AgriVia

PO Box 44
1124 Willis Ave
Perry, IA 50220

Commissioner's Report

Drainage District No. 169 Reclassification

Wright County, Iowa
2026

PROFESSIONAL ENGINEER
JACOB L. HAGAN
25738
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

11/4/26
Jacob L. Hagan, P.E. (date)
License No. 25738
My license renewal date is December 31, 2026.
Pages or sheets covered by this seal:
All

PROFESSIONAL ENGINEER
TYLER J. BUMAN
30759
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Tyler Buman 11-4-26
Tyler J. Buman, P.E. (date)
License No. 30759
My license renewal date is December 31, 2027.
Pages or sheets covered by this seal:
All

Project No. 2532-99

Table of Contents

Introduction **2**
Overview 2
Location 2
Benefits of Drainage **2**
Crop Yield Response 2
Non-Crop Benefits 3
Landscape Considerations **3**
District Landscape 3
Soils 3
Private Drainage 4
Water Flow Behavior 4
Existing Infrastructure **4**
Main Tile System 4
Classification Method **5**
Rules of Classification 5
Land Use 5
Procedure **5**
Data Collection and Preparation 5
Normalization of Inputs 6
Component Benefit Scoring 6
Aggregation into Final Benefit Score 6
Additional Considerations 7
Landowner Considerations **7**
Public Hearing on Report 7
Objections 7
Recommendations **8**
Classification Schedule 8
Recommendations 8
Appendices **9**
Appendix A – Main and Laterals 1 and 2 Benefited Area 9
Appendix B – "Twenty Benefits of Drainage" – Ohio State Extension 10
Appendix C – 1930s Aerial Photo 12
Appendix D – Elevation Map 13
Appendix E – Water Flow Paths Map 14
Appendix F – Main Tile and Laterals 1 & 2- Affording an Outlet Score 15
Appendix G – Main Tile and Laterals 1 & 2- Relieving the Lands of Overflow Score 16
Appendix H – Main Tile and Laterals 1 & 2- Bringing the Outlet Nearer Score 17
Assessment Schedule

Introduction

Overview
When drainage infrastructure needs to be repaired or improved, landowners have the legal right to request work order repairs or to petition for major repairs or improvements. The costs of these repairs or improvements require an assessment schedule to allocate expenses fairly. Because each parcel of land may receive a different level of benefit from the district facilities, each parcel's share of the cost may vary accordingly.

Recognizing that the current assessment schedule was established in 1918, has not been updated in over 100 years, and no longer reflects the benefit each parcel receives, and that Iowa law requires a district to be reclassified when a substantial improvement is undertaken, the Wright County Board of Supervisors serving as the Trustees of the district determined that the existing schedule needed to be updated to fairly assess the cost of the proposed Tile Improvements and future maintenance. As authorized under Iowa Code § 468.38, the Board appointed Jacob Hagan and Tyler Buman of AgriVia as qualified engineers, along with Wright County resident freeholders Matt Odland and Nate Huntley to form a Reclassification Commission. This report presents the findings and recommendations of that commission.

This report reclassifies the lands benefited by the Drainage District No. 169 tile. Two classification schedules are proposed to replace the 1918 schedule: one for the Main Tile and Laterals 1 and 2, which are being improved and will be used for the cost of the Tile Improvements described in the Engineer's Report (AgriVia Project No. 2532-99) and for future maintenance of those tiles, and one for Branches 2 and 3, which are not being improved and will be used for future maintenance only.

Location
Drainage District No. 169 (DD 169) serves approximately 1,376 acres. The DD 169 tile drainage area is located in Sections 28 through 33 of Troy Township in Wright County, approximately four miles west of Woolstock and five miles south of Eagle Grove. A map of the DD 169 benefited area is included in Appendix A.

Benefits of Drainage

Crop Yield Response
A 1983 ISU study found that poor drainage can reduce yields by up to 32%, but installing tile in these areas often provides strong economic returns. A table showing yield increases from that study is provided below:

	Poor Drainage (Less than ¼" Drainage Coefficient)		High Drainage (½" Drainage Coefficient)		Percent Increase	
Soil Drainage Class	**Corn Yield (bu/acre)**	**Soybeans Yield (bu/acre)**	**Corn Yield (bu/acre)**	**Soybeans Yield (bu/acre)**	**Corn Yield**	**Soybeans Yield**
Very Poorly Drained	28	12	123	48	339%	300%
Poorly Drained	80	31	121	47	51%	52%
Somewhat Poorly Drained	90	34	124	48	38%	41%

Long-term research from Ohio State University found similar benefits. Their data showed that tiled fields produced 24–39% more corn and 12–45% more soybeans compared to untiled ground. Benefit-cost ratios ranged from 1.7:1 up to 4:1, meaning a return of up to $4 for every $1 invested in tile.

Additionally, the soil ratings (CSR2) used in this report assume proper drainage is in place. This means poorly drained soils are rated based on their potential with tile, not their current condition. As a result, soils with high potential held back by poor drainage may offer some of the best economic returns when drainage is improved.

For more detail, we have included a summary of drainage benefits from Ohio State in Appendix B.

Non-Crop Benefits
Drainage districts do not just serve farmland. Acreages, conservation areas, small towns, and other rural homes depend on district infrastructure to lower the water table, keep basements dry, and manage stormwater that would otherwise pool in yards and create muddy driveways, for example. These properties benefit from better growing conditions for trees, lawns, wildlife habitat, and gardens, similar to how urban properties benefit from storm sewer systems.

Public roads are another example. Modern roadways, and especially paved ones, shed water quickly. That runoff often enters the drainage system through roadside intakes. Drier roads and driveways are more durable, easier to maintain, and less prone to erosion or frost damage. Iowa Code § 468.43 allows for assessing roads because they directly benefit from district facilities.

Many game animals, particularly those favored by hunters, prefer drier upland habitats over persistently wet swamp conditions. Uplands offer better cover, forage, and nesting opportunities without the risks associated with flooding or poor drainage. Likewise, many of Iowa's native upland plants and trees cannot tolerate extended flooding, as prolonged saturation leads to root rot, oxygen deprivation, and eventual death, often within 7 to 14 days of submersion. These species thrive on well-drained uplands but quickly "drown out" in swampy areas, resulting in reduced forage and cover for upland wildlife.

There are also public health benefits. In the early days, before drainage districts existed, wetlands across Iowa were breeding grounds for mosquitoes and disease. The law (Iowa Code § 468.2) recognizes drainage as a tool to improve public health, safety, and overall welfare.

Landscape Considerations

District Landscape
DD 169 serves a relatively flat Des Moines Lobe watershed without strongly defined drainage paths, characterized by numerous depressional areas. Water in the west half of the district flows generally northeast and east, while the east half flows to a more defined central drainage path where the district tile is laid. The district tile outlets into a ditch that leads to a ravine and then to the Boone River. A LiDAR analysis identified 215 depressional features covering approximately 120 acres within the watershed. The current landscape includes some acres not used for row crop cultivation, such as grassland, residential, and transportation areas. Historical aerial imagery, including a photo from the 1930s provided in Appendix C, shows seven farmsteads within the district at that time, compared to one today.

To better understand the watershed, we used publicly available LiDAR (Light Detection and Ranging) technology to map the district's surface topography. LiDAR uses laser pulses from aircraft to produce highly accurate elevation data, allowing us to identify natural drainage patterns and areas of water accumulation. An elevation map is included in Appendix D, and a water flow paths map is included in Appendix E.

Soils
Nearly all of the soils in this drainage district are clay loams. The two dominant soil types, Webster clay loam and Canisteo clay loam, cover about 84% of the district, with most slopes in the 0%–3% range. Drainage classes vary across the district as shown below:

Soil Drainage Class		
Drain Class	**Acres**	**Percentage of Watershed**
Very Poorly Drained	38	2.8%
Poorly Drained	1,214	88.2%
Somewhat Poorly Drained	111	8.1%
Moderately Well Drained	13	0.9%
Well Drained	0	0%
Somewhat Excessively Drained	0	0%
Excessively Drained	0	0%

Private Drainage
The primary purpose of a drainage district is to provide a legal and reliable outlet for surface and subsurface drainage, allowing coordinated water management across multiple properties. While the district maintains shared infrastructure, such as main tile lines and open ditches, individual landowners are responsible for installing and maintaining private tile systems on their land to connect to and benefit from the district system.

Water Flow Behavior
Subsurface drainage systems collect excess water using perforated pipes or clay tiles installed below ground. As the soil becomes saturated, water moves through the soil's pores and enters the tile system through small openings. The water is then carried away to the district main. This process lowers the water table, improves soil aeration, and reduces surface runoff.

A key soil property in drainage design is saturated hydraulic conductivity (Ksat), which measures how quickly water moves through saturated soil. Sandy soils have high Ksat values and drain quickly, while clay soils, such as those common in the district, have lower Ksat values and drain more slowly. Most soils in the district are classified as loams and clay loams, with moderate to low Ksat values. These values are used to determine appropriate drainage coefficients and to guide decisions on tile spacing and depth for an effective and efficient drainage system.

In addition to managing subsurface water, it is important to consider the risk of surface erosion. This is measured by the K factor, which indicates how easily soil particles can be detached and transported by water. Soils with high K values are more prone to erosion, particularly on sloped ground or where vegetation is sparse.

Existing Infrastructure

Main Tile System
The DD 169 Main Tile was constructed in 1917–1919 and outlets into an outlet ditch in the SE¼ SE¼ of Section 28. From the outlet, the tile runs west for approximately 1,000 feet, turns northwest for approximately 1,300 feet, and then continues west through the SW¼ of Section 28 for approximately 1,600 feet to its upper end in the SW¼ SW¼ of Section 28. The Main Tile is 30-inch, 28-inch, 24-inch, and 22-inch pipe, and four smaller lateral tiles (Laterals A through D) connect into it. The Engineer's Report found that the existing main tile provides only about 60% of the recommended ½-inch per day drainage coefficient and does not directly serve the western half of the district.

A petition for improvement of the Main Tile was filed on November 5, 2025. The Engineer's Report recommended a new Main Tile and two lateral tiles (Laterals 1 and 2), designed for a ½-inch per day drainage coefficient, with a main tile route that serves all lands in the district. The existing district tile will remain in place and be connected to the new tile as a collector, but will no longer be maintained by the district. Because the improvement benefits the lands served by the Main Tile and Laterals 1 and 2, the Reclassification Commission has classified those lands for the cost of the improvement and for future maintenance of the improved tiles. Laterals B and C are not part of the improvement and have a separate, maintenance-only schedule.

Classification Method

Rules of Classification
The classification method used in this reclassification was selected to align with the requirements of Iowa Code § 468.40, incorporate accurate and publicly available data, and ensure a fair and transparent approach to assigning benefits across all parcels in the district. The methodology combines legal compliance with technical precision and is designed to produce equitable assessments for landowners.

Under Iowa law, drainage district assessments must be based on the benefits land receives from the original construction of the district's drainage infrastructure. Section 468.40 outlines three specific types of benefit that must be considered:

- Bringing the outlet nearer to the land
- Relieving the land from overflow and protecting it from erosion
- Affording the land an outlet for drainage

To determine how much a parcel benefits from the **outlet being brought nearer**, we compared the pre-district drainage outlet distance to the now-shorter distance made possible by the constructed facility. Measurements were calculated using spatial data for each one-acre square within the district.

Relieving the lands from overflow and erosion protection was assessed using three soil-based indicators: drainage class, depth to the water table, and saturated hydraulic conductivity (Ksat). These values were extracted from USDA-NRCS soil surveys, allowing us to evaluate how effectively drainage can improve crop productivity, field trafficability, and soil health. They help identify where drainage will provide the most economic benefit.

Affording an outlet was addressed through a composite analysis involving average slope from each one-acre square to the district facility, the parcel's position along the system (i.e., its share of infrastructure), and its proximity to the facility. This allowed for a comprehensive assessment of both physical drainage need and relative use of the system.

Land Use
It is important to understand that the classification method does not take current land use into account, except in the case of state-owned lakes. Landowners are free to manage their land as they choose, regardless of how much benefit they receive from the drainage system.

The current classification schedule has been in place for several decades, and in that time, land use on some parcels may have changed. However, the drainage district classification process is focused on providing a drainage outlet, not on how or whether each parcel is actually drained. That decision rests entirely with the landowner.

In some cases, the classification commission may recommend adjustments based on land use, but these are typically limited to permanent land retirement or large-scale industrial developments.

Procedure

Data Collection and Preparation
For each one-acre square, key physical and soil characteristics were compiled. Elevation and slope data were derived from public LiDAR datasets. Soil attributes, including drainage class, depth to water table, and Ksat, were obtained from public USDA-NRCS soil surveys. In addition, spatial measurements were made to determine each one-acre square's distance to the drainage district facility, its location along the district system, and the total distance to the ultimate outlet.

Normalization of Inputs
To evaluate different variables on the same scale, each factor was normalized to a 0–100 range. This standardization allows for weighted averaging. For example, a square where the district facility is located would receive a proximity score of one hundred, while a square more than 5,000 feet from the facility would score zero. Very poorly drained soils, which benefit most from artificial drainage, scored one hundred, while excessively well-drained soils scored zero in the drainage class factor.

Similarly, shallow water tables and low Ksat values received higher benefit scores. Proximity to the district facility, upstream position, and greater reduction in outlet distance also promote high values.

Component Benefit Scoring
Once normalized, the inputs were used to compute scores for the three benefit categories as defined by Iowa Code. A map of each of the three component scores is included as Appendices F, G, and H.

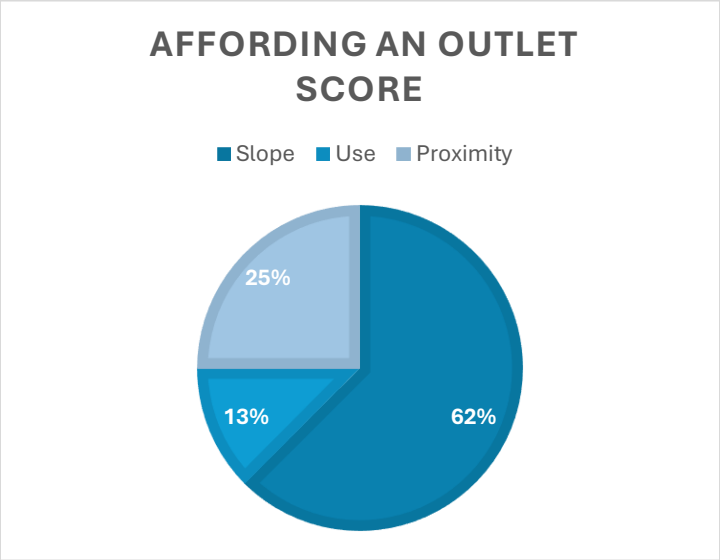
Bringing the outlet nearer is based on one score as described above.

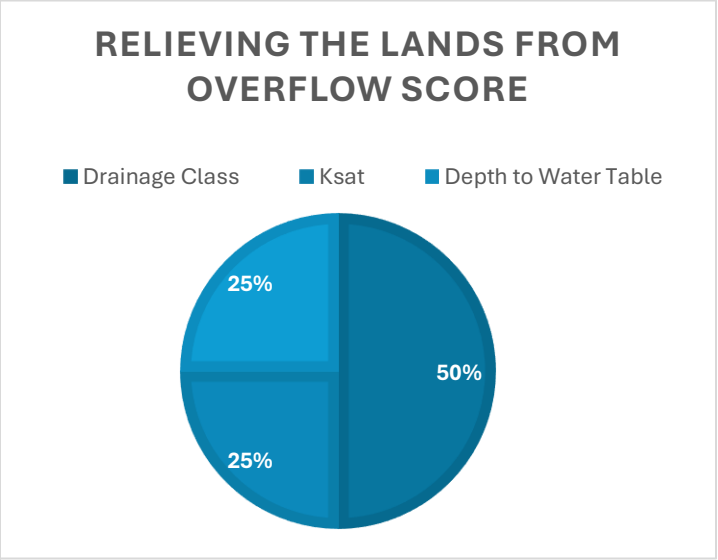
Relieving Overflow and Erosion was based on a weighted average of the three soil characteristics:

- Drainage Class (50%)
- Ksat (25%)
- Depth to Water Table (25%)

Affording an Outlet was calculated using a weighted average of the following factors:

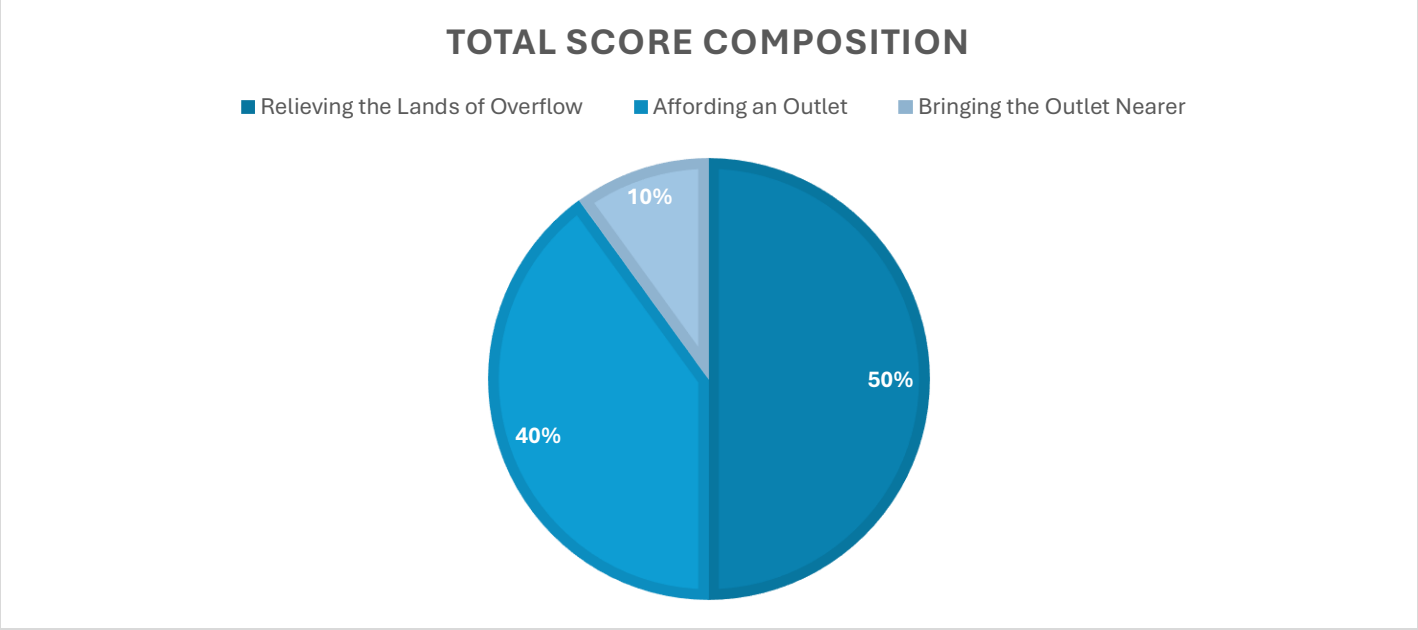
- Slope (62.5%)
- Infrastructure Use (12.5%)
- Proximity to the district system (25%)





Aggregation into Final Benefit Score
We calculated each parcel's final benefit score using a weighted average of the three components:

- 50 percent weight was given to **overflow and erosion relief**.
- 40 percent to **affording an outlet**.
- 10 percent to **bringing the outlet nearer**.



These weights were chosen to emphasize the core purpose of the drainage system — removing excess water from poorly drained soils — while also acknowledging infrastructure use and proximity benefits.

Additional Considerations
Because permanent county and state road rights-of-way are constructed to shed water more quickly than typical land uses, an additional benefit factor is applied to account for the increased reliance on the drainage system. This results in a 20% increase in the benefit score applied to Wright County Secondary Roads and Iowa Department of Transportation right-of-way within the drainage district.

Parcels may show fewer assessable acres than their total parcel size due to exempt acreage. As a result, the assessment schedule reflects only the acres subject to assessment, which may be significantly less than the total parcel acreage. However, these parcels are still assessed as though the parcel lies within the drainage district. Unlike property taxes, drainage district assessments are based on benefit, meaning land may be exempt from property taxes but still subject to drainage district assessments.

Landowner Considerations

Public Hearing on Report
A public hearing will be scheduled to review this reclassification report. Per Iowa Code § 468.14, all landowners in the district will be notified by mail, and notice will also be published in a local newspaper. At the hearing, we will present our findings and proposed classification schedule, and will be available to answer questions and address concerns.

The Board of Trustees will conduct the hearing and may continue it to a later date if more discussion or information is needed. No decision can be made until the hearing is held and all landowner input is considered. This report may be amended as needed in response to feedback received during the hearing.

Objections
Landowners who have concerns about the proposed classification schedule are encouraged to submit written objections either before or during the public hearing. These written objections will be included in the official record and are necessary to preserve the right to appeal the Board's final decision.

Landowners who wish to object to their assessment are strongly encouraged to provide any relevant information, such as tile maps, permanent wetland easements, or other documentation not available to us, that could assist in refining the schedule if necessary.

Recommendations

Classification Schedule
We recommend the following classification schedules for Drainage District No. 169. The Main Tile and Laterals 1 and 2 Schedule should be used for this construction project and any future maintenance on those tiles. The Lateral B and C Schedule should not be assessed for this 2026 construction, and only used in the future for maintenance on those two tiles that were not improved as part of the construction project in 2026.

Classification Schedule	Basis Cost
Drainage District No. 169 Main Tile and Laterals 1 & 2- Construction & Maintenance	$1,219,000.00
Drainage District No. 169 Lateral B and C- Maintenance Only	$10,000.00

The Basis Costs shown are for illustrative purposes only and likely will not match final project costs. The Main Tile and Laterals 1 and 2 Basis Cost is the estimated all-inclusive cost of the Tile Improvements to landowners, as presented in the Engineer's Report.

For each parcel listed in the assessment schedule, both the units assessed ($) and the relative benefit percentage are shown. As required by Iowa Code, one parcel within the district is designated as the "100% benefit" parcel, meaning that parcel receives the greatest benefit from the drainage district system. All other parcels are assigned a relative percentage based on how their benefit compares to that parcel. For example, a parcel listed at 60% receives 60% of the benefit compared to the most benefited parcel.

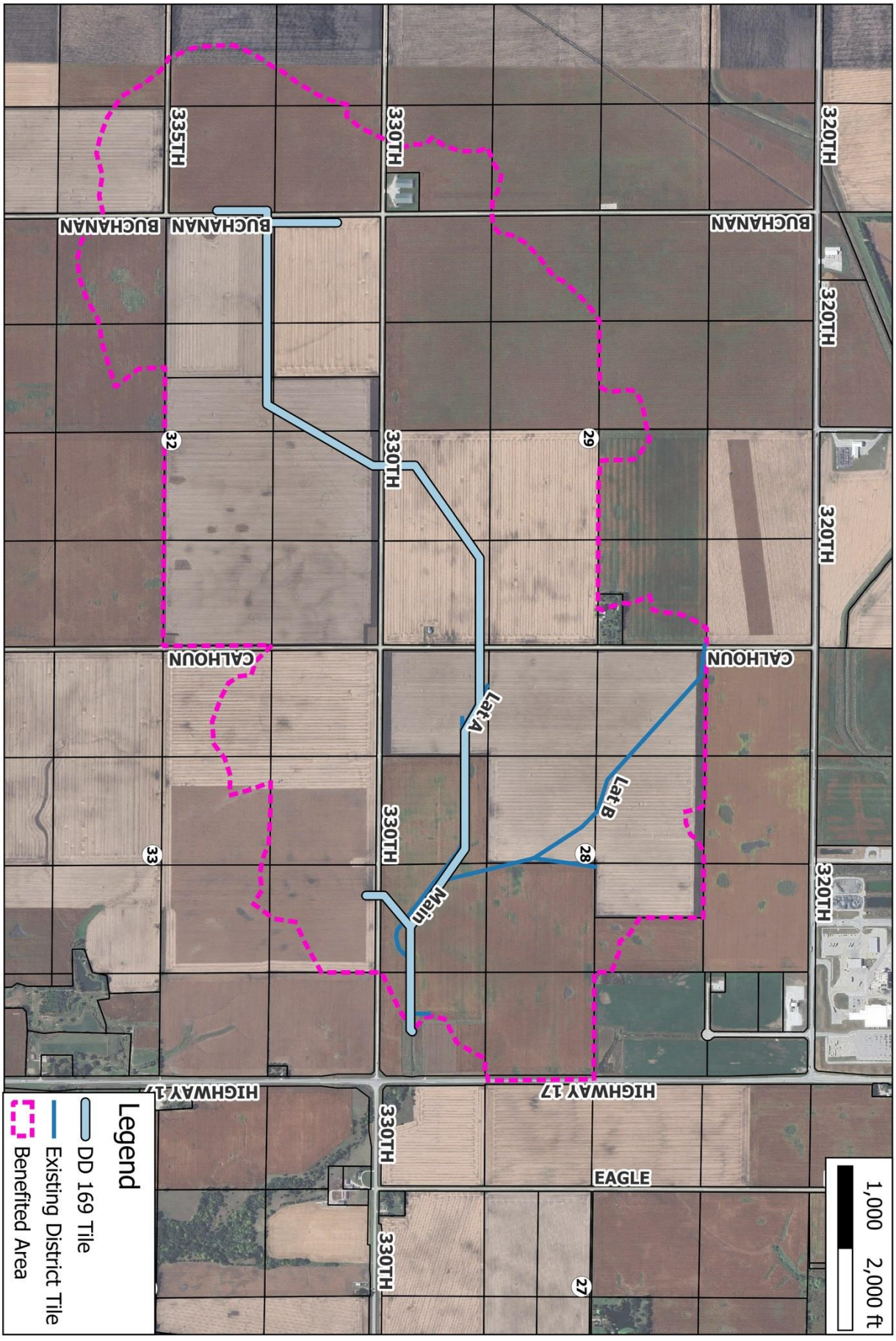
Recommendations
We recommend that the Board accept the filing of this report and schedule a public hearing to formally present the findings and proposed schedule to all affected landowners. At the closing of the hearing, we further recommend that the Board proceed with adopting the schedule as presented.

If the Board of Trustees or landowners have any questions or concerns, please feel free to contact AgriVia at the phone number or email listed.

Sincerely,

Classification Commissioners			
	11/4/26		11/4/26
Matt Odland	**Date**	**Jacob Hagan**	**Date**
Wright County Resident Freeholder		Licensed Professional Engineer	
	11/4/26		11/4/26
Nate Huntley	**Date**	**Tyler Buman**	**Date**
Wright County Resident Freeholder		Licensed Professional Engineer	

Appendix A – Main and Laterals 1 and 2 Benefited Area



AGRICULTURAL ENGINEERING
Serves Ohio
Cooperative Extension Service
The Ohio State University
Agricultural Engineering
2073 Neil Avenue
Columbus, Ohio 43210

SOIL AND WATER NO. 31 JULY 1982

TWENTY BENEFITS OF DRAINAGE

Many of the best soils in the United States and throughout the world have drainage problems that need to be solved before efficient agricultural production can be achieved. This discussion of drainage benefits is based on an earlier paper by the author entitled "Ten Benefits of Drainage" and several reports from other agricultural engineers in the United States, Canada, and England. Some of these drainage benefits are difficult to measure precisely, and many are interrelated, but their combined effect has been observed in numerous drainage studies.

1. Better soil aeration results from good drainage (surface water and free water in the root zone removed within 24 hours after heavy rainfall). This permits more extensive root development and a more favorable environment for beneficial soil microorganisms and earthworms. When soil aeration is reduced, the severity of soil-borne root diseases is increased.

2. Better soil moisture conditions with good drainage permit more efficient operation of tillage, planting, and harvesting equipment.

3. Better soil structure can be developed and maintained with good drainage, since there is less chance of destroying soil tilth due to compaction when working soil that is too wet.

4. Soils warm up more quickly in the spring when free water is removed by a drainage system. This results in better seed germination and an increased rate of plant growth.

5. An increased supply of nitrogen can be obtained from the soil when drainage lowers the water table in the root zone. Denitrification often occurs in soils with poor drainage.

6. Longer growing seasons can be achieved with good drainage due to earlier possible planting dates. This also permits the use of higher-yielding crop varities or extended grazing periods for livestock.

7. Certain toxic substances and disease organisms are removed from the soil due to better drainage and soil aeration. In wet soil, roots can be injured by toxic substances produced in the reduction of iron and manganese salts and the reduction of nitrates to nitrites.

8. Winds are less liable to uproot plants growing in soils that have been properly drained, since root systems are deeper.

9. Soil erosion and sediment loss can be reduced by subsurface drainage, since drained soils have a greater capacity to absorb rainfall and the soil filters out suspended sediment.

10. Good drainage saves fuel that would be used in working around wet areas in fields

(over)

College of Agriculture and Home Economics of The Ohio State University and The United States Department of Agriculture Cooperating

that are not properly drained. Also, since drained land is easier to work, there is less need for dual wheels or four-wheel drive tractors.

11. Good drainage reduces winter crop damage such as frost heaving of alfalfa and smothering of wheat under patches of ice.

12. Good drainage promotes earlier crop maturity and earlier fall harvests when climatic conditions are better for natural drying of grain in the field, thereby saving artificial drying costs.

13. A greater variety of crops can be grown on a farm that has good drainage. Alfalfa and sweet corn are examples of those that a farmer may choose.

14. Weed control is easier with good drainage since shallow-rooted weeds and undesirable grasses often thrive in wet soil, crowding out the planted crop.

15. Well-drained grazing land supports more livestock, with less compaction damage to vegetation and soil from animal traffic.

16. Good drainage reduces diseases that thrive on wet land. These include foot rot and liver fluke that infect livestock, and diseases carried by mosquitoes to both livestock and people.

17. Valuable livestock water supplies can be obtained by draining hillside seeps and piping the water to stock water tanks.

18. Plants are better able to withstand summer droughts with good drainage, since lower water tables in the spring permit deeper root development for extraction of soil moisture and nutrients.

19. Drainage is essential for salinity control in drier regions where irrigation is needed for permanent agricultural production.

20. Overall, good drainage results in higher crop yields, improved crop quality, and reduced risk of crop loss due to waterlogged soil. Also, fewer acres are required to produce our needed food supplies.

Several years of drainage research in Ohio has compared corn and soybean yields from undrained, surface drained only, tile drained only, and combined tile plus surface drained plots. Annual benefit/cost ratios were also calculated for these alternative drainage systems. It was shown that the average annual return per $100 invested in drainage ranged from $120 to $210 for soybeans, and from $170 to $220 for corn. Further details on this research are reported in Soil and Water No. 23 (DRAINAGE--What is it Worth on CORN Land?" and Soil and Water No. 24 (DRAINAGE--What is it Worth for SOYBEAN Land?"). These leaflets are available from Extension Agricultural Engineers, 2073 Neil Avenue, Columbus, OH 43210.

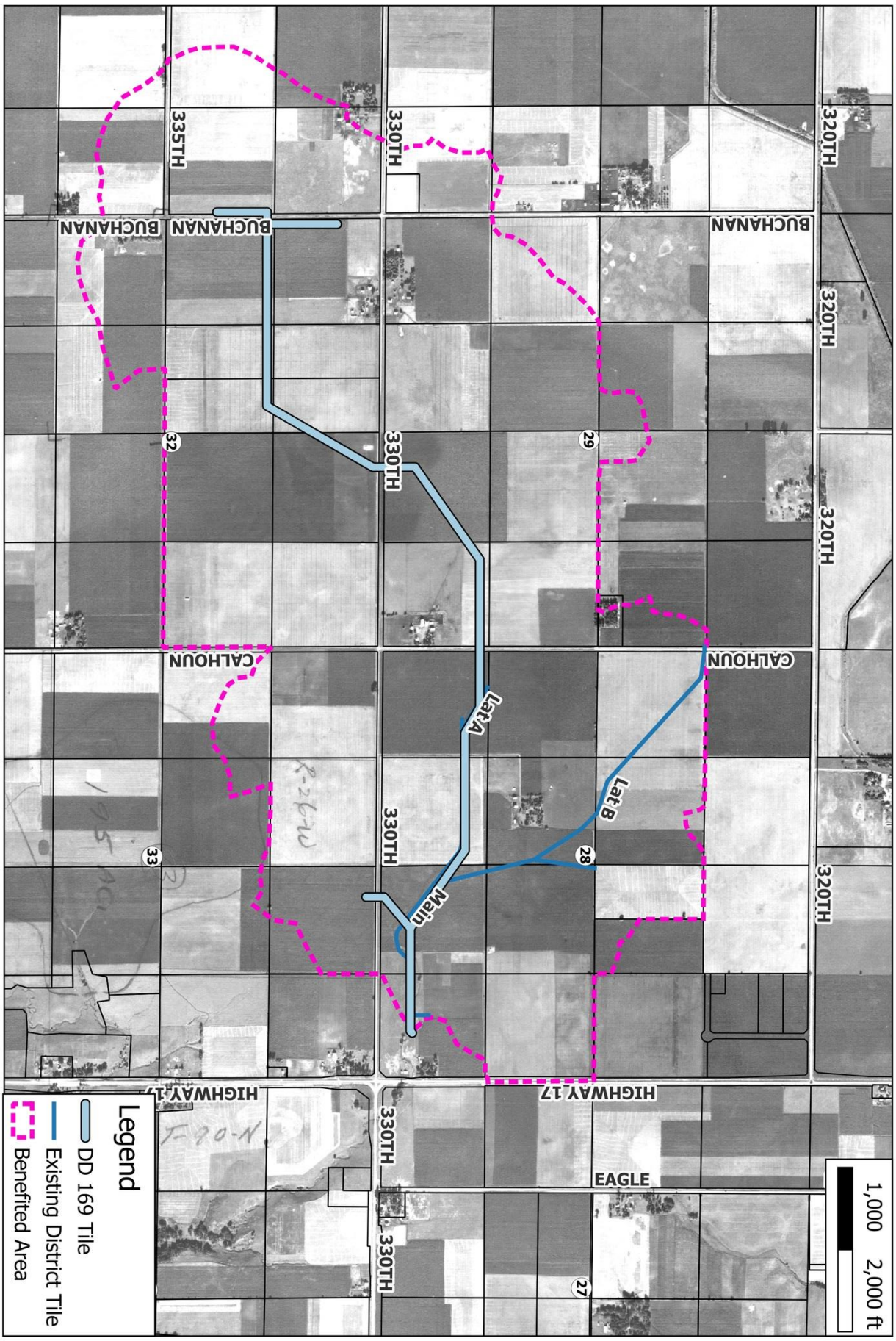
Actual returns on a drainage investment for a particular farm will vary with factors such as soil type, weather conditions, cost of the drainage system, crops grown, and management. Drainage improvements may involve surface drainage, subsurface drainage, outlet ditches, or a combination of practices. Changes in soil and crop management techniques may also be desirable to improve soil structure and water movement in the soil. Almost 60 percent of Ohio's cropland and 25 percent of all U. S. cropland is in need of drainage.

Melville L. Palmer

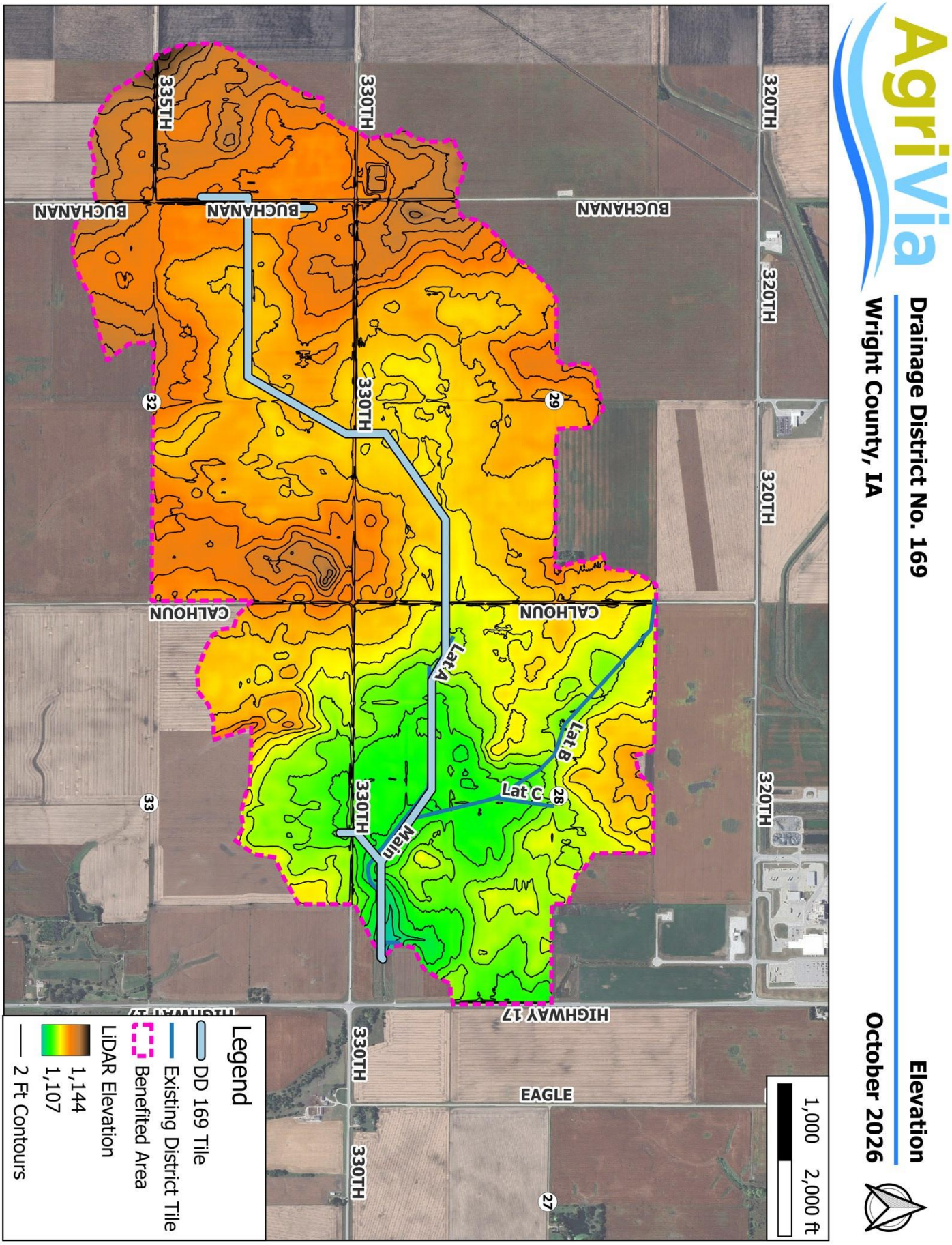
Melville L. Palmer
Extension Agricultural Engineer

All educational programs and activities conducted by the Ohio Cooperative Extension Service are available to all potential clientele on a non-discriminatory basis without regard to race, color, national origin, sex, handicap or religious affiliation.

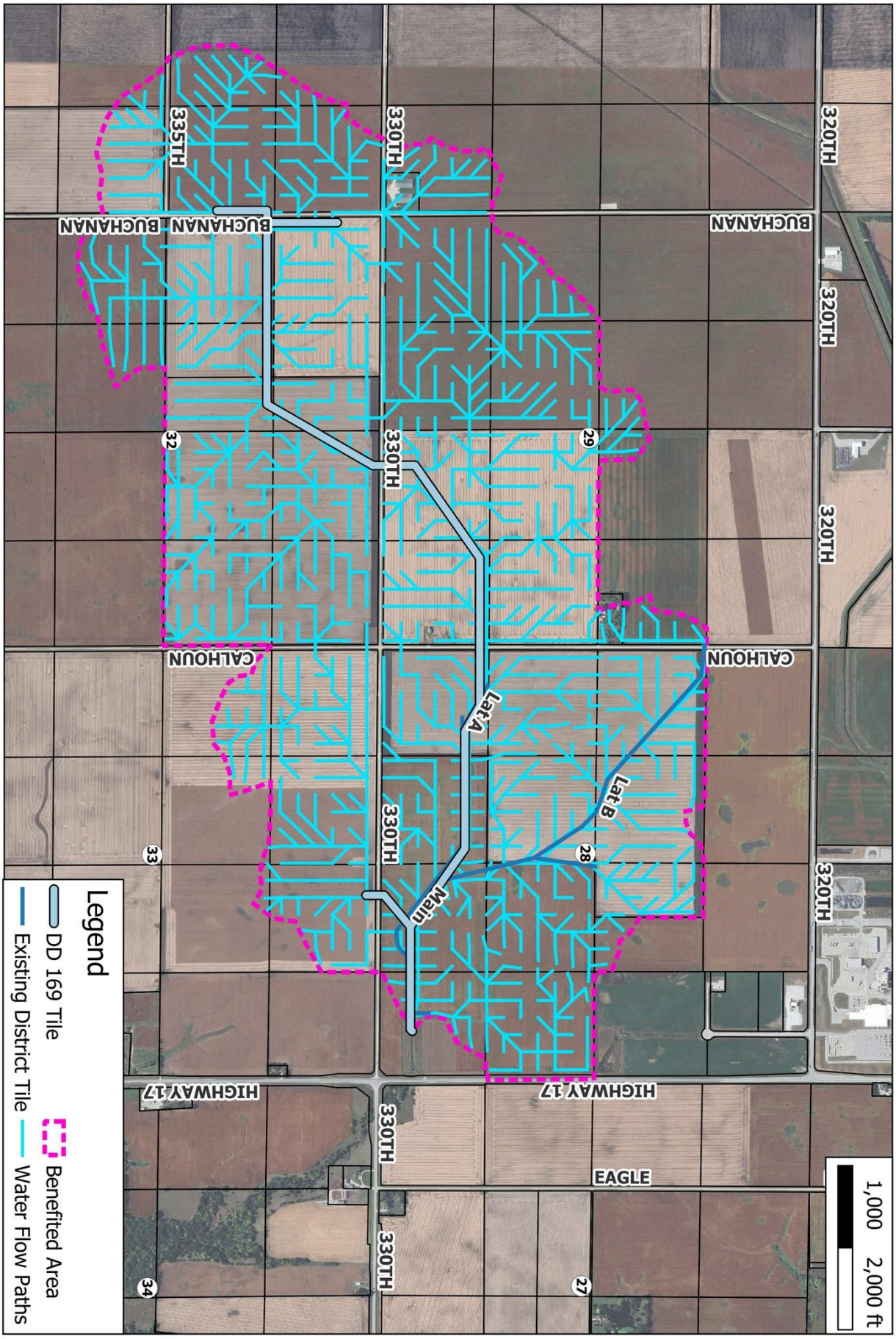
Appendix C – 1930s Aerial Photo



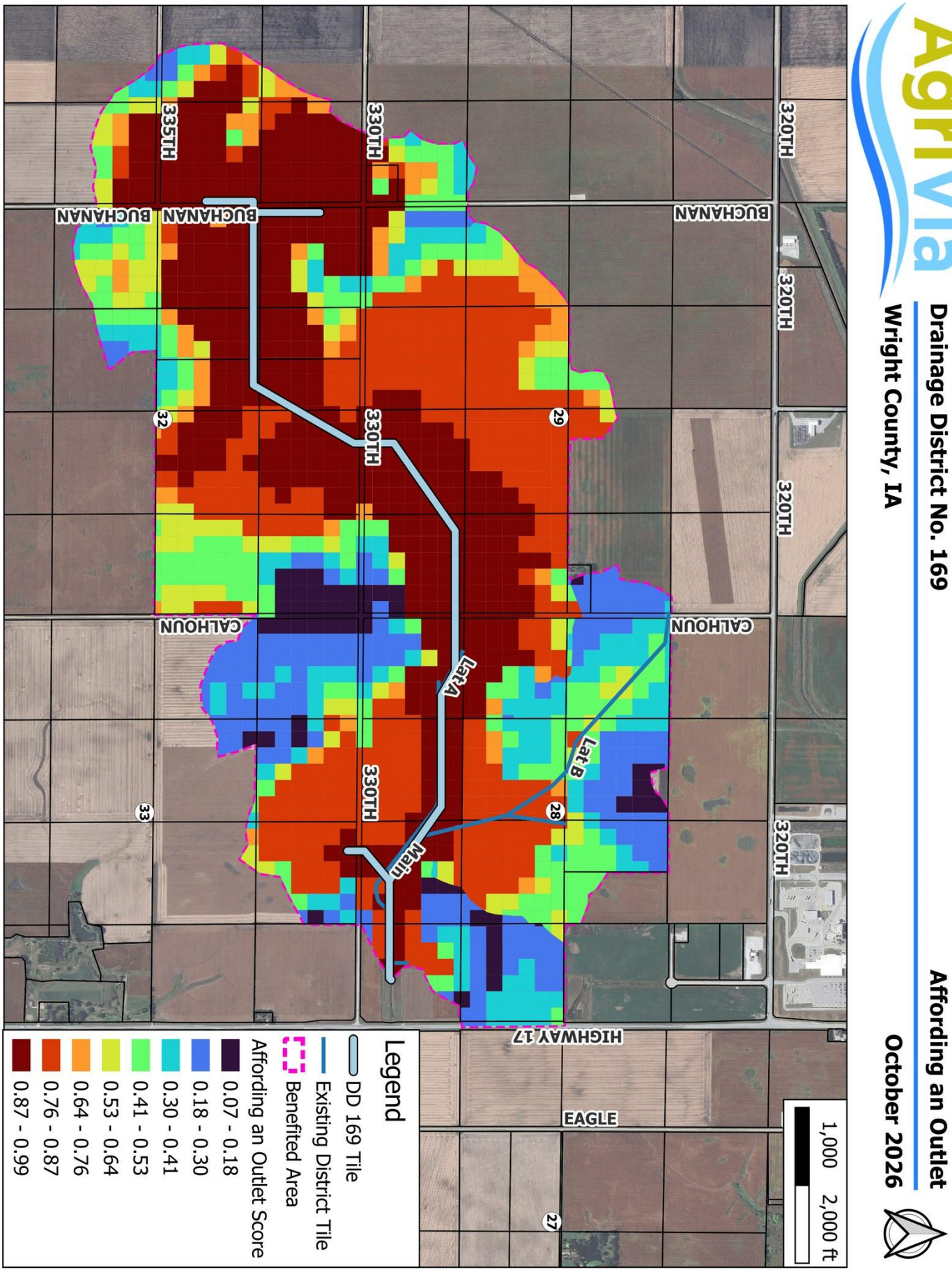
Appendix D – Elevation Map



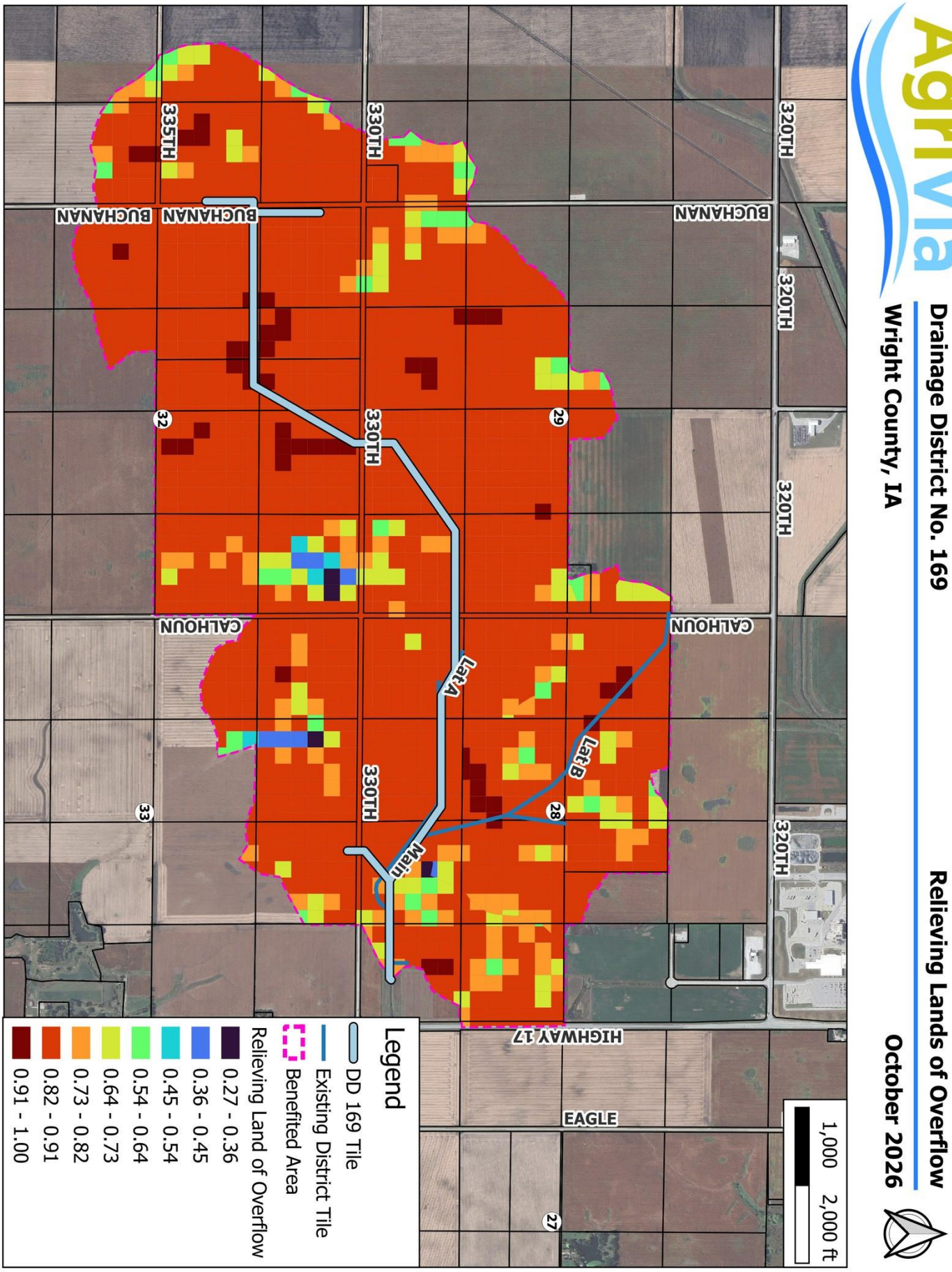
Appendix E – Water Flow Paths Map



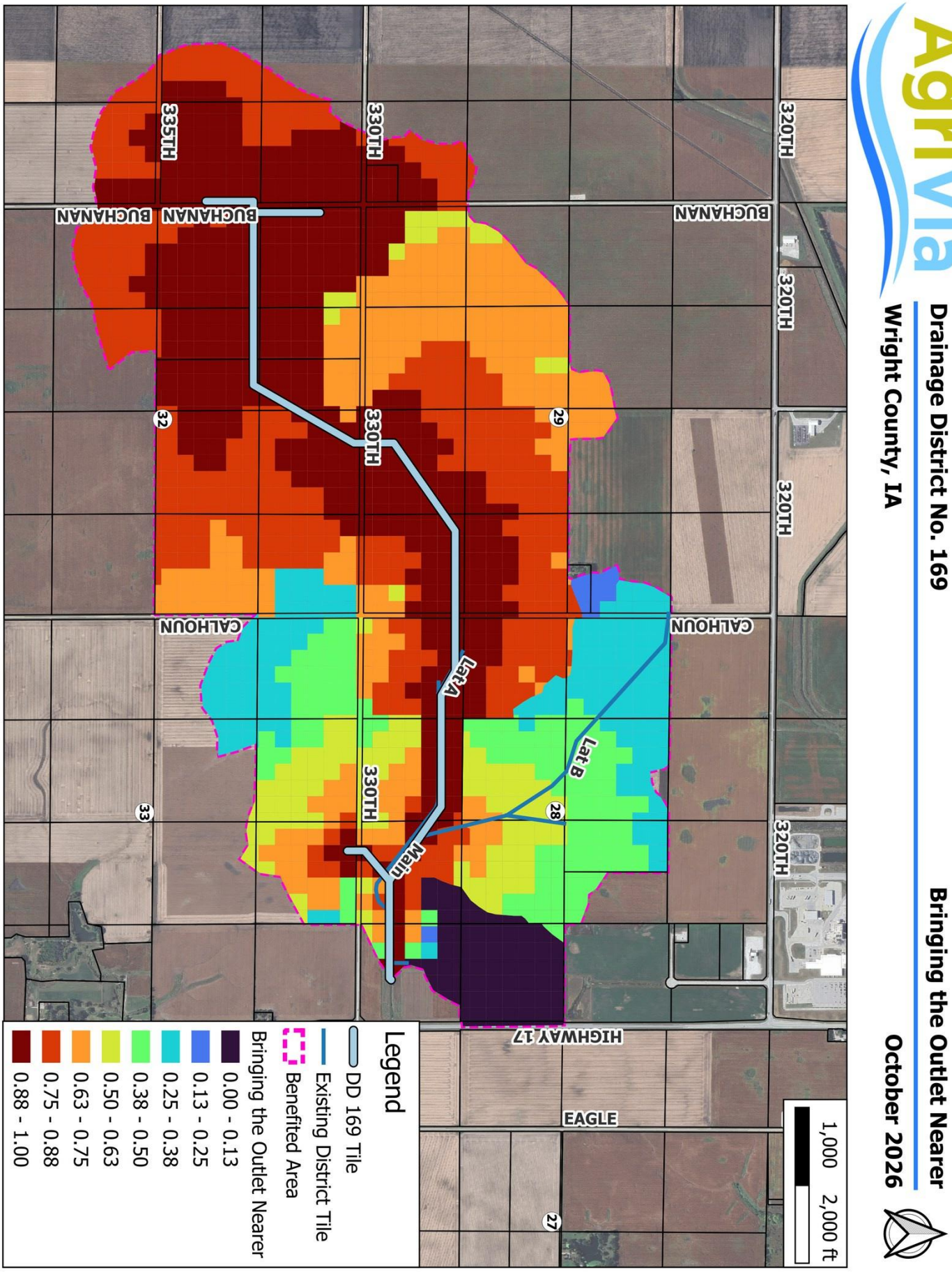
Appendix F – Main Tile and Laterals 1 & 2- Affording an Outlet Score



Appendix G – Main Tile and Laterals 1 & 2- Relieving the Lands of Overflow Score



Appendix H – Main Tile and Laterals 1 & 2- Bringing the Outlet Nearer Score



PIN	Deedholder	S-T-R	Legal Description	Area (Acres)	Relative Benefit	Units Assessed ($)
1329200003	B & W Farms, L.L.C.	29-90-26	SW NE	4.90	10.95%	$ 4,512.98
1329200004	B & W Farms, L.L.C.	29-90-26	SE NE EXC S 301.23' OF E 650.74'	9.80	14.26%	$ 5,879.20
1330400006	Barn Owl Farms, LLC	30-90-26	PAR A IN SE SE	4.33	10.30%	$ 4,247.20
1329200005	Beehrle, Kade Jackson	29-90-26	S 301.23' OF E 650.74' OF SE NE	3.20	4.95%	$ 2,042.43
1331400001	Claude Revocable Trust, Elaine M.	31-90-26	NW SE	3.60	6.40%	$ 2,638.10
1328300004	Elkin 2018 Revocable Trust, Darle L., 1/2 Int	28-90-26	SE SW	39.00	92.88%	$ 38,295.26
1328400003	Elkin 2018 Revocable Trust, Darle L., 1/2 Int	28-90-26	SW SE	39.00	82.87%	$ 34,167.80
1328400004	Elkin 2018 Revocable Trust, Darle L., 1/2 Int	28-90-26	SE SE	18.50	37.51%	$ 15,466.55
1332300001	Ernst, Kenneth Robert, LE &	32-90-26	NW SW	28.50	58.09%	$ 23,952.15
1332300002	Ernst, Kenneth Robert, LE &	32-90-26	NE SW	10.30	19.23%	$ 7,927.22
1331200001	Larson, Lois R.	31-90-26	NW NE	4.00	8.33%	$ 3,432.85
1331200002	Larson, Lois R.	31-90-26	NE NE	35.60	87.36%	$ 36,017.30
1331200003	Larson, Lois R.	31-90-26	SW NE	19.70	41.48%	$ 17,104.01
1331200004	Larson, Lois R.	31-90-26	SE NE	38.00	94.91%	$ 39,133.57
1328100003	Radar Enterprises LLC	28-90-26	SW NW	39.00	68.98%	$ 28,440.87
1328100004	Radar Enterprises LLC	28-90-26	SE NW	38.00	60.99%	$ 25,147.50
1328200003	Radar Enterprises LLC	28-90-26	W 1/2 SW NE	20.00	34.21%	$ 14,104.04
1328300001	Radar Enterprises LLC	28-90-26	NW SW	39.00	85.88%	$ 35,407.83
1328300002	Radar Enterprises LLC	28-90-26	NE SW	40.00	82.07%	$ 33,837.28
1328300003	Radar Enterprises LLC	28-90-26	SW SW	38.00	83.09%	$ 34,259.66
1329300001	Radar Enterprises LLC	29-90-26	NW SW	20.40	42.91%	$ 17,693.33
1329300002	Radar Enterprises LLC	29-90-26	NE SW	40.00	88.84%	$ 36,628.65
1329300003	Radar Enterprises LLC	29-90-26	SW SW	38.00	74.60%	$ 30,759.07
1329300004	Radar Enterprises LLC	29-90-26	SE SW	39.00	91.67%	$ 37,797.16
1332100003	Radar Enterprises LLC	32-90-26	E 1/2 NE NW	19.50	48.10%	$ 19,831.77
1332100004	Radar Enterprises LLC	32-90-26	SW NW	39.00	97.46%	$ 40,184.85
1332100005	Radar Enterprises LLC	32-90-26	W 1/2 SE NW	20.00	48.20%	$ 19,873.73
1332100006	Radar Enterprises LLC	32-90-26	E 1/2 SE NW	20.00	46.46%	$ 19,153.92
1332200001	Radar Enterprises LLC	32-90-26	NW NE	39.00	99.28%	$ 40,933.74
1332200002	Radar Enterprises LLC	32-90-26	NE NE	38.00	60.29%	$ 24,856.04
1332200003	Radar Enterprises LLC	32-90-26	SW NE	40.00	97.58%	$ 40,230.93
1332200004	Radar Enterprises LLC	32-90-26	SE NE	39.00	78.97%	$ 32,559.57
1329100004	Stark Agriculture, Inc.	29-90-26	SE NW	5.80	11.43%	$ 4,714.53
1330400002	Stark Agriculture, Inc.	30-90-26	NE SE	0.80	1.23%	$ 506.09
1330400005	Stark Agriculture, Inc.	30-90-26	SE SE EXC PAR A	18.80	37.70%	$ 15,543.37
1331400002	Stark Agriculture, Inc.	31-90-26	NE SE	22.70	51.95%	$ 21,419.53

PIN	Deedholder	S-T-R	Legal Description	Area (Acres)	Relative Benefit	Units Assessed ($)
1328200004	Van Diest Family, L.L.C.	28-90-26	E 1/2 SW NE	5.30	9.92%	$ 4,090.62
1328400001	Van Diest Family, L.L.C.	28-90-26	NW SE	40.00	82.73%	$ 34,111.92
1328400002	Van Diest Family, L.L.C.	28-90-26	NE SE	38.50	55.00%	$ 22,677.37
1329400001	Van Diest Family, L.L.C.	29-90-26	NW SE	40.00	98.66%	$ 40,678.22
1329400002	Van Diest Family, L.L.C.	29-90-26	NE SE	39.00	93.57%	$ 38,581.09
1329400003	Van Diest Family, L.L.C.	29-90-26	SW SE	39.00	100.00%	$ 41,230.58
1329400004	Van Diest Family, L.L.C.	29-90-26	SE SE	38.00	82.82%	$ 34,148.82
1333100001	Van Diest Family, L.L.C.	33-90-26	NW NW	38.00	62.27%	$ 25,674.56
1333100002	Van Diest Family, L.L.C.	33-90-26	NE NW	39.00	77.44%	$ 31,930.15
1333200001	Van Diest Family, L.L.C.	33-90-26	NW NE	32.00	68.95%	$ 28,430.44
1333200004	Van Diest Family, L.L.C.	33-90-26	SW NE	1.70	3.23%	$ 1,329.93
1332100001	Wagner, Brian J. &	32-90-26	NW NW	38.00	91.05%	$ 37,542.49
1332100002	Wagner, Brian J. &	32-90-26	W 1/2 NE NW	19.50	47.18%	$ 19,451.53
1333100003	Whisler Joint Revocable Trust, Leonard &	33-90-26	SW NW	15.70	25.38%	$ 10,465.14
1333100004	Whisler Joint Revocable Trust, Leonard &	33-90-26	SE NW	5.20	7.10%	$ 2,926.57
	Iowa DOT			1.70		$ 1,332.58
	Wright County Secondary Roads			33.20		$ 35,697.91
			Total Acres	**1376.23**	**Total Units Assessed**	**$ 1,219,000.00**

Drainage District No. 169
Laterals B and C Tile

Classification Schedule

PIN	Deedholder	S-T-R	Legal Description	Area (Acres)	Relative Benefit	Units Assessed ($)
1329200004	B & W Farms, L.L.C.	29-90-26	SE NE EXC S 301.23' OF E 650.74'	9.80	24.91%	$ 511.74
1329200005	Beehrle, Kade Jackson	29-90-26	S 301.23' OF E 650.74' OF SE NE	2.20	4.83%	$ 99.16
1328400003	Elkin 2018 Revocable Trust, Darle L., 1/2 Int	28-90-26	SW SE	6.70	15.65%	$ 321.61
1328100003	Radar Enterprises LLC	28-90-26	SW NW	38.00	100.00%	$ 2,054.52
1328100004	Radar Enterprises LLC	28-90-26	SE NW	38.00	82.94%	$ 1,704.03
1328200003	Radar Enterprises LLC	28-90-26	W 1/2 SW NE	20.00	44.76%	$ 919.70
1328300001	Radar Enterprises LLC	28-90-26	NW SW	5.50	13.01%	$ 267.39
1328300002	Radar Enterprises LLC	28-90-26	NE SW	40.00	95.97%	$ 1,971.71
1328200004	Van Diest Family, L.L.C.	28-90-26	E 1/2 SW NE	5.30	10.91%	$ 224.09
1328400001	Van Diest Family, L.L.C.	28-90-26	NW SE	36.80	86.22%	$ 1,771.42
1328400002	Van Diest Family, L.L.C.	28-90-26	NE SE	0.90	1.95%	$ 40.03
	Wright County Secondary Roads		ROW	1.70		$ 114.60
			Total Acres	**204.90**	**Total Units Assessed**	**$ 10,000.00**

AgriVia
Drainage District No. 169 Reclassification Report