

# Bergan Farm for Sale



**257.14 Gross Acres; 241.71 Farmed acres & 2.90 CRP acres**

**Northwest quarter (NW ¼) w/exceptions & 112.29 Acres in the  
Southeast quarter (SE ¼) Section 35-T99N-R22W, Worth County**

**Wednesday, March 13<sup>th</sup>, 2024 @ 10:30 am**

**JOICE COMMUNITY CENTER, 106 MAIN STREET, JOICE, IA**

***LIVE AUCTION WITH SIMULCAST ONLINE  
BIDDING!***

**OFFERED IN 3 TRACTS! NO BUYER'S PREMIUM**



**For questions and more information, contact:**

**Auctioneer: Frank Fox 641-420-3243 [foxauctioncompany.com](http://foxauctioncompany.com)**

**Closing Agent: Fred Greder – 641-425-0080; [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com)**

## **METHOD OF SALE:**

- 1) Tract #1 – sells first, hold the bid; Bid times the multiplier of 73.8
- 2) Tract #2 – sells second, hold the bid; Bid times the multiplier of 69.99
- 3) Tract #3 – combines Tract #1 & Tract #2; \$100/acre is added to the combined bids and Tract #3 is offered as a package. Bid times the multiplier of 143.79
- 4) Tract #4 – sells; Bid times the multiplier of 112.29

## **SPECIAL PROVISIONS:**

- 1) Closing date in approximately 30 days or, as soon as clear title is available
- 2) This sale is not subject to financing.
- 3) Outright possession is available for the 2024 growing season.
- 4) Earnest money deposit 10% of sale price.
- 5) If Tract #1 & Tract #2 sell separate, the seller will provide a certified survey at the Seller's expense.
- 6) Sale prices are NOT subject to the outcome of the survey.
- 7) The sellers will provide abstracts for each parcel IF THE PARCELS SELL SEPARATE FROM EACH OTHER.
- 8) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses, except as provided for in Provision #4, will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 9) All of the wind turbine lease payments on 12/31/24 on Tracts 2 & 4 will be paid to the buyer.
- 10) The Buyer(s) must assume the CRP contract on Tract 2 or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP after taking possession. The buyer will receive 100% of the annual CRP payment payable on October 1<sup>st</sup>, 2024 and all annual CRP payments in subsequent years.
- 11) The cropland has been enrolled in the ARC program for the 2023 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases and existing CRP contract to the buyers.
- 12) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments (if applicable) to be paid by the seller. The semi-annual installment due March 31, 2024 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 13) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any spring fieldwork before closing, that will also be at the buyer's risk.
- 14) This real estate may be acquired as replacement property as part of a tax free exchange as defined in Internal Revenue Code Section 1031 provided there is no cost to the seller.

# Property Description – **Tract 1**

**SIZE – 73.8 Gross Acres - bare cropland**

**LEGAL DESCRIPTION – West half Northwest quarter (W ½ NW ¼) except the building site in the NW corner Section 35-T99N-R22W, Worth County**

**REAL ESTATE TAXES – \$2,210.00**

**TILLABLE ACRES – 73.0 acres; (estimated by the brokers)**

**CSR2 ave. – 86.3**

**DRAINAGE – FSA Form 156EZ says “ Tract does not contain a wetland.”  
See attached tile maps.**

**HEL – none of the cropland is highly erodible**

**BUILDING IMPROVEMENTS – None**

**MINERAL RIGHTS – All of the mineral rights go with the farm.**

**POSSESSION – Outright possession available for the 2024 growing season. The 2023 lease was terminated.**

**EASEMENTS – None reported or observed.**

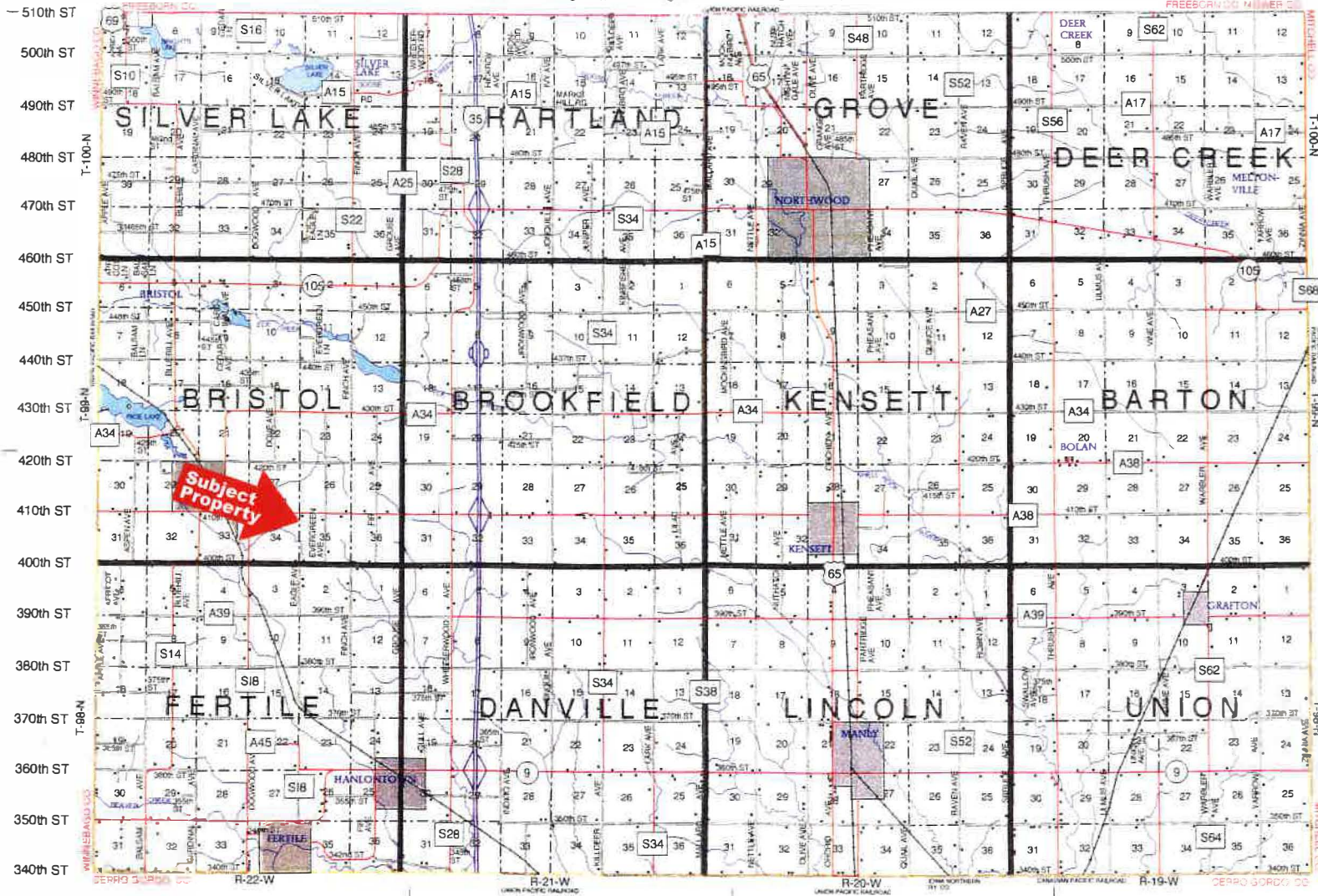
# Worth County, Iowa



APPLE AVE  
BALSAM AVE  
CARDINAL AVE  
DOGWOOD AVE  
EAGLE AVE  
FINCH AVE  
GROUSE AVE  
WHEELER-  
WOOD AVE  
INDIGO AVE  
JONQUILL  
JUNIPER AVE  
LARK AVE  
MALLARD AVE  
NETTLE AVE  
OLIVE AVE  
PARTRIDGE AVE  
QUAIL AVE  
RAVEN AVE  
SPRUCE AVE  
THRUSH AVE  
ULMUS AVE  
VINE AVE  
WARBLER AVE  
YARROW AVE  
ZINNIA AVE

R-22-W  
R-21-W  
R-20-W  
R-19-W

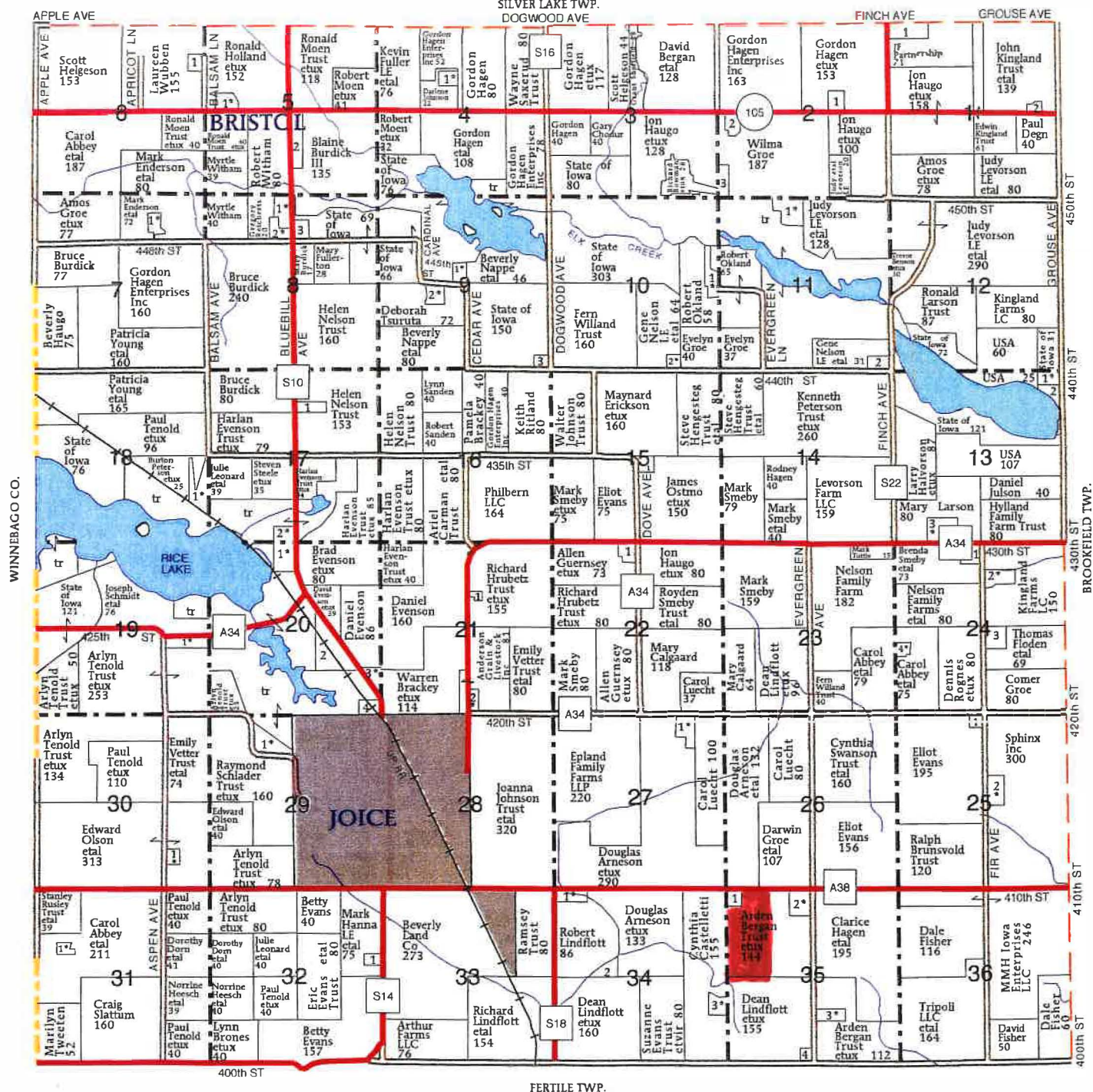
STATE OF MINNESOTA





R-22-W

SILVER LAKE TWP



FERTILE TWP.



Farm# 7076  
Tract# 8211

35 BRISTOL



1 inch = 660 feet

**CROP YEAR:** \_\_\_\_\_

Prepared by Worth County FSA

Map Printed: June 13, 2023

**IMAGERY YEAR: 2021**

**Legend**

 Field Boundary

**Wetland Determination**

**Wetland Determination Identifiers**

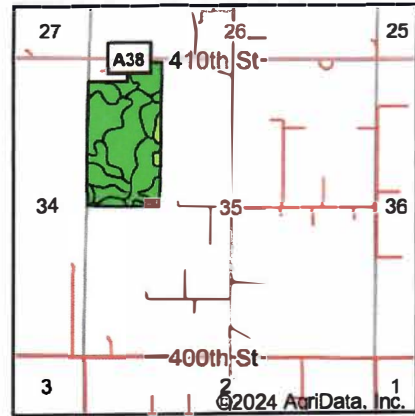
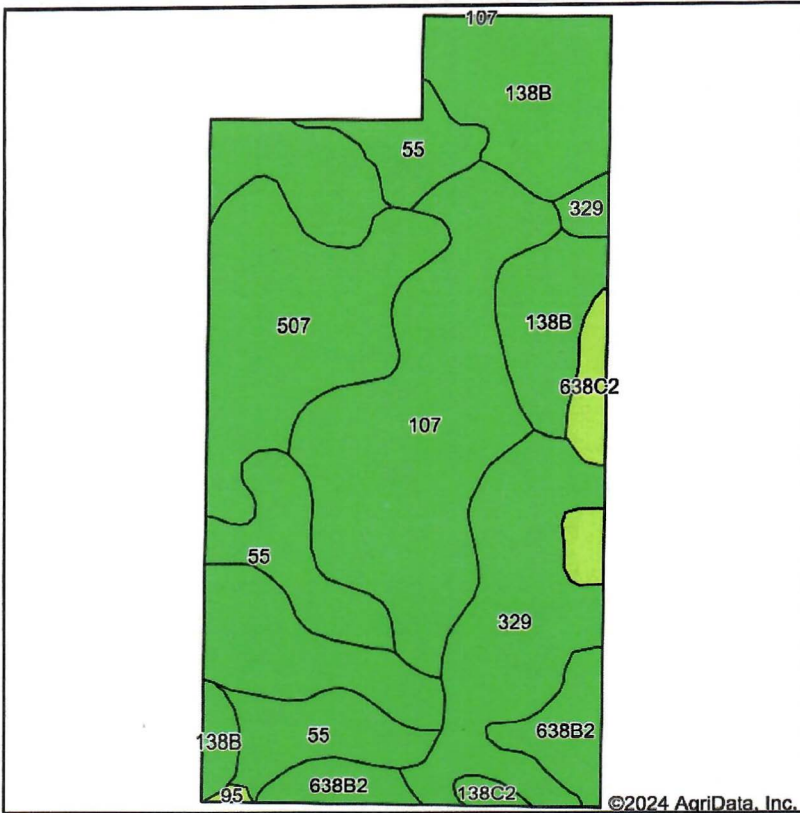
 Restricted Use

 Limited Restrictions

 Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original

# Bergan Tract #1 Soils Map



State: **Iowa**  
 County: **Worth**  
 Location: **35-99N-22W**  
 Township: **Bristol**  
 Acres: **73**  
 Date:



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IA195, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	16.20	22.2%		IIw	86	83	82
507	Canisteo clay loam, 0 to 2 percent slopes	15.67	21.5%		IIw	84	78	81
138B	Clarion loam, 2 to 6 percent slopes	15.03	20.6%		Ile	89	80	83
329	Webster-Nicollet complex, 0 to 3 percent slopes	10.46	14.3%		IIw	87	83	81
55	Nicollet clay loam, 1 to 3 percent slopes	9.29	12.7%		Iw	89	88	81
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	3.76	5.2%		Ile	85	73	82
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.99	2.7%		IIle	75	58	71
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.45	0.6%		IIle	83	64	70
95	Harpis clay loam, 0 to 2 percent slopes	0.15	0.2%		IIw	72	62	82
<b>Weighted Average</b>					<b>1.91</b>	<b>86.3</b>	<b>80.6</b>	<b>*n 81.3</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*\*IA has updated the CSR values for each county to CSR2.\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

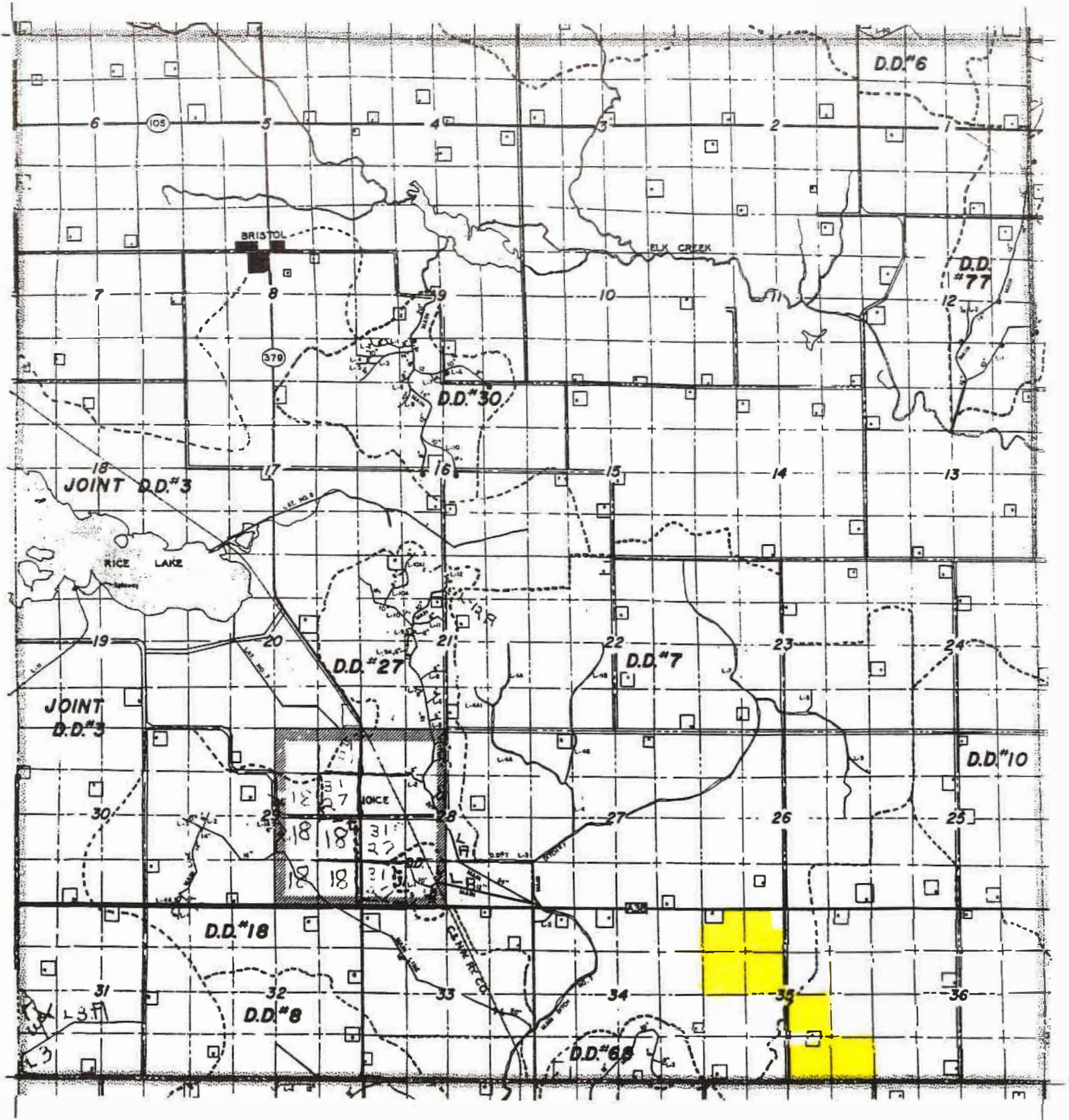


# BRISTOL

# TWP

T 99 N

R 22 W



DRAINAGE DISTRICT MAP





CERTAIN-TEED/DAYMOND Co.



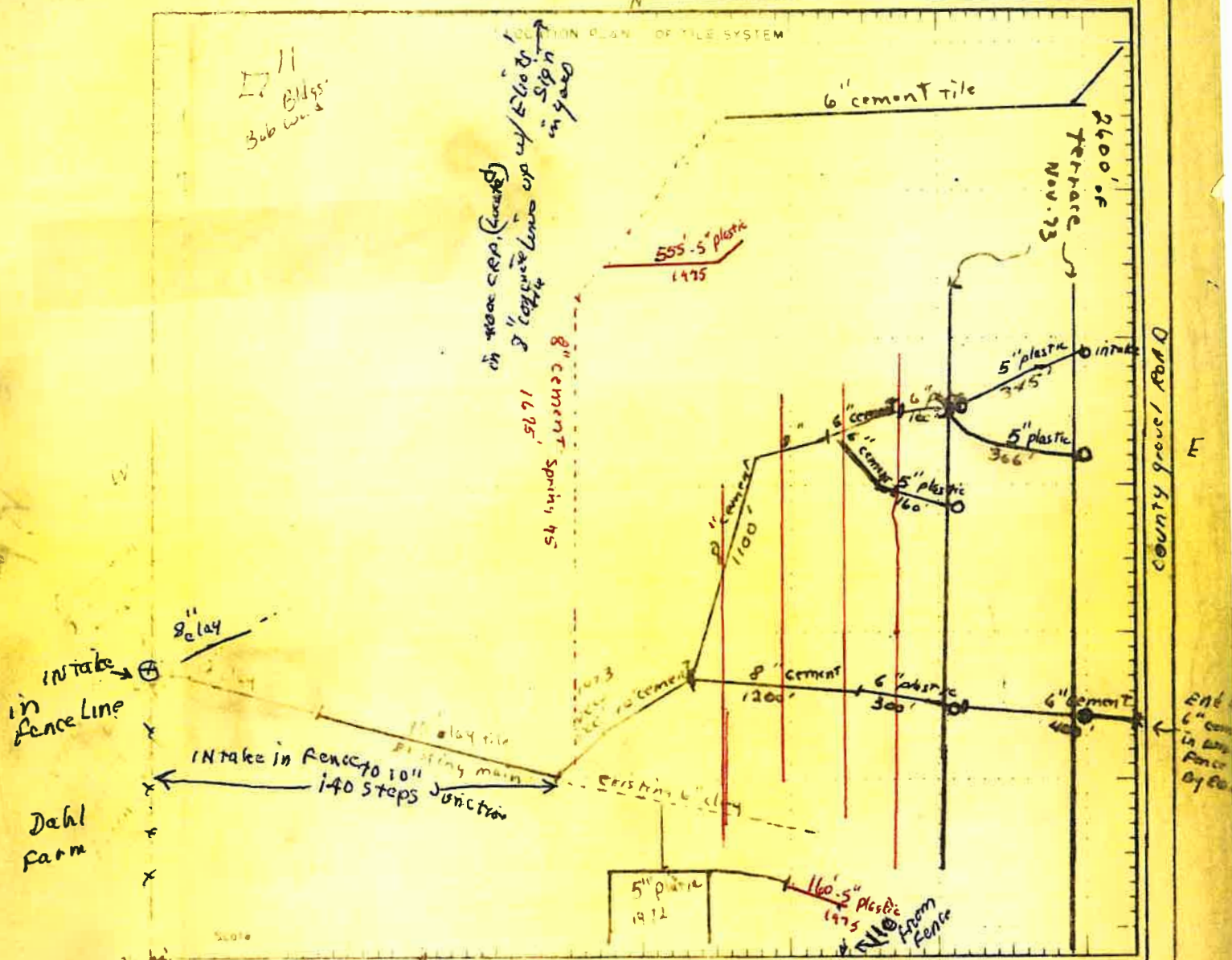
~~Cong Flex Drain Tile~~

50450 Black top Kensell Co Rd  
Ph 515-592-7000

DAYMONC

LAKE MILLS, IOWA

### LOCATION PLAN OF THE SYSTEM



Soil: 74  
pH: 6.0  
Backstop

6-AC. 12 lbs Bromegrass / Fertilizer N = 30 lbs S  
6 lbs Switchgrass P<sub>2</sub>O<sub>5</sub> = 40 lbs K<sub>2</sub>O = 60 lbs

6-TERRACE intake: 6" plastic pipe w/ steel post

tonneco — LEGEND —  
 ① = 10 takes

Permanent Fence ————— x ————— x ————— x —————

Proposed Tile Line ————— [ ] ————— [ ] ————— [ ] —————

Existing Tile Line ————— o ————— o —————

Existing Shallow Ditch ————— > ————— > —————

Existing Deep Ditch ————— ||| ————— ||| ————— ||| —————

OWNER Arden Bergen

TOWNSHIP Brisol

## MATERIALS ESTIMATE

Nov 73	500' - 10" cement tile	
installed by	{	
Miller Bldg.		2300' - 8" " " "
Inv. in		990' - 6" " " "
as Bldg. 100		
400' - 6" plastic tile		
400' - 6" cement tile		
300' - 5" plastic tile		

Red = 1974 Terraces of 4,650' on 4 Terraces

11 INTERKES = 275.00

442' of 5" plastic tile = 132.60

Total Cost ✓

1974 = 5155.52

Q-1.11/ET DATE NOV. 1973

Rogness

STATE Iowa

SIGNED Gordon Buegen

Asc. Farm # B-268 ~~100~~ - 4000 Wilson Farm - Arden Beagan - Drawn Nov. 73

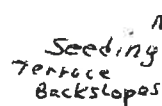


LAKE MILLS, IOWA 50450


Juice - Black top Kensell - Co Rd A.  
50450 Ph. 515-592-7000


DAYMOND


LOCATION PLAN OF TILE SYSTEM




LEGEND  
 ⊙ = intakes

Proposed Tile Line \_ \_ \_ \_ 

Existing Tile Line \_ \_ \_ \_ 

Existing Shallow Ditch \_ \_ 

Existing Deep Ditch \_ \_ \_ \_ 

OWNER Arden Bergan

TOWNSHIP Bristol \_\_\_\_\_

COUNTY North STATE Iowa

DATE Nov. 1973 SIGNED Arden Bergen

All of farm now tillable



IOWA  
WORTH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7076  
Prepared : 6/13/23 9:29 AM CST  
Crop Year : 2023

Tract 7924 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	72.39	2.55	171
<b>TOTAL</b>	<b>72.39</b>	<b>2.55</b>	

NOTES

Tract Number : 8211

Description : NW 35 BRISTOL

FSA Physical Location : IOWA/WORTH

ANSI Physical Location : IOWA/WORTH

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : ARDEN BERGAN RESIDUARY TRUST, MURIEL L BERGAN ESTATE

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
64.47	64.47	64.47	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.47	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	64.47	0.00	171
<b>TOTAL</b>	<b>64.47</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# Property Description – Tract 2

**SIZE – 69.99 Gross Acres - bare cropland**

**LEGAL DESCRIPTION – East half Northwest quarter (E ½ NW ¼) except the building site in the NE corner Section 35-T99N-R22W, Worth County**

**REAL ESTATE TAXES – \$1,876.00**

**TILLABLE ACRES – 66.75 acres of which 2.9 acres are in Conservation Reserve Program (CRP); \$615.00 CRP annual payment; expires 2028; CRP practice - in CP 27/28 Farmed Wetlands ; (acres estimated by the brokers)**

**CSR2 ave. – 79.3**

**DRAINAGE – FSA Form 156EZ says “ Tract does not contain a wetland.” See attached tile maps.**

**HEL CONSERVATION PLAN – corn-soybean rotation-fall chisel plow cornstalks and spring field cultivate leaving 40% residue prior to planting soybeans and spring field cultivate soybean stubble leaving 30% residue prior to planting corn.**

**BUILDING IMPROVEMENTS – None**

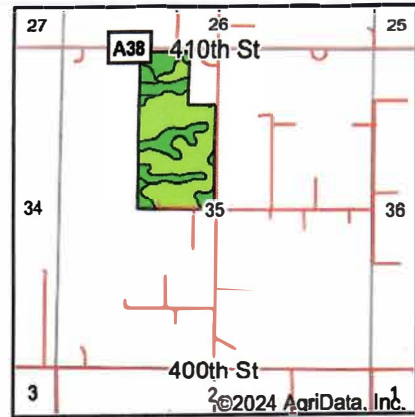
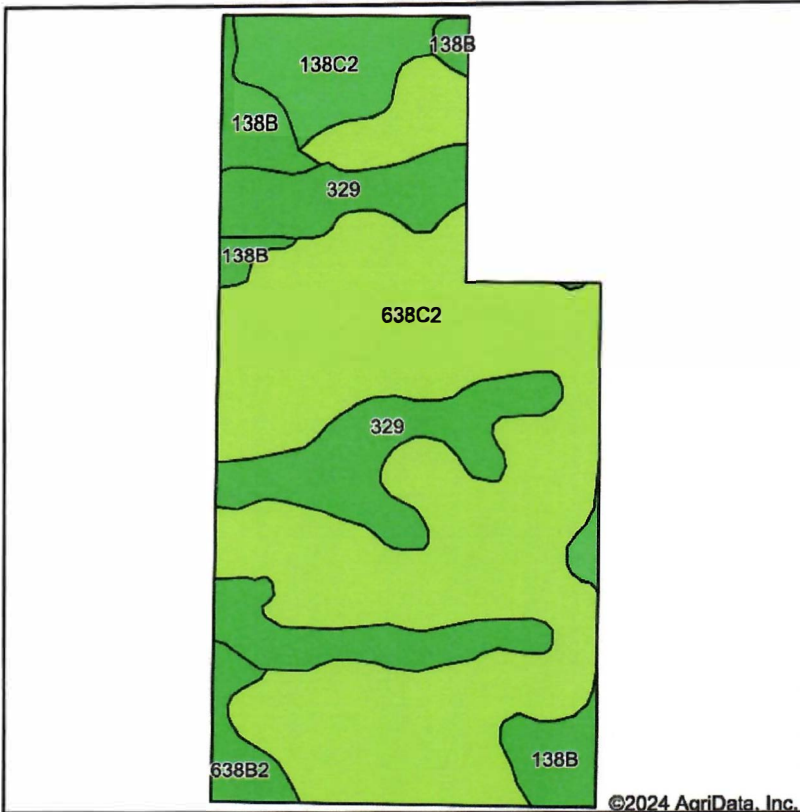
**MINERAL RIGHTS – All of the mineral rights go with the farm.**

**POSSESSION – Outright possession available for the 2024 growing season. The 2023 lease was terminated.**

**EASEMENTS – Top of Iowa I - Wind Farm lease; Most recent annual payment - \$3,654.27**



## Bergan Tract #2 Soils Map



State: **Iowa**  
 County: **Worth**  
 Location: **35-99N-22W**  
 Township: **Bristol**  
 Acres: **66.75**  
 Date: **1/18/2024**



Area Symbol: IA195, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	42.31	63.4%		IIIe	75	58	71
329	Webster-Nicollet complex, 0 to 3 percent slopes	13.29	19.9%		IIw	87	83	81
138B	Clarion loam, 2 to 6 percent slopes	5.05	7.6%		Ile	89	80	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.35	6.5%		IIIe	83	64	70
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	1.75	2.6%		Ile	85	73	82
<b>Weighted Average</b>					<b>2.70</b>	<b>79.2</b>	<b>65.4</b>	<b>*n 74.1</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*\*IA has updated the CSR values for each county to CSR2.\*c: Using Capabilities Class Dominant Condition Aggregation Method

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www.AgrIDataInc.com

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	8.71	8.0%	<div></div>	lw	89	88								81
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	5.69	5.2%	<div></div>	IVe	53									67
30	Nicollet-Clarion complex, 1 to 3 percent slopes	4.46	4.1%	<div></div>	Ie	91		9.8	5.9	218	3.9	87	6.5	63	83
Weighted Average					2.22	83.7	*-	0.4	0.2	8.9	0.2	3.6	0.3	2.6	*n 78.5

\*\*IA has updated the CSR values for each county to CSR2.

\*\*IA has updated the CSR values for each county to CSR2.\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: The aggregation method is "Weighted Average using all components"

\*\*IA has updated the CSR values for each county to CSR2.\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.\*c: Using Capabilities Class Dominant Condition Aggregation Method

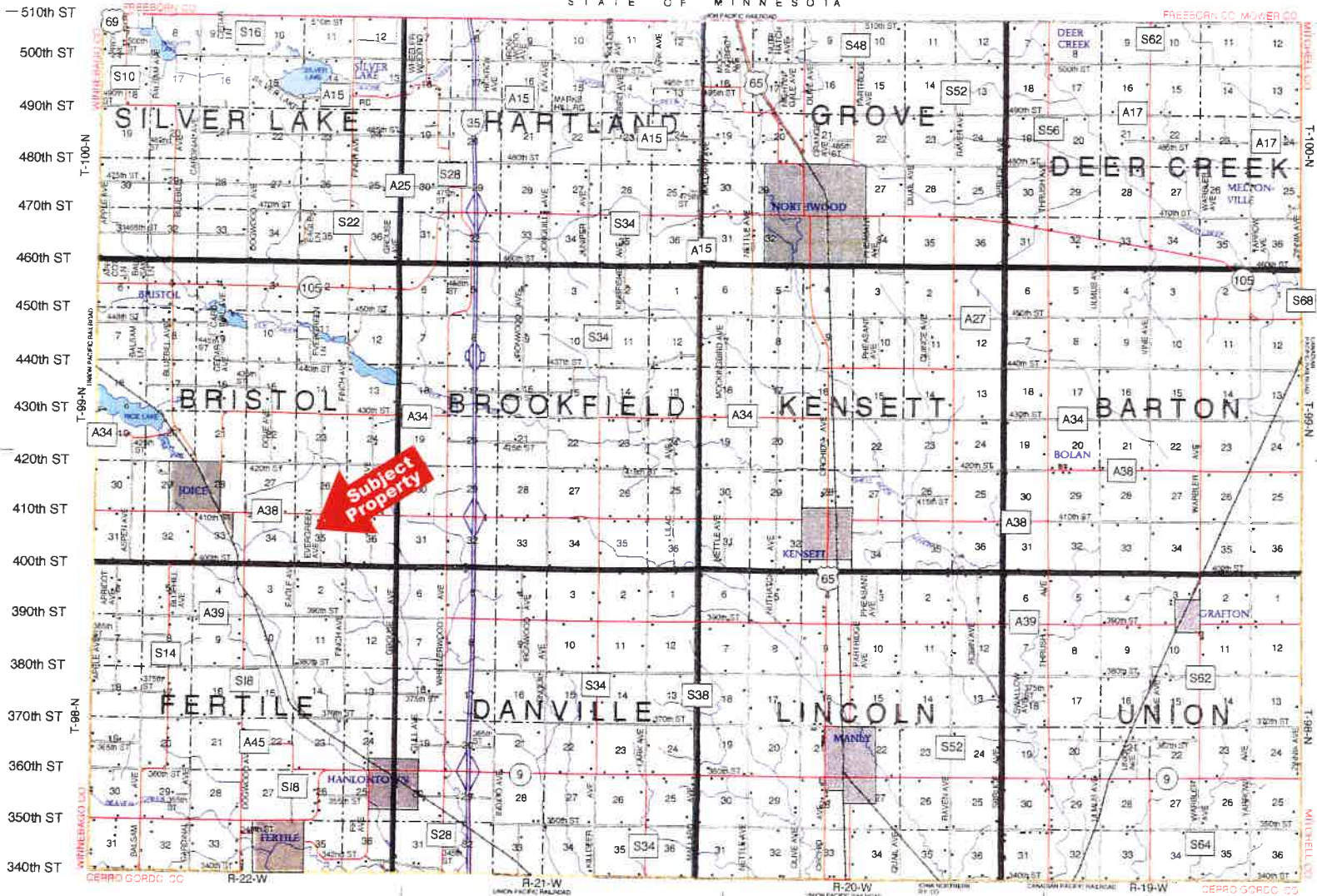


# Worth County, Iowa



APPLE AVE BALSAM AVE CARDINAL AVE DOGWOOD AVE EAGLE AVE FINCH AVE GROUSE AVE WHEELERWOOD AVE INDIGO AVE JONQUILL JUNIPER AVE LARK AVE MALLARD AVE NETTLE AVE OLIVE AVE PARTRIDGE AVE QUAIL AVE RAVEN AVE SPRUCE AVE THRUSH AVE ULMUS AVE VINE AVE WARBLER AVE YARROW AVE ZINNIA AVE

R-22-W R-21-W STATE OF MINNESOTA R-20-W R-19-W





R-22-W

SILVER LAKE TWP





Farm# 7076  
Tract# 7924

35 BRISTOL



1 inch = 660 feet

**CROP YEAR:**

**IMAGERY YEAR: 2021**

Prepared by Worth County FSA

Map Printed: June 13, 2023

**Legend**

Field Boundary

**Wetland Determination**

**Wetland Determination Identifiers**

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations or contact NRCS.

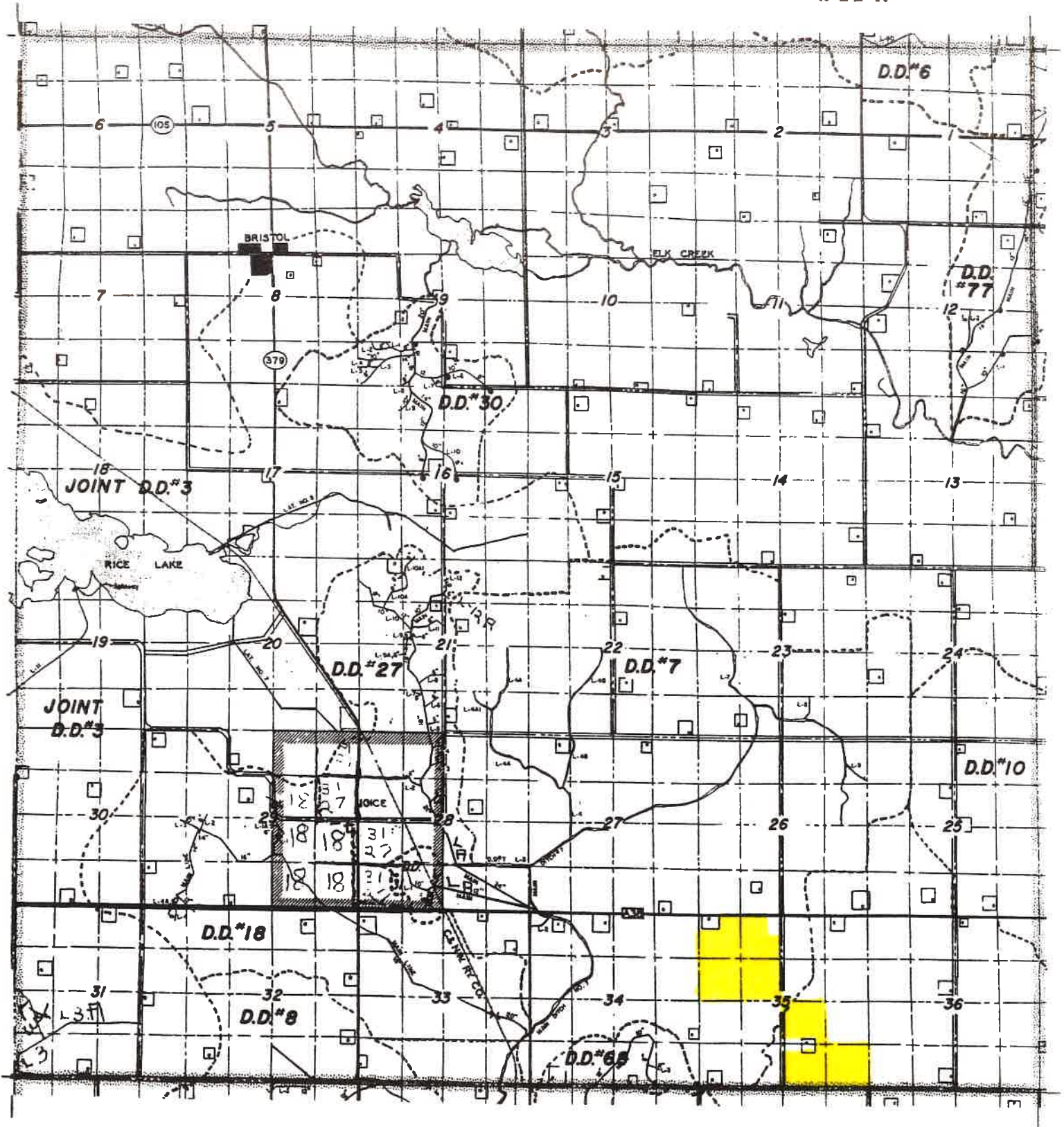


# BRISTOL

# TWP

T 99 N

R 22 W



DRAINAGE DISTRICT MAP

B-268 Larson

Larson Farm

Nov. 7 - 75

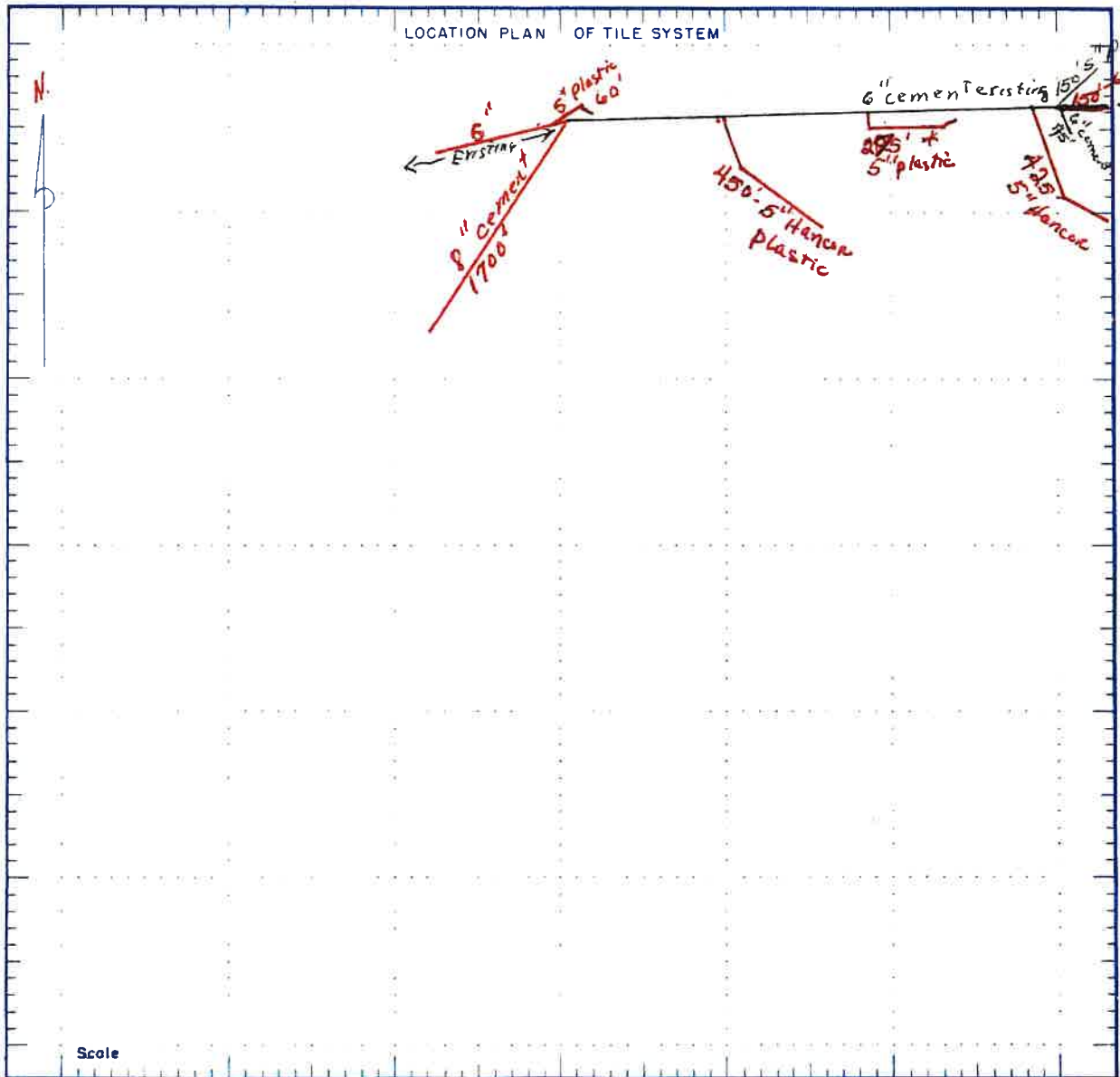


CERTAIN-TEED/DAYMOND Co.



Certa-Flex Plastic Drain Tile  
LAKE MILLS, IOWA 50450

Ph. 515-592-7000



**MATERIALS ESTIMATE**

Harold Hagen paid \$500.00 for  
tile outlet for his terraces into  
Larson Farm.  
1700' 8" cement tile installed due to his  
terraces & drain tile.

— LEGEND —

- Permanent Fence — — — — — x — — — — — x — — — — — x — — — — —
- Proposed Tile Line — — — — — [solid line with circles] — — — — —
- Existing Tile Line — — — — — [dashed line with circles] — — — — —
- Existing Shallow Ditch — — — — — [line with arrows] — — — — —
- Existing Deep Ditch — — — — — [double line with arrows] — — — — —

OWNER — — — — —

TOWNSHIP — — — — —

COUNTY — — — — — STATE — — — — —

DATE — — — — — SIGNED — — — — —



B-268

Arden Bergan - Drawn Nov. 73



CERTAIN-TEED/DAYMOND Co.



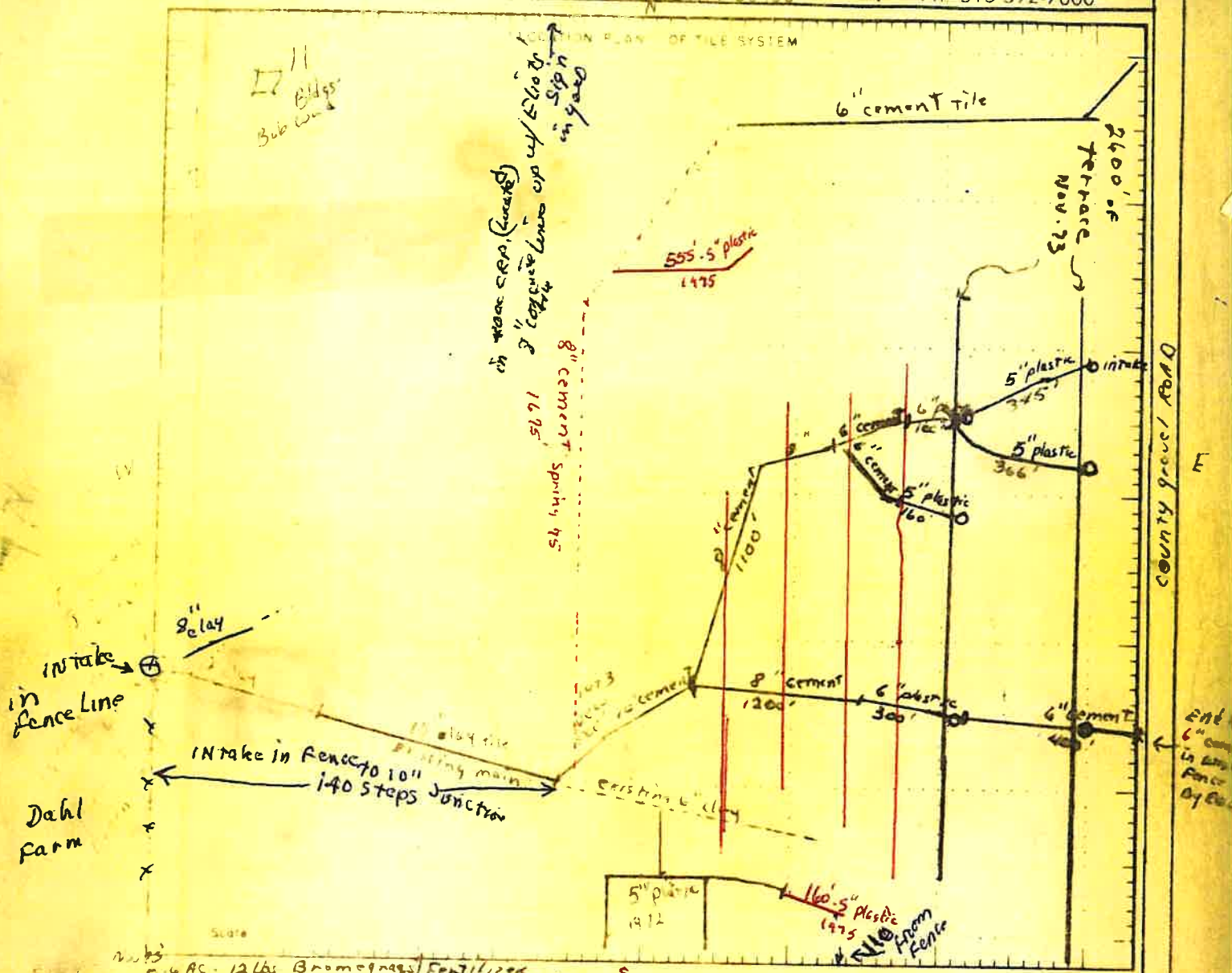
Certa-Flex Plastic Drain Tile

LAKE MILLS, IOWA 50450

Blacktop Kensett, Co. Rd. A. Ph 515-592-7000

DAYMOND

LOCATION PLAN OF TILE SYSTEM



Seeding  
6 AC. 12 lbs Bromegrass / Fertilizer  
6 lbs Switchgrass / N = 30 lbs  
P = 40 lbs  
K = 20 lbs

## MATERIALS ESTIMATE

Nov 73  
Installed by Miller B. & Son  
18 Backlund

500' - 10" cement tile	
2300' - 8" " " "	
990' - 6" " " "	
400' - 5" plastic tile	
4' - 6" cement tile	
3' - 5" plastic tile	

Legend  
 ○ = Intakes  
 — = Permanent Fence

Proposed Tile Line  
 Existing Tile Line  
 Existing Shallow Ditch  
 Existing Deep Ditch

OWNER Arden Bergan

TOWNSHIP Bristol

Red = 1974 Terraces at 4,650' on 4 Terraces

11 Intakes = 275.00

442' of 5" plastic tile = 132.60

Total Cost

1974 = 5155.53

on 1.11/FF  
 Rogness

COUNTY North

STATE Iowa

DATE Nov. 1973

SIGNED Arden Bergan

<sup>ASC</sup>  
Farm # B-268 ~~██████~~-<sup>24</sup> ██████ Person Farm - Arden Beagan - Drawn Nov. 73



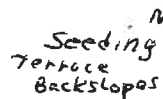
LAKE MILLS, IOWA 50450 Juice-Black top Kensett, Co Rd A  
Ph. 515-592-7000

P.O. Box 37

Kensell Co Rd A  
Ph. 515-592-7000

DAYMOND

## LOCATION PLAN OF TILE SYSTEM



0.6 AC. 12 lbs. Bromegrass / Fertilizer  
6 lbs. Switchgrass N = 304 lbs S  
P<sub>2</sub>O<sub>5</sub> = 40 lbs  
K<sub>2</sub>O = 40 lbs  
6-Terrace intakes - 6" plastic risers w/ steel pipe  
suppl.

## MATERIALS ESTIMATE

Nov 73 - { 500' - 10" cement tile  
installed by Miller Bldg. Ins. - 2300' - 8" " " "  
AB Backfilled. 990' - 6" " " " "  
installed - AB - 400' - 6" plastic tile  
" " 400' - 6" cement tile  
" " 871' - 5" plastic tile

**LEGEND**

② = Intakes

Permanent Fence — x — x — x —

Proposed Tile Line — [ ] — [ ] — [ ] —

Existing Tile Line — ○ — ○ —

Existing Shallow Ditch — > — > —

Existing Deep Ditch — ||| — ||| —

OWNER Arden Bergan  
TOWNSHIP Bristol

COUNTY North STATE Iowa

DATE Nov. 1973 SIGNED Gordon Began

All of Farm now tillable



IOWA  
WORTH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7076

Prepared : 6/13/23 9:29 AM CST

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : 11449A  
Recon ID : 19-195-2019-90  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
140.28	139.76	139.76	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	136.86		0.00		2.90	0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	136.86	2.55	171	0
<b>TOTAL</b>	<b>136.86</b>	<b>2.55</b>		

#### NOTES

Tract Number : 7924

Description : NW 35 BRISTOL  
FSA Physical Location : IOWA/WORTH  
ANSI Physical Location : IOWA/WORTH  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : ARDEN BERGAN RESIDUARY TRUST, MURIEL L BERGAN ESTATE  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.81	75.29	75.29	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.39	0.00	2.90	0.00	0.00	0.00



IOWA  
WORTH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7076

Prepared : 6/13/23 9:29 AM CST

Crop Year : 2023

### Abbreviated 156 Farm Record

Tract 7924 Continued ...

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	72.39	2.55	171
<b>TOTAL</b>	<b>72.39</b>	<b>2.55</b>	

#### NOTES

Tract Number : 8211

Description : NW 35 BRISTOL

FSA Physical Location : IOWA/WORTH

ANSI Physical Location : IOWA/WORTH

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : ARDEN BERGAN RESIDUARY TRUST, MURIEL L BERGAN ESTATE

Other Producers : None

Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
64.47	64.47	64.47	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.47	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	64.47	0.00	171
<b>TOTAL</b>	<b>64.47</b>	<b>0.00</b>	

#### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

<b>CRP-1</b> U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		1. ST. & CO CODE & ADMIN. LOCATION 19 195	2. SIGN-UP NUMBER 51
7A. COUNTY OFFICE ADDRESS (Include Zip Code) WORTH COUNTY FARM SERVICE AGENCY 1004 10TH ST S NORTHWOOD, IA 50459-1844		3. CONTRACT NUMBER 11449A	4. ACRES FOR ENROLLMENT 2.90
7B. TELEPHONE NUMBER (Include Area Code): (641) 324-1134		5. FARM NUMBER 7076	6. TRACT NUMBER(S) 7924
8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2018 TO: (MM-DD-YYYY) 09-30-2028	
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2D.			
10A. Rental Rate Per Acre \$ 212.00		11. Identification of CRP Land (See Page 2 for additional space)	
10B. Annual Contract Payment \$ 615	10C. First Year Payment \$	A. Tract No. 7924 7924	B. Field No. 0005 0006
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		C. Practice No. CP27 CP28	D. Acres 0.80 2.10
		E. Total Estimated Cost-Share \$ 0 \$ 0	
<b>12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): ARDEN BERGAN RESIDUARY TRUST 613 400TH ST HANLONTOWN, IA 50444-7525	(2) SHARE 50.00%	(3) SIGNATURE X Arden Bergan	(4) DATE (MM-DD-YYYY) 11-21-19
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): MURIEL L BERGAN 613 400TH ST HANLONTOWN, IA 50444-7525	(2) SHARE 50.00%	(3) SIGNATURE X Muriel Bergan	(4) DATE (MM-DD-YYYY) 11-21-19
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
<b>13. CCC USE ONLY</b>		A. SIGNATURE OF CCC REPRESENTATIVE [Signature]	
		B. DATE (MM-DD-YYYY) 11/22/19	
<b>NOTE:</b> The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552e - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-78). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.			
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-78, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.			

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.nscs.usda.gov/complaint\\_filing\\_cust.html](http://www.nscs.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.



Original - County Office Copy



Owner's Copy



Operator's Copy

RECEIVED

NOV 22 2019

 WORTH CO. FSA  
 NORTHWOOD, IOWA



By AB  
From State

Lauren

**EXHIBIT D**  
**TOP OF IOWA WIND FARM "AS-BUILT" EASEMENT PAYMENT PRICE AND PAYMENT SCHEDULE**

PROPERTY INFORMATION		APPROVAL SIGNATURES	
Property #:	37	Northern Iowa Windpower LLC:	<i>[Signature]</i>
Owner:	Arden Bergen	Date:	11-29-01
Parcel:	NW1/4	Owner:	<i>[Signature]</i>
Section:	36	Date:	12-03-01
Township:	Bristol		
County:	Worth		
Acreage:	142		

WIND FARM FACILITIES		WIND FARM IMPROVEMENTS		
		Original Est.	As-Built	Difference
Turbines:	T60			
MET Towers:	No	0.08	0.08	0.00
Access Roads:	Yes	0.00	0.00	0.00
Extra Land Used:		0.54	0.46	-0.08
Extra Road (Note 1):	No			
Access Radius:	No	0.00	0.00	0.00
Road Radius:	Yes	0.03	0.00	-0.03
Excess Crane Pad:	Yes	0.05	0.02	-0.03
Pole Line Collection Facilities:	No	0.00	0.00	0.00
		0.00	0.00	0.00
		0.70	0.56	-0.14

NOTE (1): Extra Road is defined as excess road over 24,000 square feet of road per turbine  
Total Acreage Used:

Annual Wind Farm Payment			
	Quantity	Payment/Unit	Payment
Wind Turbine Generators (# of wind turbines x \$2400/turbine/yr):	1	2400	2400.00
MET Towers (# of MET Towers x \$2400/turbine/yr):	0	2400	0.00
	Acres	Payment/Acre	Payment
Extra Road (Acres of Extra Road x \$3139/acre/yr):	0.00	3139	0.00
Access Radius (Acres of Access Radius x \$500/acre/yr):	0.00	500	0.00
Road Radius (Acres of Road Radius x \$500/acre/yr):	0.02	500	9.00
Excess Crane Pad (Acres of Excess Crane Pad x \$500/acre/yr):	0.00	500	2.00
			200.92
			2,411.00

2001 Payment:			Total Annual Payment Due December 2002:	
October:	\$2,411.00 x 1/12 mths/yr x (17 days x 15 turbines) + (11 days x 67 turbines)			
November:	\$2,411.00 x 1/12 mths/yr x 30 days in mth x 67 turbines run during mth:			72.24
December:	\$2,411.00 x 1/12 mths/yr x 31 days in mth x 89 turbines run during mth:			151.25
				200.92
				424.41

ONE-TIME UPFRONT EASEMENT PAYMENT RECONCILIATION				
	Original Estimate	As-Built	Payment	Amount Due
Construction Easement (\$70/acre x As-Built Survey Acreage):	3.43	3.53	70	7.00
Wind Non-Obstruction/Noise/Shadow Easement (\$30/acre x Total property):	142	142	30	0.00
Collection Line Easement (\$2.00 per linear foot of frontage):	0	0	2	0.00
				7.00

EASEMENT PAYMENT SCHEDULE							
Estimated Payment Stream Based on 2% of Revenue					Easement Payment Schedule Per Contract		
Year	Projected Gross Revenue	Average Revenue Per Turbine	2% of Revenue Per Turbine	2% of Revenue x Number of WTGs	Minimum Floor Payment	Choose Highest Payment	Total Payments
3/9/2001							
5/1/2001							
12/15/2001							1,000.00
12/15/2001							4,500.00
12/15/2001							1,035.08
12/15/2001							7.00
12/31/2002	7,200,000	80,898.9	1,618.0	3,236.0	2,411.00		424.41
12/31/2003	7,272,000	81,707.9	1,634.2	3,268.3	2,459.22		2,411.00
12/31/2004	7,344,720	82,524.9	1,650.5	3,301.0	2,508.40		2,459.22
12/31/2005	7,418,167	83,350.2	1,667.0	3,334.0	2,558.57		2,508.40
12/31/2006	7,492,349	84,183.7	1,683.7	3,367.3	2,609.74		2,558.57
12/31/2007	7,567,272	85,025.5	1,700.5	3,401.0	2,661.94		2,609.74
12/31/2008	7,642,945	85,875.8	1,717.5	3,435.0	2,715.18		2,661.94
12/31/2009	7,719,375	86,734.5	1,734.7	3,469.4	2,769.48		2,715.18
12/31/2010	7,796,568	87,601.9	1,752.0	3,504.1	2,824.87		2,769.48
12/31/2011	7,874,534	88,477.9	1,769.6	3,539.1	2,881.37		2,824.87
12/31/2012	7,953,279	89,362.7	1,787.3	3,574.5	2,939.00		2,881.37
12/31/2013	8,032,812	90,256.3	1,805.1	3,610.3	2,997.78		2,939.00
12/31/2014	8,113,140	91,158.9	1,823.2	3,646.4	3,057.73		2,997.78
12/31/2015	8,194,272	92,070.5	1,841.4	3,682.8	3,118.89		3,057.73
12/31/2016	8,276,157	92,991.9	1,859.7	3,719.4	3,181.26		3,118.89
12/31/2017	8,358,827	93,923.9	1,878.2	3,756.5	3,244.89		3,181.26
12/31/2018	8,442,343	94,866.9	1,896.7	3,794.1	3,309.79		3,244.89
12/31/2019	8,526,754	95,820.9	1,915.3	3,832.1	3,375.98		3,309.79
12/31/2020	8,612,010	96,785.9	1,934.1	3,870.4	3,443.50		3,375.98
12/31/2021	8,698,161	97,761.9	1,953.0	3,909.0	3,512.37		3,443.50
12/31/2022	8,785,257	98,748.9	1,972.0	3,948.0	3,582.62		3,512.37
12/31/2023	8,873,349	99,746.9	1,991.0	3,987.4	3,654.27		3,582.62
12/31/2024	8,962,496	100,755.9	2,010.0	4,027.0	3,727.36		3,654.27
12/31/2025	9,052,749	101,775.9	2,029.0	4,066.8	3,801.90		3,727.36
12/31/2026	9,144,157	102,806.9	2,048.0	4,106.8	3,877.94		3,801.90
Totals				\$94,081	77,225.05		84,191.54

## Top of Iowa | Old Gold Wind Redevelopment Stakeholder Meeting

Peregrine Energy Solutions recently took control of the Top of Iowa Wind with the intention of continued operations for several more years. Concurrent with the continued operations, Peregrine intends to begin the process of redeveloping the site for the next several decades of operation.

The future site will be designed to produce significantly more power with fewer turbines. Our current timeline for the redevelopment contemplates the project being completed within the next 5 years. We are committed to working with local landowners, elected officials and other stakeholders to responsibly develop this project in harmony with the local community.

### Frequently Asked Questions:

**1) I currently have a turbine on my property; will I be able to have a turbine as part of the redevelopment?**

Our goal is that all landowners who want a new turbine will have one in the new layout, as long as allowed through federal, state and local permitting. Landowners currently with multiple turbines may have fewer total turbines due to increased spacing requirements.

**2) How tall and powerful will the turbines be in the redeveloped projects and how many will there be?**

Each of the new turbines will be able to produce 3.5 to 4 MWs of power while the maximum production of the existing turbines is 0.9 MW. The new turbines will have a hub height ranging from 270' to 310' depending on available tower heights. The existing turbines have a hub height of 240'. The final number of turbines will depend on the sizing of the final selected equipment for the project and will likely be less than the current project has.

**3) Will there be any gaps in my payments resulting from the transition to Peregrine ownership or as part of the redevelopment?**

There should be no noticeable changes to the existing project from Peregrine's acquisition and all regular payments to current project landowners will not be affected.

Existing Top of Iowa landowners that choose to participate in the redevelopment project will receive a bridge payment equivalent to the pro-rated amount of their final year's payment for any lost revenue window between decommissioning the old turbines and commissioning of the new turbines.





## 4) What differentiates you from other developers?

Peregrine takes pride in being involved with the local community early and often. Our goal is to be a long-term operator of the asset and an amicable relationship with the greater community is essential to being a good neighbor.

## 5) How are you evaluating potential environmental impacts?

Appropriate field surveys such as wetland delineation, bird use and nest surveys, bat surveys, and other wildlife and environmental surveys will be conducted. Identified environmental resources will be avoided to the extent practicable and the project will be designed to minimize potential environmental impacts.

## 6) What will happen to the old turbines? Will they be recycled?

Our plan is to recycle as much of the turbines and components as possible, including blades, towers, and other components. Any components with remaining useful life may be sent to other operating wind farms.

## 7) I currently work for the operating project; will I be able to continue working on the redeveloped project?

Peregrine will work with existing and future service providers to the greatest extent to ensure existing employees of the site will be given hiring preference for jobs at the redeveloped project. Peregrine will look to subsidize any additional training that may be required for the updated equipment.

## 8) What are some of the next steps we can expect in the project's redevelopment?

We will begin the Iowa Utility Board Franchise process in the next couple of months and reaching out to current landowners to initiate negotiations for the redevelopment agreements. We will also be beginning our FAA studies and engaging with the Worth County officials to continue our development process.

## 9) Who can I contact if I have any additional questions or concerns?

Please see below for a list of contacts at Peregrine Energy who can support you with any questions or needs you may have. In addition, we are creating a website which will be updated with project communications and facts.

### Project Contacts

Contact	Role	Phone	Email
Matt Von Tungeln	Project Developer	405.206.8859	mattvt@peregrineenergysolutions.com
Gabriel McDonald	Project Developer	720.392.3222	gmcdonald@peregrineenergysolutions.com
Chris Noonan	Land and Real Estate	970.236.6259	cnoonan@peregrineenergysolutions.com
Andy Marlette	Project Landman	318.780.7245	marlette.andy@gmail.com



# Property Description – **Tract 4**

**SIZE – 112.29 Gross Acres - bare cropland**

**LEGAL DESCRIPTION – South half Southeast quarter (S ½ SE ¼) & Northwest quarter Southeast quarter (NW ¼ SE ¼) except the 7.71 Acres building site Section 35-T99N-R22W, Worth County**

**REAL ESTATE TAXES - \$3,174.00**

**TILLABLE ACRES – 104.85 acres per Farm Service Agency**

**CSR2 ave. – 83.6**

**DRAINAGE – FSA Form 156EZ says “ Tract does not contain a wetland.” See attached tile maps.**

**HEL – none of the cropland is highly erodible**

**BUILDING IMPROVEMENTS – None**

**MINERAL RIGHTS – All of the mineral rights go with the farm.**

**POSSESSION - Outright possession available for the 2024 growing season. The 2023 lease was terminated.**

**EASEMENTS - - Top of Iowa I - Wind Farm lease; Most recent annual payment - \$7,288.46**



# Worth County, Iowa



APPLE AVE BALSAM AVE CARDINAL AVE DOGWOOD AVE EAGLE AVE FINCH AVE GROUSE AVE WHEELER-WOOD AVE INDIGO AVE JONQUILL AVE JUNIPER AVE LARK AVE MALLARD AVE NETTLE AVE OLIVE AVE PARTRIDGE AVE QUAIL AVE RAVEN AVE SPRUCE AVE THRUSH AVE ULMUS AVE VINE AVE WARBLER AVE YARROW AVE ZINNIA AVE

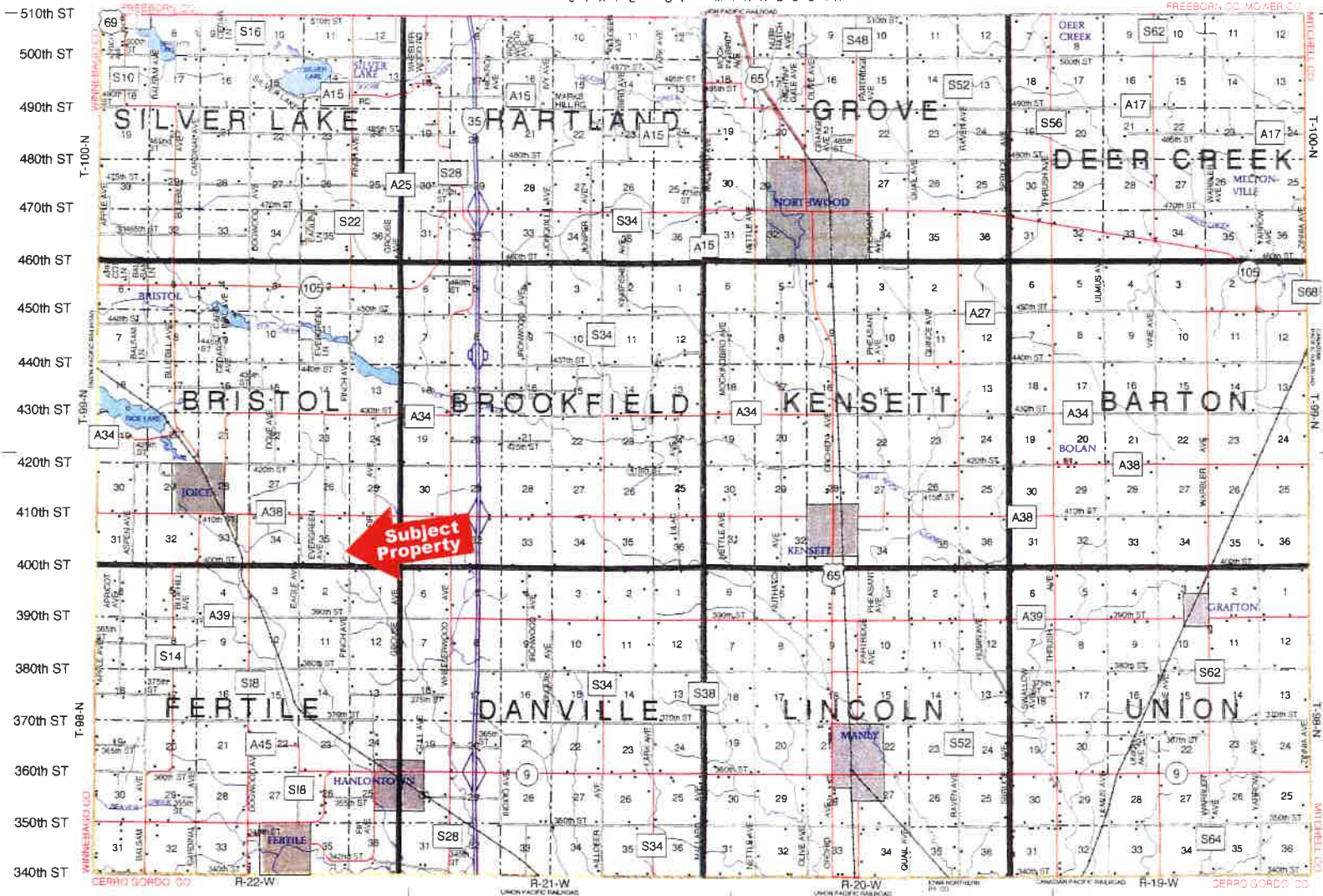
R-22-W

R-21-W

R-20-W

R-19-W

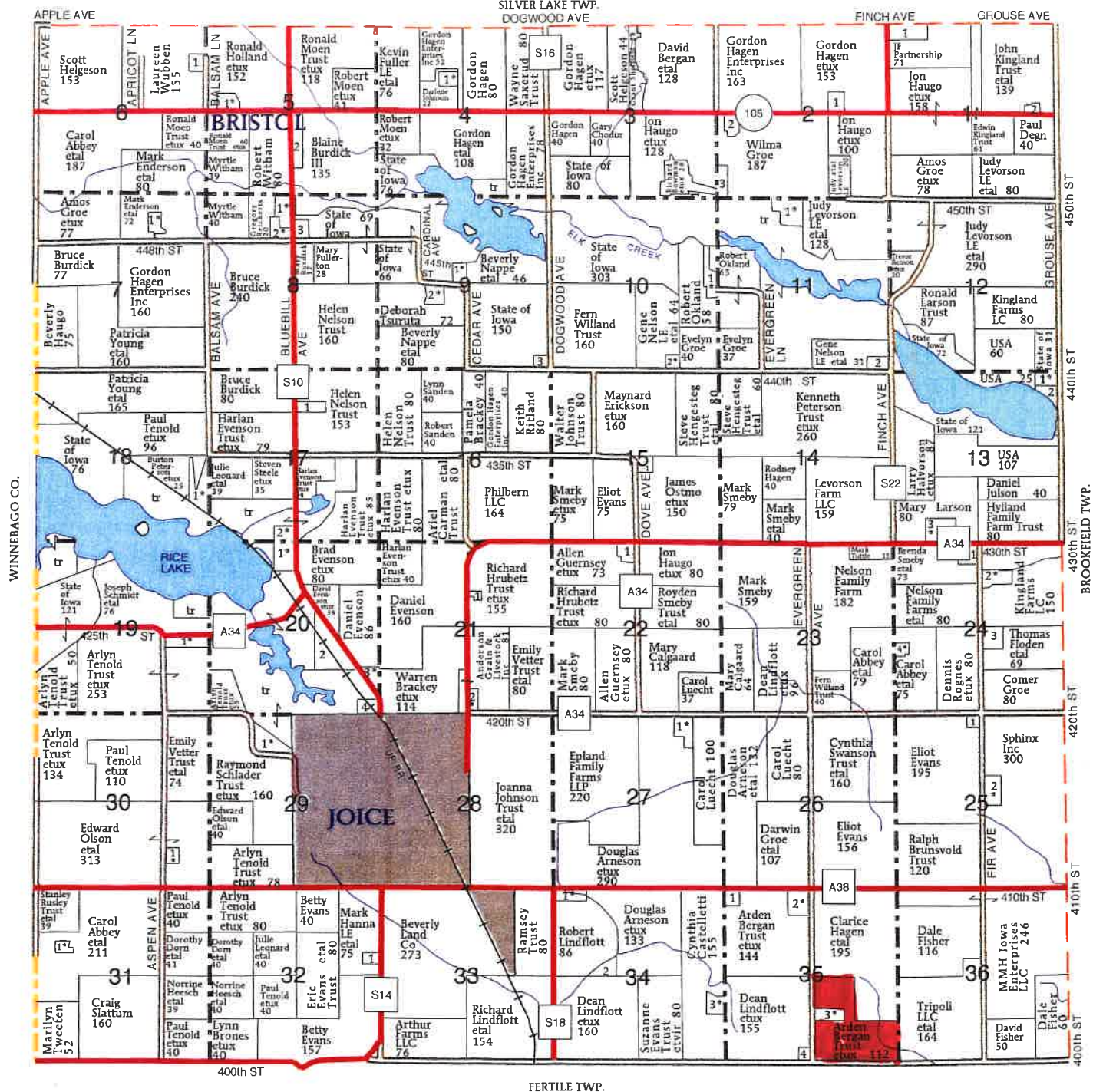
STATE OF MINNESOTA





R-22-W

SILVER LAKE TWP.





Farm# 7077  
Tract# 8209

35 BRISTOL



1 inch = 660 feet

**CROP YEAR:** \_\_\_\_\_

**IMAGERY YEAR: 2021**

Prepared by Worth County FSA

Map Printed: June 13, 2023

**Legend**

Field Boundary

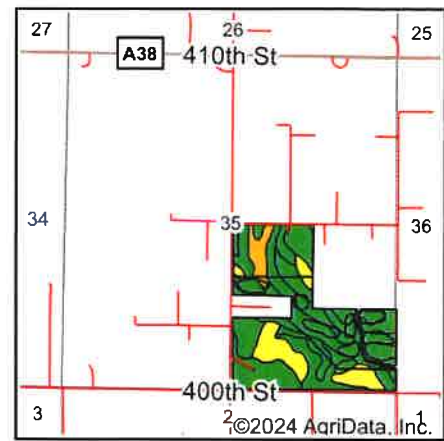
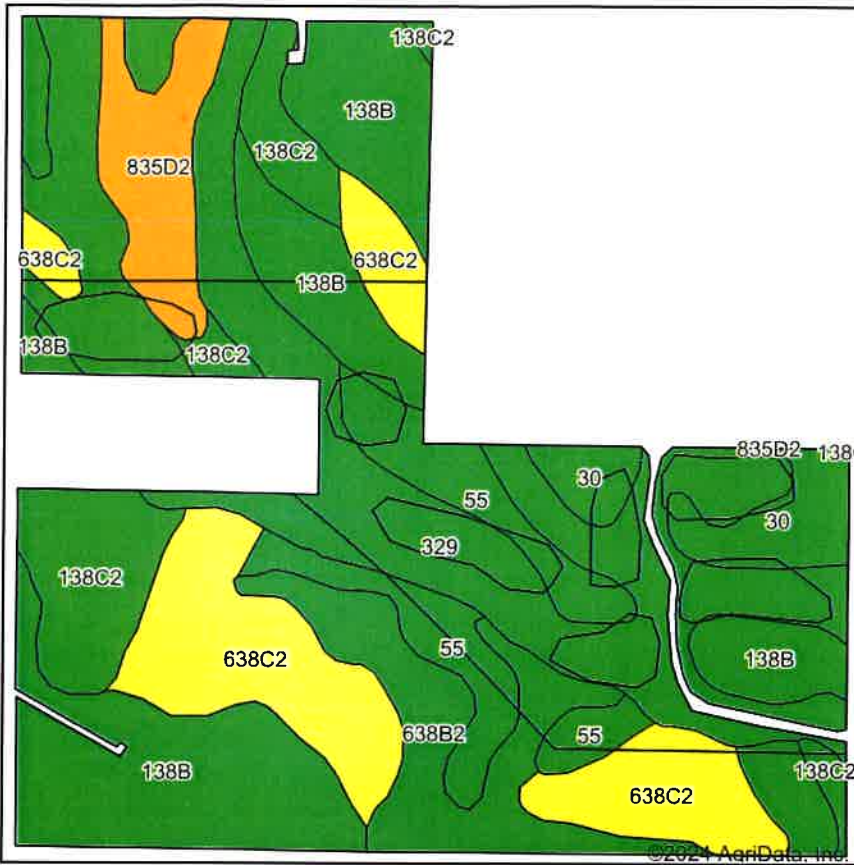
**Wetland Determination**

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations or contact NRCS.

# Soils Map



State: **Iowa**  
 County: **Worth**  
 Location: **35-99N-22W**  
 Township: **Bristol**  
 Acres: **104.85**  
 Date: **1/21/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Com Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu
329	Webster-Nicollet complex, 0 to 3 percent slopes	26.80	25.6%		IIw	228.8	66.4	87	83			
138B	Clarion loam, 2 to 6 percent slopes	24.51	23.4%		IIe	225.6	65.4	89	80			
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	16.14	15.4%		IIIe	176.0	51.0	75	58			
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	10.04	9.6%		IIe	80.0	23.2	85	73			
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.71	8.3%		IIIe	204.8	59.4	83	64			
55	Nicollet clay loam, 1 to 3 percent slopes	8.63	8.2%		Iw	233.6	67.7	89	88			
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	5.61	5.4%		IVe	80.0	23.2	53				
30	Nicollet-Clarion complex, 1 to 3 percent slopes	4.41	4.2%		Ie	228.8	66.4	91		218	87	63
Weighted Average					2.22	196.1	56.9	83.6	*-	9.2	3.7	2.6

\*\*IA has updated the CSR values for each county to CSR2.

\*\*IA has updated the CSR values for each county to CSR2.\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*\*IA has updated the CSR values for each county to CSR2.\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*\*IA has updated the CSR values for each county to CSR2.\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.







Form #  
B-335

120 Acres

Noreen Groe - Arden Bergen Farm

Drawn Nov. 73



# CERTAIN-TEED/DAYMOND Co.



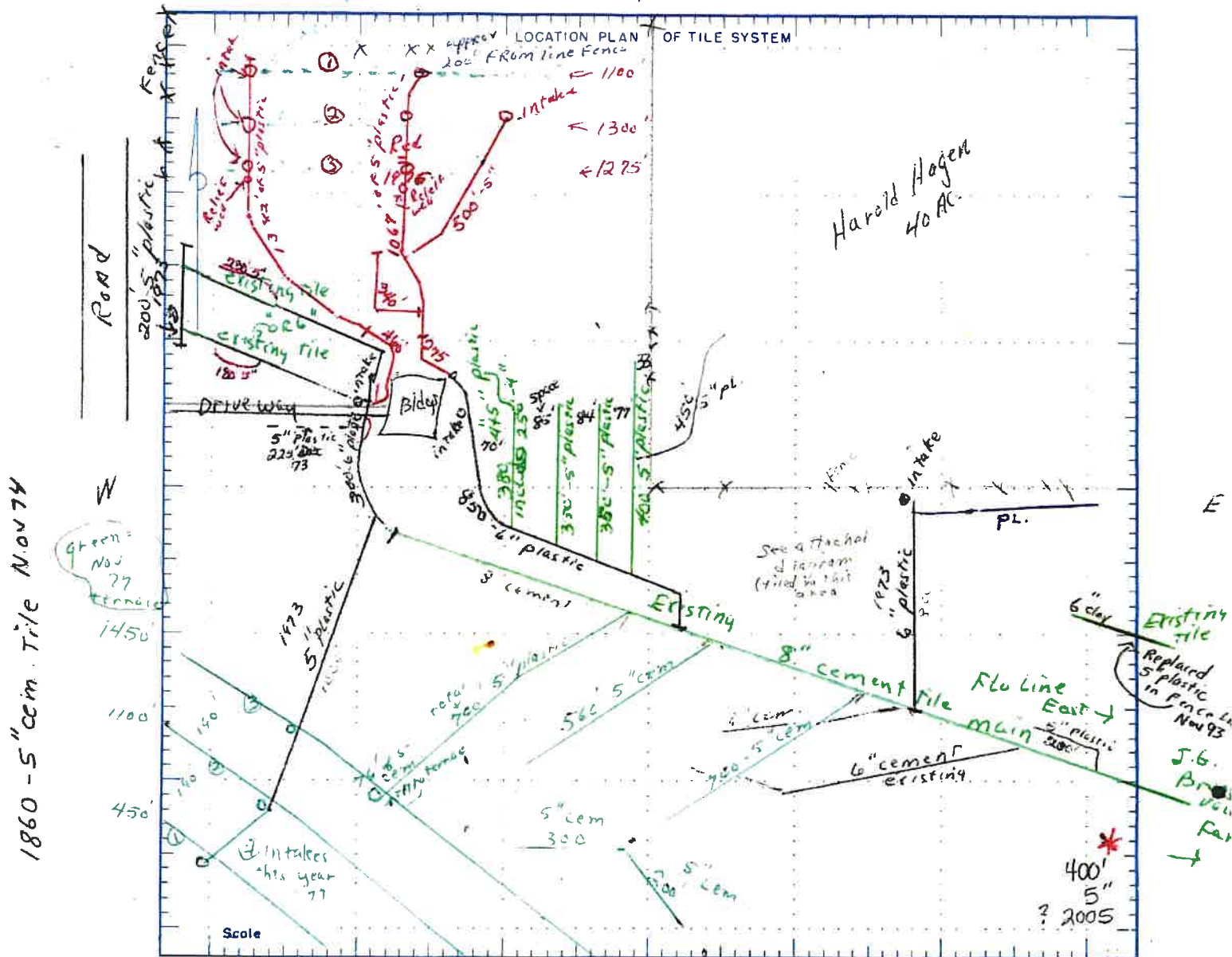
Certa-Flex Plastic Drain Tile

P.O. Box 37

LAKE MILLS, IOWA 50450

Ph. 515-592-7000

DAYMOND





IOWA  
WORTH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 7077

Prepared : 6/13/23 1:46 PM CST

Crop Year : 2023

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 19-195-2019-90  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Tract Number : 8209  
Description : SE 35 BRISTOL  
FSA Physical Location : IOWA/WORTH  
ANSI Physical Location : IOWA/WORTH  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ARDEN BERGAN RESIDUARY TRUST, MURIEL L BERGAN ESTATE  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
106.78	104.86	104.86	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	104.86	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	104.85	0.00	171
<b>TOTAL</b>	<b>104.85</b>	<b>0.00</b>	

#### NOTES

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## Top of Iowa | Old Gold Wind Redevelopment Stakeholder Meeting

Peregrine Energy Solutions recently took control of the Top of Iowa Wind with the intention of continued operations for several more years. Concurrent with the continued operations, Peregrine intends to begin the process of redeveloping the site for the next several decades of operation.

The future site will be designed to produce significantly more power with fewer turbines. Our current timeline for the redevelopment contemplates the project being completed within the next 5 years. We are committed to working with local landowners, elected officials and other stakeholders to responsibly develop this project in harmony with the local community.

### Frequently Asked Questions:

- 1) **I currently have a turbine on my property; will I be able to have a turbine as part of the redevelopment?**

Our goal is that all landowners who want a new turbine will have one in the new layout, as long as allowed through federal, state and local permitting. Landowners currently with multiple turbines may have fewer total turbines due to increased spacing requirements.

- 2) **How tall and powerful will the turbines be in the redeveloped projects and how many will there be?**

Each of the new turbines will be able to produce 3.5 to 4 MWs of power while the maximum production of the existing turbines is 0.9 MW. The new turbines will have a hub height ranging from 270' to 310' depending on available tower heights. The existing turbines have a hub height of 240'. The final number of turbines will depend on the sizing of the final selected equipment for the project and will likely be less than the current project has.

- 3) **Will there be any gaps in my payments resulting from the transition to Peregrine ownership or as part of the redevelopment?**

There should be no noticeable changes to the existing project from Peregrine's acquisition and all regular payments to current project landowners will not be affected.

Existing Top of Iowa landowners that choose to participate in the redevelopment project will receive a bridge payment equivalent to the pro-rated amount of their final year's payment for any lost revenue window between decommissioning the old turbines and commissioning of the new turbines.



**4) What differentiates you from other developers?**

Peregrine takes pride in being involved with the local community early and often. Our goal is to be a long-term operator of the asset and an amicable relationship with the greater community is essential to being a good neighbor.

**5) How are you evaluating potential environmental impacts?**

Appropriate field surveys such as wetland delineation, bird use and nest surveys, bat surveys, and other wildlife and environmental surveys will be conducted. Identified environmental resources will be avoided to the extent practicable and the project will be designed to minimize potential environmental impacts.

**6) What will happen to the old turbines? Will they be recycled?**

Our plan is to recycle as much of the turbines and components as possible, including blades, towers, and other components. Any components with remaining useful life may be sent to other operating wind farms.

**7) I currently work for the operating project; will I be able to continue working on the redeveloped project?**

Peregrine will work with existing and future service providers to the greatest extent to ensure existing employees of the site will be given hiring preference for jobs at the redeveloped project. Peregrine will look to subsidize any additional training that may be required for the updated equipment.

**8) What are some of the next steps we can expect in the project's redevelopment?**

We will begin the Iowa Utility Board Franchise process in the next couple of months and reaching out to current landowners to initiate negotiations for the redevelopment agreements. We will also be beginning our FAA studies and engaging with the Worth County officials to continue our development process.

**9) Who can I contact if I have any additional questions or concerns?**

Please see below for a list of contacts at Peregrine Energy who can support you with any questions or needs you may have. In addition, we are creating a website which will be updated with project communications and facts.

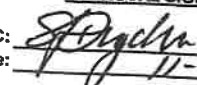
**Project Contacts**

Contact	Role	Phone	Email
Matt Von Tungeln	Project Developer	405.206.8859	mattvt@peregrineenergysolutions.com
Gabriel McDonald	Project Developer	720.392.3222	gmcdonald@peregrineenergysolutions.com
Chris Noonan	Land and Real Estate	970.236.6259	cnoonan@peregrineenergysolutions.com
Andy Marlette	Project Landman	318.780.7245	marlette.andy@gmail.com





Grac

EXHIBIT D									
TOP OF IOWA WIND FARM "AS-BUILT" EASEMENT PAYMENT PRICE AND PAYMENT SCHEDULE									
PROPERTY INFORMATION									
Property #:	41								
Owner:	Arden Bergan								
Parcel:	W1/2 of SE1/4; SE1/4 of SE1/4								
Section:	35								
Township:	Bristol								
County:	Worth								
Acreage:	112								
APPROVAL SIGNATURES									
		Northern Iowa Windpower LLC:		 Date: 11-29-01					
		Owner:		Arden Bergan Date: 12-03-01					
WIND FARM IMPROVEMENTS									
Wind Farm Facilities			Original Est.	As-Built	Difference				
Turbines:	T72, T89		0.16	0.16	0.00				
MET Towers:	No		0.00	0.00	0.00				
Access Roads:	Yes		0.87	0.00	-0.87				
Extra Land Used:									
Extra Road (Note 1):	No		0.00	0.00	0.00				
Access Radius:	No		0.07	0.00	-0.07				
Road Radius:	Yes		0.00	0.01	0.01				
Excess Crane Pad:	Yes		0.00	0.00	0.00				
Pole Line Collection Facilities:	Yes		1.53	0.00	-1.53				
NOTE (1): Extra Road is defined as excess road over 24,000 square feet of road per turbine		Total Acreage Used:	2.63	0.84	-2.45				
Annual Wind Farm Payment									
Wind Turbine Generators (# of wind turbines x \$2400/turbine/yr):		Quantity	2	Payment/Unit	2400	Payment			
MET Towers (# of MET Towers x \$2400/turbine/yr):			0	2400	0.00				
Extra Road (Acres of Extra Road x \$3139/acre/yr):		Acres	0.00	Payment/Acre	3139	0.00			
Access Radius (Acres of Access Radius x \$500/acre/yr):			0.00	500	0.00				
Road Radius (Acres of Road Radius x \$500/acre/yr):			0.01	500	7.40				
Excess Crane Pad (Acres of Excess Crane Pad x \$500/acre/yr):			0.00	500	1.35				
NOTE (2): Total payment is escalated 2% annually commencing 2003		Total Annual Payment Due December 2002:			\$4,808.75				
2001 Payment:		October:		\$4,808.75 x 1/12 mths/yr x (17 days x 15 turbines) + (11 days x 67 turbines)		144.08			
		November:		\$4,808.75 x 1/12 mths/yr x 30 days in mth x 67 turbines run during mth:		301.67			
		December:		\$4,808.75 x 1/12 mths/yr x 31 days in mth x 89 turbines run during mth:		400.73			
		Partial Year Payment Due December 2001:			\$846.48				
ONE-TIME UPFRONT EASEMENT PAYMENT RECONCILIATION									
Construction Easement (\$70/acre x As-Built Survey Acreage):		Original Estimate	6.94	As-Built	10.07	Payment	70	Amount Due	
Wind Non-Obstruction/Noise/Shadow Easement (\$30/acre x Total property):			112		112	30	219.10		
Collection Line Easement (\$2.00 per linear foot of frontage):			2670		2613.6	2	0.00		
		Remaining Total One-Time Upfront Easement Payment Due:			\$219.10				
EASEMENT PAYMENT SCHEDULE									
Estimated Payment Stream Based on 2% of Revenue									
Year	Projected Gross Revenue	Average Revenue Per Turbine	2% of Revenue Per Turbine	2% of Revenue x Number of WTGs	Easement Payment Schedule Per Contract	Minimum Floor Payment	Choose Highest Payment	Total Payments	
3/9/2001	Option Payment - Paid							1,000.00	
5/1/2001	One Time Upfront Easement Payment - Paid							9,166.00	
12/15/2001	Crop Damage/Compaction							2,966.40	
12/16/2001	One Time Upfront Easement Payment Reconciliation							219.10	
12/16/2001	Partial Year Payment							846.48	
12/31/2002	7,200,000	80,898.9	1,618.0	3,236.0	4,808.75			4,808.75	
12/31/2003	7,272,000	81,707.9	1,634.2	3,268.3	4,904.93			4,904.93	
12/31/2004	7,344,720	82,524.9	1,650.5	3,301.0	5,003.02			5,003.02	
12/31/2005	7,418,167	83,350.2	1,667.0	3,334.0	5,103.08			5,103.08	
12/31/2006	7,492,349	84,183.7	1,683.7	3,367.3	5,205.15			5,205.15	
12/31/2007	7,567,272	85,025.5	1,700.5	3,401.0	5,309.25			5,309.25	
12/31/2008	7,642,945	85,875.8	1,717.5	3,435.0	5,415.43			5,415.43	
12/31/2009	7,719,375	86,734.5	1,734.7	3,469.4	5,523.74			5,523.74	
12/31/2010	7,796,568	87,601.9	1,752.0	3,504.1	5,634.22			5,634.22	
12/31/2011	7,874,534	88,477.9	1,769.6	3,539.1	5,746.90			5,746.90	
12/31/2012	7,953,279	89,362.7	1,787.3	3,574.5	5,861.84			5,861.84	
12/31/2013	8,032,812	90,256.3	1,805.1	3,610.3	5,979.08			5,979.08	
12/31/2014	8,113,140	91,158.9	1,823.2	3,646.4	6,098.66			6,098.66	
12/31/2015	8,194,272	92,070.5	1,841.4	3,682.8	6,220.63			6,220.63	
12/31/2016	8,358,157	93,911.9	1,878.2	3,756.5	6,345.04			6,345.04	
12/31/2017	8,525,320	95,790.1	1,915.8	3,831.6	6,471.94			6,471.94	
12/31/2018	8,695,827	97,705.9	1,954.1	3,908.2	6,601.38			6,601.38	
12/31/2019	8,869,743	99,660.0	1,993.2	3,986.4	6,733.41			6,733.41	
12/31/2020	9,047,138	101,653.2	2,033.1	4,066.1	6,868.08			6,868.08	
12/31/2021	9,228,081	103,686.3	2,073.7	4,147.5	7,005.44			7,005.44	
12/31/2022	9,412,642	105,760.0	2,115.2	4,230.4	7,145.55			7,145.55	
12/31/2023	9,600,895	107,875.2	2,157.5	4,315.0	7,288.46			7,288.46	
12/31/2024	9,792,913	110,032.7	2,200.7	4,401.3	7,434.23			7,434.23	
12/31/2025	9,988,771	112,233.4	2,244.7	4,489.3	7,582.91			7,582.91	
12/31/2026	10,188,547	114,478.1	2,289.6	4,579.1	7,734.57			7,734.57	
Totals				\$94,081	154,025.70			168,243.69	

By: [Signature]  
 Rev'd  
 12-11-02

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**Fox Auction Company & Benchmark Agribusiness, Inc. are agents for the Seller.**