120.0 Acres m/l

Worth County Land Auction

Wednesday, September 16th @ 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
Closing Broker: Fred Greder 641-425-0080

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.

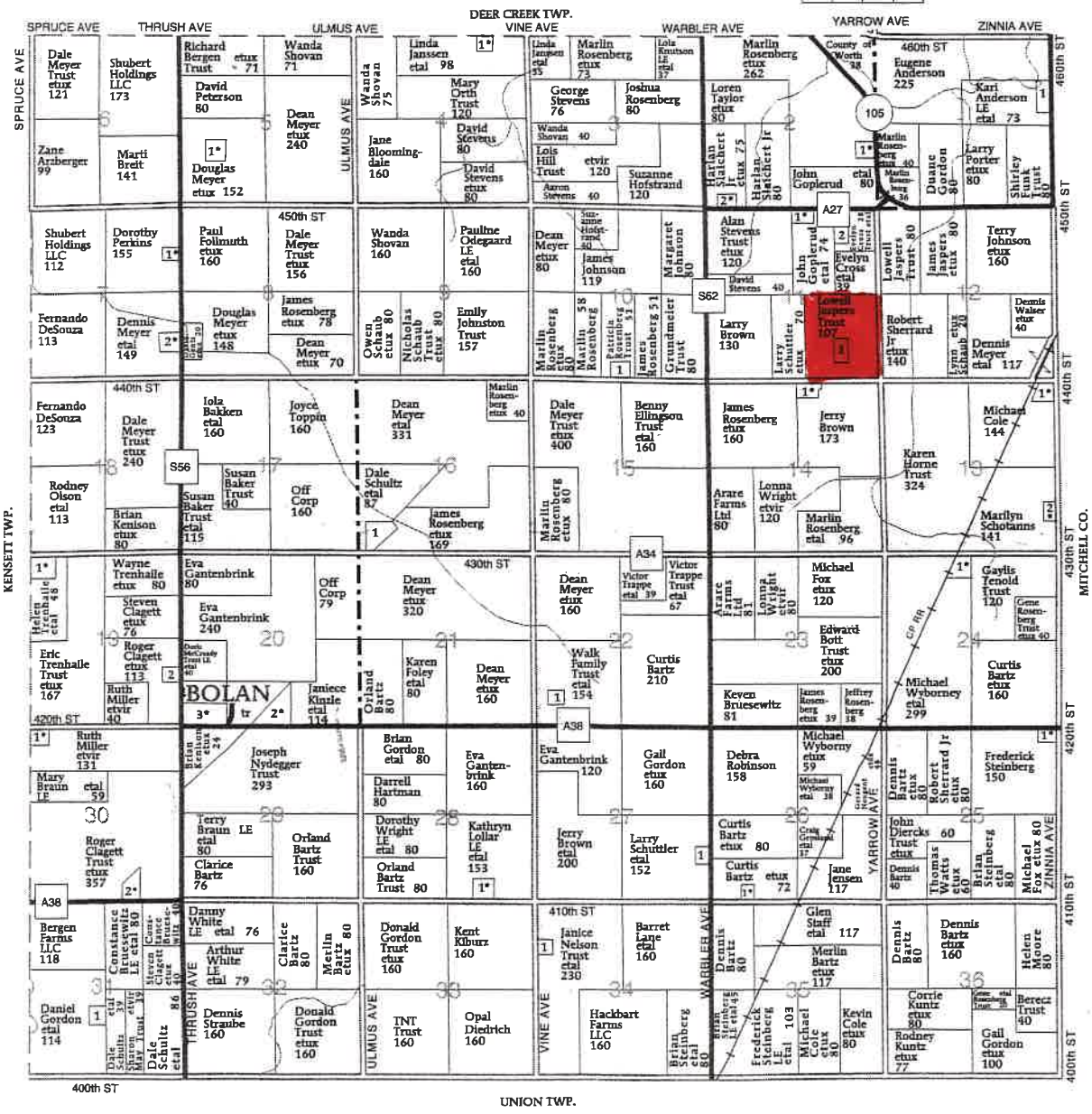
Fox Auction Company & Benchmark Agribusiness, Inc. are agents for the Seller.

T-99-N

BARTON PLAT

(Landowners)

R-19-W



Farm# 4025
Tract# 9042

11 BARTON

NORTH

USDA

1 inch = 660 feet

CROP YEAR:

IMAGERY YEAR: 2019

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

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

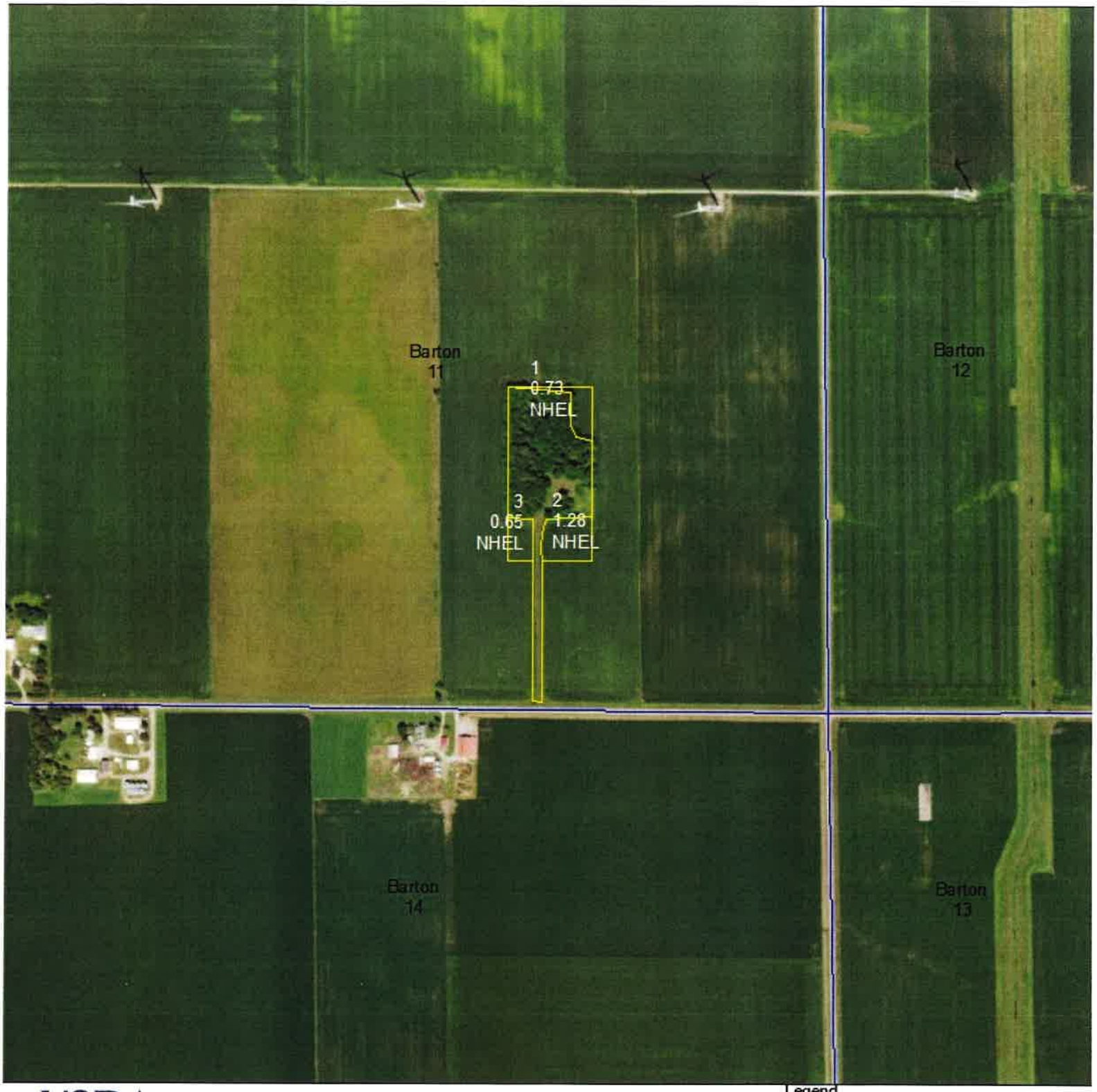
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Farm# 4025
Tract# 9043

11 BARTON

NORTH



USDA

1 inch = 660 feet

CROP YEAR:

IMAGERY YEAR: 2019

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

Legend

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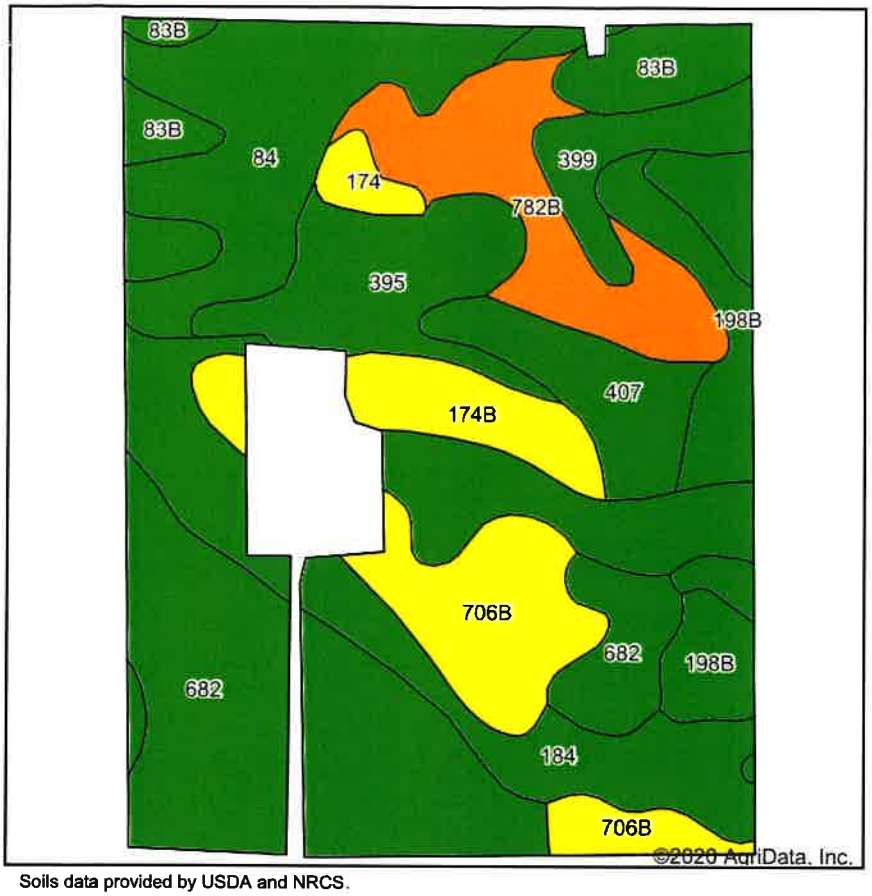
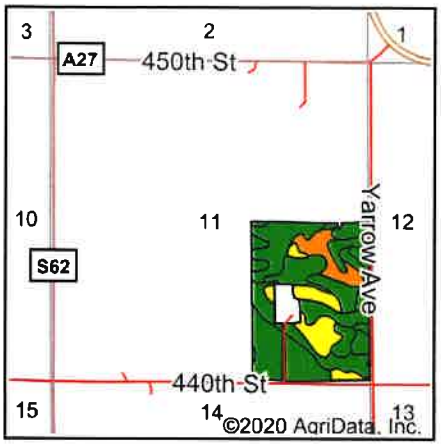
Soils Map



Soils data provided by USDA and NRCS.



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

Benchmark AGRIBUSINESS, INC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

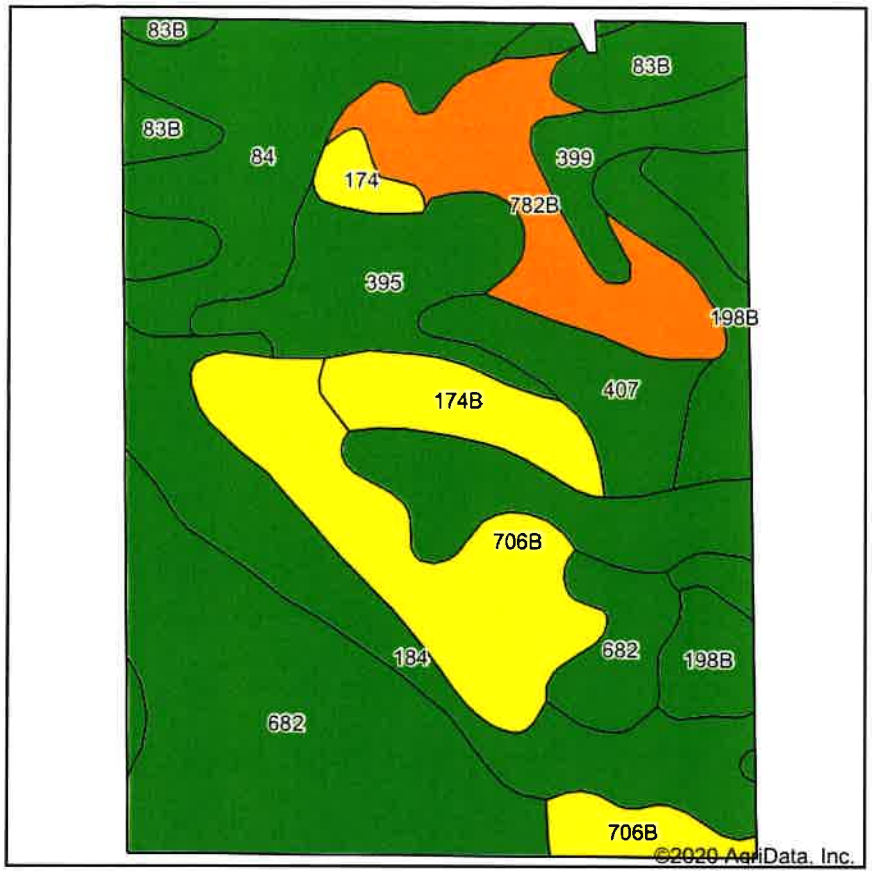
© AgriData, Inc. 2020 www.AgriDataInc.com

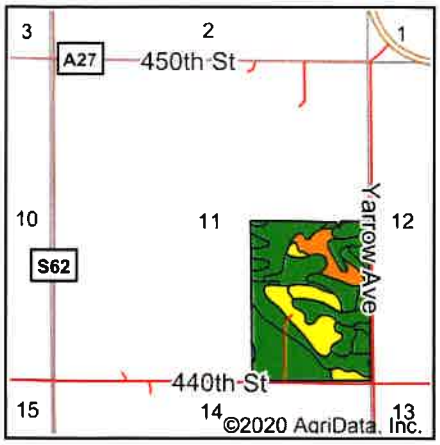
Area Symbol: IA195, Soil Area Version: 24

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	22.69	20.6%		IIw			83				
84	Clyde silty clay loam, 0 to 3 percent slopes	20.78	18.9%		IIw	224	65	88	80	193.5	76.5	56
184	Klinger silty clay loam, 1 to 4 percent slopes	12.72	11.5%		Iw	240	69.6	95	93			
706B	Cerlin silt loam, 2 to 5 percent slopes	9.94	9.0%		IIe	80	23.2	66	62	155	62	45
782B	Donnan silt loam, 2 to 5 percent slopes	9.28	8.4%		IIe	80	23.2	43		140	56	41
395	Marquis loam, 0 to 3 percent slope	7.76	7.0%		IIe	230.4	66.8	96				
198B	Floyd loam, 1 to 4 percent slopes	6.38	5.8%		IIw	230.4	66.8	89				
83B	Kenyon loam, 2 to 5 percent slopes	5.89	5.3%		IIe	225.6	65.4	90	83	210	91	61
407	Schley silt loam, 1 to 3 percent slopes	5.24	4.8%		IIw	204.8	59.4	81	73	193	77	56
174B	Bolan loam, 2 to 5 percent slopes	4.14	3.8%		IIs	177.6	51.5	63	70	158	63	46
399	Readlyn silt loam, 1 to 3 percent slopes	4.12	3.7%		Iw	220.8	64	91	88			
174	Bolan loam, 0 to 2 percent slopes	1.23	1.1%		IIs	176	51	69		164	66	48
					Weighted Average	**152.2**	**44.1**	**81.4**	***-**	**90.5**	**36.4**	**26.3**

**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**

Benchmark AGRIBUSINESS, INC

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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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%		IIw			83				
84	Clyde silty clay loam, 0 to 3 percent slopes	21.18	18.0%		IIw	224	65	88	80	193.5	76.5	56
184	Klinger silty clay loam, 1 to 4 percent slopes	14.10	12.0%		Iw	240	69.6	95	93			
706B	Cerlin silt loam, 2 to 5 percent slopes	13.84	11.8%		IIe	80	23.2	66	62	155	62	45
782B	Donnan silt loam, 2 to 5 percent slopes	9.28	7.9%		IIe	80	23.2	43		140	56	41
395	Marquis loam, 0 to 3 percent slope	7.94	6.8%		IIe	230.4	66.8	96				
198B	Floyd loam, 1 to 4 percent slopes	6.38	5.4%		IIw	230.4	66.8	89				
83B	Kenyon loam, 2 to 5 percent slopes	5.88	5.0%		IIe	225.6	65.4	90	83	210	91	61
407	Schley silt loam, 1 to 3 percent slopes	5.24	4.5%		IIw	204.8	59.4	81	73	193	77	56
174B	Bolan loam, 2 to 5 percent slopes	4.48	3.8%		IIs	177.6	51.5	63	70	158	63	46
399	Readlyn silt loam, 1 to 3 percent slopes	4.11	3.5%		Iw	220.8	64	91	88			
174	Bolan loam, 0 to 2 percent slopes	1.23	1.0%		IIs	176	51	69		164	66	48
					Weighted Average	**149.7**	**43.4**	**81**	***-**	**91**	**36.6**	**26.4**

**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 Agricultu
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/I/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	
TOTAL	**109.20**	**0.00**		

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

Tract 9042 Continued ...

Corn	54.80	0.00	164
Soybeans	51.74	0.00	49
TOTAL	**106.54**	**0.00**	

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
TOTAL	**2.66**	**0.00**	

NOTES

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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.

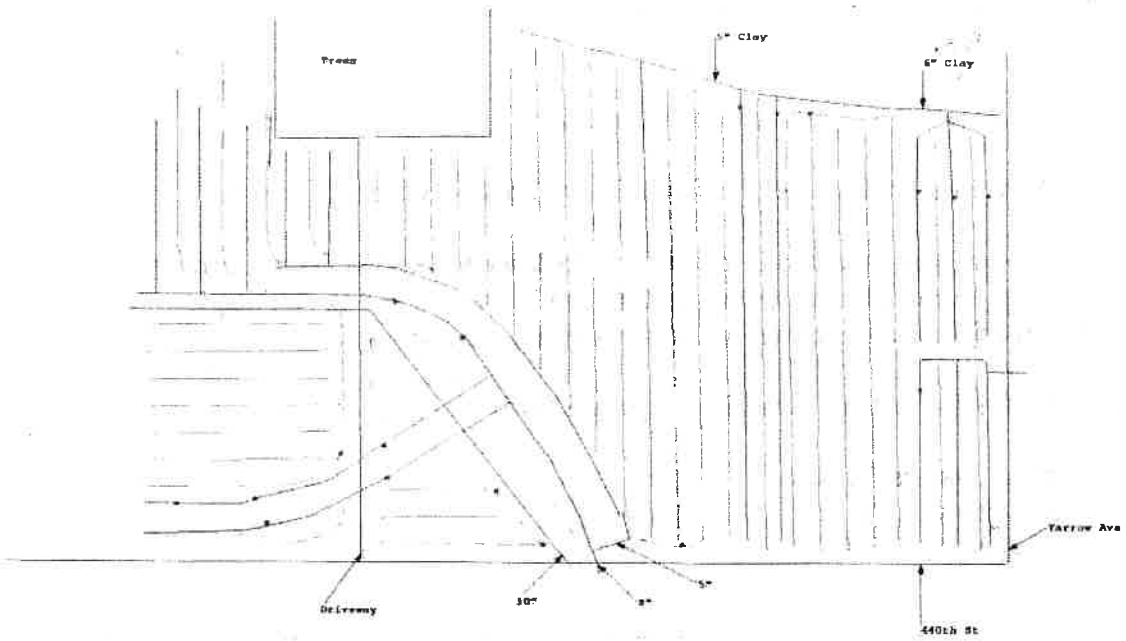
Remarks: This determination was completed for USDA purposes only. Appeal Rights were given.

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

LATEC GPS: Lowell Jaspers 6

North



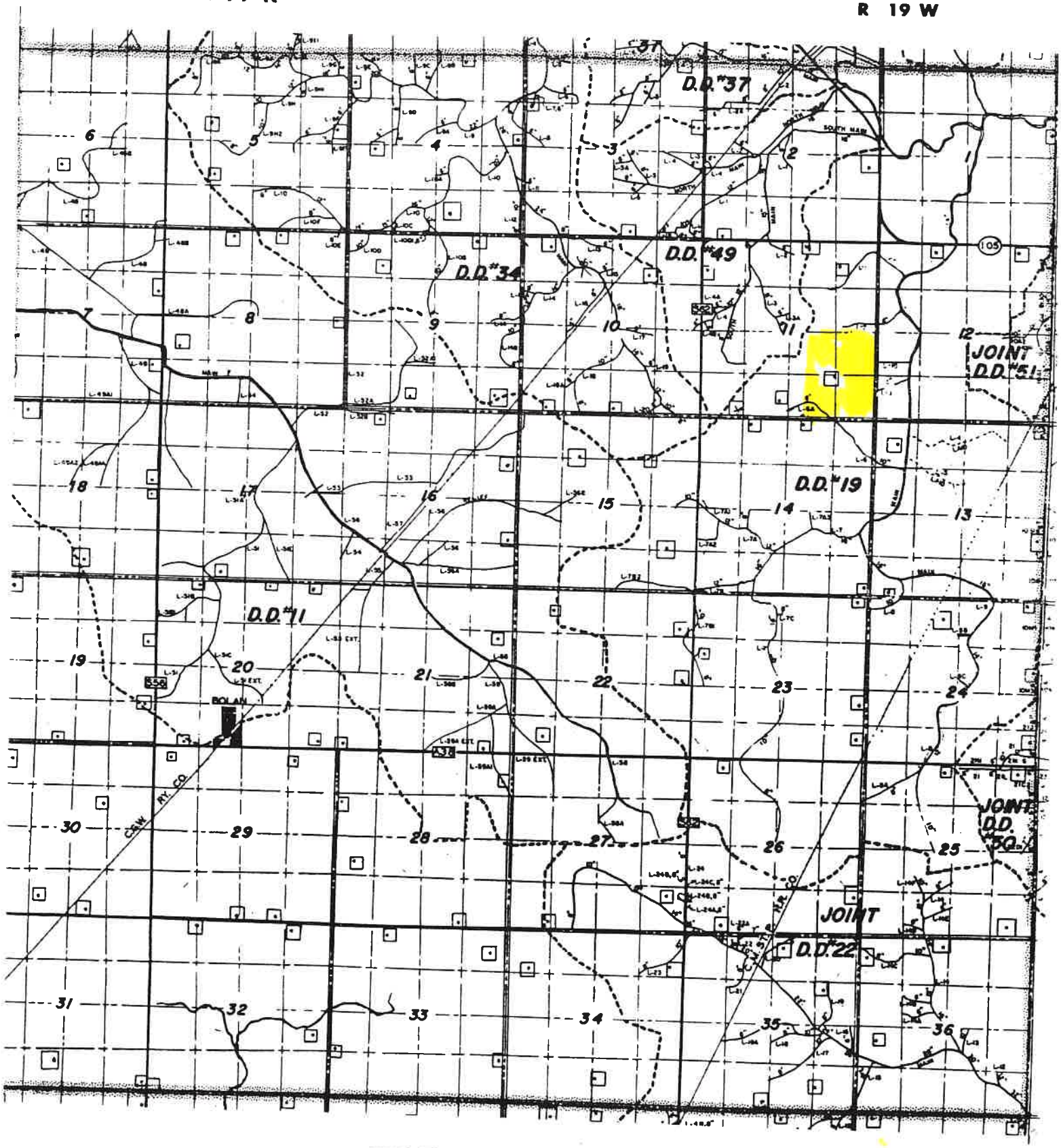
Customer: Lowell Jaspers	Severson Farm Tile Map	
Location: BartonTWP Sec 11		
Scale: 200 feet	Spacing: 60	Date: Nov 2013
Peterson Excavating & Drainage INC		

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:

Date: March 31, 2008

Owner: Lowell Jaspers

Date:

WIND FARM IMPROVEMENTS

Wind Farm Facilities:		Width	Length	# Facilities	Acreage
Turbine Sites:	A29	100	115	1	0.26
Turbine Overhangs:	A29	0	0	0.20	0.00
Access Roads (ft):	1000	18	1,000.00		0.41
Met Tower:	0	50	50	0	0.00
			Actual Farmland Used:		0.68
Collection Facilities (ft):	2000	3	2000		0.14
			Other Acreage Used But Farmable:		0.14

EASEMENTS PAYMENTS

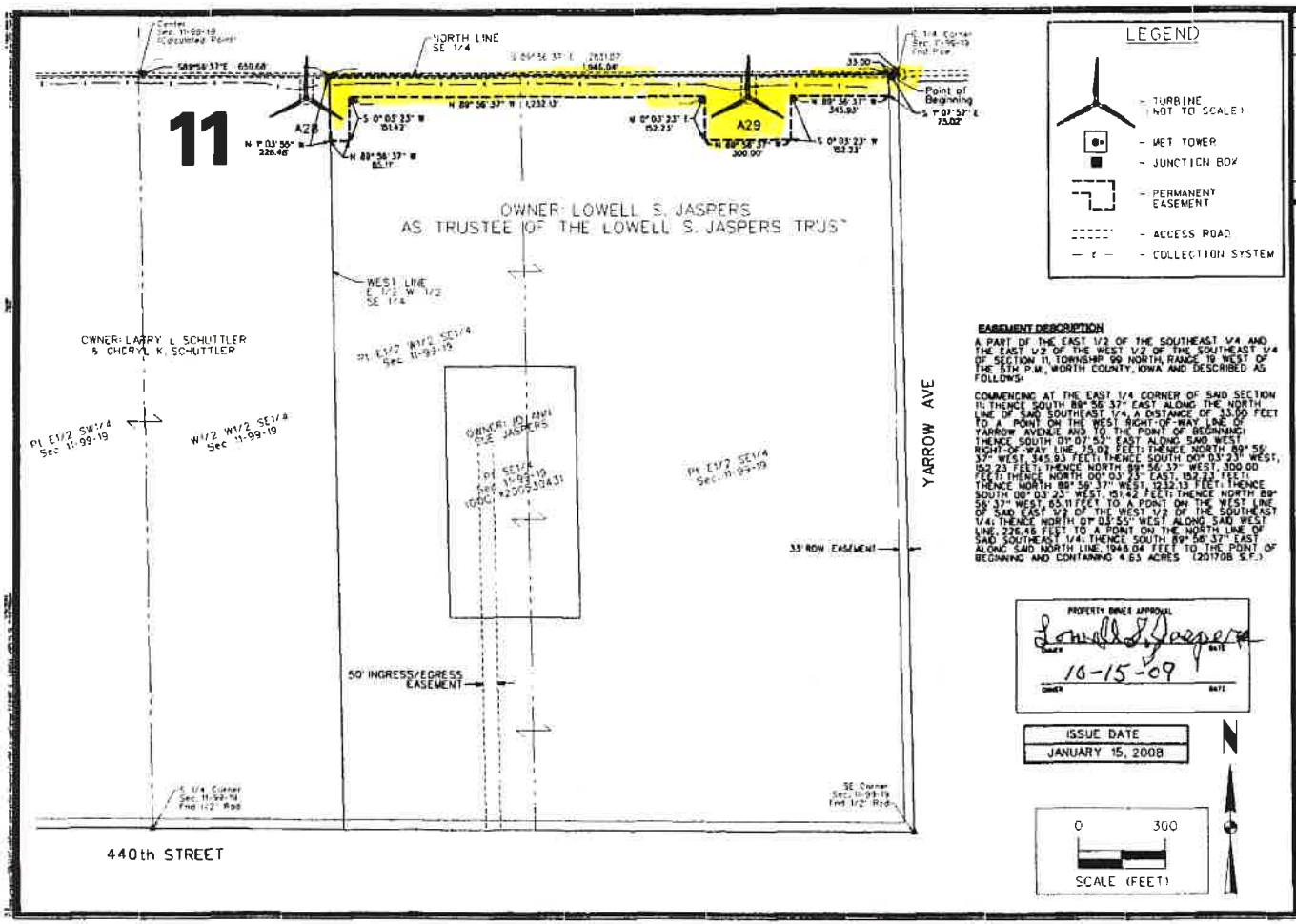
Annual Wind Farm Facilities Payments	Amount	Payment	Total
3.1 Turbine Site Easement	1	5,335.00	5,335.00
3.2 Access Easement (included in Turbine Site Easement Price up to 1 acre)	0.41	0.00	0.00
6.4 Excess Access Easement ($2000/acre over 1 acre per turbine)	0.00	2,000.00	0.00
3.3 Collection Facilities 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	5,336.00	1,067.00
3.8 MET Tower Site Easement	0	2,500.00	0.00
		Total Annual Easements Payment:	6,402.00

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)	5.98	777.00	4,646.86
3.5 Compaction (Rate x Area compacted) (assumes 1/2 area of Crop Damage)	2.99	777.00	2,323.33
		Total One-Time Upfront Easements Payment:	11,636.01

Easement Payment Schedule

One-Time Payments	
Payment	Amount
First Easement Option Extension	
Second Easement Option Extension	
PPA Signing Bonus	1,000.00
Upfront Easement Payment	11,636.01
Total Payments prior to construction	

Annual Payments			
Date	Turbines	Other	Total Pymt
12/31/2009	5,335.00	1,067.00	6,402.00
12/31/2010	5,441.70	1,088.34	6,530.04
12/31/2011	5,550.53	1,110.11	6,660.64
12/31/2012	5,661.54	1,132.31	6,793.85
12/31/2013	5,774.78	1,154.96	6,929.74
12/31/2014	5,890.27	1,178.05	7,068.32
12/31/2015	6,008.08	1,201.62	7,209.70
12/31/2016	6,128.24	1,225.65	7,353.89
12/31/2017	6,250.80	1,250.16	7,500.96
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	8,412.78	1,682.55	10,095.31
12/31/2033	8,581.01	1,716.20	10,297.21
Total Payments			205,957.99



EASEMENT DESCRIPTION

A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 99 NORTH, RANGE 19 WEST OF THE 5TH P.M., WORTH COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89° 56' 37" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF YARROW AVENUE AND TO THE POINT OF BEGINNING; THENCE SOUTH 01° 07' 53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 73.02 FEET; THENCE NORTH 89° 56' 37" WEST, 345.93 FEET; THENCE SOUTH 00° 03' 23" WEST, 152.23 FEET; THENCE NORTH 89° 56' 37" WEST, 300.00 FEET; THENCE NORTH 00° 03' 23" EAST, 152.23 FEET; THENCE NORTH 89° 56' 37" WEST, 1232.13 FEET; THENCE SOUTH 00° 03' 23" WEST, 151.42 FEET; THENCE NORTH 89° 56' 37" WEST, 65.11 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE NORTH 01° 03' 55" WEST ALONG SAID WEST LINE, 226.46 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89° 56' 37" EAST ALONG SAID NORTH LINE 1948.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.63 ACRES (201708 S.F.)

END OF INSTRUMENT