

# **120.0 Acres m/l**

## **Worth County Land Auction**

**Wednesday, September 16<sup>th</sup> @ 10:30 AM**

**Live Auction with Online Bidding!**

Live Auction held at the Carpenter  
Community Center  
Carpenter, Iowa

120.0 m/l Gross Acres w/110.45 Acres Tillable  
Located in the S.E. corner of Section 11, Barton  
Township

\$8,000+ in yearly Windmill income  
Average CSR2 of 81.3; Real Estate tax - \$3,270.00  
6.43-acre building site  
Well tiled  
Open to farm for 2021

**Seller: Lowell Jaspers Trust**

For questions and more information, contact:

Executor: Jim Jaspers 641-430-8360

Auctioneer: Frank Fox 641-420-3243

[foxauctioncompany.com](http://foxauctioncompany.com)

Closing Broker: Fred Greder 641-425-0080

[benchmarkagribusiness.com](http://benchmarkagribusiness.com)

## **SPECIAL PROVISIONS:**

**The buyers will reimburse the sellers for Fall tillage (if applicable) and for the actual expense of the Fall fertilizer program.**

**Sellers will keep 100% of the 12/31/2020 wind turbine payment from Barton Windpower. The buyer will receive 100% of all future wind turbine lease payments.**

**Buyer is responsible to perform their own due diligence in regard to value and fitness of property. Buyers will be responsible for any environmental issues associated with idle building sites including, but not limited to, abandoned wells and solid waste.**

**This information has been gathered from reliable sources but, Fox Auction Company & Benchmark Agribusiness, Inc. do not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.**

**This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.**

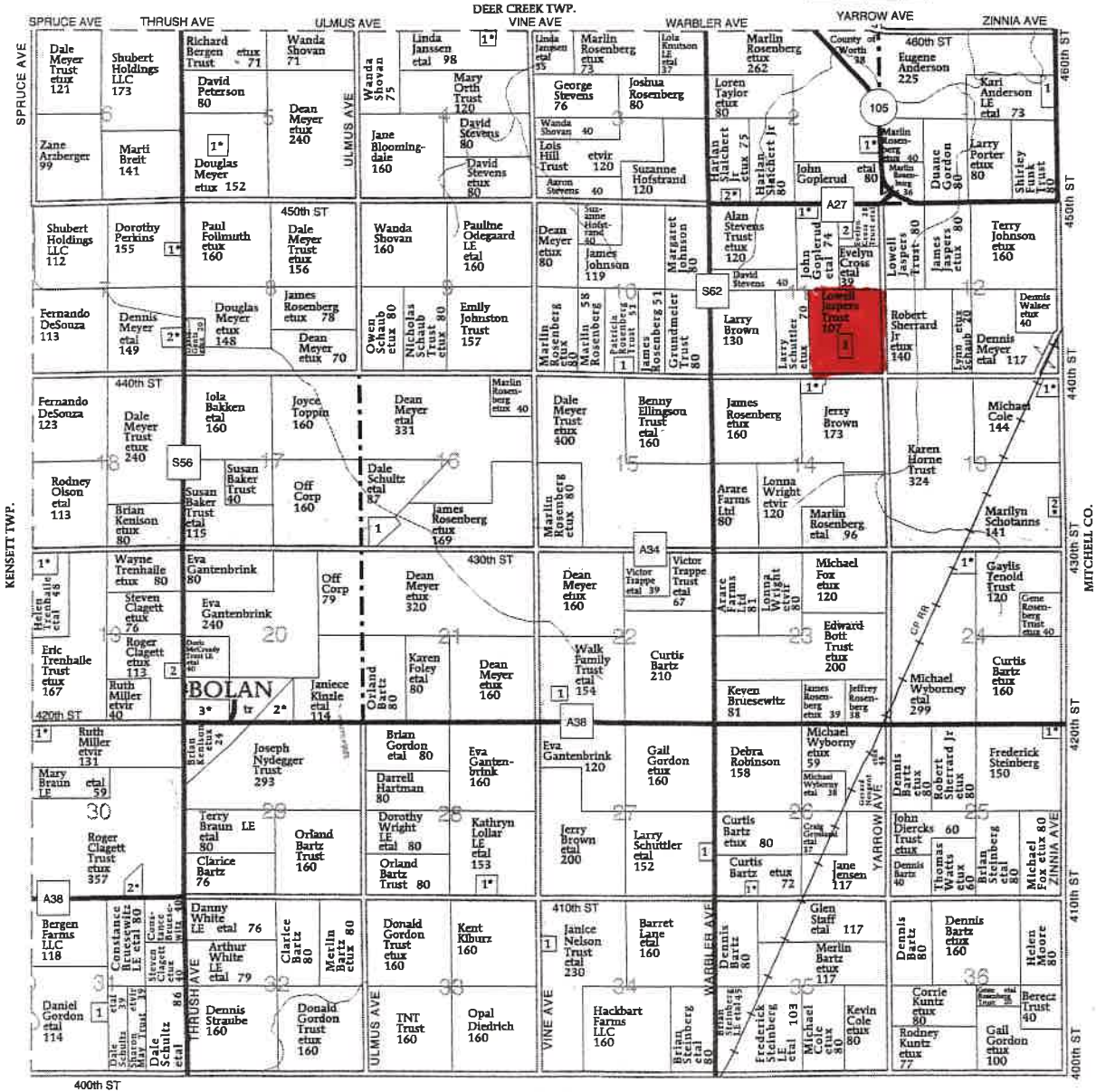
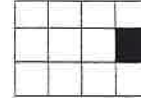
**Fox Auction Company & Benchmark Agribusiness, Inc. are agents for the Seller.**

T-99-N

# BARTON PLAT

(Landowners)

R-19-W



UNION TWP.

Farm# 4025  
Tract# 9042

11 BARTON







1 inch = 660 feet

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

**IMAGERY YEAR: 2019**

**Legend**

-  Field Boundary
- Wetland Determination**
- Wetland Determination Identifiers**
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Prepared by Worth County FSA  
Map Printed: August 21, 2020

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or speed to determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Farm# 4025  
Tract# 9043

11 BARTON







1 inch = 660 feet

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

**IMAGERY YEAR: 2019**

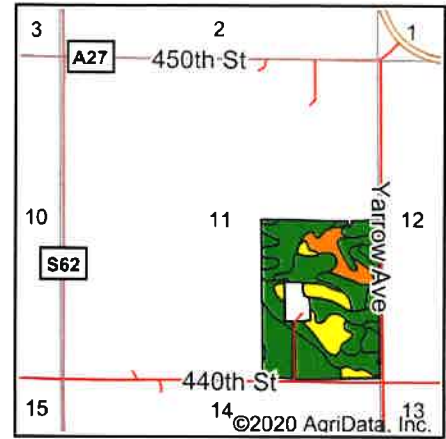
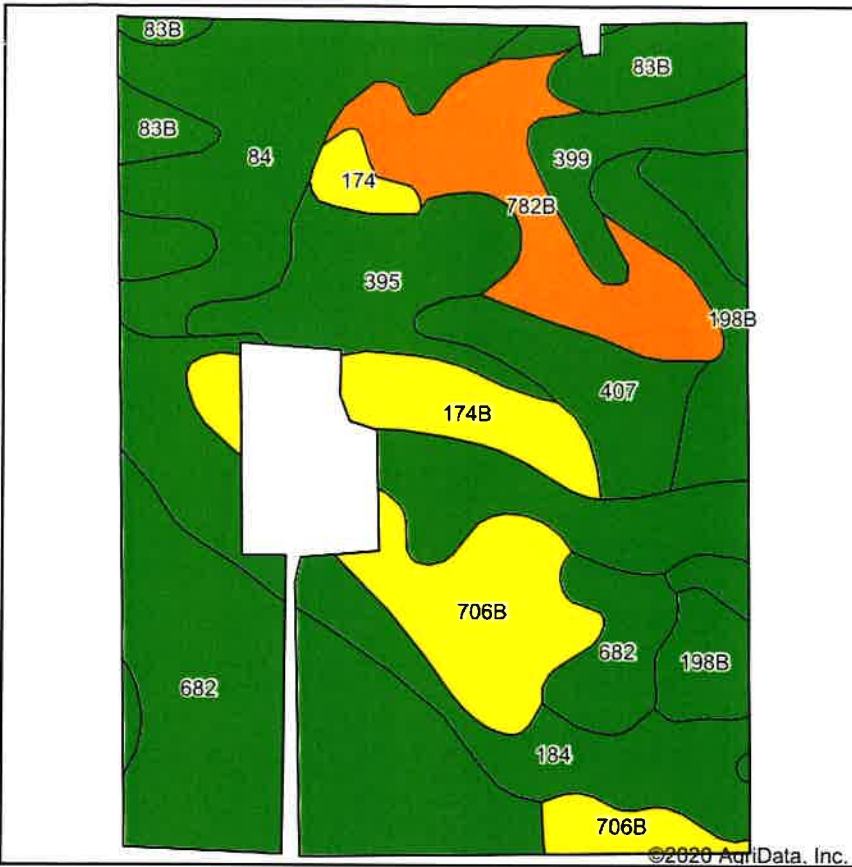
**Legend**

-  Field Boundary
- Wetland Determination**
- Wetland Determination Identifiers**
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Prepared by Worth County FSA  
Map Printed: August 21, 2020

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# Soils Map



State: **Iowa**  
 County: **Worth**  
 Location: **11-99N-19W**  
 Township: **Barton**  
 Acres: **110.17**  
 Date: **8/21/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Com	Oats	Soybeans
682	Maxfield silt loam, 0 to 2 percent slopes	22.69	20.6%		llw			83				
84	Clyde silty clay loam, 0 to 3 percent slopes	20.78	18.9%		llw	224	65	88	80	193.5	76.5	56
184	Klinger silty clay loam, 1 to 4 percent slopes	12.72	11.5%		lw	240	69.6	95	93			
706B	Cerlin silt loam, 2 to 5 percent slopes	9.94	9.0%		lle	80	23.2	66	62	155	62	45
782B	Donnan silt loam, 2 to 5 percent slopes	9.28	8.4%		lle	80	23.2	43		140	56	41
395	Marquis loam, 0 to 3 percent slope	7.76	7.0%		lle	230.4	66.8	96				
198B	Floyd loam, 1 to 4 percent slopes	6.38	5.8%		llw	230.4	66.8	89				
83B	Kenyon loam, 2 to 5 percent slopes	5.89	5.3%		lle	225.6	65.4	90	83	210	91	61
407	Schley silt loam, 1 to 3 percent slopes	5.24	4.8%		llw	204.8	59.4	81	73	193	77	56
174B	Bolan loam, 2 to 5 percent slopes	4.14	3.8%		lls	177.6	51.5	63	70	158	63	46
399	Readlyn silt loam, 1 to 3 percent slopes	4.12	3.7%		lw	220.8	64	91	88			
174	Bolan loam, 0 to 2 percent slopes	1.23	1.1%		lls	176	51	69		164	66	48
<b>Weighted Average</b>						<b>152.2</b>	<b>44.1</b>	<b>81.4</b>	<b>*-</b>	<b>90.5</b>	<b>36.4</b>	<b>26.3</b>

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

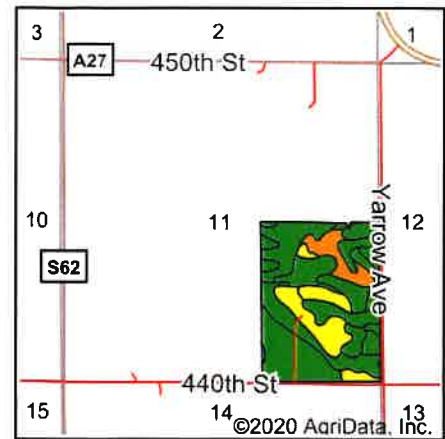
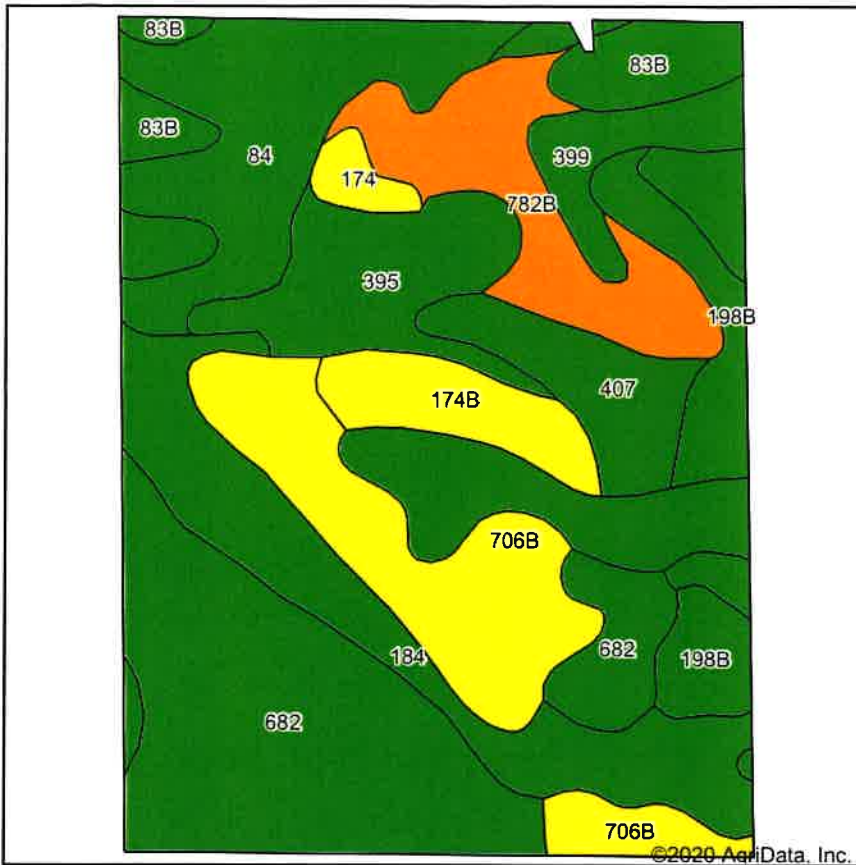
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*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.

# Soils Map



State: **Iowa**  
 County: **Worth**  
 Location: **11-99N-19W**  
 Township: **Barton**  
 Acres: **117.51**  
 Date: **8/21/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA195 Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans
682	Maxfield silt loam, 0 to 2 percent slopes	23.85	20.3%		llw			83				
84	Clyde silty clay loam, 0 to 3 percent slopes	21.18	18.0%		llw	224	65	88	80	193.5	76.5	56
184	Klinger silty clay loam, 1 to 4 percent slopes	14.10	12.0%		lw	240	69.6	95	93			
706B	Cerlin silt loam, 2 to 5 percent slopes	13.84	11.8%		lle	80	23.2	66	62	155	62	45
782B	Donnan silt loam, 2 to 5 percent slopes	9.28	7.9%		lle	80	23.2	43		140	56	41
395	Marquis loam, 0 to 3 percent slope	7.94	6.8%		lle	230.4	66.8	96				
198B	Floyd loam, 1 to 4 percent slopes	6.38	5.4%		llw	230.4	66.8	89				
83B	Kenyon loam, 2 to 5 percent slopes	5.88	5.0%		lle	225.6	65.4	90	83	210	91	61
407	Schley silt loam, 1 to 3 percent slopes	5.24	4.5%		llw	204.8	59.4	81	73	193	77	56
174B	Bolan loam, 2 to 5 percent slopes	4.48	3.8%		lls	177.6	51.5	63	70	158	63	46
399	Readlyn silt loam, 1 to 3 percent slopes	4.11	3.5%		lw	220.8	64	91	88			
174	Bolan loam, 0 to 2 percent slopes	1.23	1.0%		lls	176	51	69		164	66	48
<b>Weighted Average</b>						<b>149.7</b>	<b>43.4</b>	<b>81</b>	<b>*-</b>	<b>91</b>	<b>36.6</b>	<b>26.4</b>

\*\*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.

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 : 4025

Prepared : 8/21/20 9:43 AM

Crop Year : 2020

Operator Name : JAMES LOWELL JASPERS  
 Farms Associated with Operator : 19-195-4025, 19-195-6011, 19-195-6012  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
117.51	110.17	110.17	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	110.17	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	56.20	0.00	164	
Soybeans	53.00	0.00	49	
<b>TOTAL</b>	<b>109.20</b>	<b>0.00</b>		

NOTES

Tract Number : 9042

Description : SE 11 Barton  
 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 : LOWELL S JASPERS TRUST  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
107.80	107.51	107.51	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	107.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



**Abbreviated 156 Farm Record**

**Tract 9042 Continued ...**

Corn	54.80	0.00	164
Soybeans	51.74	0.00	49
<b>TOTAL</b>	<b>106.54</b>	<b>0.00</b>	

**NOTES**

**Tract Number** : 9043

**Description** : SE 11 Barton

**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** : LOWELL S JASPERS TRUST

**Other Producers** : None

**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
9.71	2.66	2.66	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	2.66	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	1.40	0.00	164
Soybeans	1.26	0.00	49
<b>TOTAL</b>	<b>2.66</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.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*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.*



United States Department  
of Agriculture

Natural Resources  
Conservation Service

NRCS-CPA-026E  
9/2000

**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name Address:	Jerry Brown 2363 440th Street Saint Ansgar, IA 50472-7517	Request Date:	10/18/13	County:	Worth
Agency or Person Requesting Determination:	FSA	Tract No:	9042	FSA Farm No.:	4025

**Section I - Highly Erodible Land**

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	Yes

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
-	-	-		
-	-	-		
-	-	-		
-	-	-		
-	-	-		

The Highly Erodible Land determination was completed in the-Office

**Section II - Wetlands**

Are there hydric soils on this farm?	Yes
--------------------------------------	-----

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)**	Acres	Determination Date	Certification Date
1	PC		107.51	10/24/2013	10/24/2013
-	-				
-	-				
-	-				

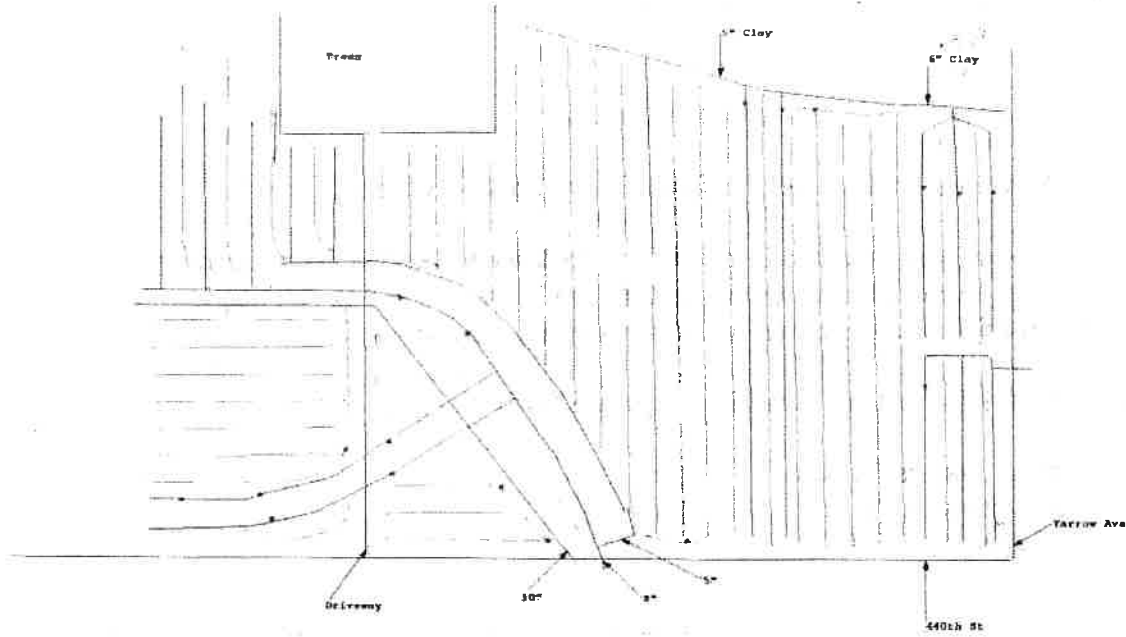
The wetland determination was completed in the -Office It was -mailed to the person on 10/24/2013.

Remarks: This determination was completed for USDA purposes only. Appeal Rights were given.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
--------------------------------------	------

North



Customer: Lowell Jaspers

Severson Farm Tile Map

Location: Barton TWP Sec 11

Scale: 200 feet

Spacing: 60

Date: Nov 2013

Peterson Excavating & Drainage INC

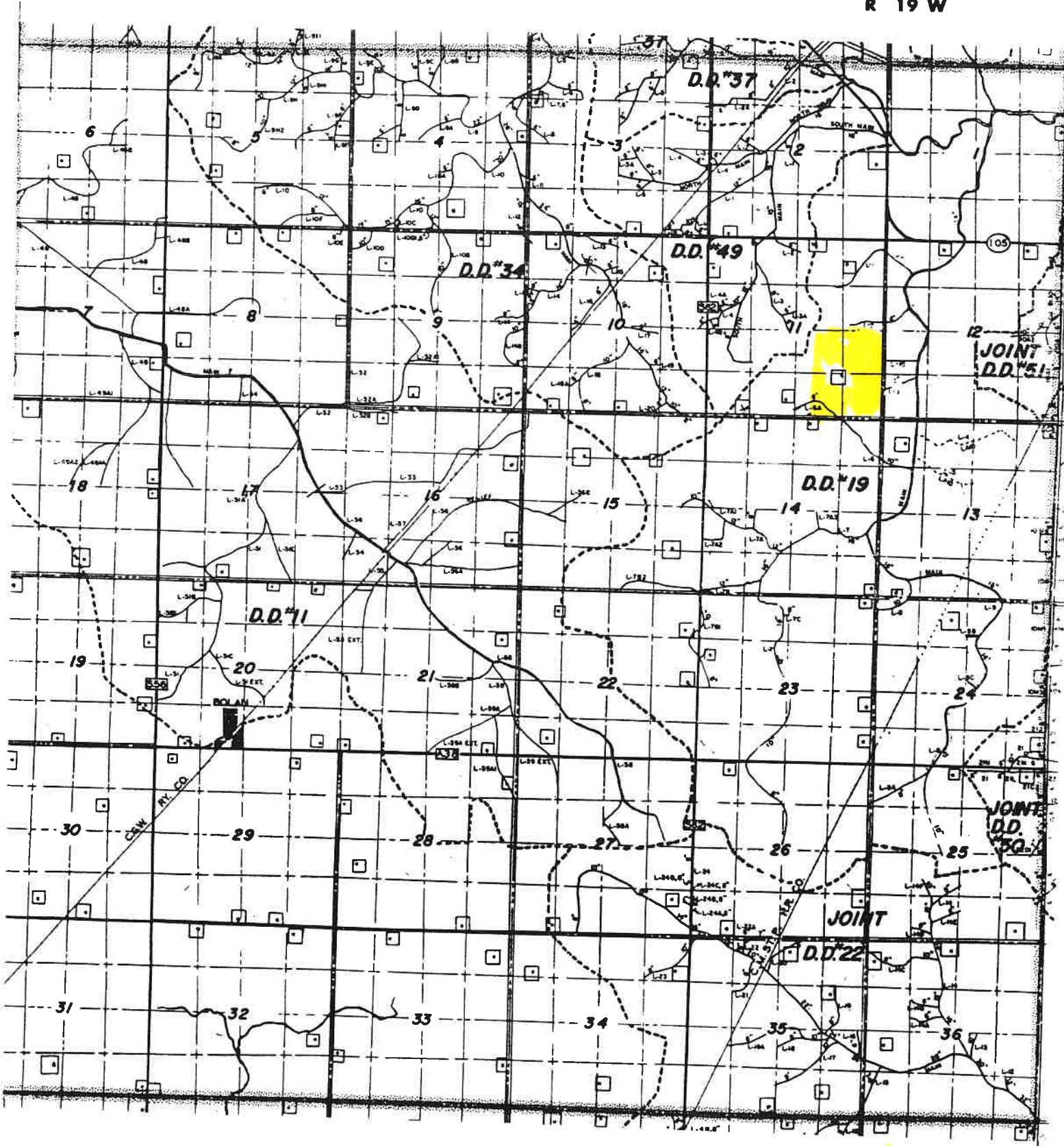


**AERIAL PHOTO TILE EVIDENCE AS OF SPRING 2013**

# BARTON TWP

T 99 N

R 19 W



DRAINAGE DISTRICT MAP

**EXHIBIT D - BARTON WIND FARM PRELIMINARY EASEMENT PAYMENT SCHEDULE**

**PROPERTY INFORMATION**

Property #: B11-4  
 Owner: Lowell Jaspers  
 Parcel: SE 1/4  
 Section: 11  
 Township: Barton  
 County: Worth  
 Acreage: 140

*Preliminary Estimate*  
 Barton Windpower I, LLC: *[Signature]*  
 Date: March 31, 2008  
 Owner: *Lowell Jaspers*  
 Date: *[Signature]*

**WIND FARM IMPROVEMENTS**

Wind Farm Facilities:		Width	Length	# Facilities	Acreage
Turbine Sites:	A2B	100	115	1	0.26
Turbine Overhangs:	A2B	0	0	0.20	0.00
Access Roads (ft):	1000	18	1,000.00		0.41
Met Tower:	0	50	50	0	0.00
Collection Facilities (ft):	2000	3	2000		0.68
				Actual Farmland Used:	0.14
				Other Acreage Used But Farmable:	0.14

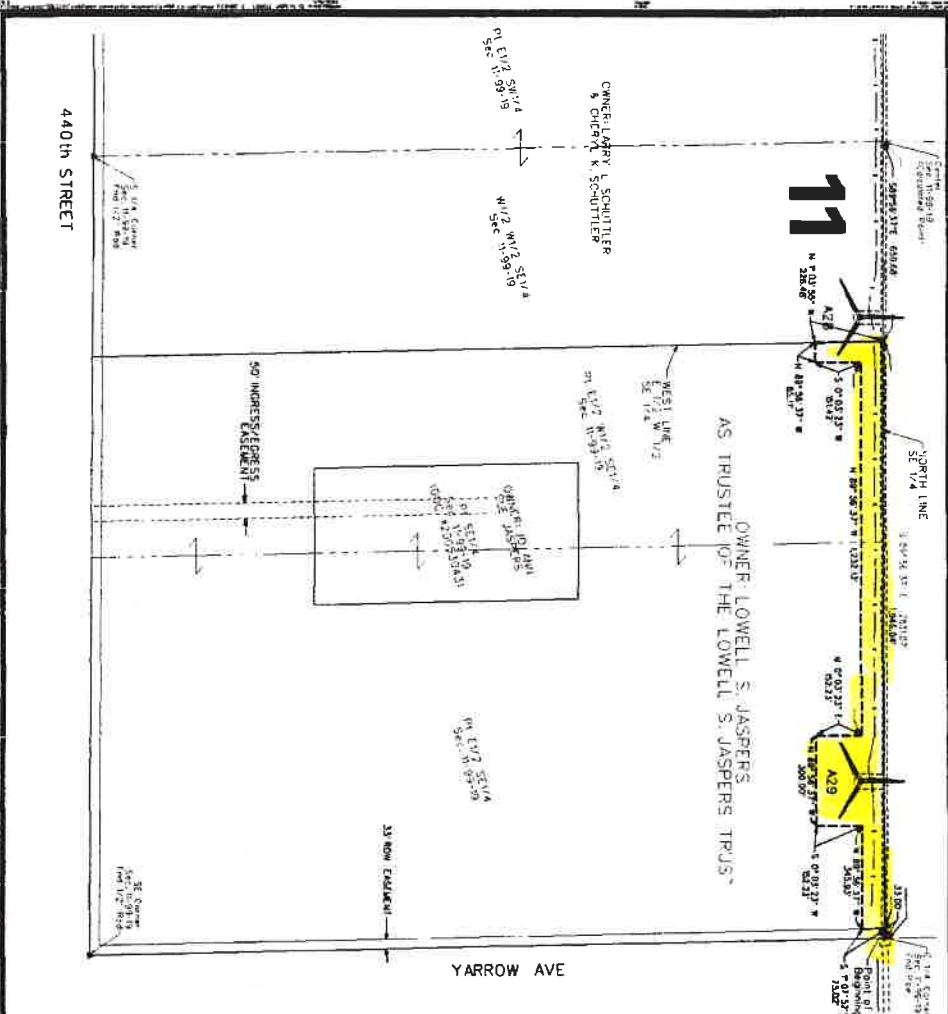
**EASEMENTS PAYMENTS**

Annual Wind Farm Facilities Payments	Amount	Payment	Total
3.1 Turbine Site Easement	1	5,335.00	5,335.00
3.2 Access Easement (Included in Turbine Site Easement Price up to 1 acre)	0.41	0.00	0.00
6.4 Excess Access Easement (\$2000/acre over 1 acre per turbine)	0.00	2,000.00	0.00
3.3 Collection Facilities Easement (2640 ft included per Turbine Site Easement)	2000	0.00	0.00
3.3 Excess Collection Facilities Easement (\$0.40/ft over 2640 ft per turbine)	0	0.40	0.00
3.4 Overhang Easement	0.20	5,335.00	1,067.00
3.8 MET Tower Site Easement	0	2,500.00	0.00
<b>Total Annual Easements Payment:</b>			<b>6,402.00</b>

One-Time Upfront Easements Payment	Amount	Payment	Total
3.5 Construction Easement (\$70/acre x Acreage Surveyed):	6.66	70.00	466.02
3.6 Wind Non-Obstruction Easement (\$30/acre x Total acreage of property):	140.00	30.00	4,200.00
Noise Easement (included in price of Wind Non-Obstruction Easement):	0	0.00	0.00
Shadow Easement (included in price of Wind Non-Obstruction Easement):	0	0.00	0.00
3.5 Crop-Damage (Market or Contract Rate x Actual area damaged during construction) (For estimate purposes, assumes prices of \$4.20 per bushel of corn x 185 bushels/acre)	5.96	777.00	4,646.66
3.5 Compaction (Rate x Area compacted) (assumes 1/2 area of Crop Damage)	2.99	777.00	2,323.33
<b>Total One-Time Upfront Easements Payment:</b>			<b>11,636.01</b>

**Easement Payment Schedule**

One-Time Payments		Annual Payments			
Payment	Amount	Date	Turbines	Other	Total Pymt
First Easement Option Extension		12/31/2009	5,336.00	1,067.00	6,402.00
Second Easement Option Extension		12/31/2010	5,441.70	1,066.34	6,508.04
		12/31/2011	5,550.53	1,110.11	6,660.64
PPA Signing Bonus	1,000.00	12/31/2012	5,661.54	1,132.31	6,793.85
Upfront Easement Payment	11,636.01	12/31/2013	5,774.78	1,154.98	6,929.74
Total Payments prior to construction		12/31/2014	5,890.27	1,178.05	7,068.32
		12/31/2015	6,008.06	1,201.62	7,209.70
		12/31/2016	6,128.24	1,225.65	7,353.89
		12/31/2017	6,250.80	1,250.18	7,500.98
		12/31/2018	6,375.82	1,275.16	7,650.98
		12/31/2019	6,503.34	1,300.67	7,804.01
		12/31/2020	6,633.40	1,326.68	7,960.08
		12/31/2021	6,766.07	1,353.21	8,119.28
		12/31/2022	6,901.39	1,380.28	8,281.67
		12/31/2023	7,039.42	1,407.88	8,447.30
		12/31/2024	7,180.21	1,436.04	8,616.25
		12/31/2025	7,323.81	1,464.76	8,788.57
		12/31/2026	7,470.29	1,494.06	8,964.35
		12/31/2027	7,619.69	1,523.94	9,143.63
		12/31/2028	7,772.09	1,554.42	9,326.51
		12/31/2029	7,927.53	1,585.51	9,513.04
		12/31/2030	8,086.08	1,617.22	9,703.30
		12/31/2031	8,247.80	1,649.56	9,897.36
		12/31/2032	8,412.76	1,682.55	10,095.31
		12/31/2033	8,581.01	1,716.20	10,297.21
<b>Total Payments</b>					<b>206,067.89</b>



**LEGEND**

- (1:81921 SCALE)  
--- (NOT TO SCALE)
- MET TOWER
- JUNCTION BOX
- PERMANENT EASEMENT
- ACCESS ROAD
- COLLECTION SYSTEM

**EASEMENT DESCRIPTION**

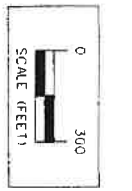
A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 19 WEST OF RANGE 14, NORTH COUNTY, IOWA AND DESCRIBED AS FOLLOWS: ...

**PROPERTY INFORMATION**

OWNER: LOWELL S. JASPERS  
 AS TRUSTEE OF THE LOWELL S. JASPERS TRUST

ISSUE DATE: JANUARY 25, 2008

16-15-09





**BARTON WIND PROJECT**

**EXHIBIT 'C'**

**SNYDER & ASSOCIATES**

LOWELL S. JASPERS

Sheet 1 of 1

END OF INSTRUMENT