



Benchmark
AGRIBUSINESS, INC.

FOX
AUCTION
COMPANY

FARMLAND AUCTION!

Wednesday, March 13, 2024 at 10:30 AM
Joice Community Center, 106 Main Street, Joice, Iowa

257.14 Gross Acres

241.71 Farmed Acres & 2.90 CRP Acres

To be offered in Three Tracts

Arden Bergan Farm

Northwest quarter (NW 1/4) with exceptions and 112.29 Acres
in the Southeast quarter (SE 1/4) Section 35-T99N-R22W,
all in Worth County, Iowa

LIVE AUCTION + ONLINE BIDDING

In-person sale in Joice with online bidding available



Benchmark
AGRIBUSINESS, INC.

Closing Broker Fred Greder

ph: 641-424-6983 · cell: 641-425-0080

www.benchmarkagribusiness.com · email: fred@benchmarkagribusiness.com

Licensed Real Estate Broker in the State of Iowa

*For questions and more information, please contact Auctioneer Frank Fox or
Closing Broker Fred Greder*

FOX
AUCTION
COMPANY

Auctioneer Frank Fox
641-420-3243
foxauctioncompany.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 1st, 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 Cod Section 1031 provided there is no cost to the seller.

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

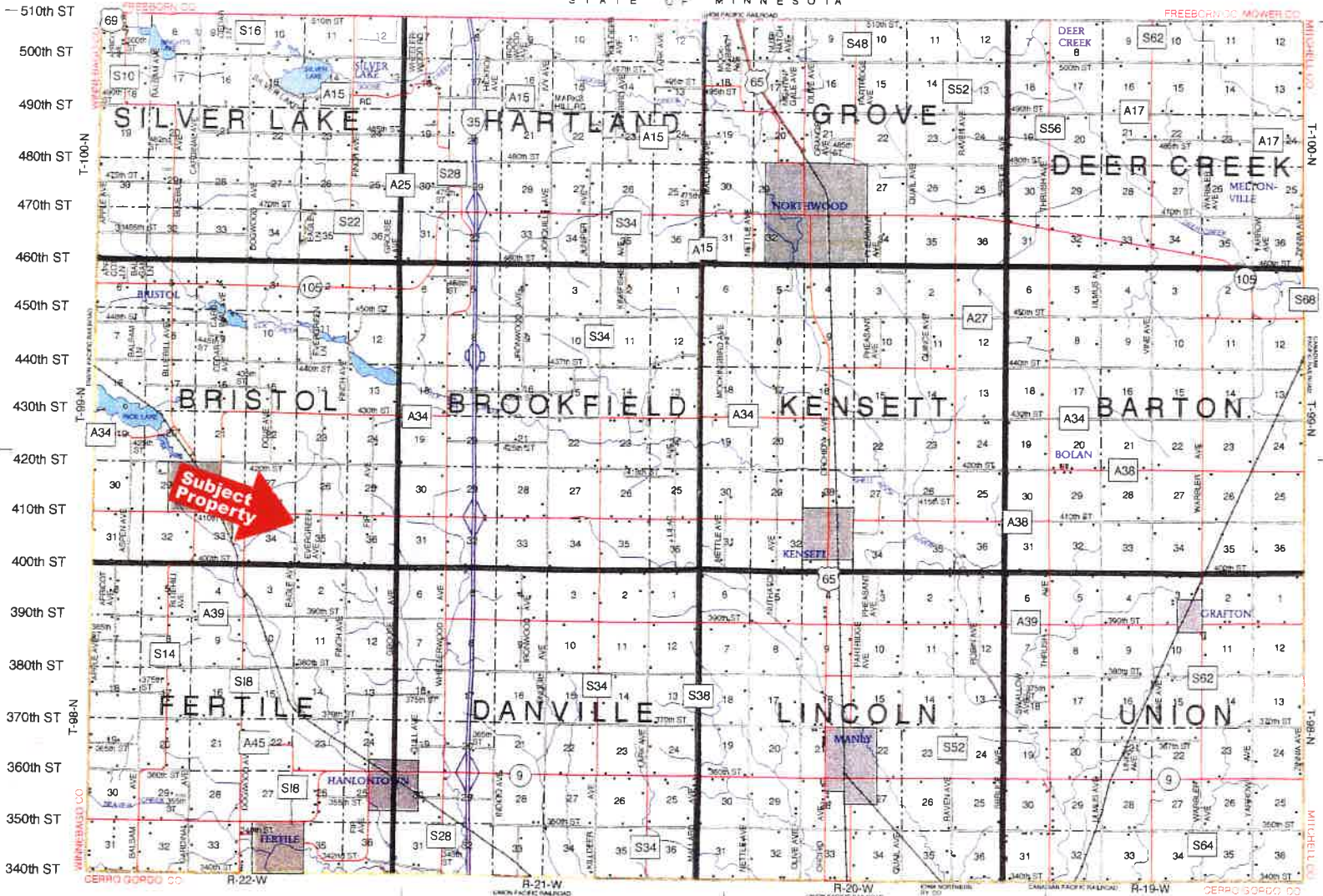
R-22-W

R-21-W

R-20-W

R-19-W

STATE OF MINNESOTA



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.**

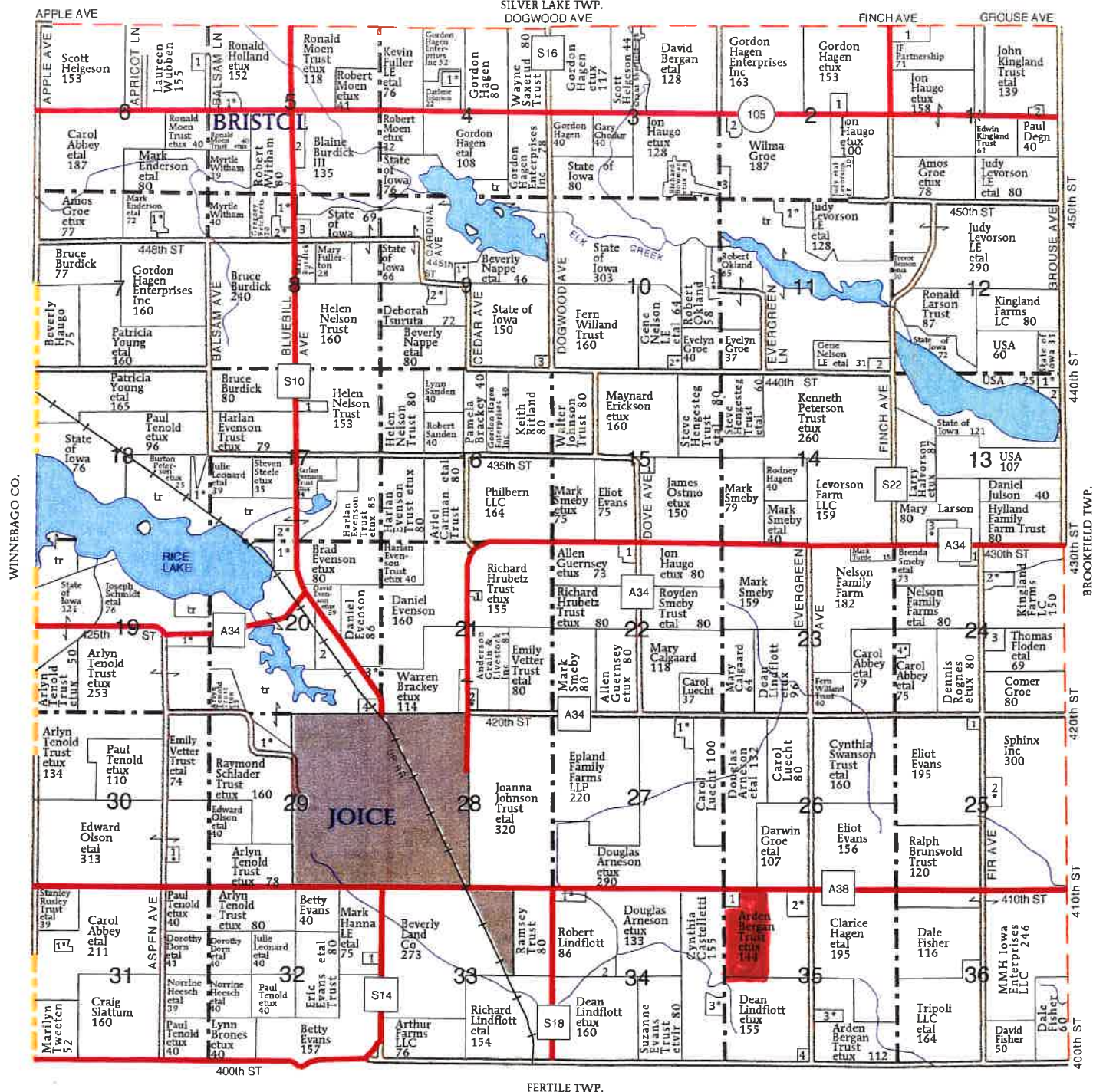
EASEMENTS - None reported or observed.

APPLE AVE

(Lap. owners)

FINCH AVE

SILVER LAKE TWP.
DOGWOOD AVE



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

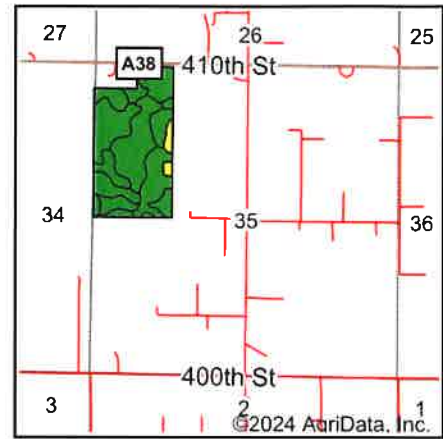
Exempt from Conservation Compliance Provisions

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Worth**
 Location: **35-99N-22W**
 Township: **Bristol**
 Acres: **73**
 Date: **1/21/2024**



Area Symbol: IA195, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	16.19	22.2%		IIw	224.0	65.0	86	83
507	Canisteo clay loam, 0 to 2 percent slopes	15.75	21.6%		IIw	224.0	65.0	84	78
138B	Clarion loam, 2 to 6 percent slopes	15.04	20.6%		Ile	225.6	65.4	89	80
329	Webster-Nicollet complex, 0 to 3 percent slopes	10.58	14.5%		IIw	228.8	66.4	87	83
55	Nicollet clay loam, 1 to 3 percent slopes	8.90	12.2%		Iw	233.6	67.7	89	88
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	3.72	5.1%		Ile	80.0	23.2	85	73
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.42	3.3%		IIle	176.0	51.0	75	58
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.32	0.4%		IIle	204.8	59.4	83	64
95	Harps clay loam, 0 to 2 percent slopes	0.08	0.1%		IIw	198.4	57.5	72	62
Weighted Average					1.92	217.2	63	86.3	80.5

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

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

IOWA
WORTH
Form: FSA-156EZ



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
TOTAL	72.39	2.55	

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
TOTAL	64.47	0.00	

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.

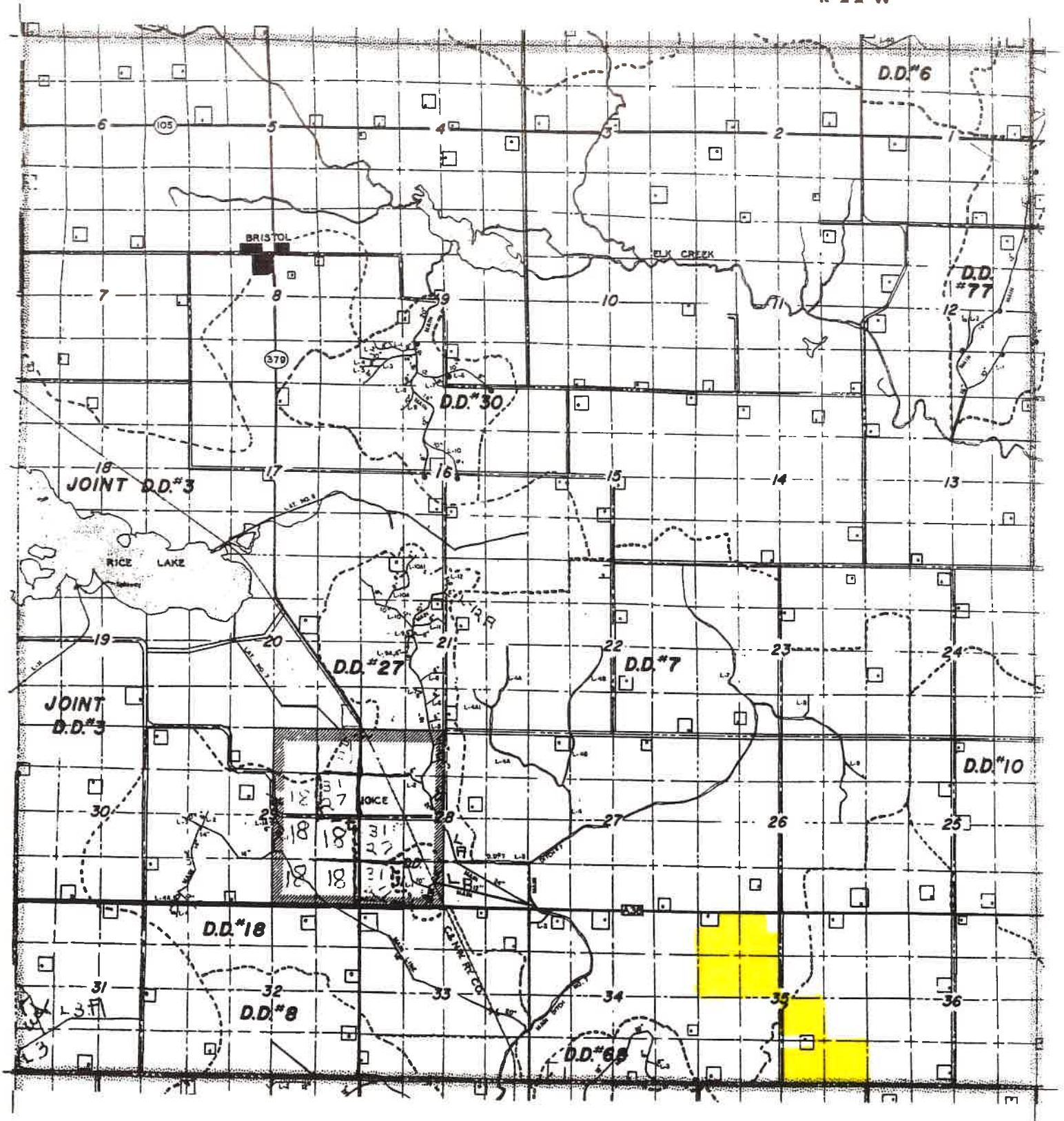
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay 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 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. USDA is an equal opportunity provider, employer, and lender.

BRISTOL TWP

T 99 N

R 22 W



DRAINAGE DISTRICT MAP

B-268

Larson Farm - Arden Bergen - Drawn Nov. 73



CERTAIN-TEED/DAYMOND Co.



CERTAIN-TEED

P.O. Box 32

Certa-Flex Plastic Drain Tile

LAKE MILLS, IOWA 50450

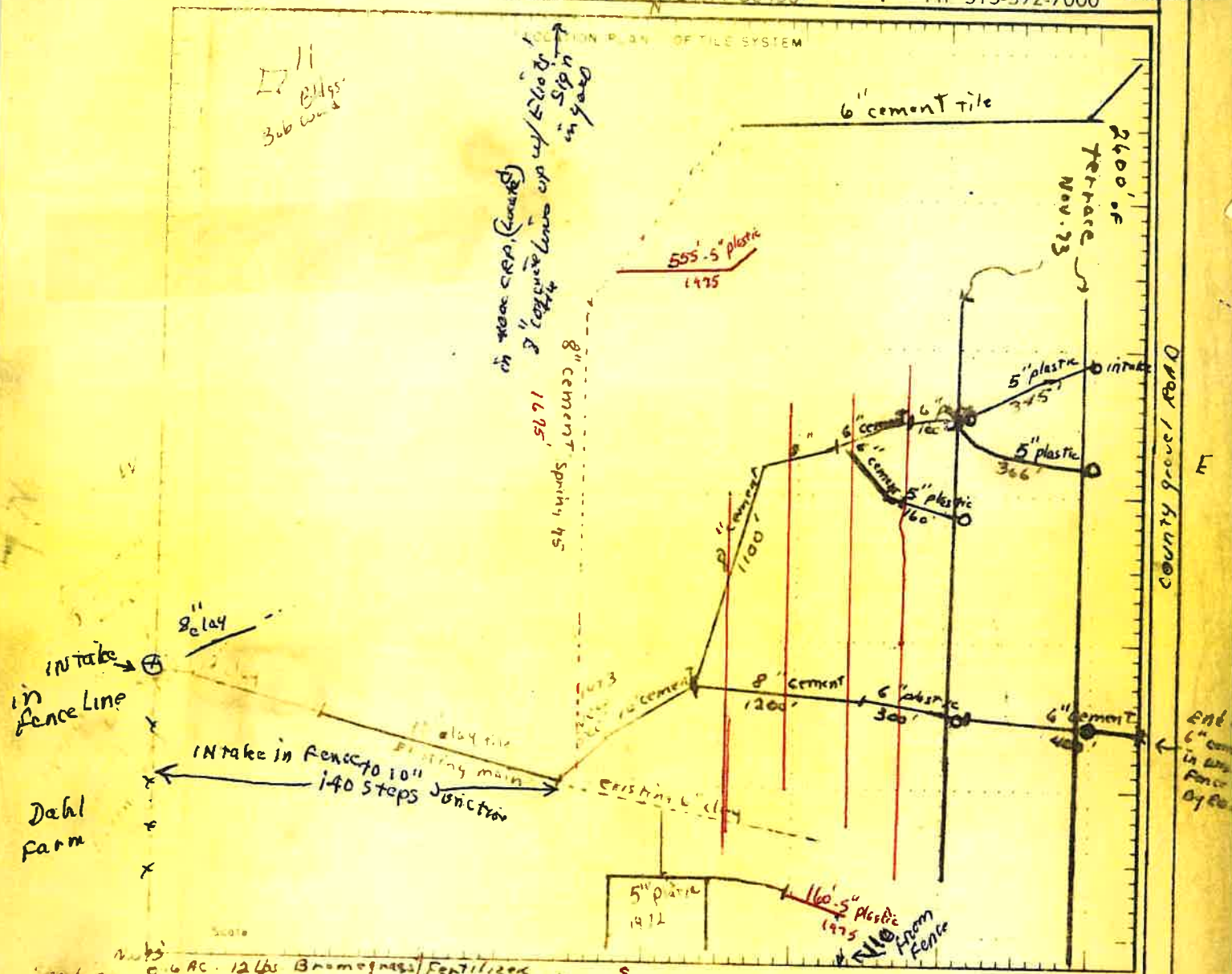
Phone

Blacktop

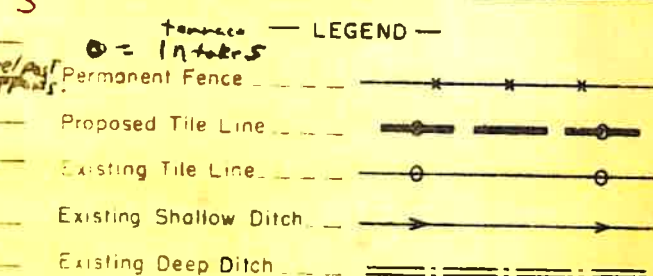
Kensett, Co. Rd. A. Ph 515-592-7000

DAYMOND

LOCATION PLAN OF TILE SYSTEM



Scale
 1" = 100'
 1" = 100'
 1" = 100'



OWNER Arden Bergen
 TOWNSHIP Bristol

MATERIALS ESTIMATE

Nov 73	500' - 10" cement tile
installed by	2300' - 8" " "
Miller Ely	790' - 6" " "
Intake	442' - 6" plastic tile
to Blacktop	4' - 6" cement tile
	37' - 5" plastic tile

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

11 intakes = 275.00

442' of 5" plastic tile = 132.60

Total Cost

1974 - 5155.53

0.11/ft
 Rogness

COUNTY North

STATE Iowa

DATE Nov. 1973

SIGNED Arden Bergen

Asc. Farm # B-268 ~~100~~¹⁰⁴ - 100 San Francisco - Arden Bergen - Drawn Nov. 73



LAKE MILLS, IOWA 50450

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

DAYMOND

LOCATION PLAN OF TILE SYSTEM

Bldgs
Sub

6" cement tile

intake

5" plastic

5" plastic

6" cement

6" plastic

8" cement

10" clay tile

Existing main

1973 new 500' 10" cement

1975 555' 5" plastic

1972 5" plastic

1975 160' 5" plastic

Scale

Scale

Seeding
Terrace
Backslopes


0.6 AC. 12 lbs. Bromegrass / Fertilizer
6 lbs. Switchgrass N = 30 lbs
P₂O₅ = 60 lbs
K₂O = 60 lbs
6 - TERRARE intakes - 6" plastic pipes w/


⑤ = $\frac{\text{tenure}}{\text{intake}}$


LEGEND


MATERIALS ESTIMATE

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

Proposed Tile Line ___ 

Existing Tile Line ___ 

Existing Shallow Ditch ___ 

Existing Deep Ditch ___ 

OWNER Arden Bergen

TOWNSHIP Bristol _____

COUNTY North STATE Iowa

DATE Nov. 1973 SIGNED Grider Bogan

All cr Farm now tillable

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 CRP; 2.9 Acres in Conservation Reserve Program (CRP); \$212.00 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

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

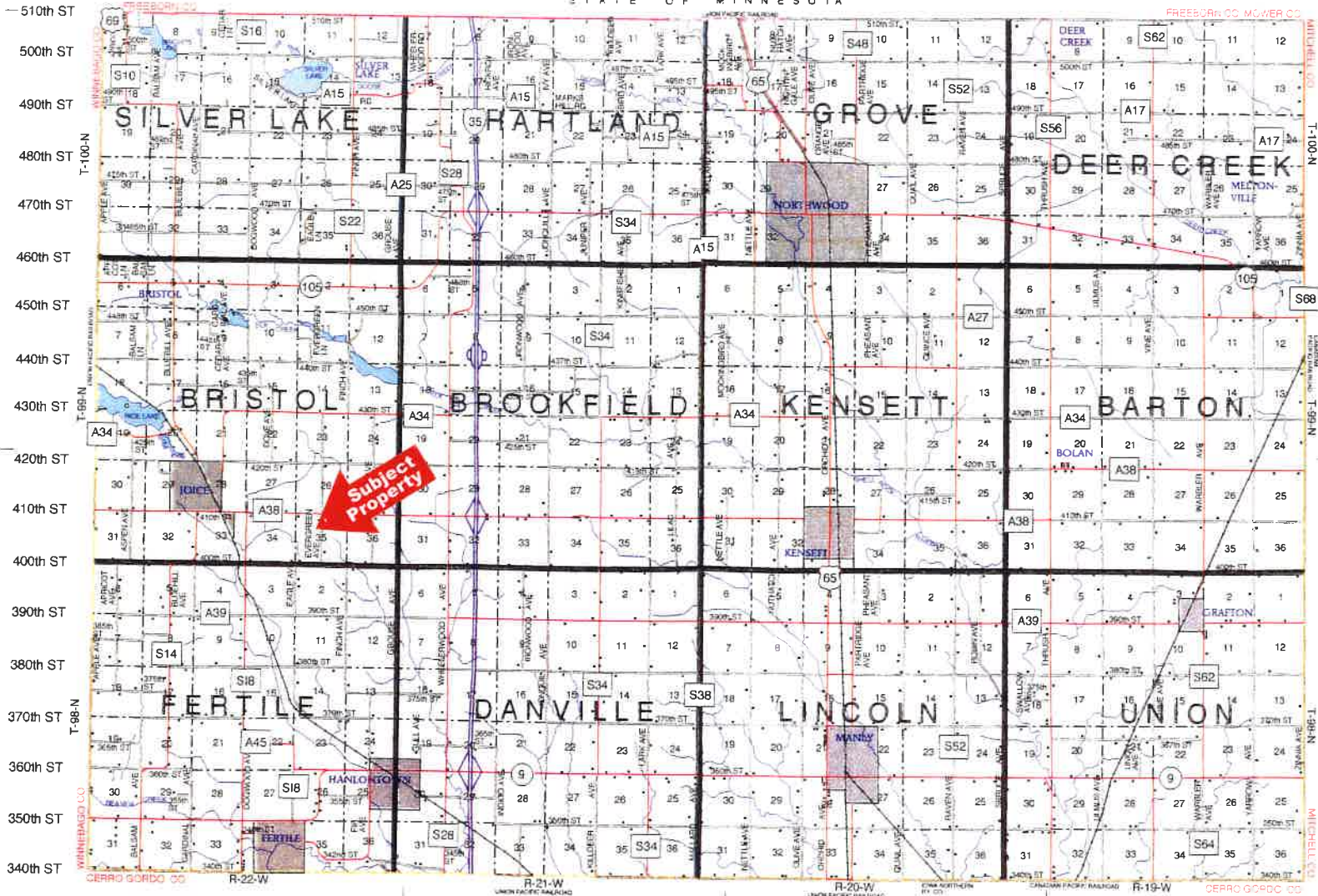
R-22-W

R-21-W

R-20-W

R-19-W

STATE OF MINNESOTA



R-22-W

(Landowners)

APPLE AVE

SILVER LAKE TWP.
DOGWOOD AVE

FINCH AVE

GROUSE AVE

WINNEBAGO CO.

430th ST
BROOKFIELD TWP

420th St

410th ST

400th ST

FERTILE 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

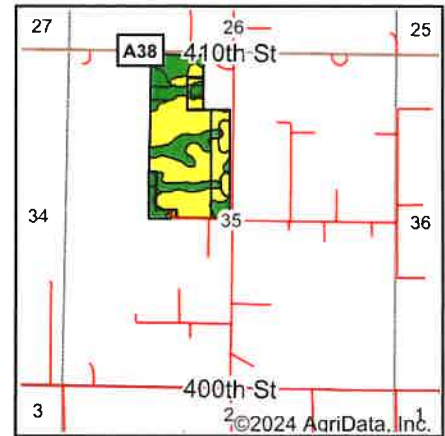
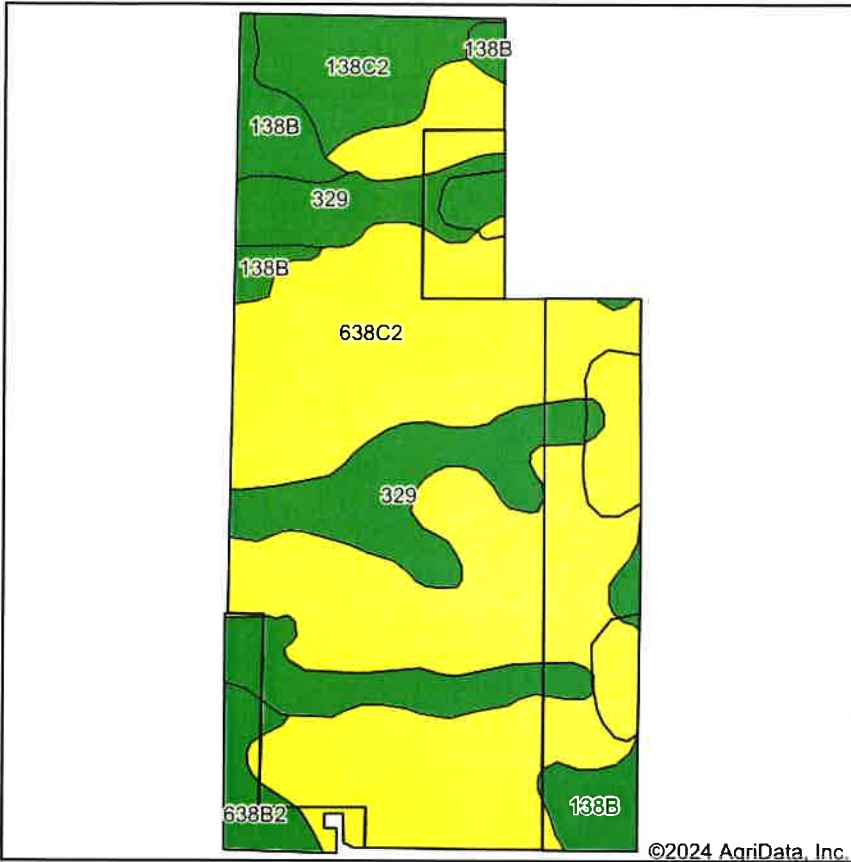
Restricted Use

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.

Soils Map



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



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 Corn Bu	*i Soybeans Bu	CSR2**	CSR
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	41.90	62.8%		Ille	176.0	51.0	75	58
329	Webster-Nicollet complex, 0 to 3 percent slopes	13.55	20.3%		Ilw	228.8	66.4	87	83
138B	Clarion loam, 2 to 6 percent slopes	4.96	7.4%		Ile	225.6	65.4	89	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.44	6.7%		Ille	204.8	59.4	83	64
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	1.90	2.8%		Ile	80.0	23.2	85	73
Weighted Average					2.69	189.6	55	79.3	65.5

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

**IA has updated the CSR values for each county to CSR2.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

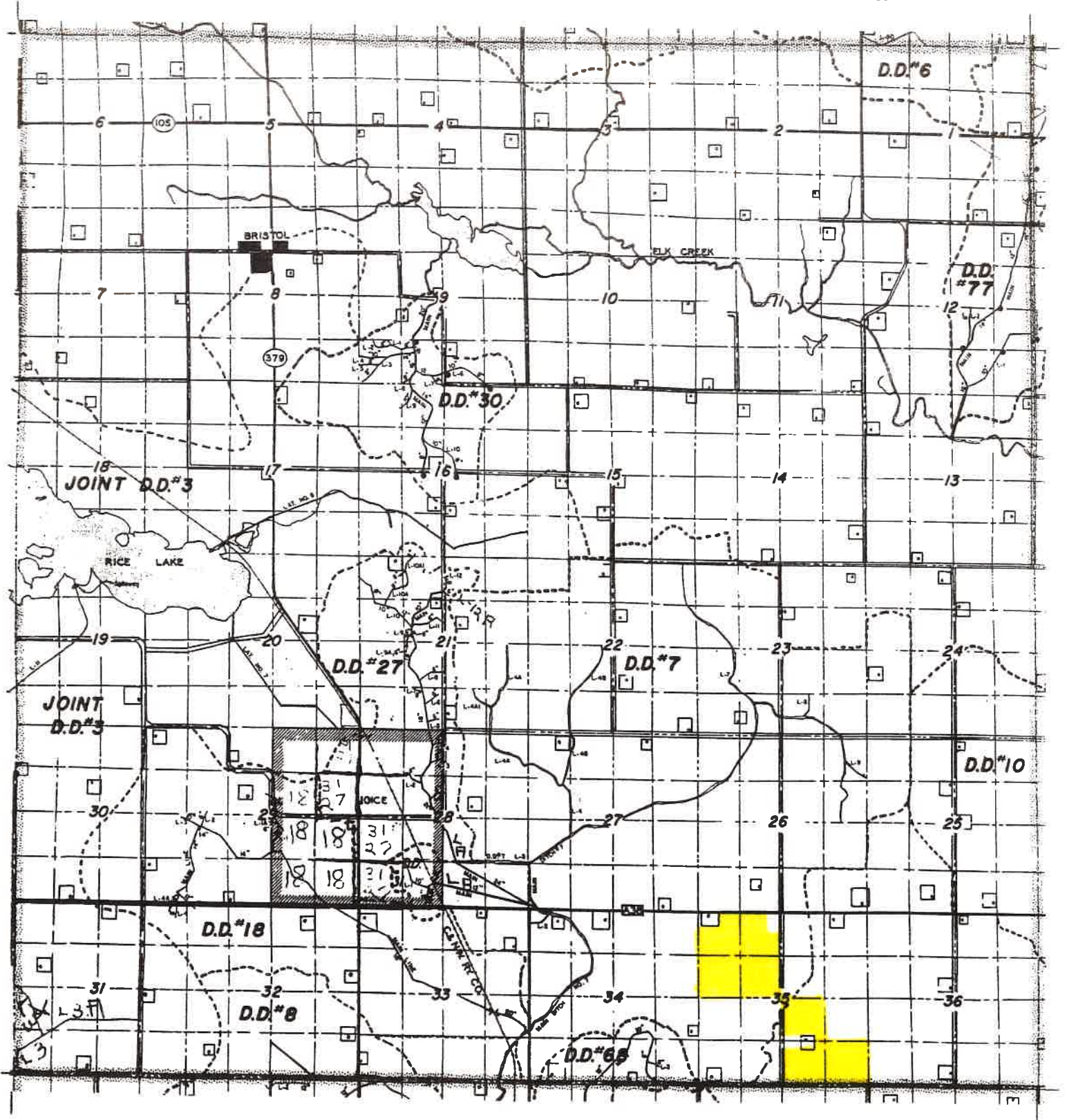
**IA has updated the CSR values for each county to CSR2.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.*c:

Using Capabilities Class Dominant Condition Aggregation Method

BRISTOL TWP

T 99 N

R 22 W



DRAINAGE DISTRICT MAP

B-268 Larson

Larson Farm

Nov. 7 - 75



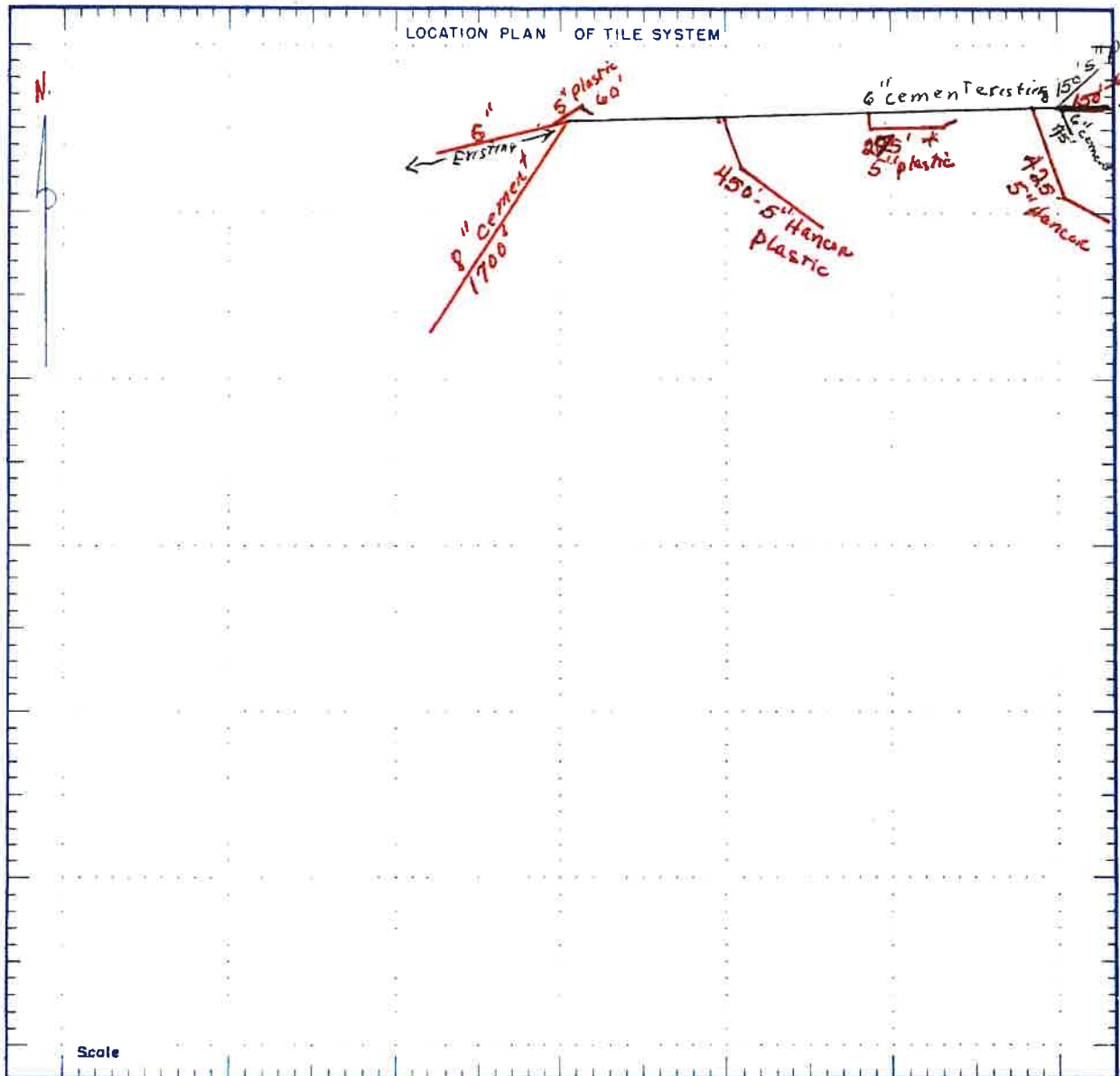
CERTAIN-TEED/DAYMOND Co.



P.O. Box 37

Certa-Flex Plastic Drain Tile
LAKE MILLS, IOWA 50450

Ph. 515-592-7000



— 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]

OWNER — — — — —

TOWNSHIP — — — — —

COUNTY — — — — — STATE — — — — —

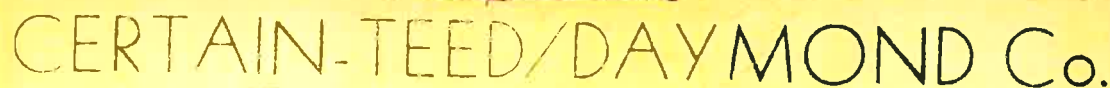
DATE — — — — — SIGNED — — — — —

MATERIALS ESTIMATE

Harold Hagen paid \$500.00 for
1975
tile outlet for his terrace into
Larson Farm.

1700' 8" cement tile installed due to his
terrace & drain tile

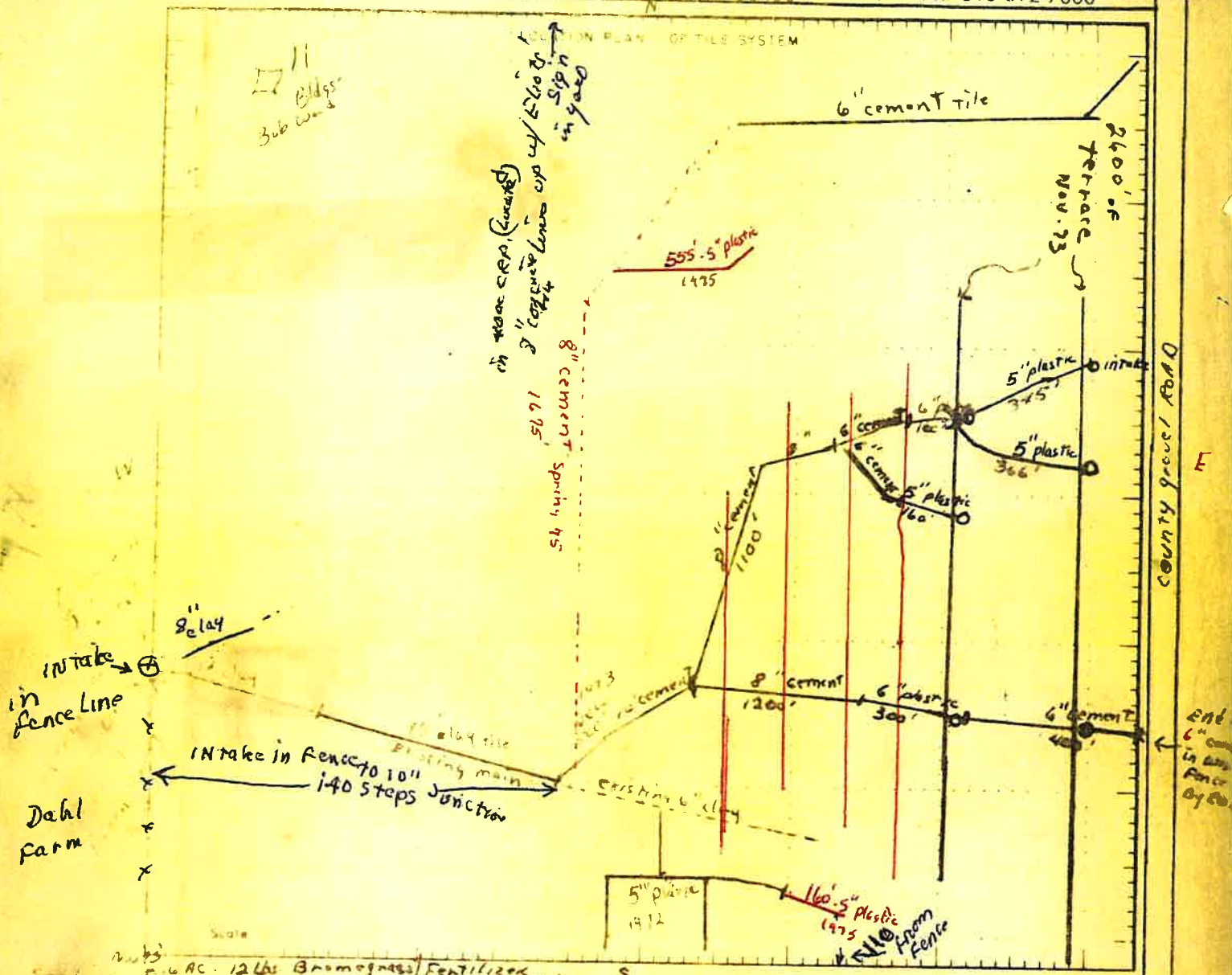
Larson Farm - Arden Beagen - Drawn Nov. 73



LAKE MILLS, IOWA 50450

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

DAYMOND



6 - TERRACE INTAKES - 6" plastic pipes w/ steel pipe supports

MATERIALS ESTIMATE

Nov 73

500' - 10" cement tile
2300' - 8" " " "
990' - 6" " " "
400' - 4" plastic tile
400' - 4" cement tile
200' - 5" plastic tile

~~tonco~~ — LEGEND —

$$\theta = 17.465$$

Permanent Fence

Proposed Title Line

Existing Tile Line

Existing Shallow Ditch

Existing Deep Ditch

OWNER Arden Bergen

TOWNSHIP Bris 206

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

11 intakes = 275.00

442' of 5" plastic tile = 132.60

Total cost

1924-5155.53

on 1.11/Fl
Rogness

53) COUNTY North

STATE Iowa

SIGNED Jeder Bergen

ASC.
Farm # B-268

~~24~~

Arden Bergan - Drawn Nov. 73



CERTAIN-TEED/DAYMOND Co.



P.O. Box 37

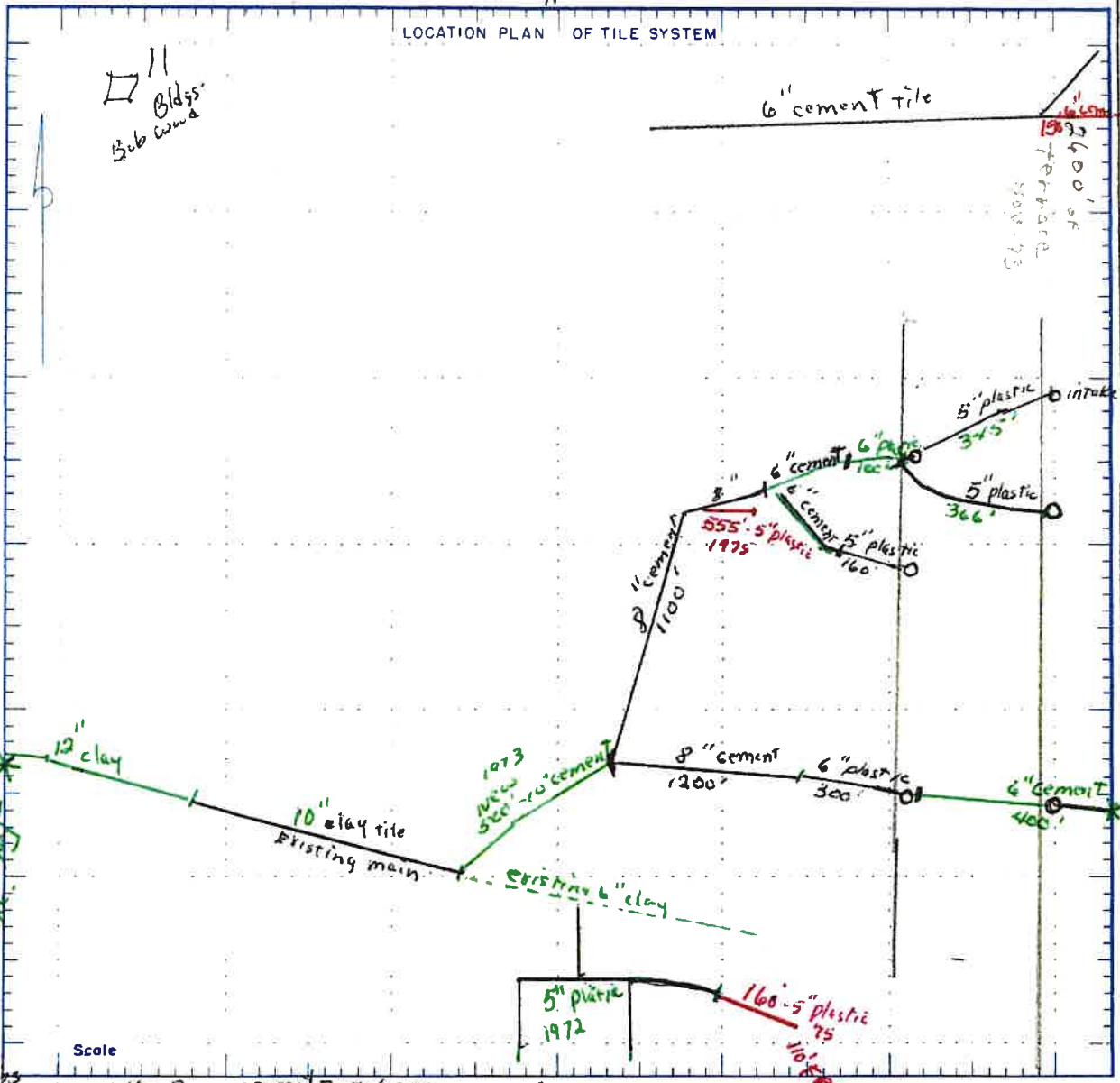
Certa-Flex Plastic Drain Tile

LAKE MILLS, IOWA 50450

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

DAYMOND

LOCATION PLAN OF TILE SYSTEM



Scale

Seeding
Terrace
Backslopes

Nov 73
0.6 AC. 12 lbs. Bromegrass / Fertilizer
6 lbs. Switchgrass / N = 304 lbs
P₂O₅ = 60 lbs
K₂O = 40 lbs

6-Terrace intakes - 6" plastic risers w/ steel post supports.

MATERIALS ESTIMATE

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

All of farm now tillable

	LEGEND
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 Bergan

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 : 7076

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

Crop Year : 2023

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
TOTAL	136.86	2.55		

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

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
TOTAL	72.39	2.55	

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
TOTAL	64.47	0.00	

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 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. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 19 195	2. SIGN-UP NUMBER 51
CONSERVATION RESERVE PROGRAM CONTRACT		
3. CONTRACT NUMBER 11449A	4. ACRES FOR ENROLLMENT 2.90	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) WORTH COUNTY FARM SERVICE AGENCY 1004 10TH ST S NORTHWOOD, IA 50459-1844	5. FARM NUMBER 7076	6. TRACT NUMBER(S) 7924
7B. TELEPHONE NUMBER (Include Area Code): (641) 324-1134	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-2G.

10A. Rental Rate Per Acre \$ 212.00	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment \$ 615	A. Tract No.	B. Field No.	C. Practice No.	D. Acrea	E. Total Estimated Cost-Share
10C. First Year Payment \$	7924	0005	CP27	0.80	\$ 0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					
7924	0006	CP28	2.10	\$ 0	

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

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 <i>by Arden Bergan</i> <i>Elise</i>	(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 <i>Muriel Bergan</i>	(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)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Gregory S. Carlson</i>	B. DATE (MM-DD-YYYY) 11/23/19
-------------------------	--	---

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 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. 113-79). 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. 113-79, 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.

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6138 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.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. 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 AS
From State

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

LA 11-29-01

PROPERTY INFORMATION		APPROVAL SIGNATURES	
Property #:	37	Northern Iowa Windpower LLC:	<i>[Signature]</i>
Owner:	Arden Bergan	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 IMPROVEMENTS			
Wind Farm Facilities		Original Est.	As-Built
Turbines:	T60		
MET Towers:	No	0.08	0.08
Access Roads:	Yes	0.00	0.00
Extra Land Used:		0.54	0.46
Extra Road (Note 1):	No		
Access Radius:	No	0.00	0.00
Road Radius:	Yes	0.03	0.00
Excess Crane Pad:	Yes	0.05	0.02
Pole Line Collection Facilities:	No	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
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	0.00
			2.00
			\$2,411.00

NOTE (2): Total payment is escalated 2% annually commencing 2003

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

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

EASEMENT PAYMENT SCHEDULE							
Year	Estimated Payment Stream Based on 2% of Revenue				Easement Payment Schedule Per Contract		
	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	Option Payment - Paid						
5/1/2001	One Time Upfront Easement Payment - Paid						
12/15/2001	Crop Damage/Compaction						
12/15/2001	One Time Upfront Easement Payment Reconciliation						
12/15/2001	Partial Year Payment						
12/31/2002	7,200,000	80,898.9	1,618.0	3,236.0	2,411.00		1,000.00
12/31/2003	7,272,000	81,707.9	1,634.2	3,268.3	2,459.22		4,600.00
12/31/2004	7,344,720	82,524.9	1,650.5	3,301.0	2,508.40		1,035.08
12/31/2005	7,418,167	83,350.2	1,667.0	3,334.0	2,558.57		7.00
12/31/2006	7,492,349	84,183.7	1,683.7	3,367.3	2,609.74		424.41
12/31/2007	7,567,272	85,025.5	1,700.5	3,401.0	2,661.94		2,411.00
12/31/2008	7,642,945	85,875.8	1,717.5	3,435.0	2,715.18		2,459.22
12/31/2009	7,719,375	86,734.5	1,734.7	3,469.4	2,769.48		2,508.40
12/31/2010	7,796,568	87,601.9	1,752.0	3,504.1	2,824.87		2,558.57
12/31/2011	7,874,534	88,477.9	1,769.6	3,539.1	2,881.37		2,609.74
12/31/2012	7,953,279	89,362.7	1,787.3	3,574.5	2,939.00		2,661.94
12/31/2013	8,032,812	90,256.3	1,805.1	3,610.3	2,997.78		2,715.18
12/31/2014	8,113,140	91,158.9	1,823.2	3,646.4	3,057.73		2,769.48
12/31/2015	8,194,272	92,070.5	1,841.4	3,682.8	3,118.89		2,824.87
12/31/2016	8,276,157	92,991.9	1,859.8	3,719.6	3,181.26		2,881.37
12/31/2017	8,358,827	93,929.1	1,878.6	3,756.5	3,244.89		2,939.00
12/31/2018	8,442,320	94,882.0	1,897.6	3,793.6	3,309.79		2,997.78
12/31/2019	8,526,627	95,851.3	1,917.0	3,831.0	3,375.98		3,057.73
12/31/2020	8,611,799	96,837.2	1,937.5	3,868.4	3,443.50		3,118.89
12/31/2021	8,697,786	97,839.7	1,958.8	3,906.2	3,512.37		3,181.26
12/31/2022	8,784,649	98,858.9	1,980.2	3,944.4	3,582.62		3,244.89
12/31/2023	8,872,430	99,894.8	2,001.9	3,982.8	3,654.27		3,309.79
12/31/2024	8,961,189	100,947.4	2,023.9	4,021.3	3,727.36		3,375.98
12/31/2025	9,050,970	102,016.7	2,046.3	4,060.1	3,801.90		3,443.50
12/31/2026	9,141,837	103,102.8	2,069.3	4,100.0	3,877.94		3,512.37
Totals	10,188,547	114,478.1	2,289.6	4,579.1	\$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



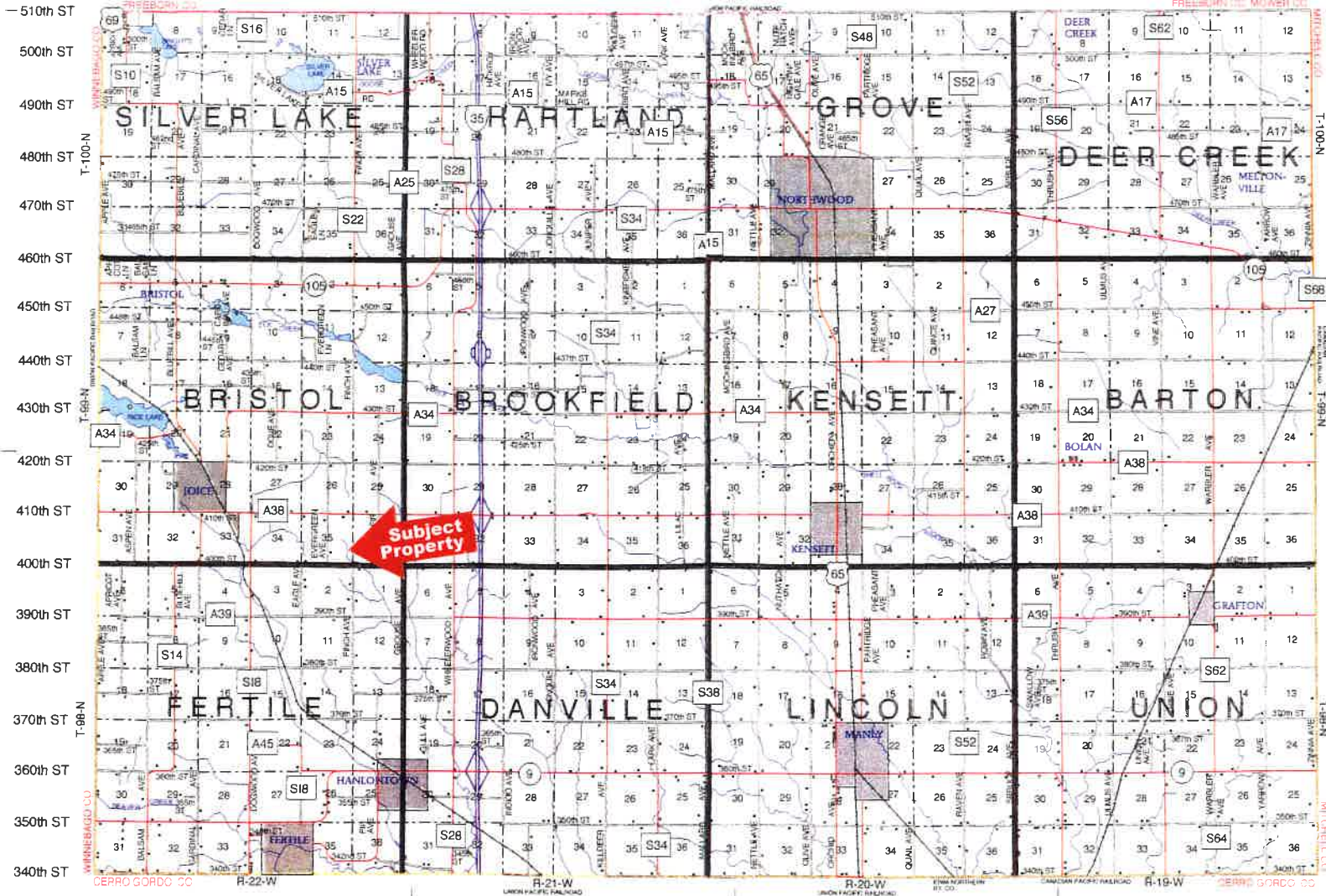
APPLE AVE
BALSAM AVE
CARDINAL AVE
DOGWOOD AVE
EAGLE AVE
FINCH AVE
GROUSE AVE
WHEELER-
WOOD AVE
INDIGO AVE
JONQUILL
JUNIPER AVE
LARK AVE
MALLARD AVE
NETTLE AVE
OLIVE AVE
PARTRIDGE AVE
QUAIL AVE
RAVEN AVE
SPRUCE AVE
THRUSH AVE
ULMUS AVE
VINE AVE
WARBLER AVE
YARROW AVE
ZINNIA AVE

R-22-W

R-21-W

R-20-W

R-19-W

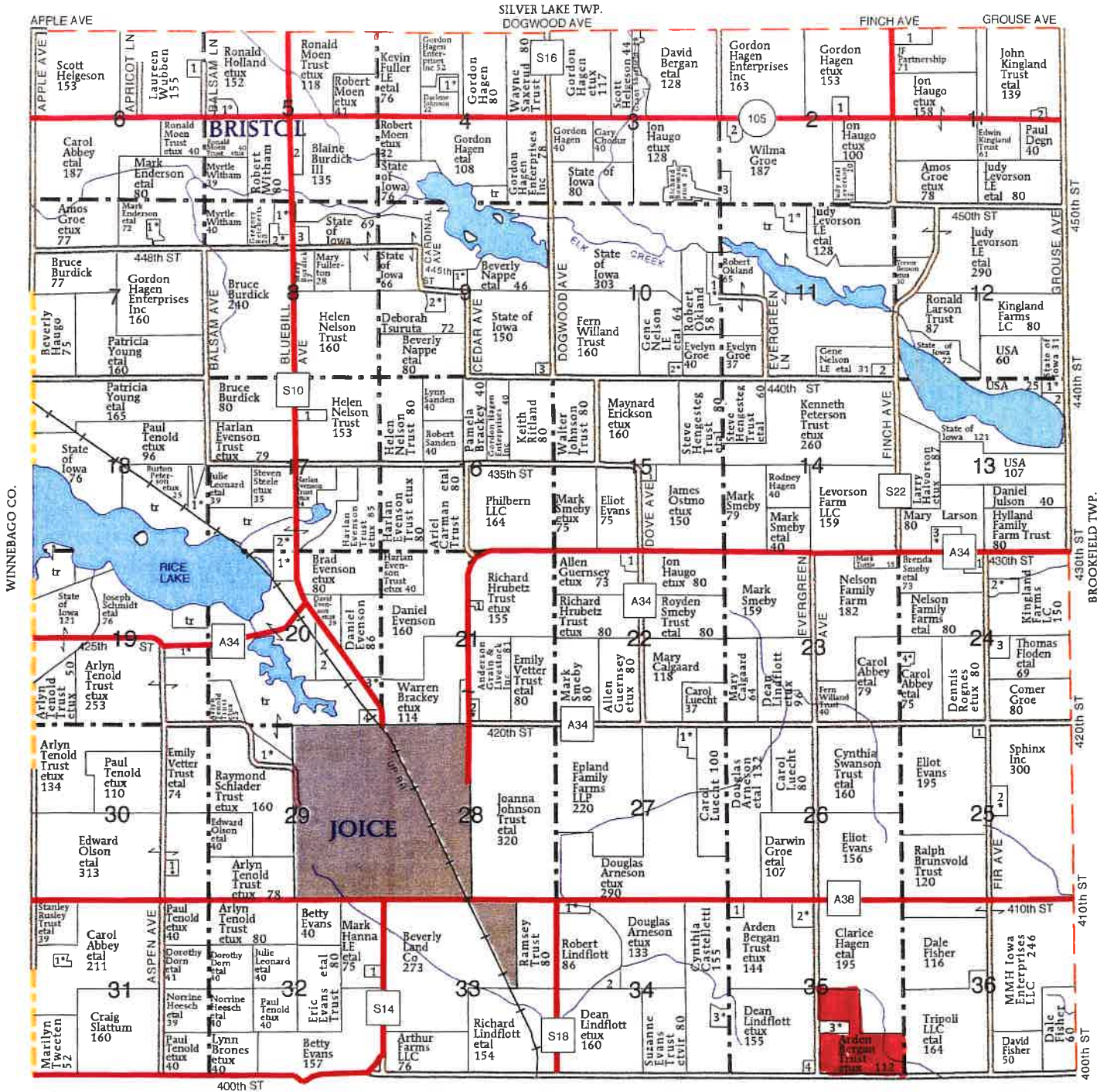


T-99-N

BRISTOL PLAT

(Landowners)

R-22-W



FERTILE 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

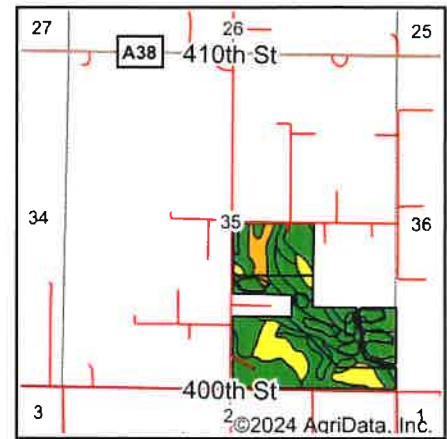
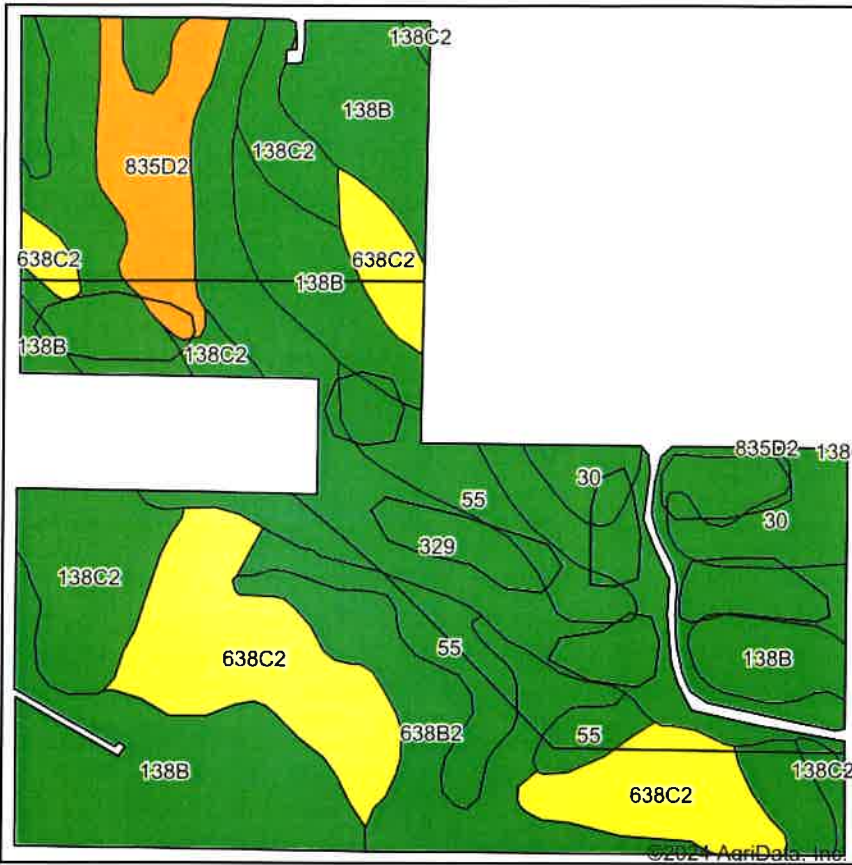
Restricted Use

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 Corn 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%		IIle	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%		IIle	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.

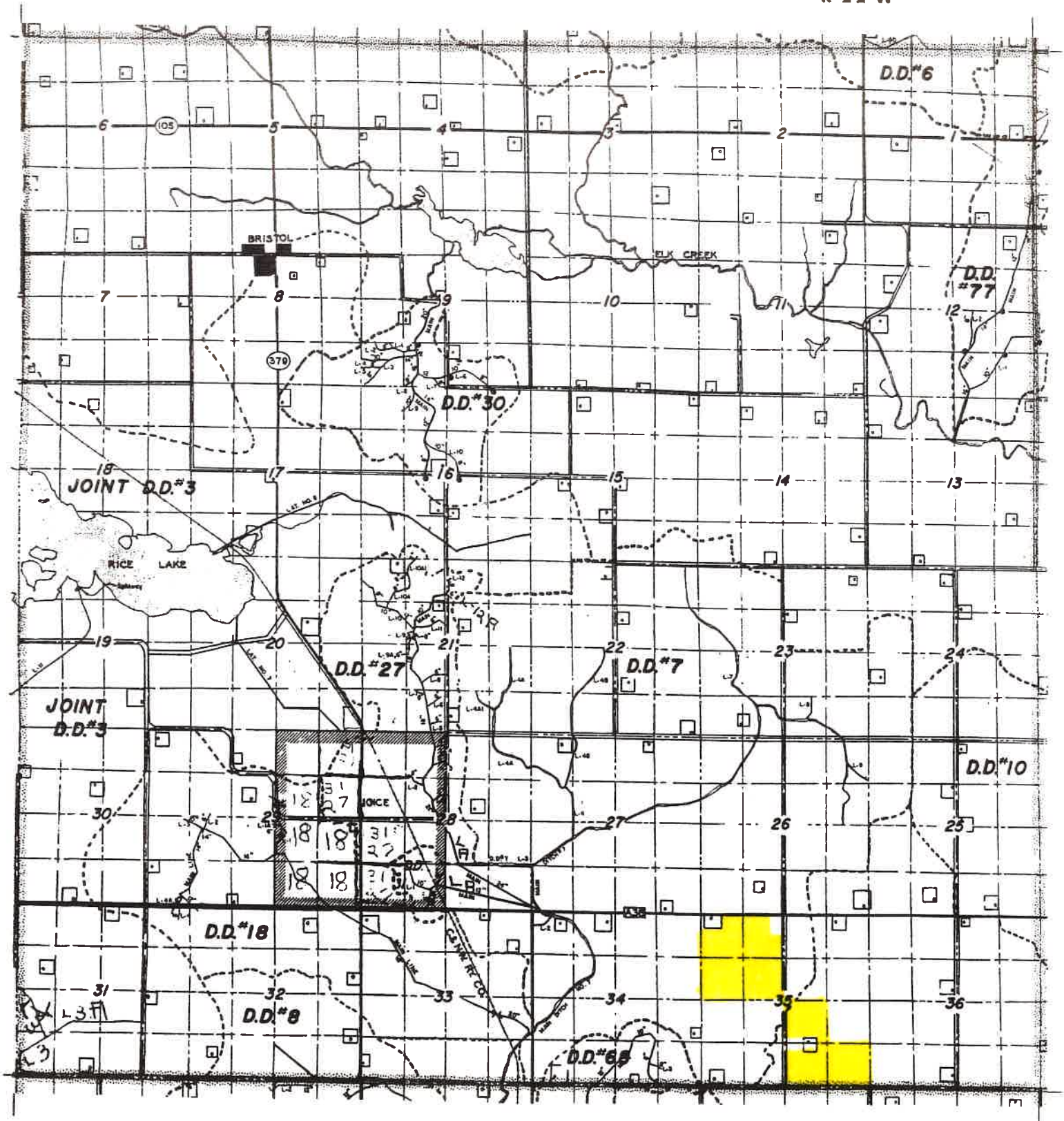
**IA has updated the CSR values for each county to CSR2.*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.*c: Using Capabilities Class Dominant Condition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

Soils data provided by USDA and NRCS.

BRISTOL TWP

T 99 N

R 22 W



DRAINAGE DISTRICT MAP

Form #
B-335

120 Acres

Noreen Groe - Arden Bergen Farm

Drawn Nov '73



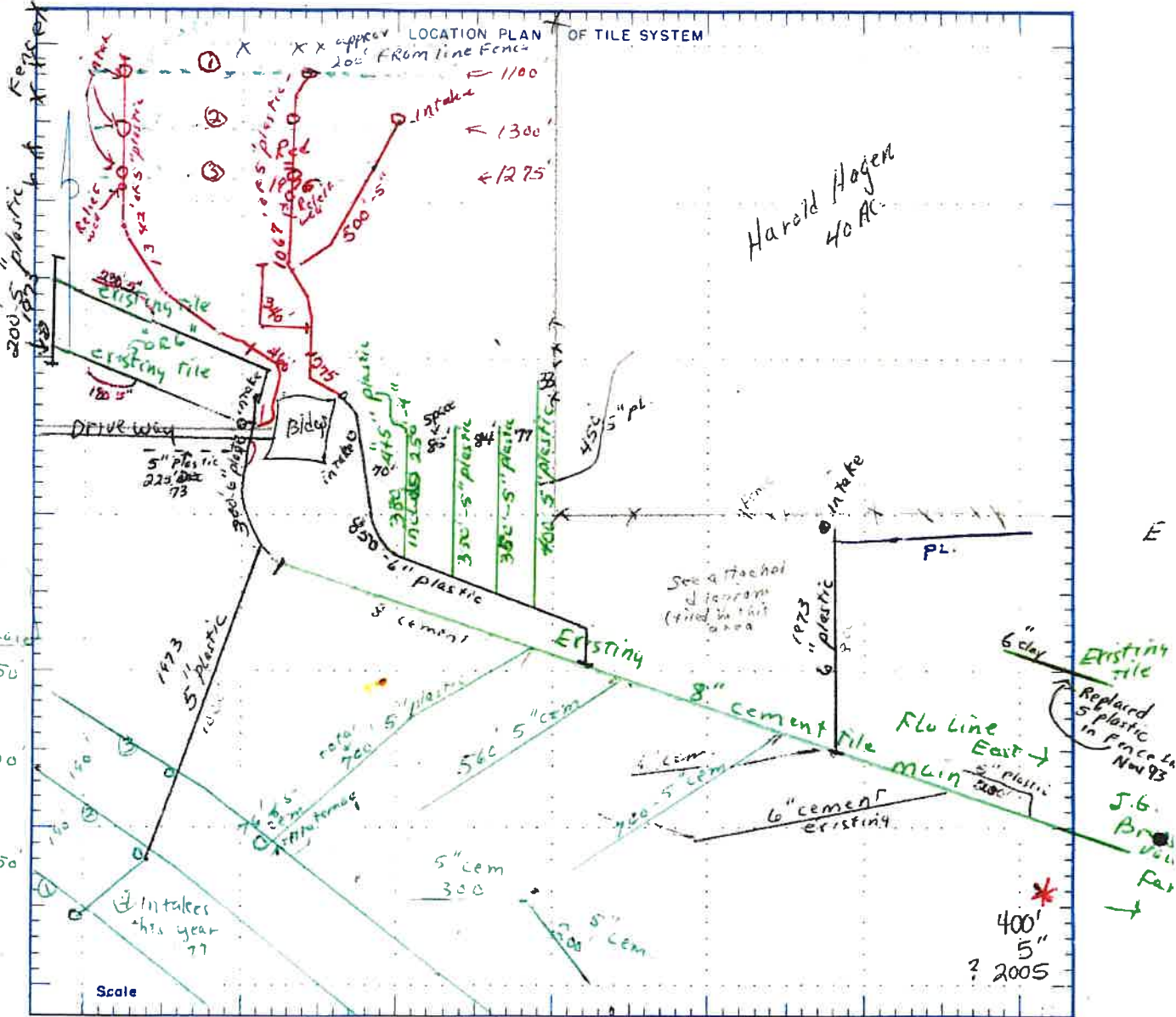
CERTAIN-TEED/DAYMOND Co.



P.O. Box 37

Certa-Flex Plastic Drain Tile
LAKE MILLS, IOWA 50450

Ph. 515-592-7000



1976 = terrace tile total 3,644' of 5" plastic x 70¢/ft. = 2,550.80

MATERIALS ESTIMATE

5" plastic 1976 x 1500' = 2,975' not per the lines of Barn
460' - 5" plastic west of Bldgs. toward NW Draw

1976 No. 1 terrace = 1100'
No. 2 = 1300'
No. 3 = 1275'
3475' (lost \$2,945.00 @ .80/ft.)
7 - INTAKES
2 - Relief Wells

4374' of 5" tile installed this year x 70¢/ft. = 3,075.80

1974 - installed 5" green laterals 8" min. installed 10' per seg.

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

OWNER Arden Bergen
TOWNSHIP Bristol
COUNTY Worth STATE Iowa
DATE Nov. 73 SIGNED Arden Bergen

(Groe Farm)

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
TOTAL	104.85	0.00	

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



Groc

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

Property #: 41
 Owner: Arden Bergan
 Parcel: W1/2 of SE1/4; SE1/4 of SE1/4
 Section: 35
 Township: Bristol
 County: Worth
 Acreage: 112

Northern Iowa Windpower LLC:

Date: 11-29-01

Owner: Arden Bergan
 Date: 12-03-01

APPROVAL SIGNATURES

Wind Farm Facilities

WIND FARM IMPROVEMENTS

		Original Est.	As-Built	Difference
Turbines:	T72, T89			
MET Towers:	No	0.16	0.16	0.00
Access Roads:	Yes	0.00	0.00	0.00
Extra Land Used:		0.87	0.00	-0.87
Extra Road (Note 1):	No			
Access Radius:	No	0.00	0.00	0.00
Road Radius:	Yes	0.07	0.00	-0.07
Excess Crane Pad:	Yes	0.00	0.01	0.01
Pole Line Collection Facilities:	Yes	0.00	0.00	0.00
		1.53	0.00	-1.53
		2.63	0.84	-2.45

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

Annual Wind Farm Payment

	Quantity	Payment/Unit	Payment
Wind Turbine Generators (# of wind turbines x \$2400/turbine/yr):	2	2400	4800.00
MET Towers (# of MET Towers x \$2400/turbine/yr):	0	2400	0.00
Extra Road (Acres of Extra Road x \$3139/acre/yr):	Acres	Payment/Acre	Payment
Access Radius (Acres of Access Radius x \$500/acre/yr):	0.00	3139	0.00
Road Radius (Acres of Road Radius x \$500/acre/yr):	0.00	500	0.00
Excess Crane Pad (Acres of Excess Crane Pad x \$500/acre/yr):	0.01	500	7.40
	0.00	500	1.35
Total Annual Payment Due December 2002:			\$4,808.75

NOTE (2): Total payment is escalated 2% annually commencing 2003

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

	Original Estimate	As-Built	Payment	Amount Due
Construction Easement (\$70/acre x As-Built Survey Acreage):	6.94	10.07	70	219.10
Wind Non-Obstruction/Noise/Shadow Easement (\$30/acre x Total property):	112	112	30	0.00
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

Year	Estimated Payment Stream Based on 2% of Revenue				Easement Payment Schedule Per Contract		
	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	Option Payment - Paid						
5/1/2001	One Time Upfront Easement Payment - Paid						1,000.00
12/15/2001	Crop Damage/Compaction						9,186.00
12/15/2001	One Time Upfront Easement Payment Reconciliation						2,966.40
12/15/2001	Partial Year Payment						219.10
12/31/2002	7,200,000	80,898.9	1,618.0	3,236.0	4,808.75		846.48
12/31/2003	7,272,000	81,707.9	1,634.2	3,268.3	4,904.93		4,808.75
12/31/2004	7,344,720	82,524.9	1,650.5	3,301.0	5,003.02		4,904.93
12/31/2005	7,418,167	83,350.2	1,667.0	3,334.0	5,103.08		5,003.02
12/31/2006	7,492,349	84,183.7	1,683.7	3,367.3	5,205.15		5,103.08
12/31/2007	7,567,272	85,025.5	1,700.5	3,401.0	5,309.25		5,205.15
12/31/2008	7,642,945	85,875.8	1,717.5	3,435.0	5,415.43		5,309.25
12/31/2009	7,719,375	86,734.5	1,734.7	3,469.4	5,523.74		5,415.43
12/31/2010	7,796,568	87,601.9	1,752.0	3,504.1	5,634.22		5,523.74
12/31/2011	7,874,534	88,477.9	1,769.6	3,539.1	5,746.90		5,634.22
12/31/2012	7,953,279	89,362.7	1,787.3	3,574.5	5,861.84		5,746.90
12/31/2013	8,032,812	90,256.3	1,805.1	3,610.3	5,979.08		5,861.84
12/31/2014	8,113,140	91,158.9	1,823.2	3,646.4	6,098.66		5,979.08
12/31/2015	8,194,272	92,070.5	1,841.4	3,682.8	6,220.63		6,098.66
12/31/2016	8,358,157	93,911.9	1,878.2	3,756.5	6,345.04		6,220.63
12/31/2017	8,525,320	95,790.1	1,915.8	3,831.6	6,471.94		6,345.04
12/31/2018	8,695,827	97,705.9	1,954.1	3,908.2	6,601.38		6,471.94
12/31/2019	8,869,743	99,860.0	1,993.2	3,986.4	6,733.41		6,601.38
12/31/2020	9,047,138	101,653.2	2,033.1	4,066.1	6,868.08		6,733.41
12/31/2021	9,228,081	103,686.3	2,073.7	4,147.5	7,005.44		6,868.08
12/31/2022	9,412,642	105,760.0	2,115.2	4,230.4	7,145.55		7,005.44
12/31/2023	9,600,895	107,875.2	2,157.5	4,315.0	7,288.46		7,145.55
12/31/2024	9,792,913	110,032.7	2,200.7	4,401.3	7,434.23		7,288.46
12/31/2025	9,988,771	112,233.4	2,244.7	4,489.3	7,582.91		7,434.23
12/31/2026	10,188,547	114,478.1	2,289.6	4,579.1	7,734.57		7,582.91
Totals				\$94,081	154,025.70		168,243.69

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

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