	31 137 47	127.78	SW1/4 LESS 30.80 A.	127.78	\$200	\$25,556.00	127.78	\$25,556.00
01.031.3300	CURTIS & DOUGLAS REHDER C/O RALPH REHDER 17812 60TH ST S MOORHEAD MN 56560	31 137 47	4.68	BEG 1341' S OF NW COR OF GOVT LOT 3; E 600'; S 340'; W 600' & N TO BEG.	4.68	\$200	\$936.00	4.68	\$936.00
01.031.3700	PAUL REHDER 17702 60TH ST S MOORHEAD MN 56560	31 137 47	24.06	BEG 830' S OF NW COR OF SW1/4; E 2165'; SWLY 613'; W 1937' & N 511' TO BEG.	24.06	\$200	\$4,812.00	24.06	\$4,812.00
01.031.4000	JOHN & BARBARA NORD 925 280TH ST N HAWLEY MN 56549-9134	31 137 47	156.73	SE1/4 LESS TRACT IN NE1/4SE1/4	156.73	\$200	\$31,346.00	156.73	\$31,346.00
01.032.1000	KENT J TONSFELDT REVOCABLE TRUST 2546 26TH AVE S FARGO ND 58103	32 137 47	152.70	NE1/4 LESS 7.30 AC.	152.70	\$200	\$30,540.00	152.70	\$30,540.00
01.032.1001	GREG SANDERS 7523 170TH AVE S SABIN MN 56580	32 137 47	7.30	BEG AT NW CORNER NE1/4; S 610'; E 520'; N 610' & W 520' TO BEG.	7.30	\$200	\$1,460.00	7.30	\$1,460.00