

# Attachment 9

**CONSULTATION REPORT:**

**WIND FARM SURVEY  
AND THE  
IMPACT ON PROPERTY VALUES**

**File # 3354**

**Prepared for**

Brady Wind, LLC  
Orin Shakerdge, Esq.  
NextEra Energy Resources, LLC  
700 Universe Blvd., LAW/JB  
Juno Beach, FL 33408

**Prepared by:**

Rose M. Hoefs  
RM Hoefs & Associates, Inc.  
1129 5<sup>th</sup> Avenue South, 2<sup>nd</sup> floor  
Fargo, North Dakota 58103

Date of the Report:

December 14, 2015

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December 14, 2015

Orin Shakerdge, Esq.  
NextEra Energy Resources, LLC  
700 Universe Blvd., LAW/JB  
Juno Beach, FL 33408

Re: Consultation Report  
Wind Farm Survey and the Impact on Property Values

Dear Mr. Shakerdge,

Pursuant to your request, we have completed a quantitative survey of individual properties located in an area of wind farms located across the State of North Dakota. The intended use of the survey is to provide market reactions regarding wind farms, placing emphasis on externalities created by the construction of such, and the resulting impact on property values.

The survey was developed in compliance with USPAP Ethics and Competency Rules in completing this survey. The Report represents succinct discussions concerning the data, reasoning, and analyses used. The depth of discussion is specific to the needs of the client and for the survey's intended use. Additional documentation is retained in the work file of the appraiser. No responsibility is assumed for legal matters, nor is any opinion rendered on the property title.

Neither our employment nor compensation is contingent on the outcome of the survey. The undersigned has no present or contemplated future interest in any of the surveyed properties. All opinions are developed through the course of accepted analytical procedures.

Rose Hoefs takes full responsibility for the survey and its content. The assignment is based on an impartial or unbiased perspective; it is not made for favoring a specific cause of any particular party. The Appraiser has no present or contemplated future interest in the data, as presented, and all opinions have been developed through the course of accepted analytical procedures. Careful consideration has been given to provide an accurate analysis of the data, related markets and to any possible benefits and detriments.

It has been a privilege to be of service. If you have any questions or comments after reading the survey, please inquire.

Respectfully submitted,  
RM Hoefs & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Rose M. Hoefs', with a stylized flourish at the end.

Rose M. Hoefs  
Certified General Appraiser

ND Certified General Appraiser's License #1063  
MN Certified General Appraiser's License #4002095  
SD Certified General Appraiser's License #1333CG



**CERTIFICATION**

*I hereby certify that:*

I, Rose M. Hoefs, Certified General Appraiser, completed this Consultation Report / Wind Farm Survey and takes full responsibility for its contents. Field inspections were made of the data contained in this consultation report. The data are as represented.

The statements of fact contained in the report are true and correct. The reported analyses, opinions and conclusions are limited only by the reported assumptions, limiting conditions and legal instructions, and are my personal, impartial and unbiased professional analysis, opinions and conclusions.


This consulting assignment is not based on a requested direction of the data. The appraiser has no present or prospective direct or indirect interest in any of the surveyed data, the specific transactions or any personal interest with respect to the parties involved.

The development and reporting of this consultation assignment complies with the Ethics and Competency Rules of the Uniform Standards of Professional Appraisal Practice, and the Appraisal Institute's Code of Professional Ethics.

Except as hereinafter provided, the client may distribute entire copies of this survey to selected third parties; however, no portion of this survey can be disseminated to the public by advertising media, public relations media, news media, sales media, or other media for public communication without the prior written consent of the appraiser.

RM Hoefs and Associates, Inc. has not performed any appraisal services regarding the sale data contained in this survey within the three-year period immediately preceding the acceptance of this assignment.

Rose M. Hoefs is a Candidate for Designation with the Appraisal Institute; therefore, the use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representative(s). As of the date of this report, Ms. Hoefs completed the Standards and Ethics Requirements of the Appraisal Institute for Associate Members.

SIGNED  DATE December 14, 2015  
Rose M. Hoefs, Supervisory Appraiser (Certified General)  
RM Hoefs & Associates, Inc.

North Dakota Certified General License #1063  
Minnesota Certified General License #4002095  
SD Certified General Appraiser's License #1333CG



# TABLE OF CONTENTS

CERTIFICATION .....	iv
TABLE OF CONTENTS .....	v
<b>SCOPE OF WORK.....</b>	<b>1</b>
I. STATEMENT OF COMPETENCY .....	1
II. CONTINGENT AND LIMITING CONDITIONS .....	1
III. EXTRAORDINARY ASSUMPTIONS AND DISCLOSURES .....	2
IV. SCOPE OF THE CONSULTATION .....	2
<i>Assignment Conditions</i> .....	2
<i>Intended Use and Users of the Survey</i> .....	2
<b>SURVEY .....</b>	<b>3</b>
INTRODUCTION .....	3
DEVELOPMENT STANDARDS.....	3
PUBLIC CONCERNS.....	4
PROXIMITY STUDY / PAIRED SALES ANALYSIS .....	4
BARNES COUNTY, NORTH DAKOTA .....	4
STEELE COUNTY, NORTH DAKOTA.....	68
CAVALIER COUNTY, NORTH DAKOTA.....	91
DICKEY AND LAMOURE COUNTIES, NORTH DAKOTA .....	103
BURLEIGH COUNTY, NORTH DAKOTA.....	130
<b>ADDENDA .....</b>	<b>144</b>
ENGAGEMENT CONTRACT .....	145
<b>QUALIFICATIONS OF ROSE M. HOEFS</b> .....	<b>153</b>
RM HOEFS & ASSOCIATES, INC.....	157
COPYRIGHT PROTECTION .....	160
END OF REPORT .....	160



## SCOPE OF WORK

### I. STATEMENT OF COMPETENCY

This consulting assignment was accepted by R. M. Hoefs & Associates, Inc. from the client, Brady Wind. LLC. Rose M. Hoefs has completed prior assignments on similar projects. Her knowledge and experience is established, being confirmed through the successful completion of numerous appraisals, consulting assignments and also by the completion and passing of educational courses offered by the Appraisal Institute. The appraiser is an advanced candidate of the Appraisal Institute and is a General Appraiser, board-certified through the North Dakota Real Estate Appraiser Qualification and Ethics Board the State of Minnesota Department of Commerce and the South Dakota Department of Labor and Regulation. (See enclosed Qualifications).

In preparation of this assignment, various articles were researched, including the text *Towers, Turbines and Transmission Lines, Impacts on Property Values* regarding a diminution in property values due to the construction of wind turbines and wind farms. The preceding steps have been taken to facilitate the completion of this assignment in a competent and professional manner, complying fully with the Competency Provision of the Uniform Standards of Professional Appraisal Practice.

### II. CONTINGENT AND LIMITING CONDITIONS

This survey is subject to the following contingent and limiting conditions, which are an integral part of this survey along with all certifications, definitions, facts, statements, assumptions, disclosures hypotheses, analyses, and opinions.

1. By this notice, all persons, companies, corporations or government agencies using or relying on this report in any manner bind themselves to accept these Contingent and Limiting Conditions and all other limiting conditions contained elsewhere in this report. This survey does not address any unforeseeable events that could alter the market conditions reflected in the analysis.
2. Illustrative materials are included only to assist the reader in visualizing the properties included in the survey
3. As a part of the survey process, information was gathered and analyzed to form opinions that pertain solely to the survey. Information, regarding the sale data, their neighborhoods, or other topics discussed in the report, was obtained from a variety of sources deemed reliable and believed to be true and correct in accordance with the extent of research disclosed in the Scope of Work section. Any exhibits in the report are intended to assist the reader in visualizing the subject property and its surroundings. The exhibits are not surveys unless specifically identified as such.
4. This document communicates the result of a consulting assignment. No expertise is claimed in property inspection, engineering, construction, legal or architecture. The appraiser assumes no liability for such as these elements are outside of her control and beyond the scope of work as detailed in the report or outside reasonable “due diligence”.
5. All contents of this report are prepared solely for the identified client. The liability of the appraiser is limited solely to the client. There is no accountability, warranty, or liability to any third party. For that portion of work product or services giving rise to liability, the appraiser’s maximum liability for services rendered under this engagement is limited to the fee collected and paid to RM Hoefs & Associates, Inc. In no event shall the appraiser be liable for consequential, special incidental or punitive loss, damages or expense, even if advised of their possible existence. The use of this report by third parties is solely at their risk.

6. It is assumed that testimony or attendance in court or at any court hearing is not required by reason of rendering this survey unless such arrangements are made a reasonable time in advance. The appraiser retains the right to expand upon the data contained in the survey and to review and consider any data that becomes available between the date of the survey and the date of court testimony or hearing. The appraiser also retains the right to amend the survey to reflect such data, and to make any required or necessary adjustments to the value opinions.
7. Possession of this report or a copy thereof does not carry with it the right of publication. The survey may not be used for any purpose other than its intended use nor may it be used by any person(s) or entity other than the intended users.

### **III. EXTRAORDINARY ASSUMPTIONS AND DISCLOSURES**

This survey employs the following extraordinary assumptions:

- Sale data; i.e. size, topography, legal description, dimensions, etc., are collected from publicly available sources and/or a party to the sale. All information is assumed to be reasonably correct.
- The appraiser did not attempt to study, dig, probe, investigate, detect, remove materials or discover unfavorable physical features.
- No special expertise is implied as related to water conditions, drainage, soil conditions, and other physical components of the sales, other than what is of record or provided by a party to the sale.

The preceding extraordinary assumptions and disclosures are integral to the process upon which the conclusions in this document are based.

### **IV. SCOPE OF THE CONSULTATION**

#### **Assignment Conditions**

The development and reporting of this consultation assignment complies with the Ethics and Competency Rules of the Uniform Standards of Professional Appraisal Practice, and the Appraisal Institute's Code of Professional Ethics.

#### **Intended Use and Users of the Survey**

The contract was secured by Orin Shakerdge, Esquire, NextEra Energy Resources, LLC, the client and intended user of this report.

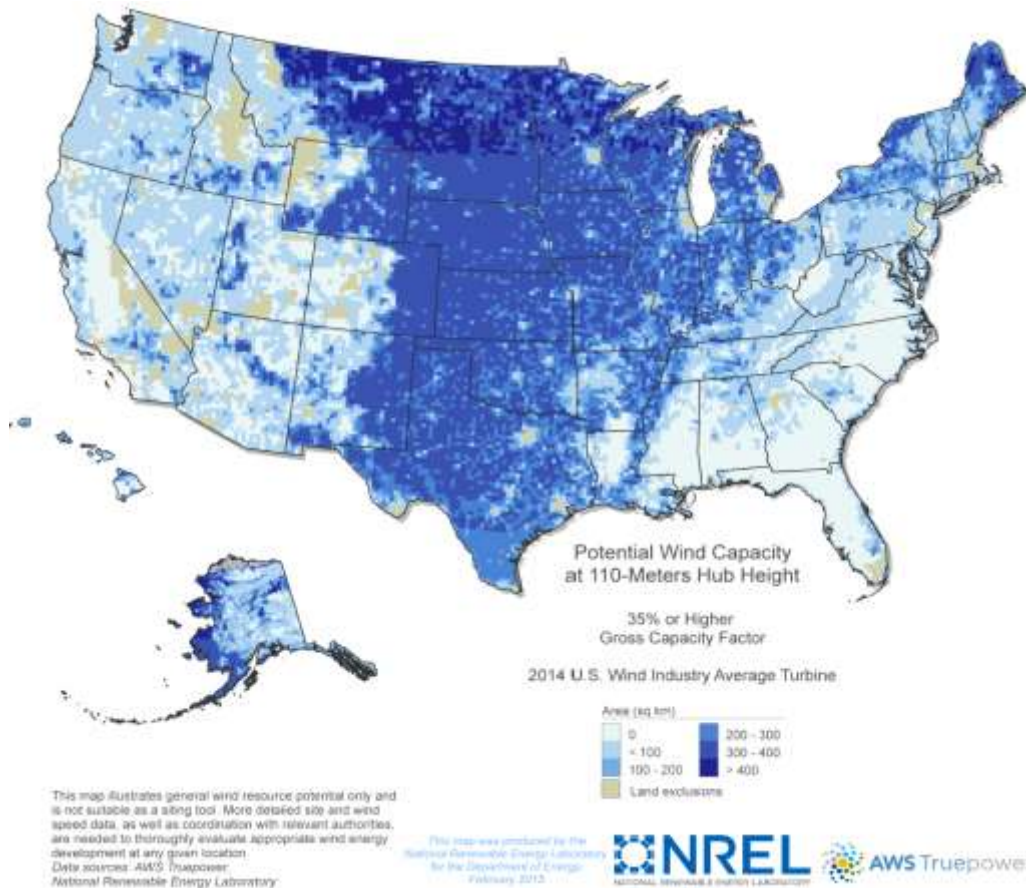
#### **Purpose of the Consultation**

The purpose of this consultation assignment is to develop, without advocacy, a survey of market reactions to wind farms and/or wind turbines. Investigations and inquiries undertaken to arrive at appropriately supported market conclusions include the analysis of the market and relevant comparable data through a qualitative survey commonly known as a paired sale analysis. While subjective in nature, this type of survey focuses on descriptive data (comparison of positives and negatives) as opposed to quantitative analysis which focuses on actual numerical outcomes (percentages or actual dollar amounts). The goal of the analysis is to provide definable market patterns.



## INTRODUCTION

Wind turbines have been used throughout history as a means of generating energy, draining land, pumping water, milling grain and other industrial purposes. For the last decade, the United States has increased its reliance on wind energy not only to mitigate global warming but also to supplement and eventually supplant oil and gas reserves. A recent report released by Wind Vision forecasts that by 2050, 35% of all the energy used in the United States will be from wind. The following map indicates the Great Plains states have the highest potential for wind farm development, with North Dakota, Montana, Minnesota and South Dakota having the greatest potential.



## DEVELOPMENT STANDARDS

While surveys indicate that public acceptance of wind energy in the United States is generally high, local concerns can impact the location of a wind farm and impede the development process. Very little was published to address those concerns until 2012, when the U. S. Fish and Wildlife Service published *U.S. Fish and Wildlife Service land-Based Wind Energy Guidelines*. To date, this document is the most comprehensive available, establishing requisites for wind farm development. As a result, the American Wind Energy Association has worked diligently to address not only environmental concerns and issues regarding the construction of turbines and wind farms, but also to work hand-in-hand with the National Audubon Society and the National Wildlife Federation to address avian and wildlife issues. As a condition of the permitting process for wind farm development, impact studies are required which address concerns regarding wind speed, development constraints and various environmental issues.

## **PUBLIC CONCERNS**

Concerns voiced by the public are similar to those expressed regarding high voltage transmission lines; namely the aesthetics of the large steel towers and a diminution in property values, more commonly defined as:

- Scenic view stigma: concerns that individual properties may be devalued due to the view of a wind turbine or wind farms.
- Area stigma: concerns that property values within the wind farm area may be devalued.
- Nuisance stigma: concerns noise and shadow flicker, have an adverse influence on property values.

## **PROXIMITY STUDY / PAIRED SALES ANALYSIS**

Given, the preceding, it is the intent of this study to measure the effect wind turbines have on property values via a proximity study of paired sales. The analysis is one of the most useful applications in determining detrimental conditions related to negative externalities, including noise, visual impacts, stigma and/or fear. To determine if legitimate detrimental conditions exist, sales of properties improved with wind turbines are compared to sales of nearby properties without wind turbines. If present, a measurable and consistent difference will be evident in the sale prices of the properties. If not, the differences will not be significant. Ideally, the data (sales) should be similar in all respects; however, in reality, the market place is not ideal, and therefore, the search for data is extremely difficult and at times, nearly impossible. For the study conclusions to be reliable and not misleading, the sale data must be within the same market area, relatively comparable in physical characteristics, and occurring within a reasonable period of one another.

Research included twelve wind farms in Barnes, Burleigh, Cavalier, Dickey – LaMoure, Griggs, Steele, Oliver and Ward Counties. Of the twelve, paired sales were found in five of the wind farms. Data is limited since the majority of wind farms are located in rural areas where farms and ranches are passed down from generation to generation within the family structure. Market participants (buyers and sellers of the preceding sales) were surveyed regarding perceived detrimental conditions. A review of the data indicates that out of the 26 participants,

- 25 did not consider any negative impact;
- one participant would not provide an opinion of impact;
- one property was improved with a mobile home dwelling; the buyer stated no impact;
- two farmsteads adjacent to wind farms were retained by the sellers of the adjacent land.

Although the analysis used in this research has its strengths and weaknesses, the end result is that all of the data are consistent in that no evidence was found as to a diminution in value associated with the location of wind farms or turbines.

## **BARNES COUNTY, NORTH DAKOTA**

The surveyed area is located adjacent to and east of Lake Ashtabula, beginning about 9.5 miles northeast of Valley City. The area is primarily rural in nature, with farmsteads interspersed at one to two mile increments. Lake Ashtabula is generally located one to two miles west. Steele and Griggs Counties lie north-northeast. The topography is one of rolling hills with some steep ravines. The area is generally treeless, with the exception of sporadic mature tree claims or wooded swales. The soils are glacial till, and range from level to undulating with drainage varying from poor to well drained. Agricultural uses include crop and hay production as well as pasture for livestock. As is typical for this area, saline soils are present.

Overall, the wind farms suggest little physical impact to the land other than the area used for turbine placement and access. Typically, the access roads appeared to use a minimal amount of land to access the turbines.

The paired sales are summarized as follows, representing six sales (1, 6, 7, 8, 9 and 12) of properties improved with wind turbines and six without turbines (2, 3, 4, 5, 10 and 11). All of the data are situated adjacent to or near wind farms.

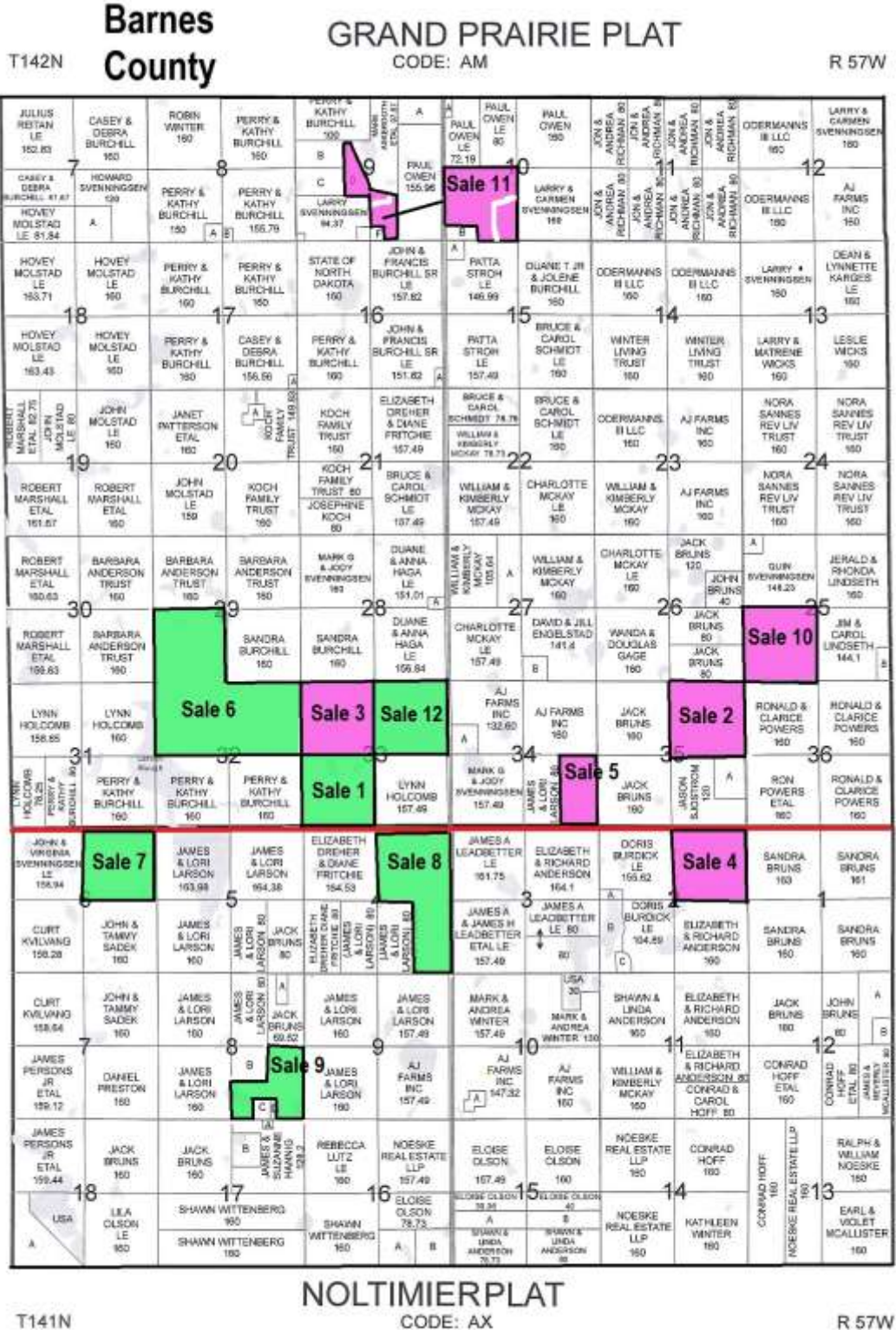
No	Legal Description					Date	Zoning	Sale Price	Deeded Acres	PI	Sale Price/Deeded Acre	Condition of Sale	Turbines Present	Adjacent Wind Farm	Negative Influence	Premium Paid
1	SW	33	142	57	Barnes	4/7/2015	AG	\$ 320,000	160.00	54.5	\$ 2,000	Assemblage	2.00	yes	no	no
2	NE	35	142	57	Barnes	1/20/2015	AG	\$ 520,000	160.00	63.9	\$ 3,250	Assemblage	none	yes	no	no
3	NW	33	142	57	Barnes	12/29/2014	AG	\$ 357,500	160.00	49.6	\$ 2,234	Assemblage	none	yes	no	no
4	NE	2	141	57	Barnes	12/26/2014	AG	\$ 540,000	164.02	69.7	\$ 3,292	Investment	none	yes	no	yes
5	E2SE	34	142	57	Barnes	12/22/2012	AG	\$ 320,000	80.00	73.9	\$ 4,000	Assemblage	none	yes	no	yes
6	Parts	32 & 29	142	57	Barnes	12/22/2012	AG	\$ 1,920,000	480.00	58.4	\$ 4,000	Assemblage	4.00	yes	no	yes
7	NE	6	141	57	Barnes	12/21/2012	AG	\$ 275,000	162.80	65.0	\$ 1,689	Assemblage	2.00	yes	no	no
	Wind Rights							\$ 375,000	162.80	65.0	\$ 2,303		2.00	yes	no	yes
8	NE & E2SW	4	141	57	Barnes	10/31/2012	AG	\$ 899,999	239.39	71.6	\$ 3,760	Assemblage	2.00	yes	no	no
9	E2SE & SWSW	8	141	57	Barnes	2/23/2012	AG	\$ 275,000	105.75	47.4	\$ 2,600	Assemblage	1.00	yes	no	yes*
10	SW	25	142	57	Barnes	11/18/2010	AG	\$ 215,000	160.00	64.7	\$ 1,344	Fee Simple / Assemblage	none	yes	no	no
11	SW Parts 9	9 & 10	142	57	Barnes	9/9/2010	AG	\$ 250,000	196.27	63.4	\$ 1,274	Assemblage	none	yes	no	no
12	NE	33	142	57	Barnes	3/10/2010	AG	\$ 170,200	157.49	66.8	\$ 1,081	Fee Simple	1.00	yes	no	yes
	Wind Rights							\$ 217,500	157.49	66.8	\$ 1,381		1.00	yes	no	yes

The sales were then grouped according to date of sale and, with the exception of Sale 7, to their productivity index. Approximately 33.8% of the soils of Sale 7 are saline; therefore, the soils are marginal at best. For that reason, it was placed last in its grouping.

No	Date	Zoning	Sale Price	Deeded Acres	PI	Sale Price/Deeded Acre	Adjusted Sale Price	Turbines Present	Adjacent Wind Farm	Negative Influence	Premium Paid	Market Adjustment Comments
4	12/26/2014	AG	\$ 540,000	164.02	69.7	\$ 3,292	Investment	none	yes	no	yes	Premium paid for land due to increasing prices; 9.25 acres are saline; upward adjustment
2	1/20/2015	AG	\$ 520,000	160.00	63.9	\$ 3,250	Assemblage	none	yes	no	no	35 acres in CRP; 24.19 acres are saline present; positive adjustment required
1	4/7/2015	AG	\$ 320,000	160.00	54.5	\$ 2,000	Assemblage	2.00	yes	no	no	Turbine present; does not own wind rights; an upward adjustment is required.
3	12/29/2014	AG	\$ 357,500	160.00	49.6	\$ 2,234	Assemblage	none	yes	no	yes	Wind Farms to east and west
5	12/22/2012	AG	\$ 320,000	80.00	73.9	\$ 4,000	Assemblage	none	yes	no	yes	Premium paid for land due to increasing prices
8	10/31/2012	AG	\$ 899,999	239.39	71.6	\$ 3,760	Assemblage	2.00	yes	no	no	Turbines present; does not own wind rights
6	12/22/2012	AG	\$ 1,920,000	480.00	58.4	\$ 4,000	Assemblage	4.00	yes	no	yes	Premium paid for land due to increasing prices. Turbines present; does not own wind rights; positive adjustment for wind rights; 11.9 acres are saline; upward adjustment required
9	2/23/2012	AG	\$ 275,000	105.75	47.4	\$ 2,600	Assemblage	1 & met tower	yes	no	yes*	Turbine present; does not own wind rights; no negative impact to farmstead; upward adjustment required for turbine and tower
7	12/21/2012	AG	\$ 375,000	162.80	65.0	\$ 2,303	Assemblage	2.00	yes	no	yes	Purchased wind rights @ \$50,000/turbine; 55.04 acres are saline (33.8% of total); soils are substantially inferior requiring upward adjustment when compared to Sales 2 and 4.
12	3/10/2010	AG	\$ 217,500	157.49	66.8	\$ 1,381	F Smpl/Assem	1.00	yes	no	yes	Wind rights @ \$47,300 total or \$300 per acre
10	11/18/2010	AG	\$ 215,000	160.00	64.7	\$ 1,344	Fee Simple	none	yes	no	no	Wind Farms nearby; positive adjustment required for 19.41 saline acres.
11	9/9/2010	AG	\$ 250,000	196.27	63.4	\$ 1,274	Assemblage	none	yes	no	no	Land under turbines was retained by seller; no impact to farmstead; 13.83 acres are saline

The sale prices of Group 1 are indicative of current values. Group 2 consists of data that closed during a period from 2011 through 2013 when agricultural land prices were increasing rapidly due in part to (1) high commodity prices and (2) an ethanol plant at Casselton, North Dakota, which drove up local corn prices. Group 3 consists of sales prior to the 2011 – 2013 increasing market. Although the representative market value ranges are different, each group depicts a strong correlation of productivity index to sale price whether the sale

is improved or unimproved. The variances within each data set are attributable to the conditions of the soils (salinity) and/or wind rights. None of the groups evidence market resistance. The sellers of Sales 9 and 11 retained their farmsteads which are situated adjacent to wind farms. No aesthetic impact was noted. Sale 11 represents an anomaly to the market as the turbine pad sites (rather than wind rights) were retained by the seller.



## Land Sale No. 1



### Property Identification

**Record ID** 5970  
**Property Type** Vacant Land  
**Address** 24th Street and 122nd Avenue SE, Barnes County, North Dakota  
**Location** Grand Prairie Township  
**Tax ID** 13-3330300  
**Legal Description** SW4 Section 33, T142N R57W, Barnes County, North Dakota

### Sale Data

**Grantor** Leigh Ann Hafner  
**Grantee** Derek E. and Laura M. Bruns  
**Sale Date** April 07, 2015  
**Deed Book/Page** WD 280259  
**Property Rights** Leased Fee; fractional interest; wind rights reserved by grantor  
**Conditions of Sale** Assemblage to current farming operation  
**Financing** Cash to seller  
**Sale History** Records were researched for 3 years; no transfers were found.  
**Verification** Derek Bruns, Grantee; (701) 840-1472, 11/19/2015; County records  
**Sale Price** \$320,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to rolling; slopes from 0 to 35%  
**Utilities** Assumed telephone and electricity available  
**Shape** Square  
**Roads** Gravel  
**Access** 22nd St SE

## Land Sale No. 1 (Cont.)

<b>Productivity Index</b>	54.5
<b>Adjusted Productivity Index</b>	62.0 (less slough and waste )
<b>Wind Farm</b>	Wind Farm directly east, west and southeast of tract
<b>Wind Turbines on Tract</b>	Two

### Land Size Information

<b>Gross Acres</b>	160.00 Acres
<b>Tillable Acres</b>	120.00 Acres, 75.00%
<b>Slough and Waste</b>	40.00 Acres, 25.00%

### Indicators

<b>Sale Price/Gross Acre</b>	\$2,000
<b>Sale Price/Tillable Acre</b>	\$2,667

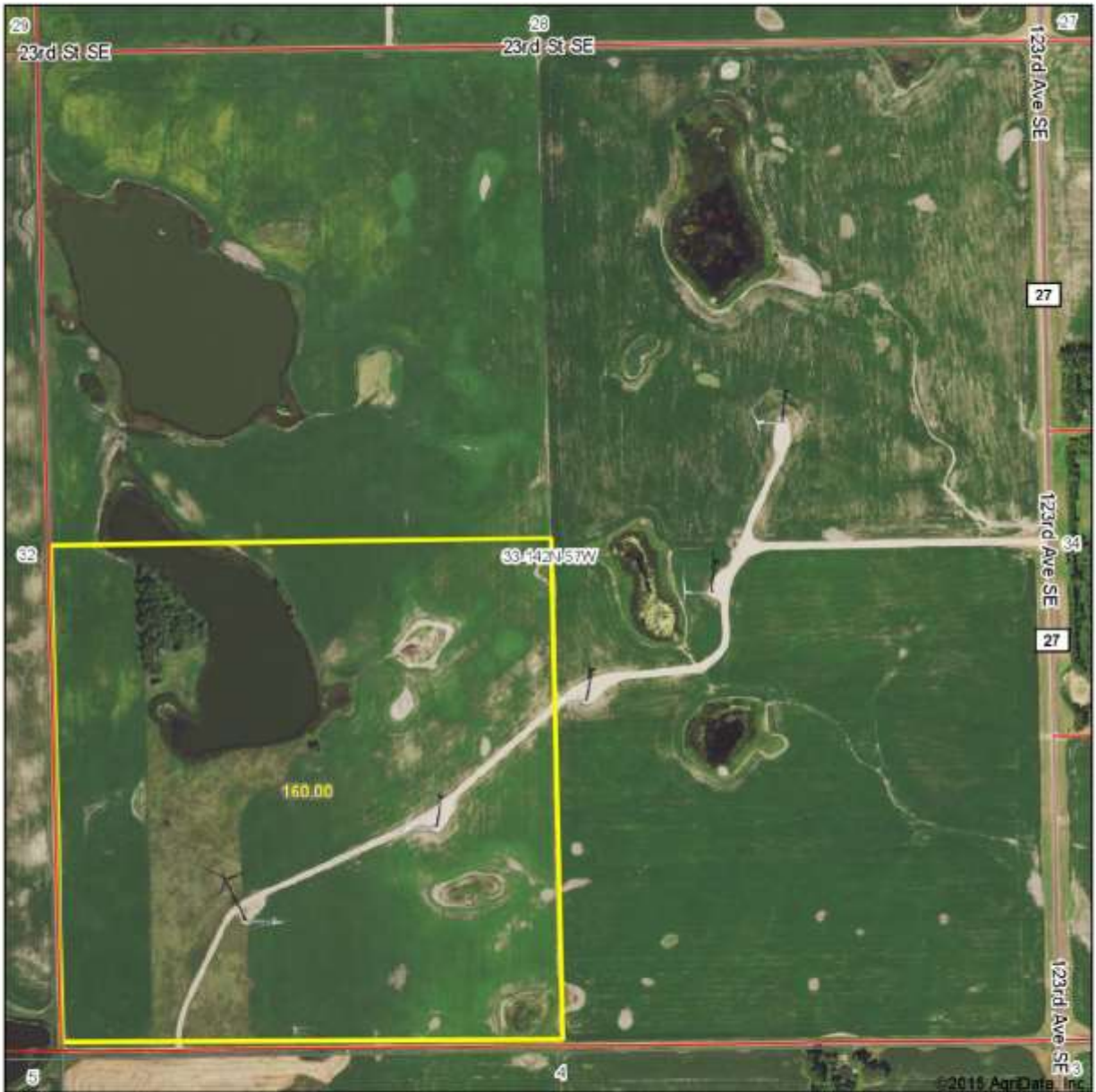
### Remarks

The sale was confirmed by Derek Bruns, Grantee, who stated he was approached by the seller to purchase the land since he was leasing it. The price paid was based on appraisal completed for sale purposes. Of the total, 120 acres are tillable, and the balance is wet or waste. The parcel is improved with 2 wind turbines; the tract to the east (E2 Section 33) is improved with 3 turbines. Mr. Bruns stated the price was not impacted by the wind turbines as he can farm around them. The seller reserved the wind rights to the turbines at the time of sale.

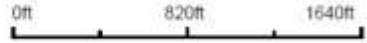
The primary soils include Barnes-Buse-Langhei loams, Barnes-Buse loams, Kranzburg-Lismore silty clay loams. The slopes range from 0-35%. The non-irrigated soil classifications are II, IV, VI, VII, and VIII, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 9 to 88, with an overall weighted average of 54.5 for the entire tract. Of the total acreage 48.4% is Not Prime Farmland, 34.7% is Prime Farmland, 14.3% is Prime Farmland if Drained, with the remaining 2.6% being Farmland of Statewide Importance. The soils are a range of predominantly non-hydric (71.7%), partially hydric (14.3%), predominantly hydric (9.2%), and non-hydric (4.8%).



# Aerial Map



map center: 47° 4' 24.4, 97° 54' 25.07



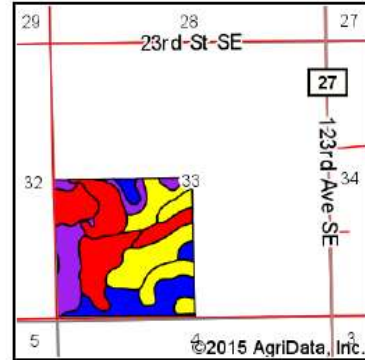
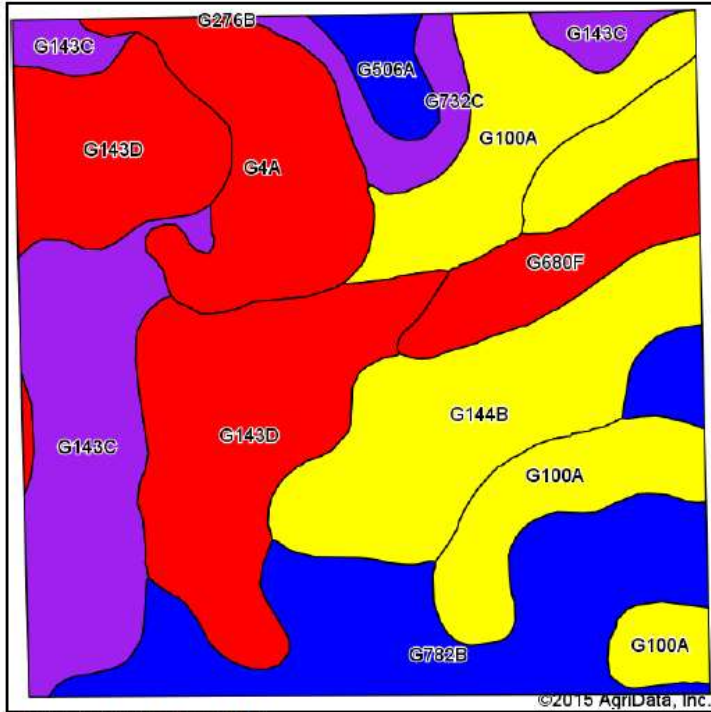
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**33-142N-57W**  
**Barnes County**  
**North Dakota**



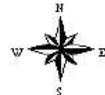
11/30/2015

## Soil Map



State: **North Dakota**  
 County: **Barnes**  
 Location: **33-142N-57W**  
 Township: **Grand Prairie**  
 Acres: **160**  
 Date: **11/30/2015**

Maps Provided By:

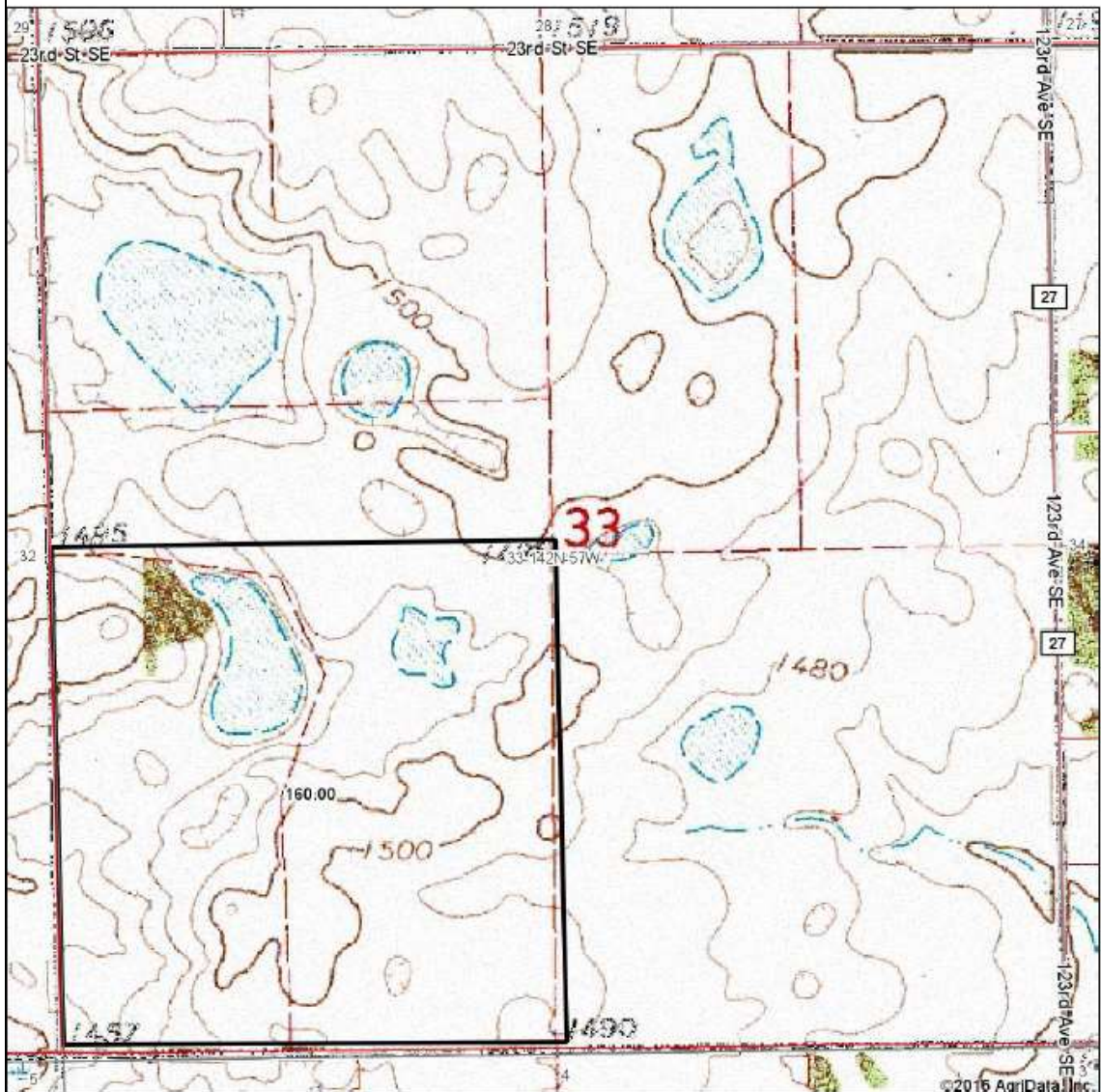


Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	33.10	20.7%		> 6.5ft.	Vle	2650	41
G144B	Barnes-Buse loams, 3 to 6 percent slopes	25.30	15.8%		4.9ft.	Ile	2988	69
G782B	Kranzburg-Lismore silty clay loams, 2 to 6 percent slopes	25.08	15.7%		4.9ft.	Ile	3031	81
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	23.80	14.9%		4.9ft.	Ile	4114	64
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	21.91	13.7%		> 6.5ft.	IVe	2763	56
G4A	Southam silty clay loam, 0 to 1 percent slopes	15.33	9.6%		0ft.	VIIIw	1217	9
G680F	Buse-Sioux complex, 9 to 35 percent slopes	7.76	4.9%		> 6.5ft.	VIIe	1957	22
G732C	Lanona-Buse complex, 6 to 9 percent slopes	4.58	2.9%		> 6.5ft.	IVe	2765	56
G506A	Overly-Bearden silty clay loams, 0 to 2 percent slopes	3.14	2.0%		4.9ft.	IIc	3548	88
<b>Weighted Average</b>							<b>2846.4</b>	<b>54.5</b>

# Topography Map



map center: 47° 4' 24.4, 97° 54' 25.07

0ft 820ft 1640ft

Map Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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**33-142N-57W**  
**Barnes County**  
**North Dakota**

N  
W E  
S  
11/30/2015

## Land Sale No. 2



### Property Identification

**Record ID** 5968  
**Property Type** Vacant Land  
**Address** 125th Avenue SE and 23rd Street SE, Barnes County, North Dakota  
**Location** Grand Prairie Township  
**Tax ID** 13-3510100  
**Legal Description** NE4 Section 35, T142N R57W, Barnes County, North Dakota

### Sale Data

**Grantor** Louis Powers et al  
**Grantee** Andrew K.G. Bruns  
**Sale Date** January 20, 2015  
**Deed Book/Page** WD 279615  
**Property Rights** Leased fee; Surface rights; fractional interest; reservation of minerals  
**Conditions of Sale** Assemblage to current farming operation  
**Financing** Cash to seller  
**Sale History** Records were searched for a 3 year period; no transfer was found.  
**Verification** Andrew Bruns, Grantee; (701) 840-0248, 11/25/15; County records  
**Sale Price** \$520,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to undulating, slopes 6 – 9%  
**Utilities** Assumed telephone and electricity available  
**Shape** Square  
**Roads** Gravel  
**Access** 125th Ave SE  
**Productivity Index** 63.9  
**Wind Farm** Wind Farm located ½ mile SW  
**Wind Turbines on Tract** None

## Land Sale No. 2 (Cont.)

### Land Size Information

<b>Gross Acres</b>	160.000 Acres; 24.19 acres have saline present (15.12%)
<b>Tillable Acres</b>	125.000 Acres, 78.13%
<b>CRP</b>	35.000 Acres, 21.87%

### Indicators

<b>Sale Price/Gross Acre</b>	\$3,250
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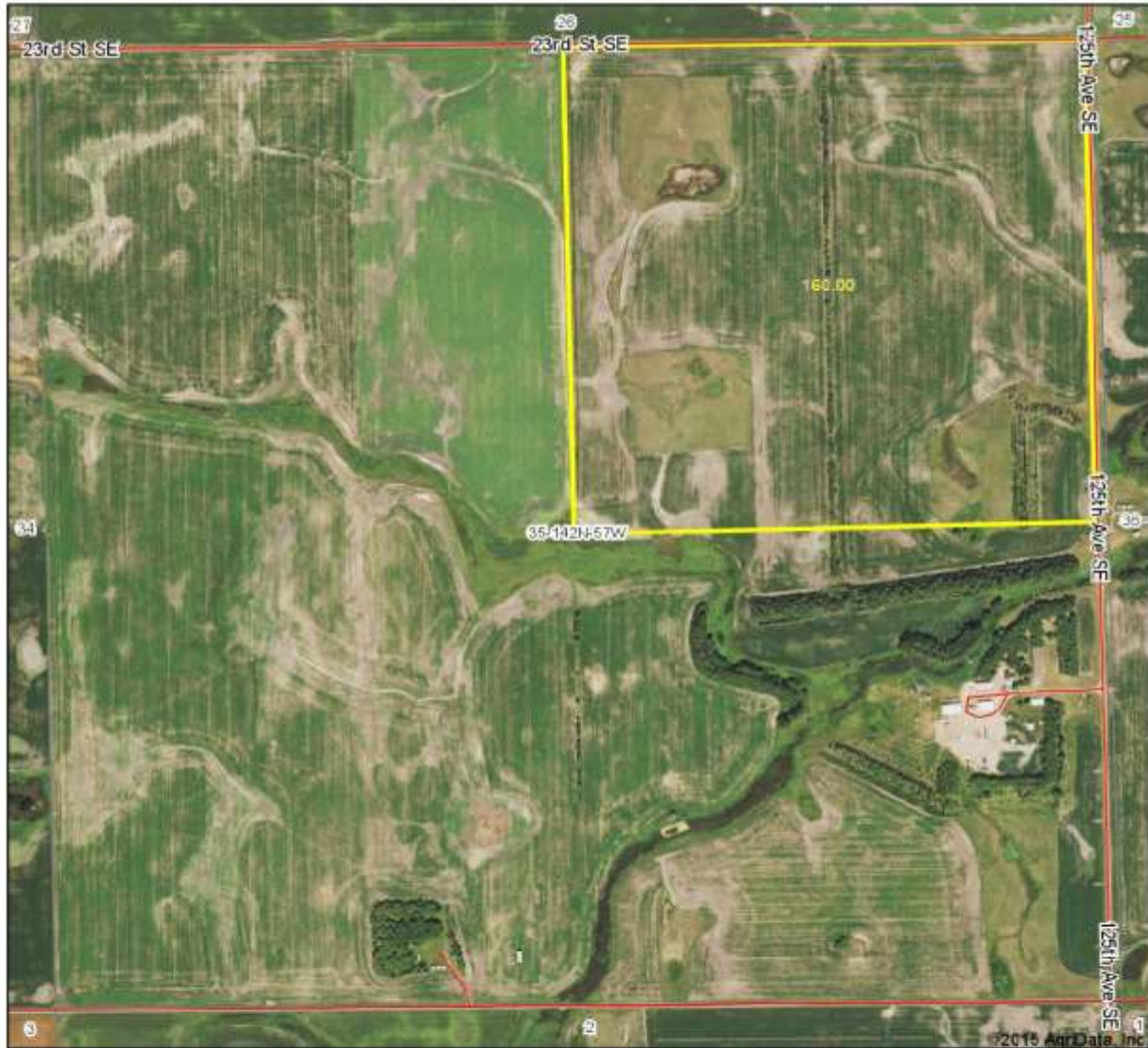
### Remarks

The sale was confirmed by Andrew Bruns, Grantee, who purchased the land at an estate auction as an assemblage to his farming operation to maintain his farm operation. Mr. Bruns believes he paid a market price. Prior to the purchase, Mr. Bruns leased the land, but would not disclose the amount. Mr. Bruns stated the land has 125 acres tillable and the balance of 35 acres is CRP. Mr. Bruns again does not know the CRP value but stated there is 2 years left. Mr. Bruns farms with his brother and father and his father handles the business aspects. It is noted that the land in CRP is tillable, but not as productive as the balance of the acreage.

The primary soils include Barnes-Buse loams and Hamerly-Tonka complex. The slopes range from 0-9%. The non-irrigated soil classifications are II, IV, and VI, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 22 to 85, with an overall weighted average of 63.937.8 for the entire tract. Of the total acreage 51.7% is Prime Farmland, 17.1% is Farmland of Statewide Importance, 15.9% is Prime Farmland if Drained, with the remaining 15.3% being Not Prime Farmland. The soils are a range of predominantly non-hydric (60.3%), partially hydric (15.9%), predominantly hydric (15.3%), and non-hydric (8.5%). 24.19 acres have saline present. Saline negatively impacts plant growth and as a result, sale prices.



# Aerial Map



map center: 47° 4' 23.88, 97° 51' 51.65

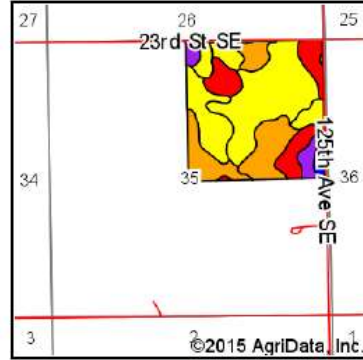
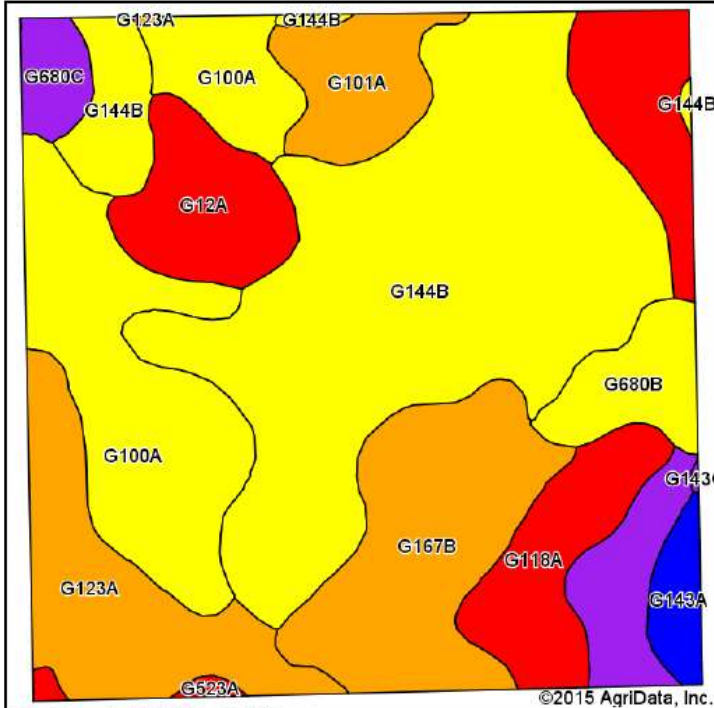
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Maps Provided By  
  
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**35-142N-57W**  
**Barnes County**  
**North Dakota**



## Soil Map



State: **North Dakota**  
 County: **Barnes**  
 Location: **35-142N-57W**  
 Township: **Grand Prairie**  
 Acres: **160**  
 Date: **11/30/2015**

Maps Provided By:

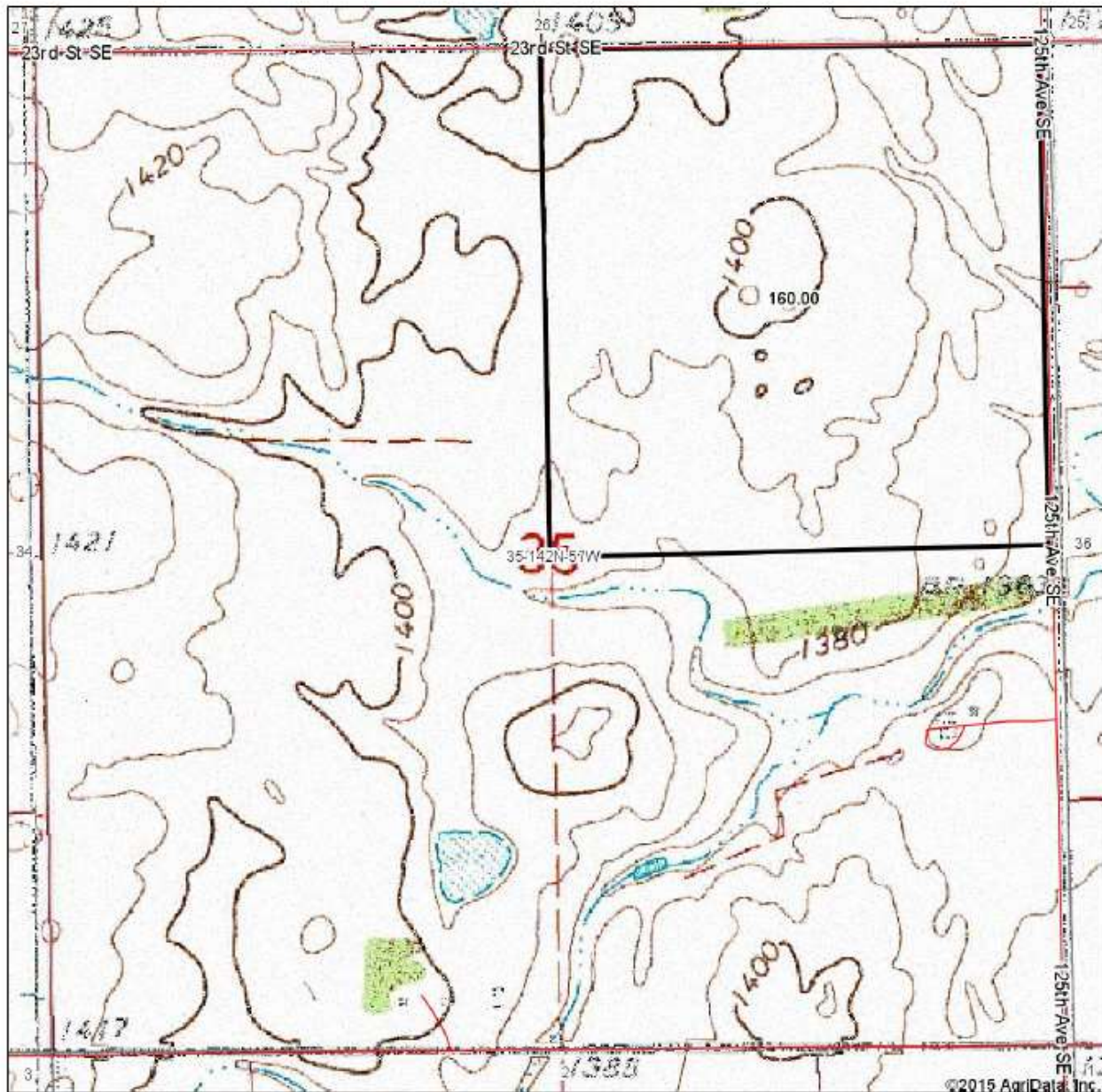


Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 20

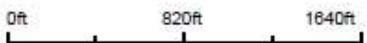
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	55.73	34.8%		4.9ft.	Ile	2988	69
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	25.05	15.7%		2.5ft.	Ile	4114	64
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	17.79	11.1%		4.9ft.	Ile	3245	73
G118A	Vallers loam, saline, 0 to 1 percent slopes	16.07	10.0%		0.7ft.	IVw	3892	42
G123A	Svea-Cavour loams, 0 to 3 percent slopes	13.75	8.6%		4ft.	Ilc	2703	73
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	8.12	5.1%		0.7ft.	IVw	4453	31
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	8.04	5.0%		4.9ft.	Ile	2302	55
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	6.67	4.2%		2.5ft.	Ile	4014	77
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	5.37	3.4%		4.9ft.	Ile	2416	63
G143A	Barnes-Svea loams, 0 to 3 percent slopes	2.67	1.7%		4.9ft.	Ilc	3405	85
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.67	0.4%		2.5ft.	Vlw	2276	22
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	0.07	0.0%		> 6.5ft.	IVe	2763	56
<b>Weighted Average</b>							<b>3326.5</b>	<b>63.9</b>

# Topography Map



©2015 AgriData, Inc.

map center: 47° 4' 23.88, 97° 51' 51.65



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**35-142N-57W**  
**Barnes County**  
**North Dakota**



11/30/2015

## Land Sale No. 3



### Property Identification

<b>Record ID</b>	5969
<b>Property Type</b>	Vacant Land
<b>Address</b>	23rd Street and 122nd Avenue SE, Barnes County, North Dakota
<b>Location</b>	Grand Prairie Township
<b>Tax ID</b>	13-3320200
<b>Legal Description</b>	NW4 Section 33, T142N R57W, Barnes County, North Dakota

### Sale Data

<b>Grantor</b>	Leigh Ann Hafner
<b>Grantee</b>	Andrew Bruns
<b>Sale Date</b>	December 29, 2014
<b>Deed Book/Page</b>	WD 279497
<b>Property Rights</b>	Leased Fee
<b>Conditions of Sale</b>	Assemblage to current farming operation
<b>Financing</b>	Cash to seller
<b>Sale History</b>	Records were searched for 3 years; no transfer was found.
<b>Verification</b>	Andrew Bruns, Grantee; (701) 845-3346, 11/19/2015;; County records
<b>Sale Price</b>	\$357,500

### Land Data

<b>Zoning</b>	AG, Agricultural
<b>Topography</b>	Level to rolling hills, slopes 0 to 9%
<b>Utilities</b>	Assumed telephone and electricity available
<b>Shape</b>	Square
<b>Roads</b>	Gravel
<b>Access</b>	23rd St SE

### Land Sale No. 3 (Cont.)

<b>Productivity Index</b>	49.6
<b>Adjusted Productivity Index</b>	58.9 (Less sloughs and waste)
<b>Wind Farm</b>	Wind Farms directly east west and south of tract
<b>Wind Turbines on Tract</b>	None

#### Land Size Information

<b>Gross Acres</b>	160.00 Acres
<b>Tillable Acres</b>	118.00 Acres, 73.75%
<b>Sloughs and Waste</b>	41.00 Acres, 26.25%

#### Indicators

<b>Sale Price/Gross Acre</b>	\$2,234
<b>Sale Price/ Tillable Acre</b>	\$3,030

#### Remarks

The sale was confirmed by Andrew Bruns, who stated he has been leasing the land and approached the Grantor wanting to maintain his farm operation. Mr. Bruns had the land appraised prior to the purchase and believes he paid market price. Of the total, 118 acres are tillable; 41 acres are slough and waste. This tract is not improved with wind turbines, but lies between Wind Farms on the east, west and south. Mr. Bruns indicated that the wind farms had no impact on the price.

The primary soils include Barnes-Buse loams, Barnes-Buse-Langhei loams, and Southam silty clay loam. The slopes range from 0-15%. The non-irrigated soil classifications are II, III, IV, V, VI, and VIII, with various susceptibility to erosion, water, stones, and climate. The PI for this subject ranges from 9 to 88, with an overall weighted average of 49.6 for the entire tract. Of the total acreage 61.1% is Not Prime Farmland, 33.4% is Prime Farmland, 4.1% is Farmland of Statewide Importance, with the remaining 1.4% being Prime Farmland if Drained. The soils are a range of predominantly non-hydric (76.7%), predominantly hydric (19.0%), non-hydric (2.9%), and partially hydric (1.4%).



# Aerial Map



map center: 47° 4' 24.4, 97° 54' 25.07



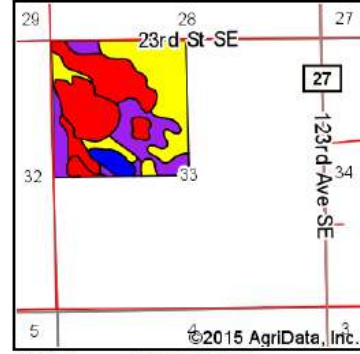
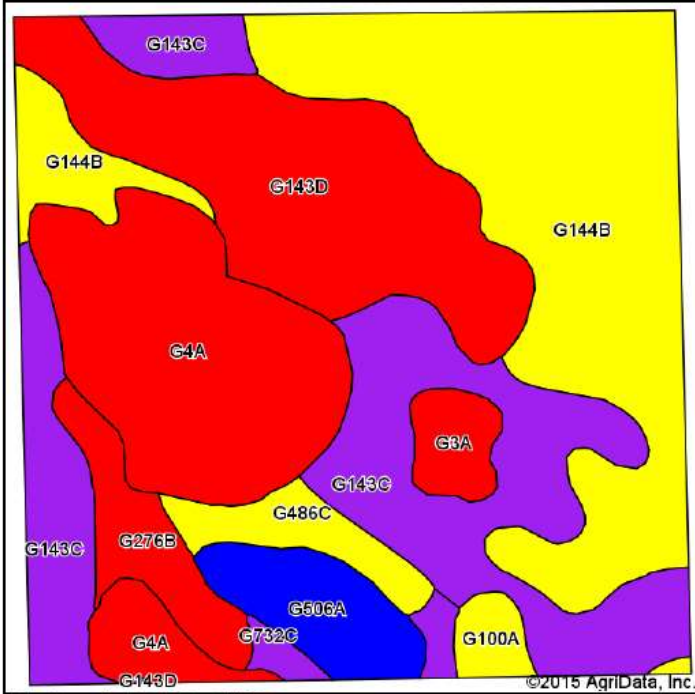
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**33-142N-57W**  
**Barnes County**  
**North Dakota**



11/30/2015

## Soil Map



State: **North Dakota**  
 County: **Barnes**  
 Location: **33-142N-57W**  
 Township: **Grand Prairie**  
 Acres: **160**  
 Date: **11/30/2015**

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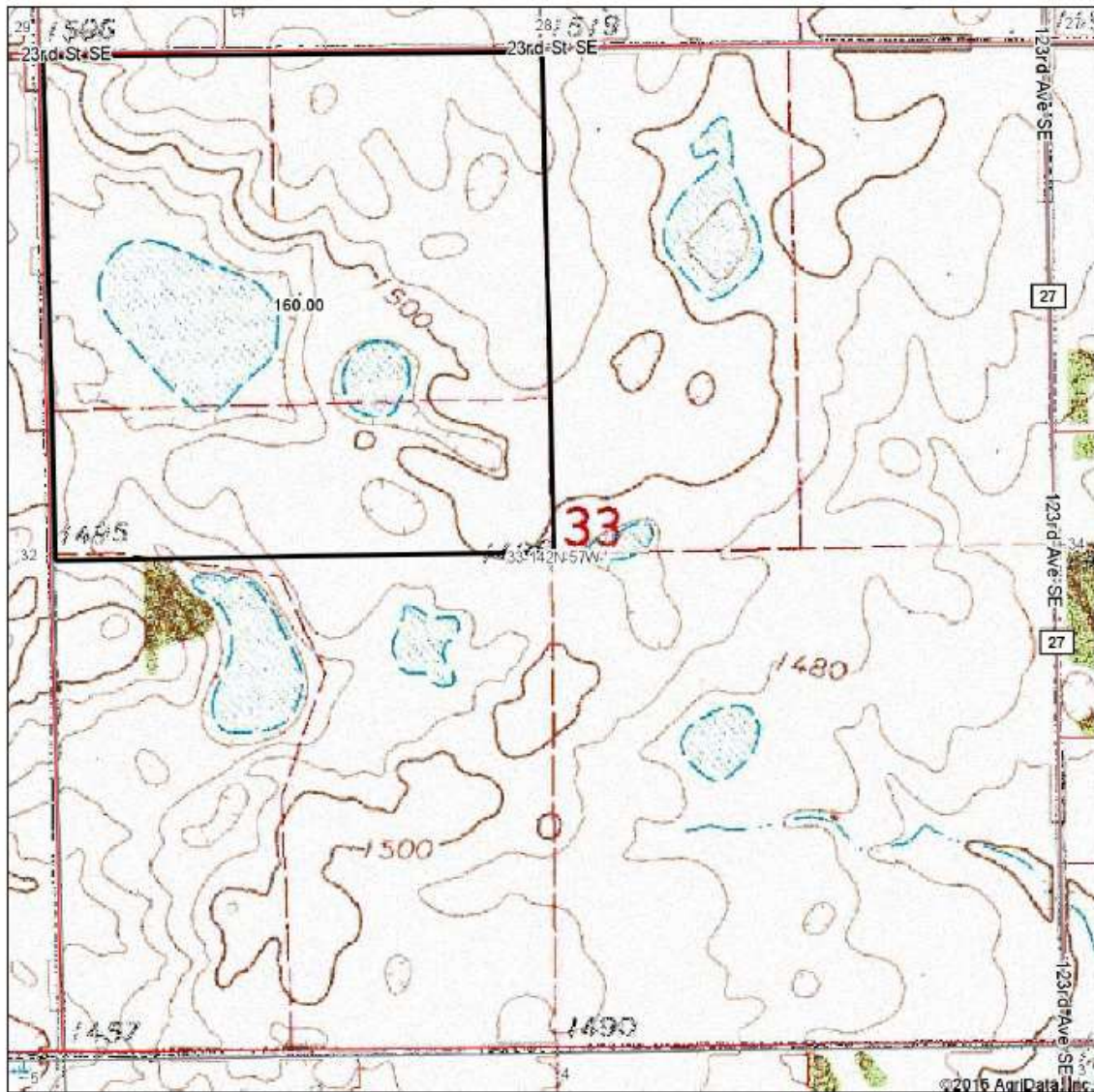


Soils data provided by USDA and NRCS.

Area Symbol: ND003. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class 'c	Range Production (lbs/acre/yr)	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	46.72	29.2%		4.9ft.	Ile	2988	69
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	33.32	20.8%		> 6.5ft.	IVe	2763	56
G4A	Southam silty clay loam, 0 to 1 percent slopes	27.67	17.3%		0ft.	VIIIw	1217	9
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	27.23	17.0%		> 6.5ft.	VIe	2650	41
G506A	Overly-Bearden silty clay loams, 0 to 2 percent slopes	6.84	4.3%		4.9ft.	IIc	3548	88
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	6.28	3.9%		> 6.5ft.	IVs	2002	40
G486C	Eckman-Zell loams, 6 to 9 percent slopes	4.61	2.9%		4.9ft.	IIIe	2850	64
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.13	2.0%		0ft.	Vw	5336	25
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2.24	1.4%		4.9ft.	Ile	4114	64
G732C	Lanona-Buse complex, 6 to 9 percent slopes	1.96	1.2%		> 6.5ft.	IVe	2765	56
<b>Weighted Average</b>							<b>2617.6</b>	<b>49.6</b>

# Topography Map



map center: 47° 4' 24.4, 97° 54' 25.07

0ft 820ft 1640ft

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**33-142N-57W**  
**Barnes County**  
**North Dakota**



11/30/2015

## Land Sale No. 4

### Property Identification

**Record ID** 5967  
**Property Type** Vacant Land  
**Address** 125th Avenue SE and 24th Street SE, Barnes County, North Dakota  
**Location** Noltimier Township  
**Tax ID** 24-0210100  
**Legal Description** NE4 Section 2, T141N R57W, Barnes County, North Dakota

### Sale Data

**Grantor** Ronald K. and Clarise E. Powers  
**Grantee** Jason and Hilary Sjostrom  
**Sale Date** December 26, 2014  
**Deed Book/Page** CFD 279646  
**Property Rights** Fee simple to pass at the time W/D is issued  
**Conditions of Sale** Investment  
**Financing** Financing: Contract for Deed: \$540,000, inclusive of 1.72% interest per year. The first payment of \$90,000 due on completion of the title opinion, 5 further payments of \$90,000 to be paid yearly on or before January 5th of each year from 2015 to and including 2019.

### Sale History

**Verification** Records were searched for a 3 year period; no transfer was found.  
 Jason Sjostrom; (701) 367-4548, November 25, 2015; Other sources: County records

### Sale Price

\$540,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to undulating, 0 to 9% slopes  
**Utilities** Assumed telephone and electricity available  
**Shape** Square  
**Roads** Gravel

### Land Sale No. 4 (Cont.)

<b>Access</b>	125th Ave SE
<b>Productivity Index</b>	69.7
<b>Wind Farm</b>	Wind Farms directly south, southeast
<b>Wind Turbines on Tract</b>	None

#### Land Size Information

<b>Gross Acres</b>	164.02 Acres; 9.25 acres have saline present
<b>Tillable Acres</b>	161.00 Acres, 98.16%
<b>Slough / Waste / Trees</b>	3.02 Acres 1.84%

#### Indicators

<b>Sale Price/Gross Acre</b>	\$3,292
<b>Sale Price/ Tillable Acre</b>	\$3,354

#### Remarks

The sale was confirmed by Jason Sjostrom, Grantee, purchased the land from the Grantor as an investment, and rents it to the Grantor's son. Mr. Sjostrom believes he paid a small premium for the vacant land due to increasing market conditions; however, there was no impact from the wind farms located to the south, southeast. The tract is nearly 100% tillable. A row of evergreens is in CRP, for which the buyer receives \$180 per year for the remaining 5 or 6 year period.

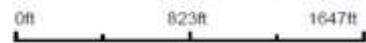
The primary soils include Balaton-Wyard loams, Barnes-Svea loams, Barnes-Buse loams, and Hamerly-Wyard loams. The slopes range from 0-9%. The non-irrigated soil classifications are II, IV, and V, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 22 to 81, with an overall weighted average of 69.7 for the entire tract. Of the total acreage 81.3% is Prime Farmland, 8.8% is Farmland of Statewide Importance, 6.2% is Not Prime Farmland, with the remaining 3.7% being Prime Farmland if Drained. The soils are a range of predominantly hydric (85.2%), predominantly non-hydric (9.9%), and non-hydric (4.9%). 9.25 acres are saline soils which affects plant growth and pricing. 9.25 acres have saline present. Saline impacts plant growth and sale prices.



# Aerial Map



map center: 47° 3' 31.61, 97° 51' 51.48



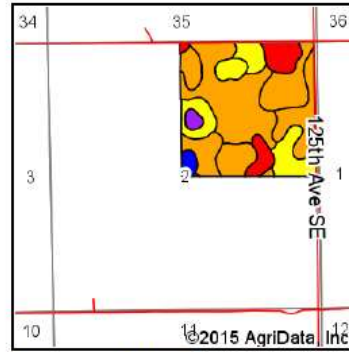
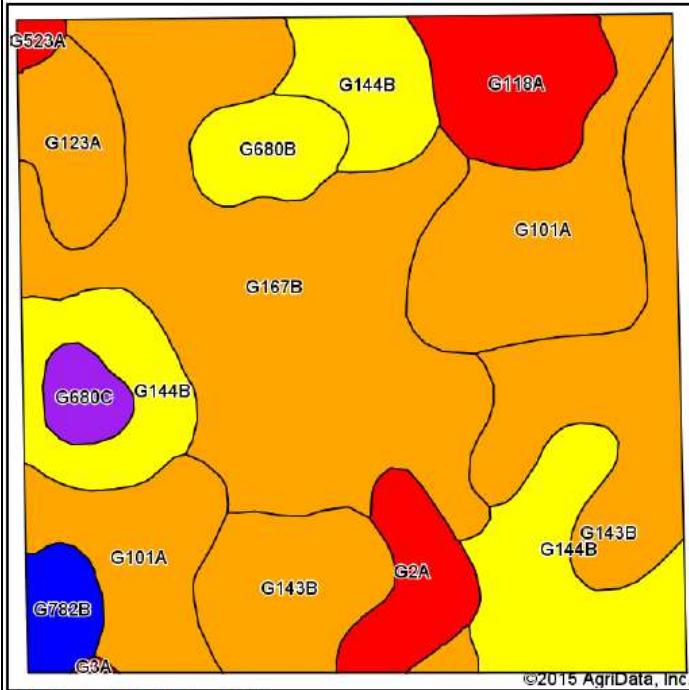
Maps Provided By  
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**2-141N-57W**  
**Barnes County**  
**North Dakota**



11/25/2015

## Soil Map



State: **North Dakota**  
 County: **Barnes**  
 Location: **2-141N-57W**  
 Township: **Noltimier**  
 Acres: **164.02**  
 Date: **11/25/2015**

Maps Provided By:  
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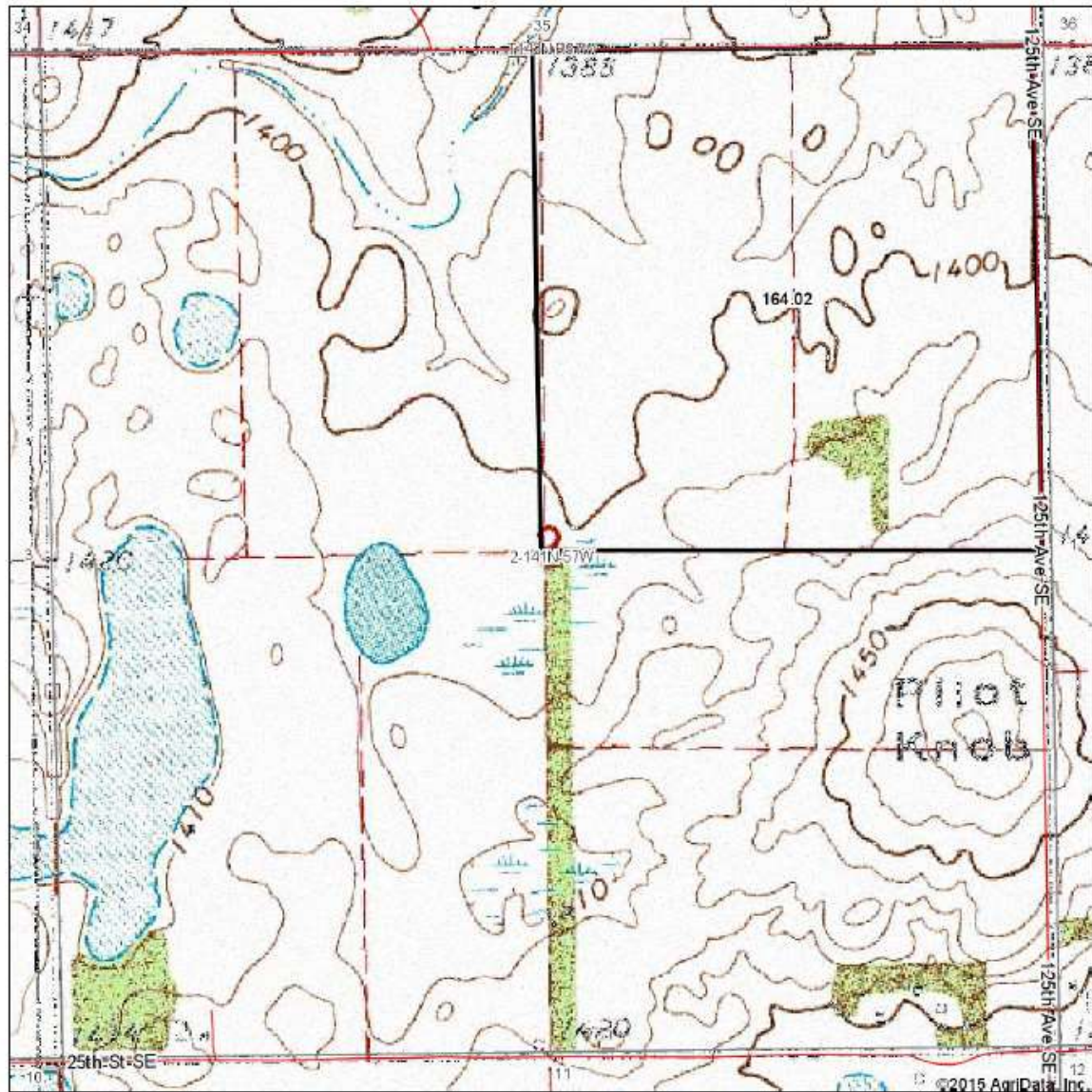


Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	46.94	28.6%		Ile	73
G143B	Barnes-Svea loams, 3 to 6 percent slopes	28.20	17.2%		Ile	75
G144B	Barnes-Buse loams, 3 to 6 percent slopes	27.64	16.9%		Ile	69
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	27.42	16.7%		Ile	77
G118A	Vallers loam, saline, 0 to 1 percent slopes	9.25	5.6%		IVw	42
G123A	Svea-Cavour loams, 0 to 3 percent slopes	6.34	3.9%		Ilc	73
G2A	Tonka silt loam, 0 to 1 percent slopes	6.18	3.8%		IVw	42
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	5.26	3.2%		Ile	63
G782B	Kranzburg-Lismore silty clay loams, 2 to 6 percent slopes	3.24	2.0%		Ile	81
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	2.63	1.6%		Ile	55
G523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.74	0.5%		VIw	22
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.18	0.1%		Vw	25
<b>Weighted Average</b>						<b>69.7</b>

# Topography Map



map center: 47° 3' 31.61, 97° 51' 51.48

0ft 823ft 1647ft

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**2-141N-57W**  
**Barnes County**  
**North Dakota**



11/25/2015

## Land Sale No. 5



**Property Identification**

**Record ID** 5974  
**Property Type** Vacant Land  
**Address** 23rd Street SE and 123rd Avenue SE, Barnes County, North Dakota  
**Location** Grand Prairie Township  
**Tax ID** 13-3440400  
**Legal Description** E2SE4 Section 34, T142N R57W, Barnes County, North Dakota.

**Sale Data**

**Grantor** Joyce S. Larson Revocable Living Trust U/T/A  
**Grantee** Mark C. Winter et al  
**Sale Date** December 22, 2012  
**Deed Book/Page** TD 274326  
**Property Rights** Leased fee (share crop basis)  
**Conditions of Sale** Assemblage / atypical with premium  
**Financing** Cash to seller  
**Sale History** Records were searched for a 3 year period; no transfer was found.  
**Verification** Mark Winter, Grantee; (701) 845-3082, 11/18/2015; County records  
**Sale Price** \$320,000

**Land Data**

**Zoning** AG, Agricultural  
**Topography** Level to undulating; slopes 0 – 9%  
**Utilities** Assumed telephone and electricity available  
**Shape** Rectangular  
**Roads** Gravel  
**Access** 23rd St SE  
**Productivity Index** 73.9

### Land Sale No. 5 (Cont.)

**Wind Farm** Wind Farms directly west  
**Wind Turbines on Tract** None

#### Land Size Information

**Gross Acres** 80.00 Acres  
**Tillable Acres** 67.00 Acres, 83.75%  
**Wetlands Land Size** 13.00 Acres, 16.25%

#### Indicators

**Sale Price/Gross Acre** \$4,000  
**Sale Price/ Tillable Acre** \$4,776

#### Remarks

The sale was confirmed by Mark Winter, Grantee, who stated he purchased the land as an assemblage to the existing farming operation. He had been leasing it, when approached by the Grantor. Since market prices were premium, Mr. Winter was not looking to buy as prices, but purchased the tract as the Grantor had health issues and needed to sell. The lease was on a share crop basis with wheat/beans on a 70% share for the Grantee and 30% share for the Grantor; corn was at a share of 75% - 25%. The sale price was determined by the sale of other tracts in the area. The fact that those tracts may have had wind towers on them was not a part of the consideration for the price paid. He also stated that no consideration was given to the abutting wind farm..

The primary soils include Kranzburg-Lismore silty clay loams, Hamerly-Tonka complex, and Barnes-Buse loams. The slopes range from 0-9%. The non-irrigated soil classifications are II, IV, and V, with various susceptibility to erosion and water. The PI for this subject ranges from 25 to 81, with an overall weighted average of 73.9 for the entire tract. Of the total acreage 77.8% is Prime Farmland, 18.6% is Prime Farmland if Drained, with the remaining 3.6% being Not Prime Farmland. The soils are a range of predominantly hydric (77.9%), partially hydric (18.6%), and predominantly non-hydric (3.5%).



# Aerial Map



map center: 47° 4' 24.18, 97° 53' 8.52

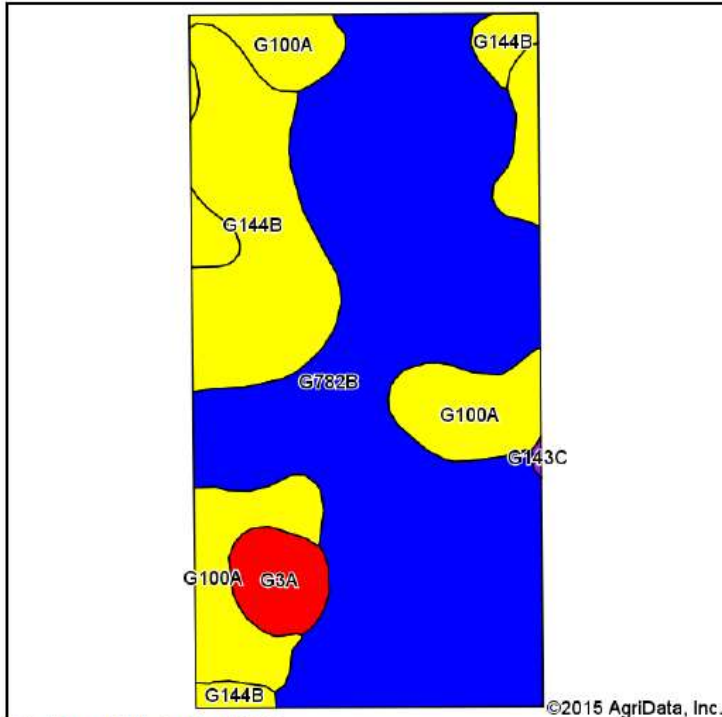
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**34-142N-57W**  
**Barnes County**  
**North Dakota**

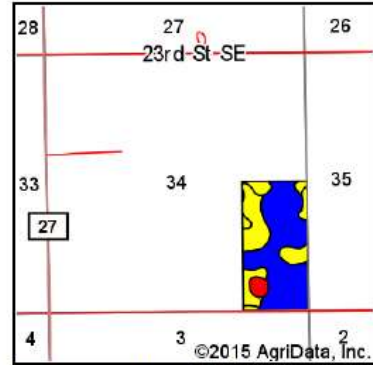


## Soil Map



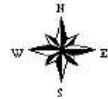
Soils data provided by USDA and NRCS.

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


State: **North Dakota**  
 County: **Barnes**  
 Location: **34-142N-57W**  
 Township: **Grand Prairie**  
 Acres: **80**  
 Date: **12/1/2015**

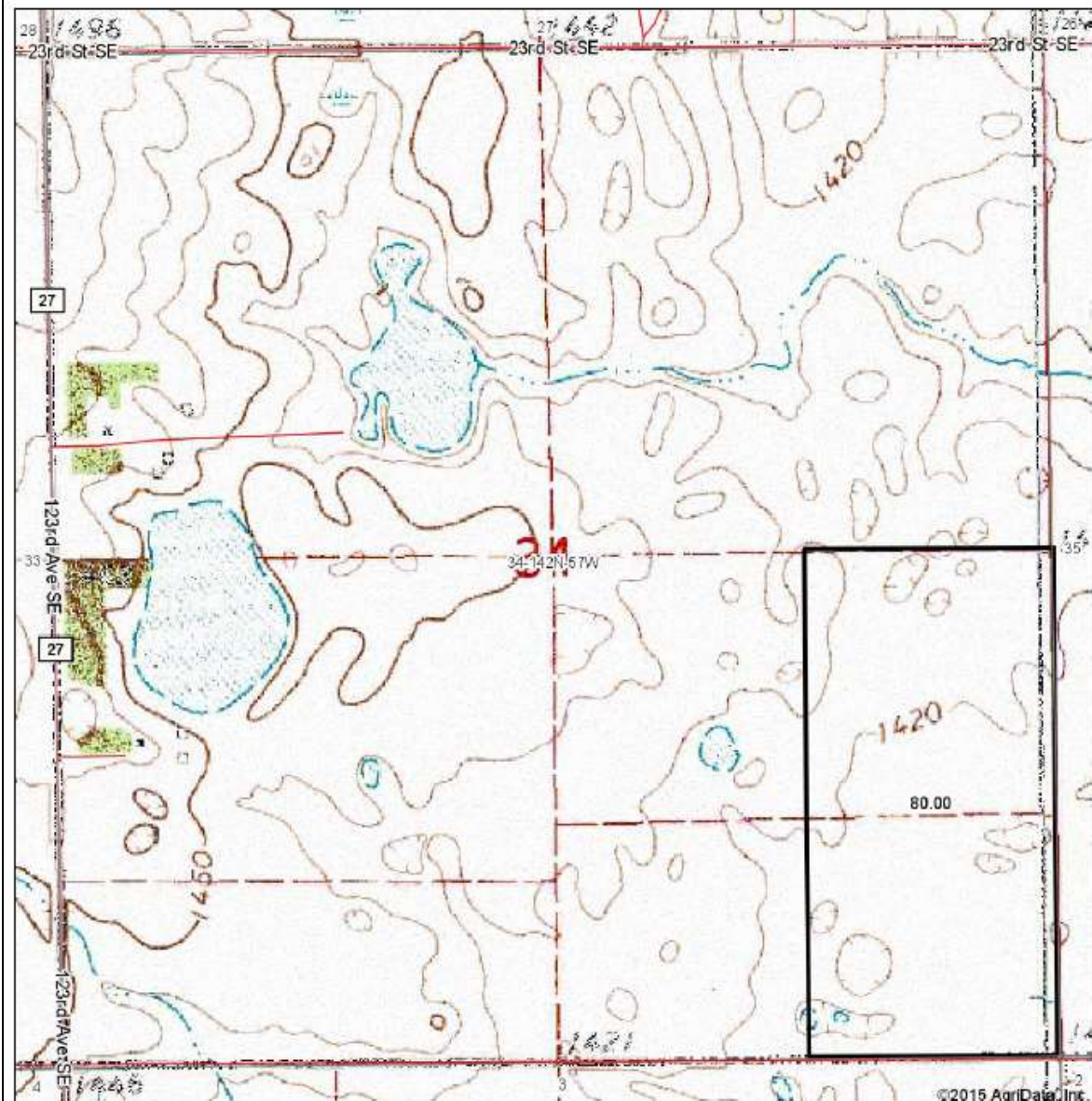
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Area Symbol: ND003, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G782B	Kranzburg-Lismore silty clay loams, 2 to 6 percent slopes	48.91	61.1%		4.9ft.	Ile	3031	81
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	14.38	18.0%		4.9ft.	Ile	4114	64
G144B	Barnes-Buse loams, 3 to 6 percent slopes	13.77	17.2%		4.9ft.	Ile	2988	69
G3A	Parnell silty clay loam, 0 to 1 percent slopes	2.86	3.6%		0ft.	Vw	5336	25
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	0.08	0.1%		> 6.5ft.	IVe	2763	56
<b>Weighted Average</b>							<b>3300.4</b>	<b>73.9</b>

# Topography Map

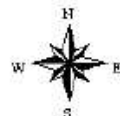


map center: 47° 4' 24.18, 97° 53' 8.52

0ft 817ft 1634ft

Maps Provided By:  
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**34-142N-57W**  
**Barnes County**  
**North Dakota**



12/1/2015

## Land Sale No. 6



### Property Identification

**Record ID** 5975  
**Property Type** Vacant Land  
**Address** 23rd Street SE and 122nd Avenue SE, Barnes County, North Dakota  
**Location** Grand Prairie Township  
**Tax ID** 13-2930300; 13-3210100; 13-3220200  
**Legal Description** N2 Section 32; SE Section 29, T142N R57W, Barnes County, North Dakota

### Sale Data

**Grantor** Joyce S. Larson Revocable Living Trust U/T/A  
**Grantee** Casey J. and Debra L. Burchill  
**Sale Date** December 22, 2012  
**Deed Book/Page** TD 274327  
**Property Rights** Leased fee; fractional interest; seller retained wind rights  
**Conditions of Sale** Assemblage to existing farming operation  
**Financing** Cash to seller  
**Sale History** Records were searched for a 3 year period; no transfer was found.  
**Verification** Deb Burchill, Grantee; (701) 845-0726, 11/19/2015; County records

**Sale Price** \$1,920,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to rolling hills; slopes 0 – 15%  
**Utilities** Assumed telephone and electricity available  
**Shape** Irregular  
**Roads** Gravel  
**Access** 23rd Street SE  
**Productivity Index** 58.4 (no adjustment required)  
**Wind Farm** Wind Farms on tract and to east; southeast  
**Wind Turbines on Tract** Four

## Land Sale No. 6 (Cont.)

### Land Size Information

<b>Gross Acres</b>	480.00 Acres
<b>Tillable Acres</b>	384.00 Acres, 80.00%
<b>Sloughs and Waste</b>	96.00 Acres, 20.00%

### Indicators

<b>Sale Price/Gross Acre</b>	\$4,000
<b>Sale Price/ Acre</b>	\$5,000

### Remarks

The sale was confirmed by Deb Burchill, Grantee, who stated they were approached by the Grantor to purchase the land due to the fact they were leasing it at the time for \$75.00/acre. Mrs. Burchill purchased the land to continue their farm operation. The land is 80% tillable and 20% water / wasteland. Four wind turbines were located on the N2 of Section 32 at the time of the sale. Mrs. Burchill would have liked to have purchased the wind rights, but the Grantor retained them. Mrs. Burchill believes the price was premium and stated that the turbines did not impact the sale price.

The primary soils include Hamerly-Tonka complex, Barnes-Svea loams, and Barnes-Buse loams. The slopes range from 0-15%. The non-irrigated soil classifications are II, IV, V, VI, and VIII, with various susceptibility to erosion, stones, and water. The PI for this subject ranges from 9 to 75, with an overall weighted average of 58.4 for the entire tract. Of the total acreage 36.0% is Prime Farmland, 35.7% is Not Prime Farmland, 25% is Prime Farmland if Drained, with the remaining 3.3% being Farmland of Statewide Importance. The soils are a range of predominantly non-hydric (60.6%), partially hydric (25%), predominantly hydric (11.1%), and non-hydric (3.3%). 11.90 acres are saline, which impacts plant growth and sale price.



# Aerial Map



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map center: 47° 4' 49.76, 97° 55' 40.3

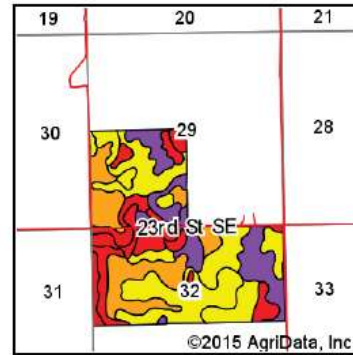
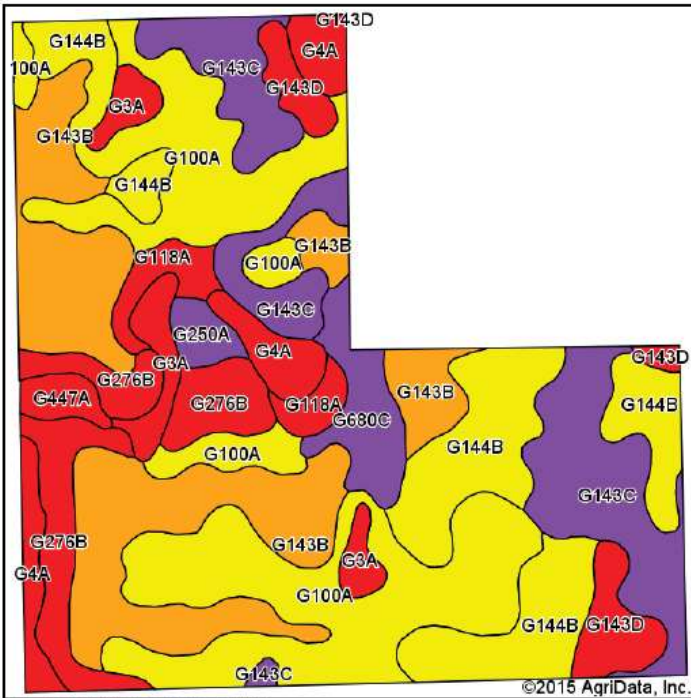
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Maps Provided By:  
  
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**32-142N-57W**  
**Barnes County**  
**North Dakota**



## Soil Map



State: **North Dakota**  
 County: **Barnes**  
 Location: **32-142N-57W**  
 Township: **Grand Prairie**  
 Acres: **480**  
 Date: **12/1/2015**

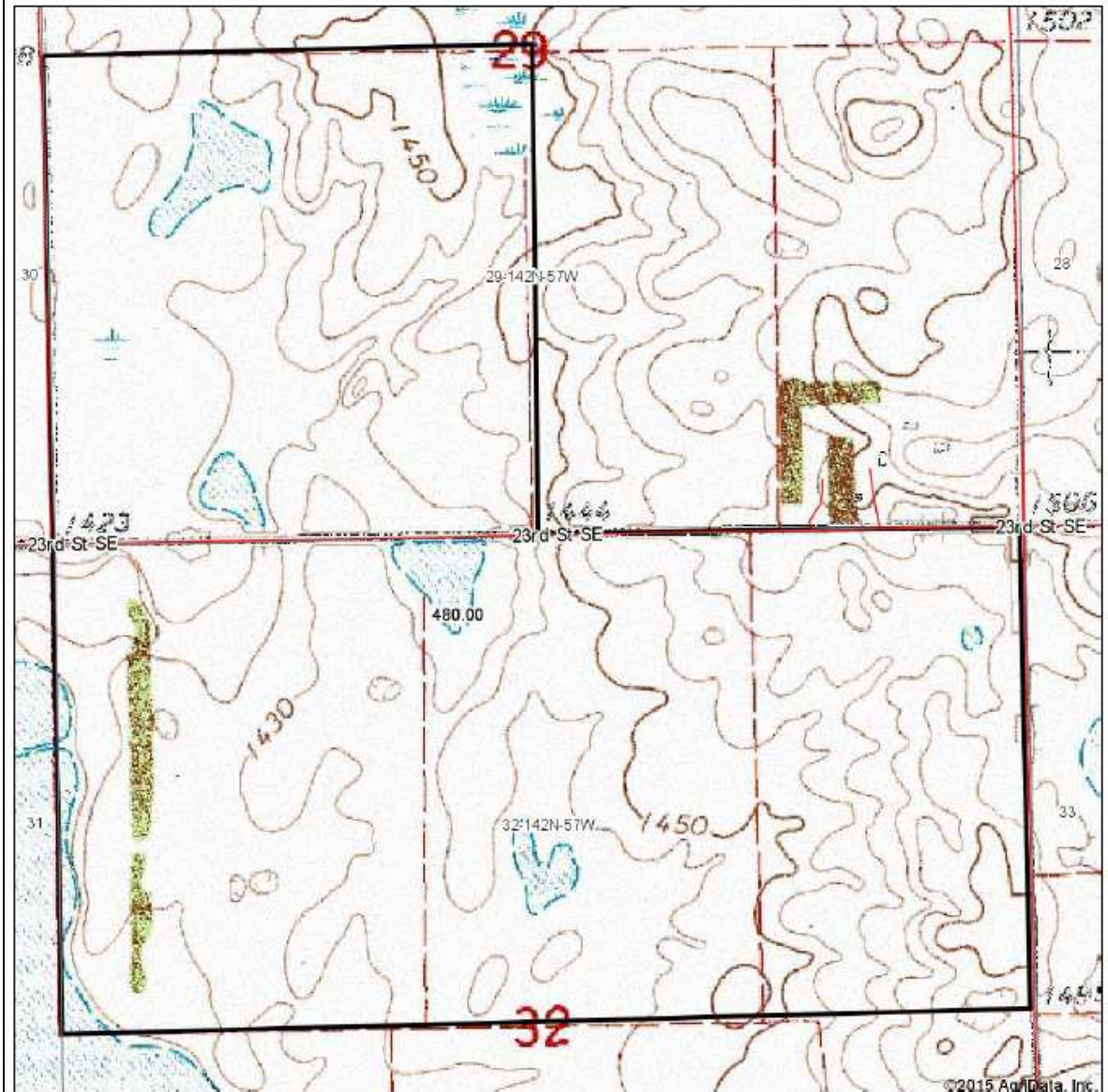


Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 20

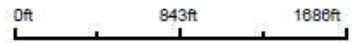
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	120.06	25.0%		4.9ft.	Ile	4114	64
G143B	Barnes-Svea loams, 3 to 6 percent slopes	93.51	19.5%		4.9ft.	Ile	3034	75
G144B	Barnes-Buse loams, 3 to 6 percent slopes	73.88	15.4%		4.9ft.	Ile	2988	69
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	65.97	13.7%		> 6.5ft.	IVe	2763	56
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	34.56	7.2%		> 6.5ft.	IVs	2002	40
G4A	Southam silty clay loam, 0 to 1 percent slopes	20.96	4.4%		0ft.	VIIIw	1217	9
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	17.51	3.6%		> 6.5ft.	VIe	2650	41
G3A	Parnell silty clay loam, 0 to 1 percent slopes	15.88	3.3%		0ft.	Vw	5336	25
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	15.33	3.2%		4.9ft.	Ile	2302	55
G118A	Vallers loam, saline, 0 to 1 percent slopes	11.90	2.5%		0.7ft.	IVw	3892	42
G250A	Divide loam, 0 to 2 percent slopes	5.32	1.1%		2.5ft.	IIs	3729	58
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	5.12	1.1%		0.7ft.	IVw	3801	37
<b>Weighted Average</b>							<b>3182.1</b>	<b>58.4</b>

# Topography Map



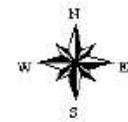
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map center: 47° 4' 49.76, 97° 55' 40.3



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**32-142N-57W**  
**Barnes County**  
**North Dakota**



12/1/2015

## Land Sale No. 7



### Property Identification

<b>Record ID</b>	5972
<b>Property Type</b>	Vacant Land
<b>Address</b>	24th Street SE and 120th Avenue SE, Barnes County, North Dakota
<b>Location</b>	Noltimier Township
<b>Tax ID</b>	24-0610100
<b>Legal Description</b>	NE4 Section 6, T141N R57W, Barnes County, North Dakota.

### Sale Data

<b>Grantor</b>	Sandra J. Burchill
<b>Grantee</b>	John T. Brun
<b>Sale Date</b>	December 21, 2012
<b>Deed Book/Page</b>	WD 274276
<b>Property Rights</b>	Leased Fee
<b>Conditions of Sale</b>	Assemblage
<b>Financing</b>	Cash to seller
<b>Verification</b>	John Brun, Grantee; (701) 845-3346, 11/20/2015; County records
<b>Sale Price / Land</b>	\$275,000 or \$1,689 per gross acre
<b>Sale Price/Turbines</b>	\$100,000 representing wind right to turbines (\$50,000 per turbine)
<b>Cumulative Sale Price</b>	\$375,000

### Land Data

<b>Zoning</b>	AG, Agricultural
<b>Topography</b>	Nearly level, slopes 0-6%
<b>Utilities</b>	Assumed telephone and electricity available
<b>Shape</b>	Square
<b>Roads</b>	Gravel
<b>Access</b>	24th St SE
<b>Productivity Index</b>	65.0
<b>Adjusted Productivity Index</b>	68.4

## Land Sale No. 7 (Cont.)

**Wind Farm** Wind Farms on tract; to the east and ½ mile north and 1 mile northeast  
**Wind Turbines on Tract** Two

### Land Size Information

**Gross Acres** 162.800 Acres; 55.04 acres have saline present (33.8%)  
**Tillable Acres** 140.000 Acres, 86.00%  
**Sloughs and Waste** 22.800 Acres, 14.00%

### Indicators

**Sale Price/Gross Acre** \$1,689 excluding wind rights; \$2,303 including wind rights  
**Sale Price/ Tillable Acre** \$1,964 excluding wind rights; \$2,679 including wind rights

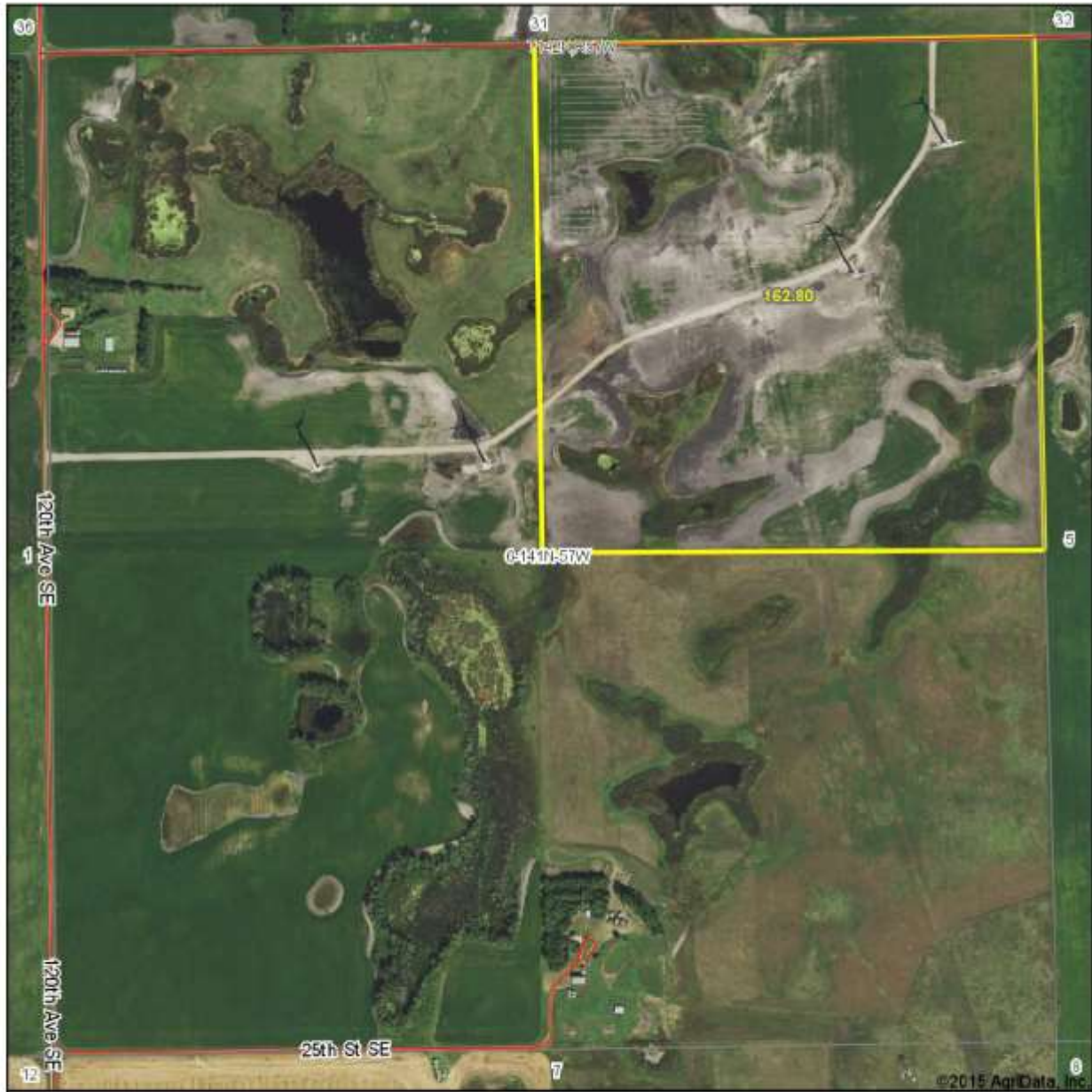
### Remarks

The sale was confirmed by John Bruns, Grantee, who stated that the seller approached him to buy the land since he was leasing it. The land is very flat and has about 80 good tillable acres, 60 marginal acres and 22.8 in waste and sloughs. He stated that the Grantor, Sandra Burchill is a substantial land owner in the area and he and his sons would like to acquire more land from her, so bought this land to keep her happy. The transaction was comprised of two transactions, rolled into one. The land was purchased at \$1,689 per acre or \$275,000 total. The wind rights for the two turbines on the land were purchased at \$100,000 or \$50,000 per turbine. Mr. Bruns used Ag County to assist in establishing the price paid for the air rights. He viewed the deal as a “public relations” transaction to keep the doors open for future transactions with Ms. Burchill.

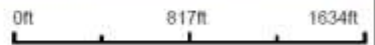
The primary soils include Overly-Bearden silty clay loams, Bearden silty clay loam, Vallers loam, and Colvin-Borup complex. The slopes range from 0-6%. The non-irrigated soil classifications are II, IV, and V, with various susceptibility to erosion, water, stones, and climate. The PI for this subject ranges from 25 to 88, with an overall weighted average of 65 for the entire tract. Of the total acreage, 55.8% is Prime Farmland, with the remaining 44.2% being Not Prime Farmland. The soils are a range of predominantly non-hydric (55.8%), predominantly hydric (36.9%), and non-hydric (7.3%). This tract has 55.04 acres of saline soils, which negatively affect plant growth and price paid.



# Aerial Map



map center: 47° 3' 32.1, 97° 56' 56.93



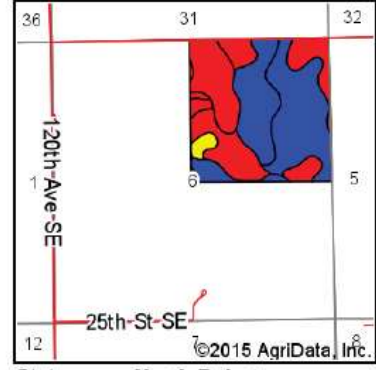
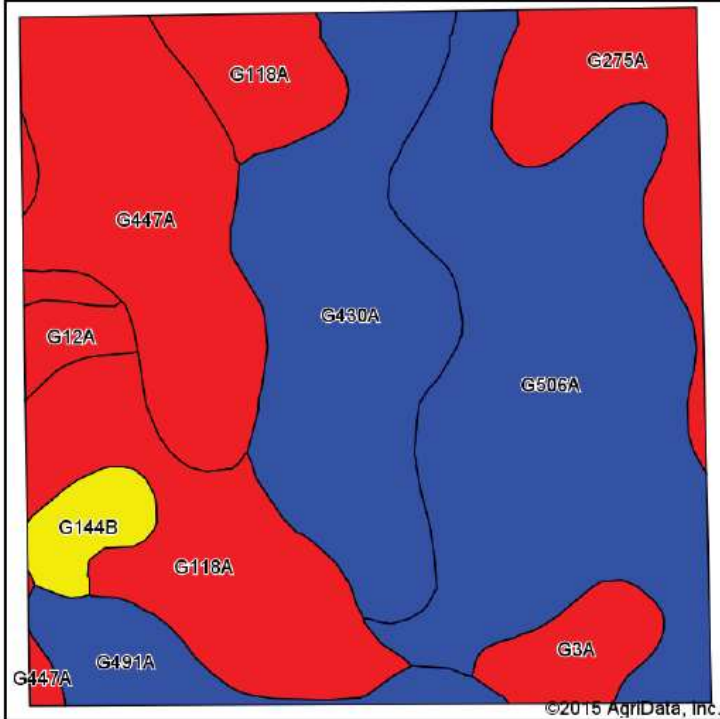
Maps Provided By:  
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**6-141N-57W**  
**Barnes County**  
**North Dakota**



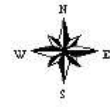
11/30/2015

## Soil Map



State: **North Dakota**  
 County: **Barnes**  
 Location: **6-141N-57W**  
 Township: **Noltimier**  
 Acres: **162.8**  
 Date: **11/30/2015**

Maps Provided By:  
  
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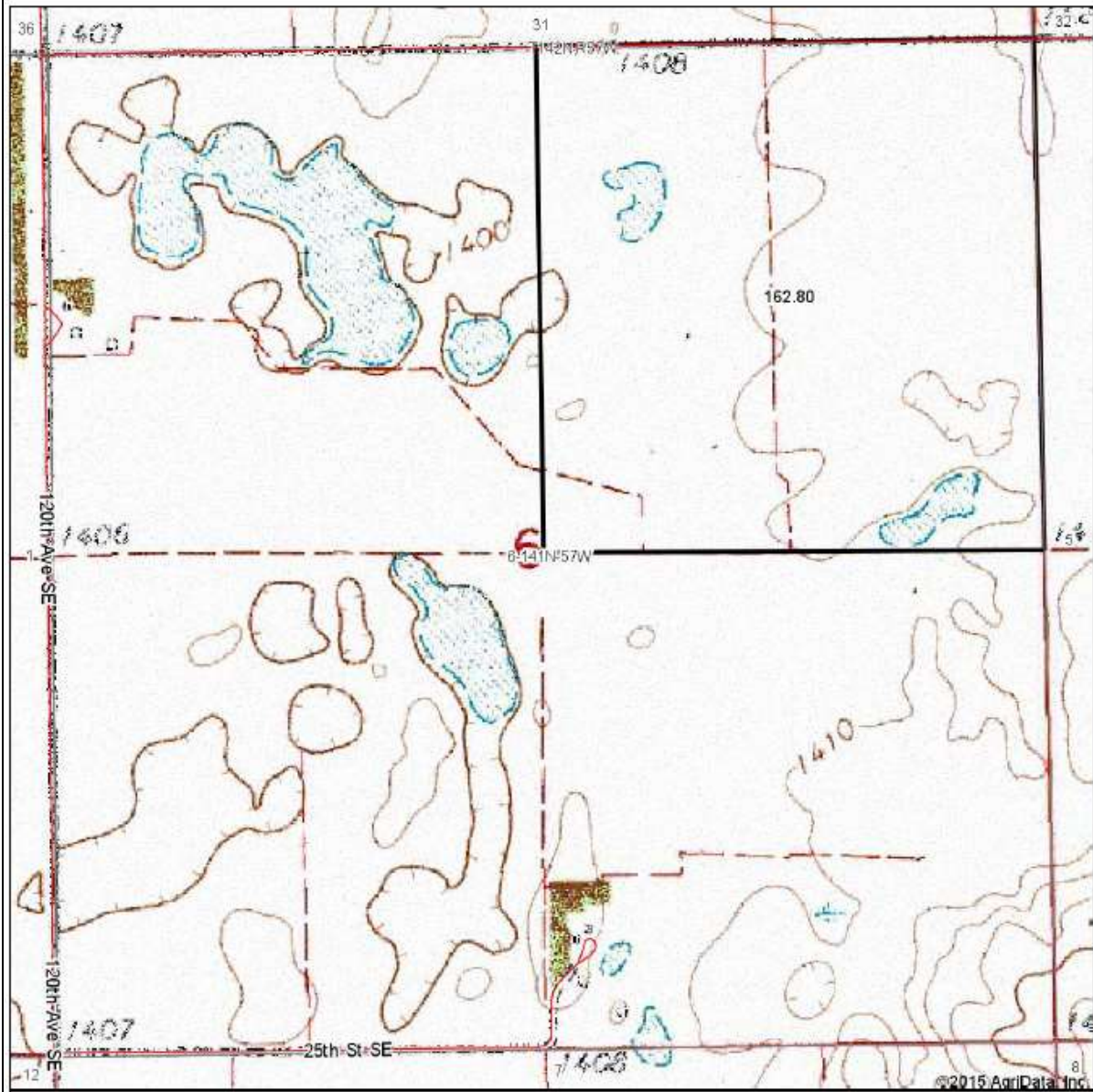


Soils data provided by USDA and NRCS.

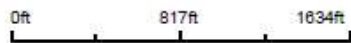
Area Symbol: ND003, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G506A	Overly-Bearden silty clay loams, 0 to 2 percent slopes	49.07	30.1%		4.9ft.	IIc	3548	88
G430A	Bearden silty clay loam, 0 to 2 percent slopes	30.63	18.8%		2.5ft.	IIe	3933	84
G118A	Vallers loam, saline, 0 to 1 percent slopes	27.50	16.9%		0.7ft.	IVw	3892	42
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	25.18	15.5%		0.7ft.	IVw	3801	37
G275A	Renshaw loam, 0 to 2 percent slopes	11.90	7.3%		> 6.5ft.	IVs	1969	44
G491A	Gardena-Glyndon loams, 0 to 2 percent slopes	7.18	4.4%		4.9ft.	IIc	3371	87
G3A	Parnell silty clay loam, 0 to 1 percent slopes	5.21	3.2%		0ft.	Vw	5336	25
G144B	Barnes-Buse loams, 3 to 6 percent slopes	3.77	2.3%		4.9ft.	IIe	2988	69
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	2.36	1.4%		0.7ft.	IVw	4453	31
<b>Weighted Average</b>							<b>3651.8</b>	<b>65</b>

# Topography Map

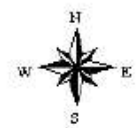


map center: 47° 3' 32.1, 97° 58' 56.93



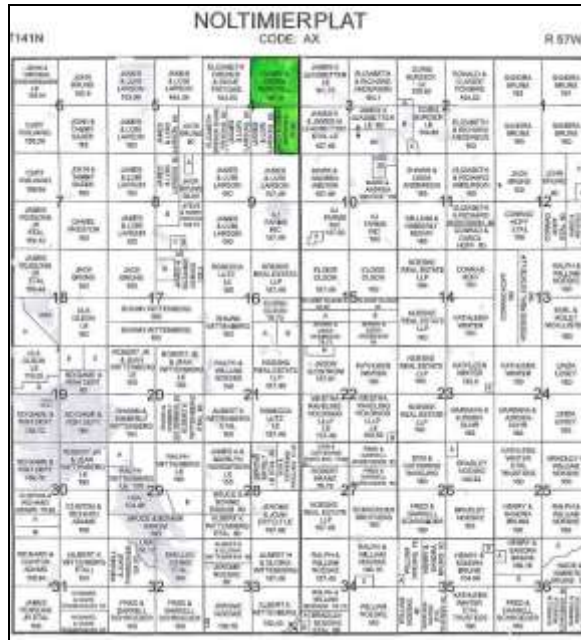
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**6-141N-57W**  
**Barnes County**  
**North Dakota**



11/30/2015

## Land Sale No. 8



### Property Identification

**Record ID** 5971  
**Property Type** Vacant Land  
**Address** 123rd Avenue SE and 24th Street SE , Barnes County, North Dakota  
**Location** Noltimier Township  
**Tax ID** 24-0410100; 24-0440400  
**Legal Description** NE4; E2SW4 Section 4, T141N R57W, Barnes County, North Dakota.

### Sale Data

**Grantor** Bruce L. Schmidt et al  
**Grantee** Casey J. and Debra L. Burchill  
**Sale Date** October 31, 2012  
**Deed Book/Page** WD 273843, 273844, 273845  
**Property Rights** Surface rights / fractional interest; reservation of mineral rights and life estate in existing wind project (wind rights)  
**Conditions of Sale** Assemblage  
**Financing** Cash to seller  
**Sale History** Records were searched for a 3 year period; no transfer was found.  
**Verification** Casey Burchill, Grantee; (701) 845-0726, November 24, 2015; Other sources: County records  
**Sale Price** \$889,999

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to undulating; slopes 0 to 9%  
**Utilities** Assumed telephone and electricity available  
**Shape** Square  
**Roads** Gravel  
**Access** 123rd Ave SE  
**Productivity Index** 71.6

**Land Sale No. 8 (Cont.)**

**Wind Farm** Wind Farms adjacent to the NW  
**Wind Turbines on Tract** Two

**Land Size Information**

**Gross Acres** 239.390 Acres  
**Tillable Acres** 239.39 Acres

**Indicators**

**Sale Price/Gross Acre** \$3,718

**Remarks**

The sale was confirmed by Casey Burchill, Grantee, who stated they purchased the land via an auction that was advertised in the newspaper. Mr. Burchill believes he paid market price for the vacant land and stated that the seller kept the wind rights to the two turbines on the tract, it did not impact the sale price. Mr. Burchill purchased the land to expand his farm operation and described the land as mostly tillable with a tree clump on the north border and a row of trees near the south border.

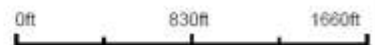
The primary soils include Barnes-Buse loams, Kranzburg-Lismore silty clay loams, and Barnes-Buse-Langhei loams. The slopes range from 0-9%. The non-irrigated soil classifications are II and IV, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 42 to 92, with an overall weighted average of 71.6 for the entire tract. Of the total acreage 78.6% is Prime Farmland, 16.4 is Not Prime Farmland, 4.8% is Prime Farmland if Drained, with the remaining 0.2% being Farmland of Statewide Importance. The soils are a range of predominantly non-hydric (94.6%), partially hydric (4.8%), and predominantly hydric (0.6%).



# Aerial Map



map center: 47° 3' 31.8, 97° 54' 24.33



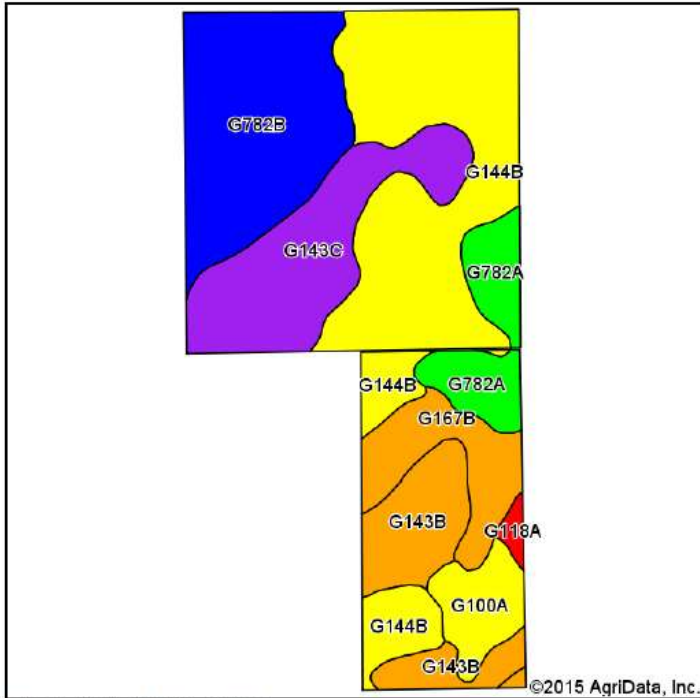
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**4-141N-57W**  
Barnes County  
North Dakota

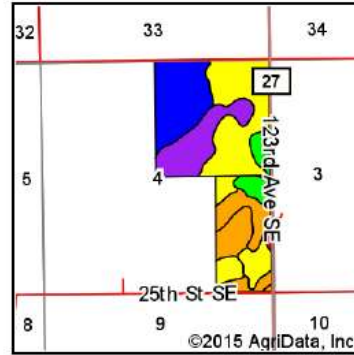


11/30/2015

## Soil Map



Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Barnes**  
 Location: **4-141N-57W**  
 Township: **Noltimier**  
 Acres: **239.39**  
 Date: **11/30/2015**

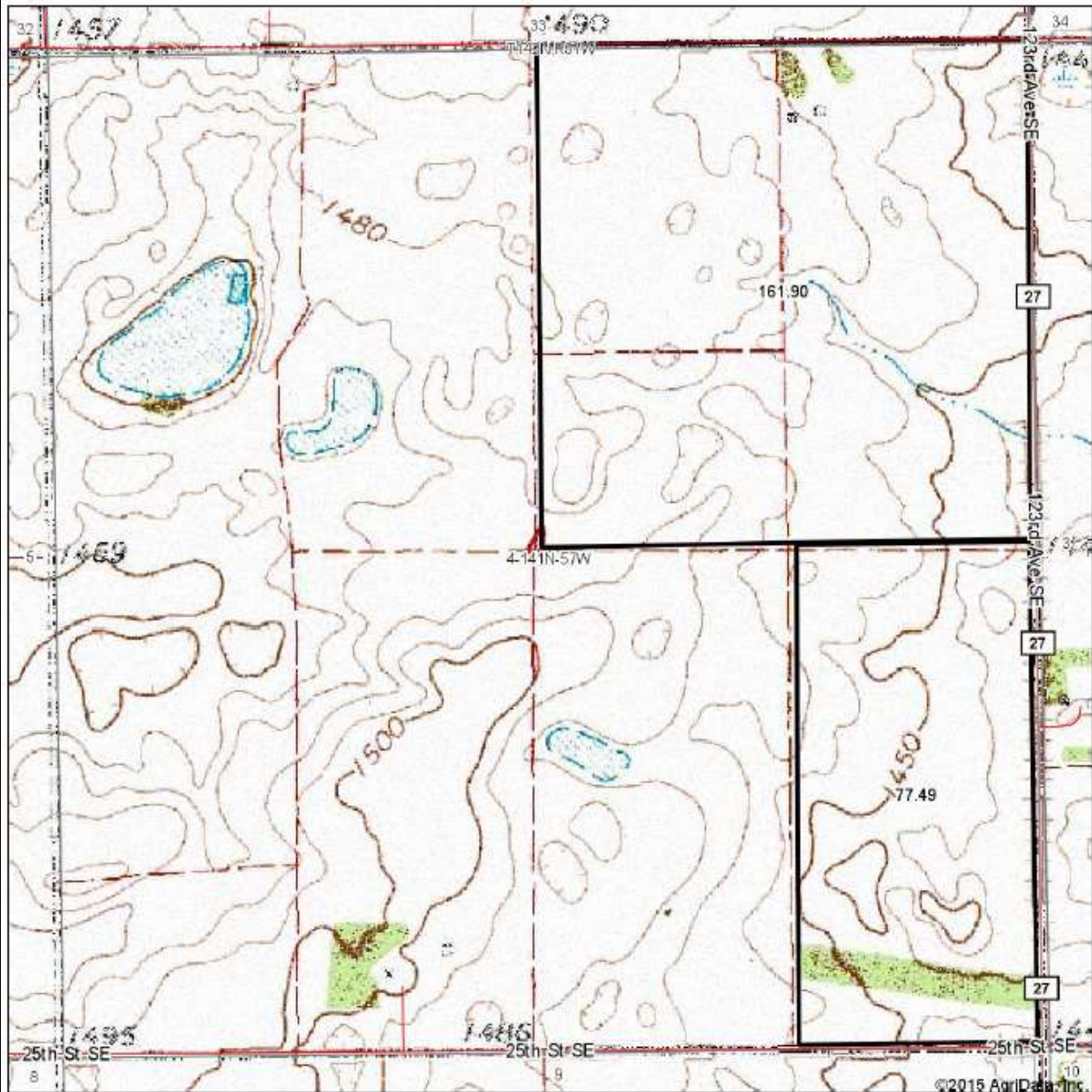
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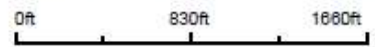
Area Symbol: ND003, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	80.51	33.6%		4.9ft.	Ile	2988	69
G782B	Kranzburg-Lismore silty clay loams, 2 to 6 percent slopes	49.50	20.7%		4.9ft.	Ile	3031	81
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	37.31	15.6%		> 6.5ft.	IVe	2763	56
G143B	Barnes-Svea loams, 3 to 6 percent slopes	23.34	9.7%		4.9ft.	Ile	3034	75
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	18.19	7.6%		4.9ft.	Ile	3245	73
G782A	Lismore-Kranzburg silty clay loams, 0 to 2 percent slopes	16.88	7.1%		4.9ft.	Ilc	3835	92
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	11.57	4.8%		2.5ft.	Ile	4114	64
G118A	Valliers loam, saline, 0 to 1 percent slopes	1.63	0.7%		0.7ft.	IVw	3892	42
G466A	Overy-Nahon silt loams, 0 to 2 percent slopes	0.46	0.2%		4.9ft.	Ilc	2757	79
<b>Weighted Average</b>							<b>3105.7</b>	<b>71.6</b>

# Topography Map

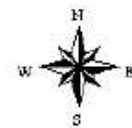


map center: 47° 3' 31.8, 97° 54' 24.33



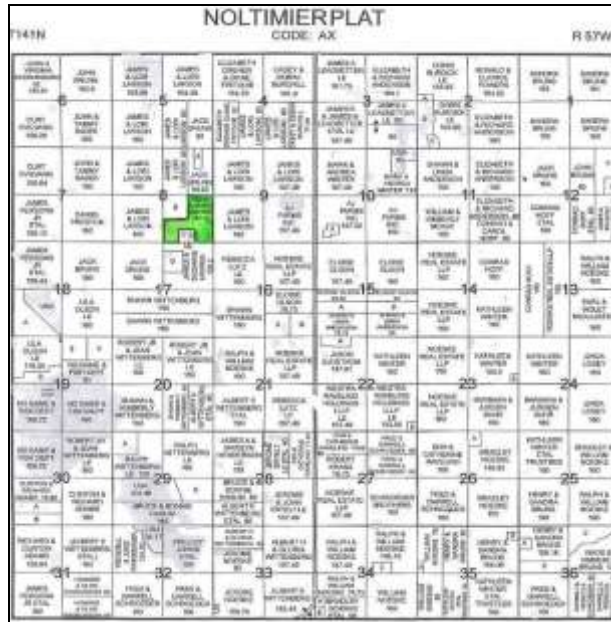
**4-141N-57W**  
**Barnes County**  
**North Dakota**

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11/30/2015

## Land Sale No. 9



### Property Identification

<b>Record ID</b>	5973
<b>Property Type</b>	Vacant Land
<b>Address</b>	26th Street SE and 123rd Avenue SE, Barnes County, North Dakota
<b>Location</b>	Noltimier Township
<b>Tax ID</b>	24-0840400
<b>Legal Description</b>	E2SE4; SW4SW4 Section 8, T141N R57W, Barnes County, North Dakota, less and excepting a tract in the SE4 containing 4.25 acres and Auditor's Lot No. 1 of the SE4 containing 10 acres.

### Sale Data

<b>Grantor</b>	Prairie Industries, LLC
<b>Grantee</b>	Steve Winter and Mark C. Winter
<b>Sale Date</b>	February 23, 2012
<b>Deed Book/Page</b>	WD 272189
<b>Property Rights</b>	Leased fee; fractional interest; excludes wind rights – existing projects
<b>Conditions of Sale</b>	Assemblage
<b>Financing</b>	Cash to seller
<b>Sale History</b>	CFD 258568 dated 12/7/2006 from James L. and Lori K. Larson to Prairie Industries, LLC for \$170,000, satisfied by WD 272188 dated 3/6/2012. This transfer did not include Auditor's Lot No. 1 which was the residential site (see FSA map).

### Verification

**Sale Price** Paul Reese, Grantor; (936) 346-2491, Other sources: County records \$275,000

### Land Data

<b>Zoning</b>	AG, Agricultural
<b>Topography</b>	Level to undulating; slopes 0 – 15%
<b>Utilities</b>	Assumed telephone and electricity available
<b>Shape</b>	Irregular
<b>Roads</b>	Gravel

## Land Sale No. 9 (Cont.)

<b>Access</b>	26th St SE
<b>Productivity Index</b>	47.4
<b>Adjusted Productivity Index</b>	51.5, less sloughs and waste
<b>Wind Farm</b>	Wind Farms adjacent to the NE
<b>Wind Turbines on Tract</b>	One turbine and one met tower

### Land Size Information

<b>Gross Acres</b>	105.75 Acres
<b>Tillable Acres</b>	89.00 Acres ; 84.16%
<b>Slough and Waste</b>	16.75 Acres; 5.84%

### Indicators

<b>Sale Price/Gross Acre</b>	\$2,600
<b>Sale Price/Tillable Acre</b>	\$3,090

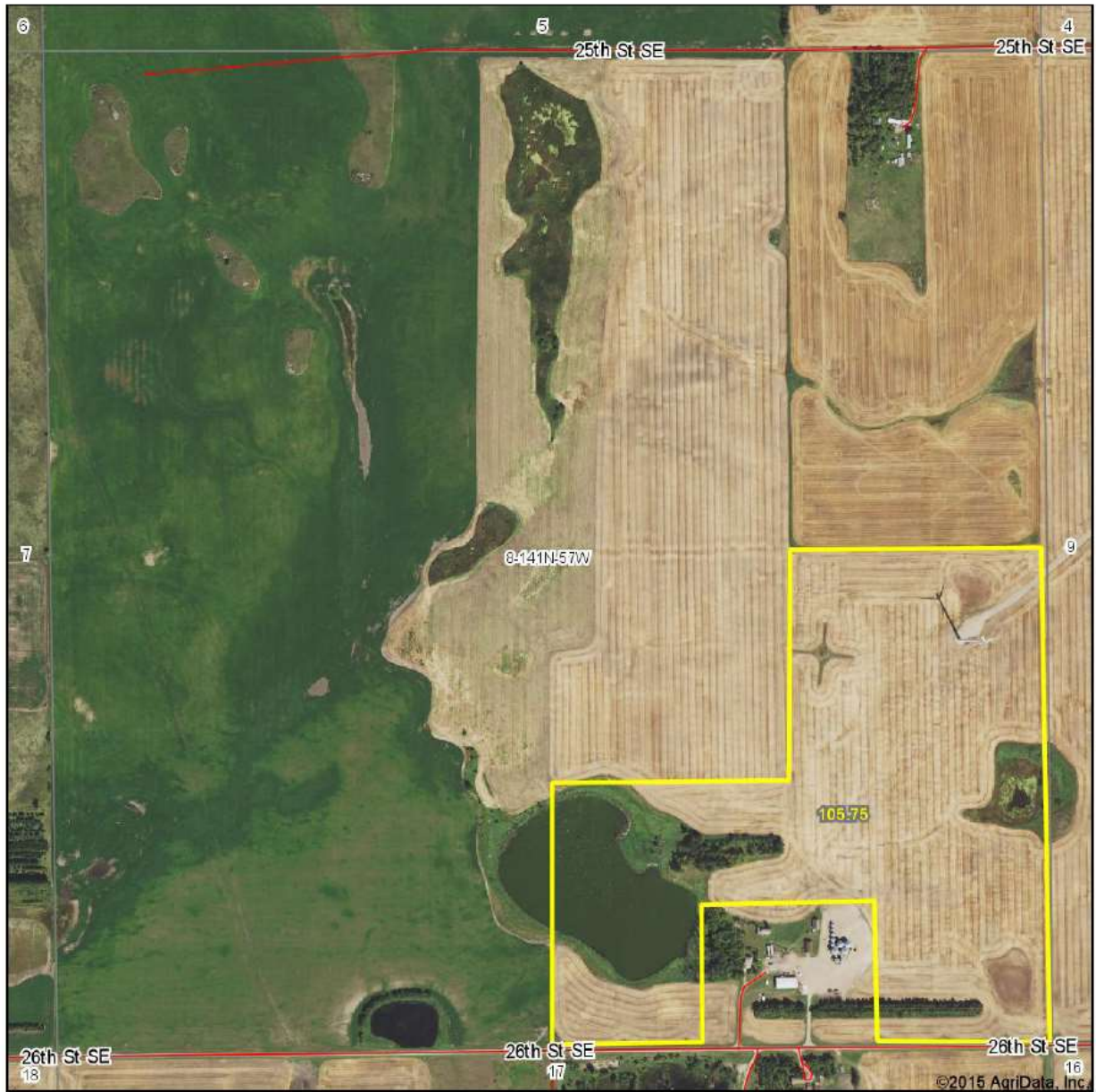
### Remarks

The sale was confirmed by Paul Reese, Grantor, who stated the Grantee rented and farmed the land prior to purchase. Mr. Reese said the sale price was not discounted due to the lease or the turbine – since he kept the wind rights, but that both he and the grantee were satisfied with the price which reflected the rapidly increasing prices of ag land in 2012. The tract has about 16.75 acres in slough and waste as measured by FSA maps. The seller indicated no negative impact on the residence (his homestead) which was excluded from this sale. (12/12/15)

The primary soils include Barnes-Sioux complex and Barnes-Buse-Langhei loams. The slopes range from 0-15%. The non-irrigated soil classifications are II, IV, VI, and VIII, with various susceptibility to erosion, stones, and water. The PI for this subject ranges from 9 to 75, with an overall weighted average of 47.4 for the entire tract. Of the total acreage 57.2% is Not Prime Farmland, 31.4% is Farmland of Statewide Importance, with the remaining 11.4% being Prime Farmland. The soils are a range of predominantly non-hydric (53.9%), non-hydric (35.7%), and predominantly hydric (10.4%).



# Aerial Map

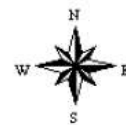


map center: 47° 2' 39.73, 97° 55' 40.65

0ft 820ft 1640ft

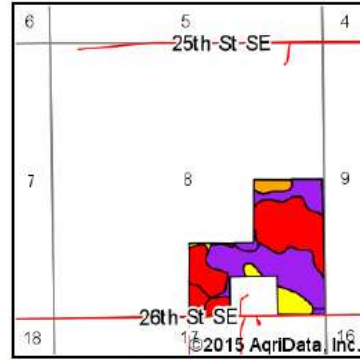
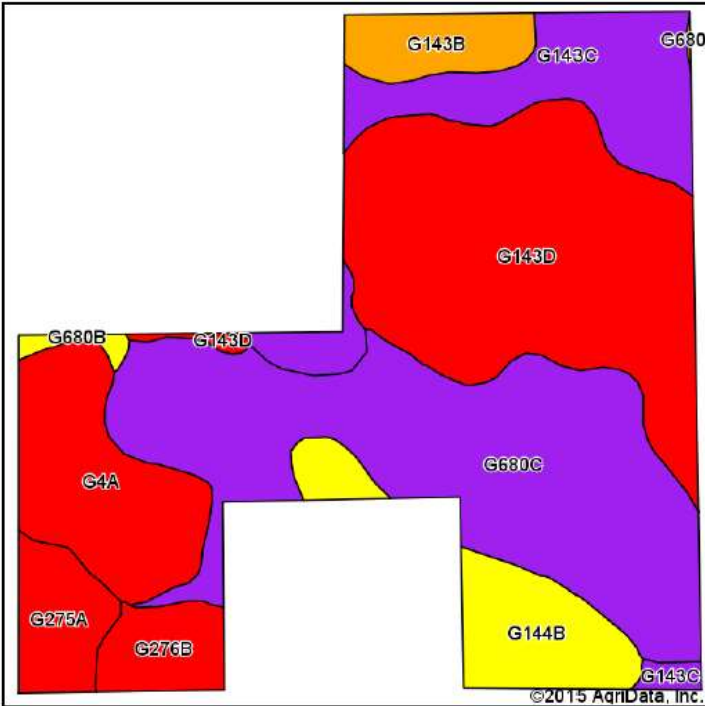
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**8-141N-57W**  
**Barnes County**  
**North Dakota**

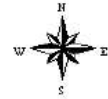


11/30/2015

## Soil Map



State: **North Dakota**  
 County: **Barnes**  
 Location: **8-141N-57W**  
 Township: **Noltimier**  
 Acres: **105.75**  
 Date: **11/30/2015**



Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 20

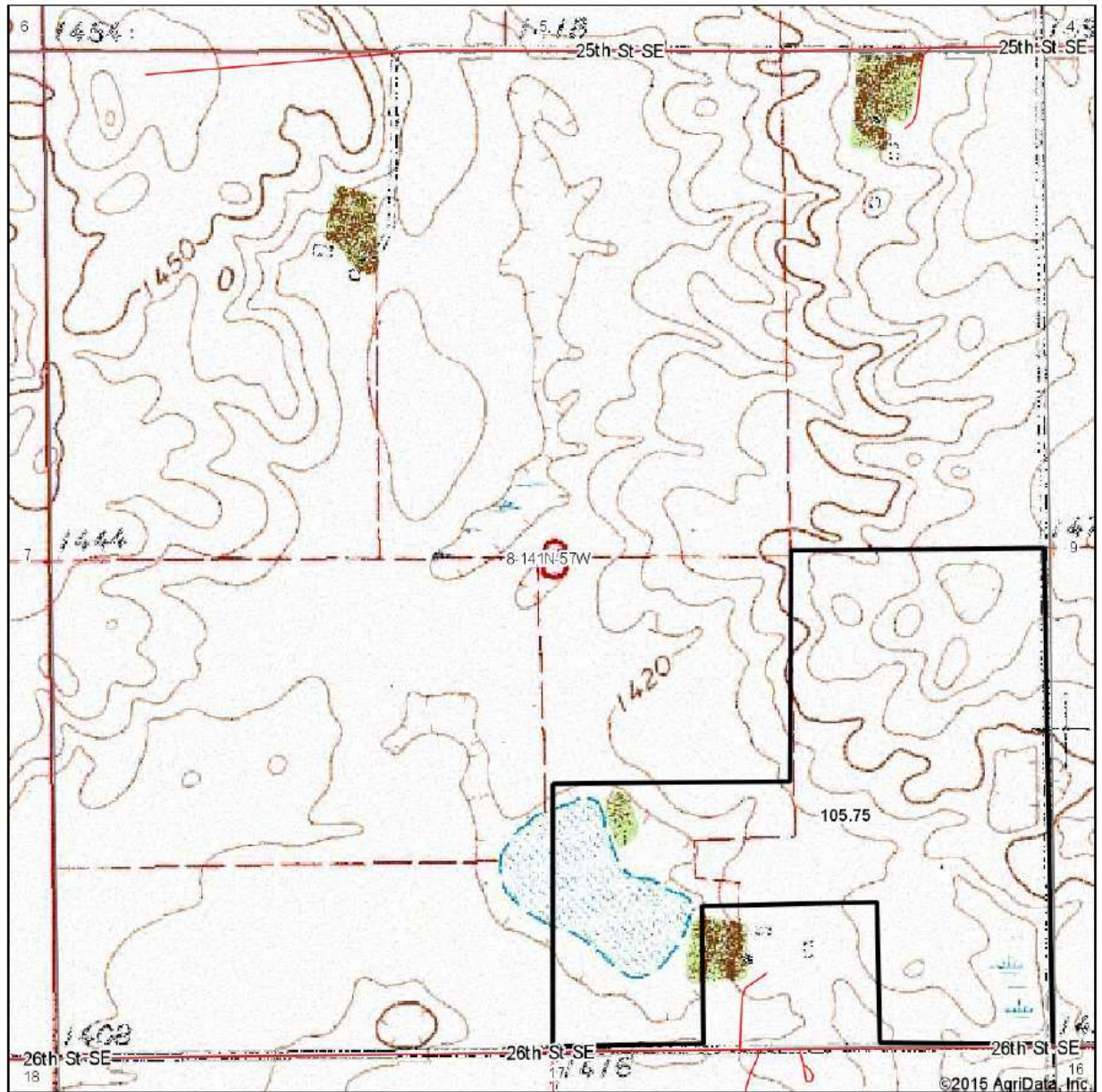
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	32.89	31.1%		4.9ft.	Ile	2302	55
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	29.72	28.1%		> 6.5ft.	VIe	2650	41
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	12.46	11.8%		> 6.5ft.	IVe	2763	56
G4A	Southam silty clay loam, 0 to 1 percent slopes	10.72	10.1%		0ft.	VIIIw	1217	9
G144B	Barnes-Buse loams, 3 to 6 percent slopes	7.65	7.2%		4.9ft.	Ile	2988	69
G275A	Renshaw loam, 0 to 2 percent slopes	4.19	4.0%		> 6.5ft.	IVs	1969	44
G143B	Barnes-Svea loams, 3 to 6 percent slopes	3.92	3.7%		4.9ft.	Ile	3034	75
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	3.57	3.4%		> 6.5ft.	IVs	2002	40
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	0.63	0.6%		4.9ft.	Ile	2416	63
<b>Weighted Average</b>							<b>2398.2</b>	<b>47.4</b>

Area Symbol: ND003, Soil Area Version: 20

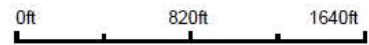
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Map

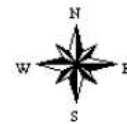


map center: 47° 2' 39.73, 97° 55' 40.65



**8-141N-57W**  
**Barnes County**  
**North Dakota**

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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11/30/2015

## Land Sale No. 10



### Property Identification

**Record ID** 5966  
**Property Type** Vacant Land  
**Address** 125th Avenue SE and 23rd Street SE, Barnes County, North Dakota  
**Location** Grand Prairie Township  
**Tax ID** 13-2530300  
**Legal Description** SW4 Section 25, T142N R57W, Barnes County, North Dakota.

### Sale Data

**Grantor** Nora B. Sannes  
**Grantee** Jack T. Bruns and John T. Bruns  
**Sale Date** November 18, 2010  
**Deed Book/Page** CFD 269323; (W/D 269450 January 6, 2011 satisfied C/D)  
**Property Rights** Fee simple  
**Conditions of Sale** Assemblage  
**Financing** Contract for Deed: \$5,000 down payment and the remaining \$210,000 to be paid in 2 installments of \$110,000 on or before November 18, 2010 and \$100,000 to be paid on or before January 5, 2011.

**Sale History** Records were searched for 3 years prior to this sale; no transfer was found.  
**Verification** John Bruns, Grantee; (701) 840-2330, November 23, 2015; Other sources: County records  
**Sale Price** \$215,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Nearly level; slopes 0 – 6%  
**Utilities** Assumed telephone and electricity available  
**Shape** Square  
**Roads** Gravel  
**Access** 23rd St SE

## Land Sale No. 10 (Cont.)

<b>Productivity Index</b>	64.7
<b>Adjusted Productivity Index</b>	66.0, less sloughs and waste
<b>Wind Farm</b>	1 mile southwest
<b>Wind Turbines on Tract</b>	None

### Land Size Information

<b>Gross Acres</b>	160.000 Acres; 19.41 acres have saline present
<b>Tillable Acres</b>	136.96 Acres; 85.6%
<b>Sloughs, Waste</b>	23.04 Acres; 14.4%

### Indicators

<b>Sale Price/ Acre</b>	\$1,344
<b>Sale Price / Tillable Acre</b>	\$1,570

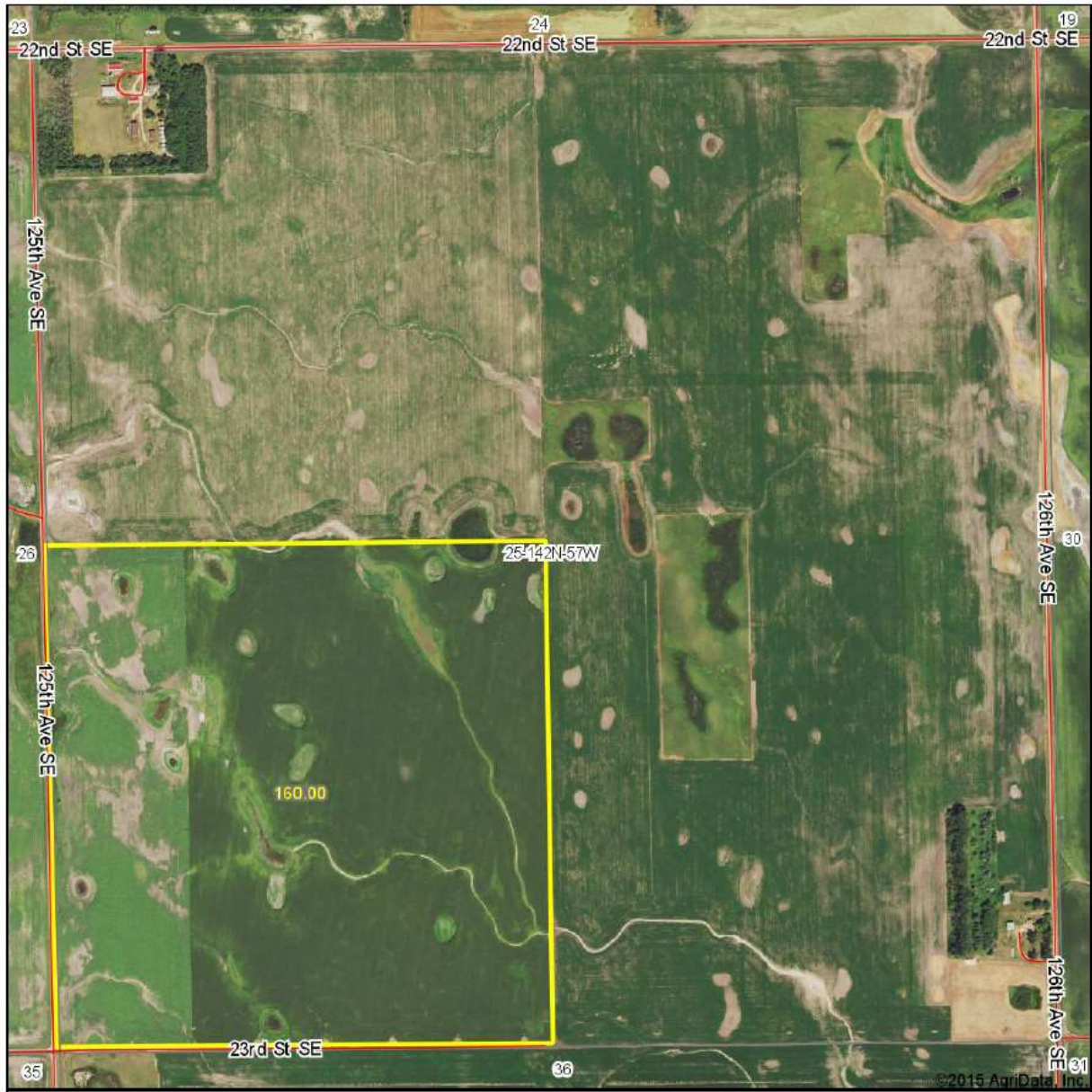
### Remarks

The sale was confirmed by John Bruns, Grantee, who stated this was a private sale with his former father-in-law connecting him with the Grantor. The purchase was contract for deed for tax reasons and was satisfied via WD 269450 dated January 6, 2011. There are no wind turbines on the land, however, there are wind farms nearby. Mr. Bruns does not believe this had an impact on the purchase price. The land is 100% tillable. Mr. Bruns purchased the land to expand his farm business which is on the west side of 125th Avenue SE. Mr. Bruns has since deeded the land to his son via WD 277107 dated February 11, 2014, this transaction was exempt. The tract has many small potholes and sloughs.

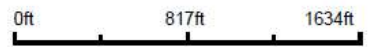
The primary soils include Hamerly-Tonka complex, Hamerly-Wyard loams, and Balaton-Wyard loams. The slopes range from 0-6%. The non-irrigated soil classifications are II, IV, and V, with various susceptibility to erosion and water. The PI for this subject ranges from 25 to 77, with an overall weighted average of 64.7 for the entire tract. Of the total acreage 53.3% is Prime Farmland, 32.2% is Prime Farmland if Drained, with the remaining 14.5% being Not Prime Farmland. The soils are a range of predominantly non-hydric (53.3%), partially hydric (32.2%), and predominantly hydric (14.5%).



# Aerial Map



map center: 47° 5' 15.93, 97° 50' 35.9



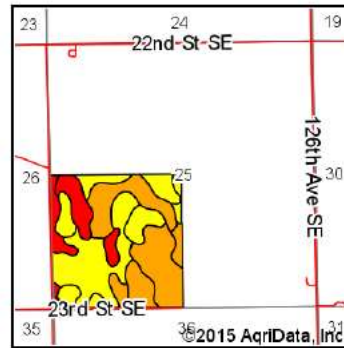
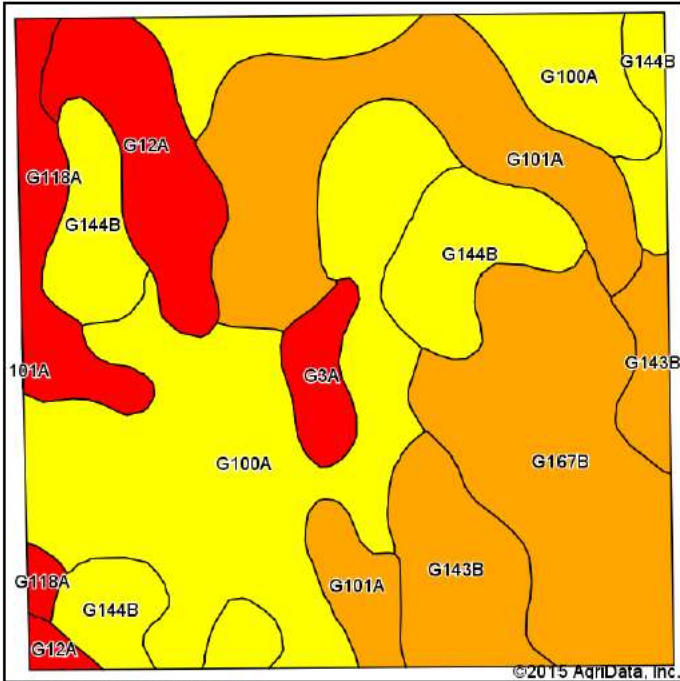
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**25-142N-57W**  
**Barnes County**  
**North Dakota**



11/25/2015

## Soil Map



State: **North Dakota**  
 County: **Barnes**  
 Location: **25-142N-57W**  
 Township: **Grand Prairie**  
 Acres: **160**  
 Date: **11/25/2015**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 20

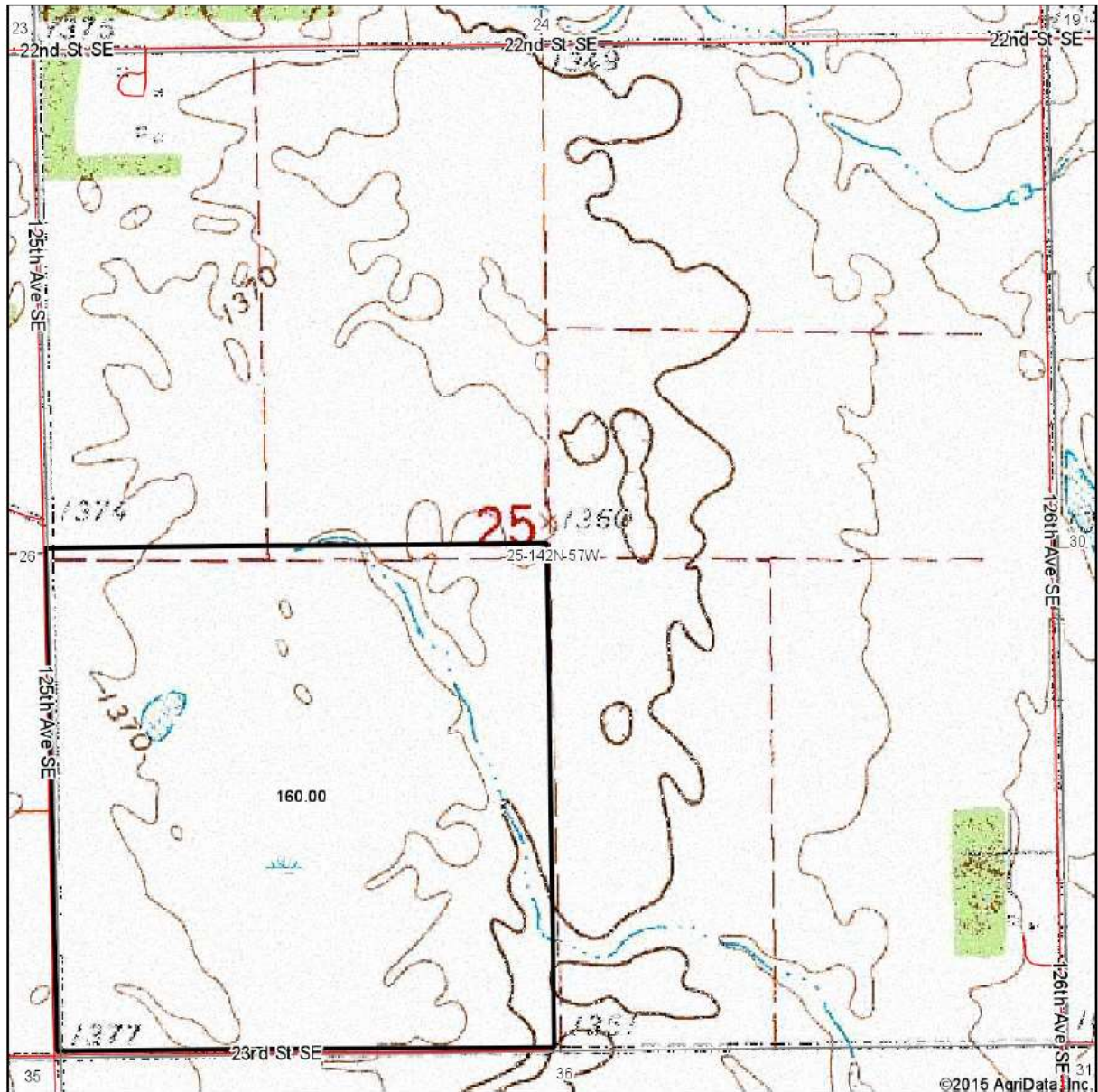
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	51.15	32.0%		Ile	64
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	25.93	16.2%		Ile	77
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	25.23	15.8%		Ile	73
G144B	Barnes-Buse loams, 3 to 6 percent slopes	21.92	13.7%		Ile	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	12.73	8.0%		Ile	75
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	11.57	7.2%		IVw	31
G118A	Vallers loam, saline, 0 to 1 percent slopes	7.84	4.9%		IVw	42
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.63	2.3%		Vw	25
<b>Weighted Average</b>						<b>64.7</b>

Area Symbol: ND003, Soil Area Version: 20

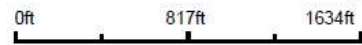
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Map



map center: 47° 5' 15.93, 97° 50' 35.9



**25-142N-57W**  
**Barnes County**  
**North Dakota**

Maps Provided By:  
  
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11/25/2015

## Land Sale No. 11



### Property Identification

**Record ID** 5976  
**Property Type** Vacant Land  
**Address** 20th Street SE and 123rd Avenue SE, Barnes County, North Dakota  
**Location** Grand Prairie Township  
**Tax ID** 13-1030300; 13-0930320; 13-0940430  
**Legal Description** SW4 Section 10, less tracts; and Auditor's Lot 3 of the W2 and a tract 100 rods x 60 rods in the SE4, Section 9, T142N R57W, Barnes County, North Dakota. Metes and bound on file in the office of the appraiser.

### Sale Data

**Grantor** Mark C. Askerooth et al  
**Grantee** Casey J. and Debra L. Burchill  
**Sale Date** September 09, 2010  
**Deed Book/Page** WD 268586; Amended October 27, 2010; W/D 269226  
**Property Rights** Lease fee; Surface rights / fractional interest; mineral rights reserved  
**Conditions of Sale** Assemblage  
**Financing** Cash to seller  
**Sale History** TD 259801 dated 22 May 2007, Ethel A. Askerooth Living Trust to Mark C. Askerooth et al for the SW4, this transaction was exempt.  
**Verification** Deb Burchill, Grantee; (701) 845-0726, November 19, 2015; Other sources: County records  
**Sale Price** \$250,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to rolling hills; slopes 0 – 15%  
**Utilities** Assumed telephone and electricity available

## Land Sale No. 11 (Cont.)

<b>Shape</b>	Irregular
<b>Roads</b>	Gravel
<b>Access</b>	20th St SE
<b>Productivity Index</b>	63.4
<b>Wind Farm</b>	Adjacent
<b>Wind Turbines on Tract</b>	None; pad sites are owned by Grantor

### Land Size Information

<b>Gross Acres</b>	196.270 Acres; 13.83 acres have saline present
<b>Tillable Acres</b>	176.640 Acres, 90.00%
<b>Wetlands Land Size</b>	19.620 Acres, 10.00%

### Indicators

<b>Sale Price/Gross Acre</b>	\$1,274
<b>Sale Price/ Tillable Acre</b>	\$1,415

### Remarks

The sale was confirmed by Deb Burchill, Grantee, who stated they leased the land for \$65.00/acre from the Grantor prior to purchase. She believes they paid market price and purchased the land to maintain their farm operation. The land is 90% tillable and 10% waste / wetland. There were 3 wind turbines on the land at the time of the sale which the Grantor kept, making the sale quite confusing as it was one of the first in the State. Since attorneys were not familiar with air rights, the land under the turbines was omitted from the sale, resulting in very complicated legal descriptions for the sold tracts. (See W/D Doc. #'s 268462, 268463, 268461, 268464). Mrs. Burchill believes the wind farm had no impact on the value of the land. A large substation is located in the SW corner of the SW4 Section 10. A farmstead that belongs to the grantor, is located just south-southwest of the turbines on the S2 of Section 9. The seller retained the farmstead as well as the south at the time of sale, is situated in Section 9

The primary soils include Barnes-Buse loams and Barnes-Buse-Langhei loams. The slopes range from 0-15%. The non-irrigated soil classifications are II, III, IV, V, and VI, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 25 to 75, with an overall weighted average of 63.4 for the entire tract. Of the total acreage, approximately 71.5% is Prime Farmland, 17.3% is Not Prime Farmland, 10.7% is Farmland of Statewide Importance, 0.5% is Prime Farmland if Drained. The soils are a range of predominantly non-hydric (84.0%), predominantly hydric (7.8%), non-hydric (7.6%), and partially hydric (0.6%). 13.83 acres have saline present. Saline affects plant growth and prices.





# Aerial Map



map center: 47° 7' 52.46, 97° 54' 3.42



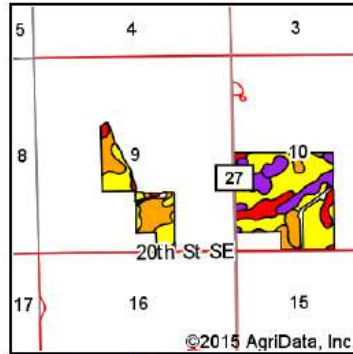
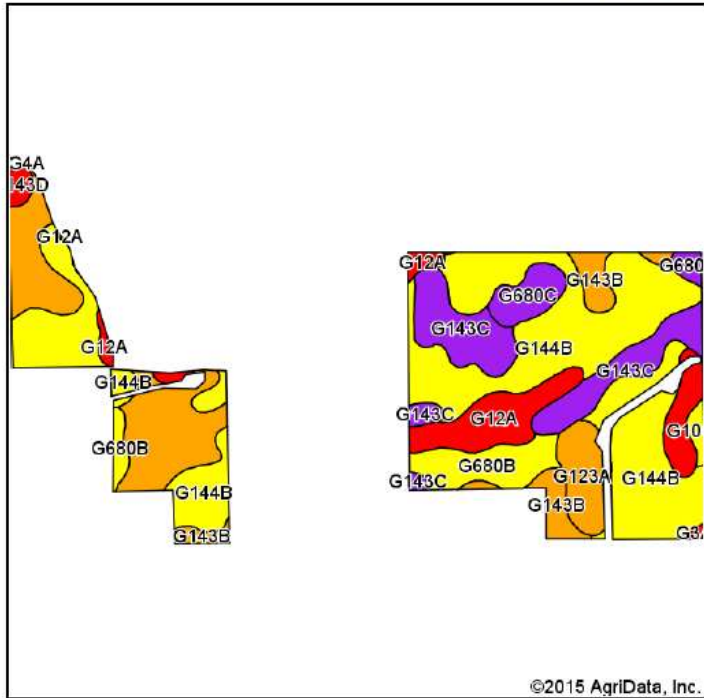
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**9-142N-57W**  
Barnes County  
North Dakota



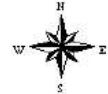
12/1/2015

### Soil Map



State: **North Dakota**  
 County: **Barnes**  
 Location: **9-142N-57W**  
 Township: **Grand Prairie**  
 Acres: **196.27**  
 Date: **12/1/2015**

Maps Provided By:  
  
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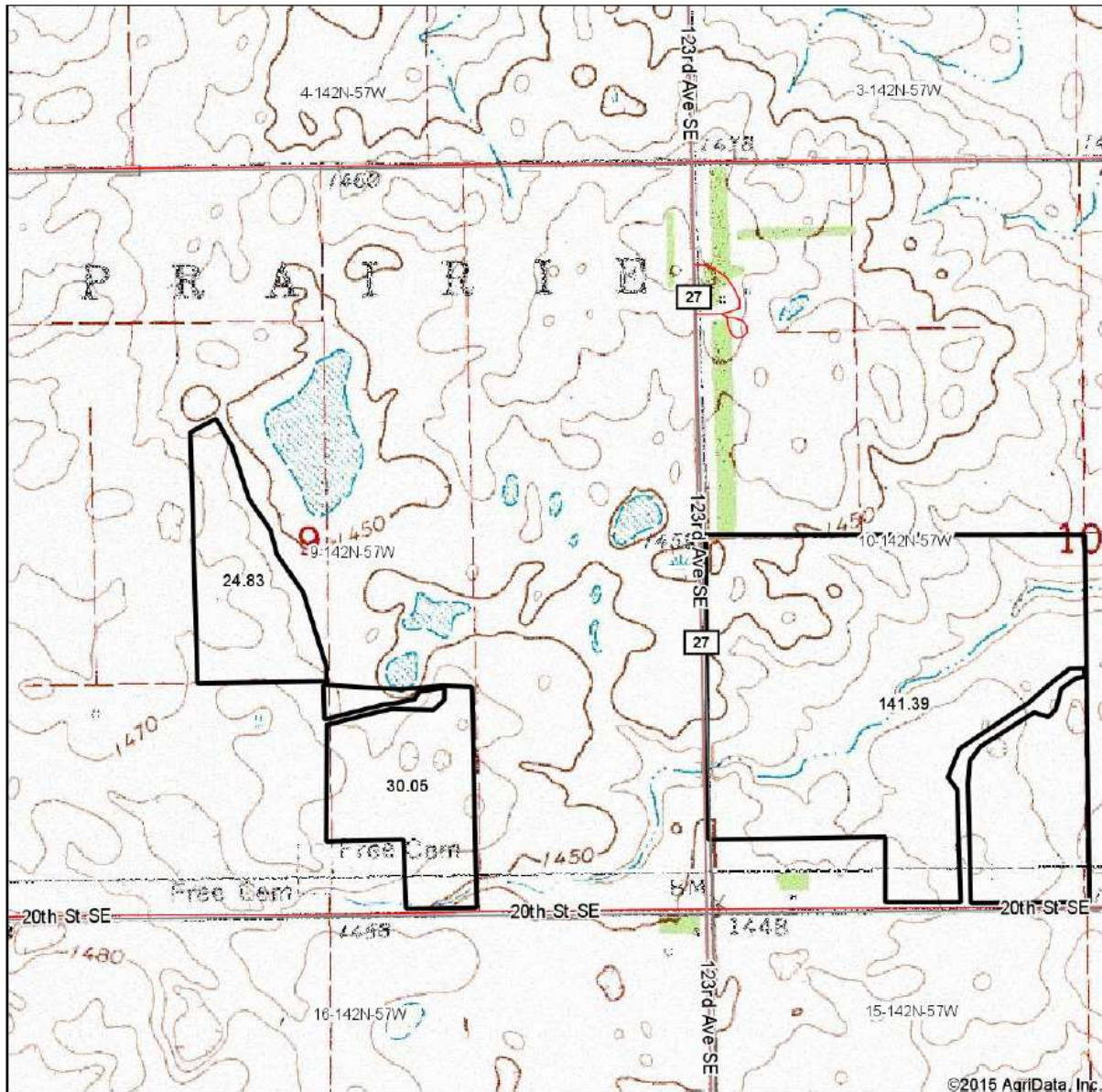


Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	86.90	44.3%		4.9ft.	Ile	2988	69
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	23.46	12.0%		> 6.5ft.	IVe	2763	56
G143B	Barnes-Svea loams, 3 to 6 percent slopes	19.52	9.9%		4.9ft.	Ile	3034	75
G732B	Swenoda-Barnes complex, 3 to 6 percent slopes	16.24	8.3%		4.9ft.	IIIe	3334	74
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	13.83	7.0%		0.7ft.	IVw	4453	31
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	11.94	6.1%		4.9ft.	Ile	2416	63
G123A	Svea-Cavour loams, 0 to 3 percent slopes	7.82	4.0%		4ft.	IIc	2703	73
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	7.19	3.7%		4.9ft.	Ile	2302	55
G3A	Parnell silty clay loam, 0 to 1 percent slopes	6.38	3.3%		0ft.	Vw	5336	25
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	1.65	0.8%		> 6.5ft.	VIe	2650	41
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	1.34	0.7%		4.9ft.	Ile	4114	64
<b>Weighted Average</b>							<b>3107.4</b>	<b>63.4</b>

# Topography Map



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map center: 47° 7' 52.46, 97° 54' 3.42

0ft 1099ft 2198ft

9-142N-57W  
Barnes County  
North Dakota

Maps Provided By:  
  
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12/1/2015

## Land Sale No. 12

T142N		GRAND PRAIRIE PLAT CODE: AM																R57W																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
<div style="display: flex; justify-content: space-between;"> <span>123rd Avenue SE</span> <span>23rd Street SE</span> </div>																																			

### Property Identification

**Record ID** 5964  
**Property Type** Vacant Land  
**Address** 123rd Avenue SE and 23rd Street SE, Barnes County, North Dakota  
**Location** Grand Prairie Township  
**Tax ID** 13-3310100  
**Legal Description** NE4 Section 33, T142N R57W, Barnes County, North Dakota.

### Sale Data

**Grantor** Sandra Burchill  
**Grantee** Jason Sjostrom  
**Sale Date** March 30, 2010  
**Deed Book/Page** WD 267592  
**Property Rights** Fee simple  
**Conditions of Sale** Normal  
**Financing** Cash to seller  
**Sale History** Records were searched for 3 years prior to the sale; no transfer was found.  
**Verification** Jason Sjostrom, Grantee; (701) 367-4548, November 23, 2015; Other sources: County records  
**Sale Price /Land Only** \$170,200 land only  
**Premium for Air Rights** \$ 47,300 air rights at \$300 per acre  
**Sale Price inc Air Rights** \$217,500

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to undulating; slopes 1 – 9%  
**Utilities** Assumed telephone and electricity available  
**Shape** Square  
**Roads** Gravel  
**Access** 123rd Ave SE  
**Productivity Index** 66.8

## Land Sale No. 12 (Cont.)

### Land Size Information

<b>Gross Acres</b>	157.490 Acres
<b>Tillable Acres</b>	149.490 Acres, 94.92%
<b>Sloughs Land Size</b>	8.000 Acres, 5.08%

### Indicators

<b>Sale Price/Gross Acre</b>	\$1,381
<b>Sale Price/ Acre</b>	\$1,455

### Remarks

The sale was confirmed by Jason Sjostrom, Grantee. He purchased the land from the Grantor as an investment, and now rents it back to her nephew. Of the total, 149.49 acres are tillable; 8 acres are waste or slough. There was 1 wind turbine on the land at the time of the sale. Mr. Sjostrom said he paid \$300.00+ more per acre for the land to secure the wind rights, which equates to a premium of \$47,300 for the wind rights of the single turbine. This is comparable to Sale 16 in which the buyer paid \$50,000 for the air rights. That sale took place in December 2012 or roughly 2.5 years later, which would explain the increase in purchase price of the air rights.

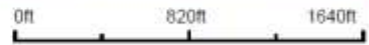
The primary soils include Barnes-Buse loams, Hamerly-Tonka complex, and Barnes-Svea loams. The slopes range from 0-9%. The non-irrigated soil classifications are II, IV, and V, with various susceptibility to erosion and water. The PI for this subject ranges from 25 to 75, with an overall weighted average of 66.8 for the entire tract. Of the total acreage 75.3% is Prime Farmland, 18.1% is Prime Farmland if Drained, with the remaining 6.6% being Not Prime Farmland. The soils are a range of predominantly non-hydric (77.9%), partially hydric (18.1%), and predominantly hydric (4.0%).



# Aerial Map



map center: 47° 4' 24.4, 97° 54' 25.07



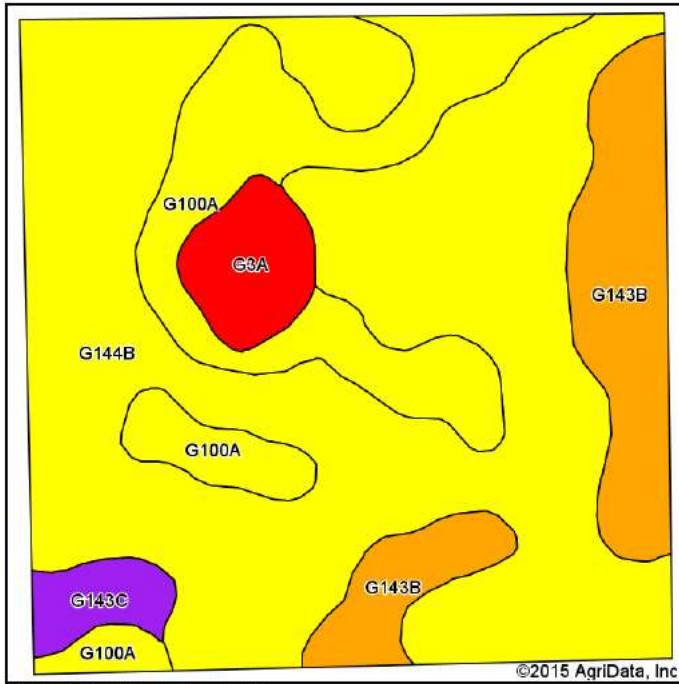
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**33-142N-57W**  
**Barnes County**  
**North Dakota**

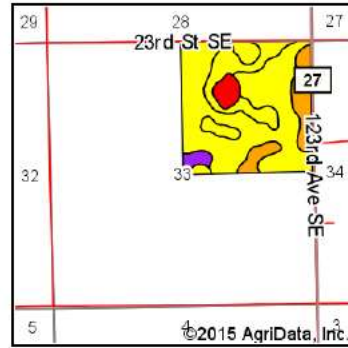


11/25/2015

## Soil Map



Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Barnes**  
 Location: **33-142N-57W**  
 Township: **Grand Prairie**  
 Acres: **157.49**  
 Date: **11/25/2015**

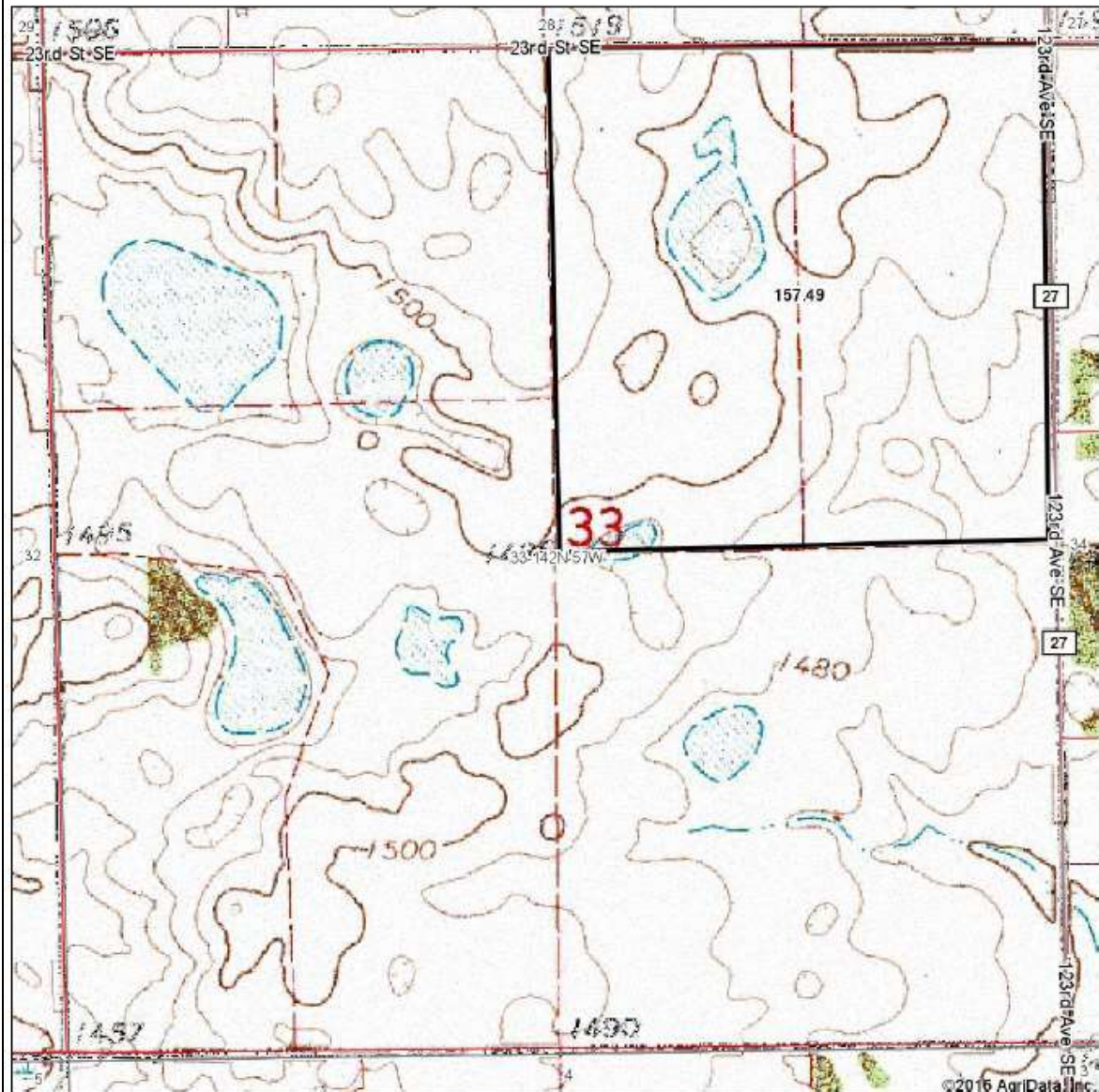
Maps Provided By:



Area Symbol: ND003, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	97.67	62.0%		Ile	69
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	28.79	18.3%		Ile	64
G143B	Barnes-Svea loams, 3 to 6 percent slopes	20.97	13.3%		Ile	75
G3A	Parnell silty clay loam, 0 to 1 percent slopes	6.30	4.0%		Vw	25
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3.76	2.4%		I'Ve	56
<b>Weighted Average</b>						<b>66.8</b>

# Topography Map

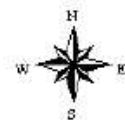


map center: 47° 4' 24.4, 97° 54' 25.07

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**33-142N-57W**  
**Barnes County**  
**North Dakota**



11/25/2015

**STEELE COUNTY, NORTH DAKOTA**

The surveyed area is located north of Luverne, North Dakota, adjacent to and east of Lake Ashtabula or the upper reserve of the Baldhill Dam. The area is primarily rural in nature, with farmsteads located at one to two mile increments, and Lake Ashtabula lying about ½ to three miles west. Barnes County lies to the south. The topography is comprised of rolling hills with some steep ravines. The area is generally treeless, with the exception of sporadic mature tree claims or wooded swales. The soils are glacial till, and range from level to undulating with drainage varying from poor to well drained. Agricultural uses include crop and hay production as well as pasture for livestock.

Sales were not as plentiful as Barnes County. Only two sales (1 and 3), which represent a sale and partial resale of the same tract, were improved with wind turbines. Sales 2 and 4 were not. All of the data are situated adjacent to or near wind farms.

No	Legal Description	Date	Zoning	Sale Price	Deeded Acres	Productivity Index	Sale Price/Deeded Acre	Condition of Sale	Turbines on Sale Tract	Adjacent Wind Farm	Negative Influence	Premium Paid
1	NE4; Lots 1&2	2/26/2013	AG	\$ 668,043	262.27	66.8	\$ 2,547	Fee Simple	two	yes	no	no
2	A,B,C SW4	12/31/2012	AG	\$ 205,000	108.21	66.7	\$ 1,894	Assemblage	none	yes	no	no
3	Parts NE, S2 N2	12/23/2012	AG	\$ 1,737,563	662.23	69.0	\$ 2,624	Assemblage	three	yes	no	yes
4	W2, NE4, less tracts	12/12/2012	AG	\$ 1,239,000	413.00	68.7	\$ 3,000	Assemblage	none	yes	no	yes

The sales were then grouped according to their productivity index, resulting in the following:

No	Legal Description	Date	Zoning	Sale Price	Deeded Acres	Productivity Index	Sale Price/Deeded Acre	Condition of Sale	Turbines on Sale Tract	Adjacent Wind Farm	Negative Influence	Premium Paid	Comments
3	Parts NE, S2 N2	12/23/2012	AG	\$ 1,737,563	662.23	69.0	\$ 2,624	Assemblage	three	yes	no	yes	Wind rights were retained by previous grantor; 27.97% waste
4	W2, NE4, less tracts	12/12/2012	AG	\$ 1,239,000	413.00	68.7	\$ 3,000	Assemblage	none	yes	no	yes	Premium paid for land due to increasing prices
1	NE4; Lots 1&2	2/26/2013	AG	\$ 668,043	262.27	66.8	\$ 2,547	Fee Simple	two	yes	no	no	Wind rights were retained by previous grantor. Partial resale of part of Sale 4; 33.8% waste
2	A,B,C SW4	12/31/2012	AG	\$ 205,000	108.21	66.7	\$ 1,894	Assemblage	none	yes	no	no	Parcel consists of three individual tracts; diminution in functional utility noted

Again, these sales occurred during the rapidly increasing market of 2012. The data notes the rapidly increasing agricultural prices from 2011 to 2013 due to high commodity prices and to the construction of an ethanol plant at Casselton, North Dakota, which was driving up the price of corn. Sale 1 is a part of Sale 3. The buyer of Sale 3 indicated that neither the turbines nor the lack of wind rights made a difference in the price he paid. The land was purchased for agricultural and recreational uses. The difference in sale prices between the two tracts (1 and 3) is due to the amount of waste, which becomes readily apparent when the Sales are compared to Sale 4 which is entirely tillable. The buyer of Sale 4 stated he paid a premium for the tract because he wanted it to expand his farming operation. Finally, Sale 2 suffers from functional inutility as it is comprised of three tracts of irregularly shaped land located in the same section. The variances within each data set are attributable to differences in physical condition. None of the Sales evidence market resistance.



## Land Sale No. 1



### Property Identification

**Record ID** 5999  
**Property Type** Vacant Land  
**Address** 9th Street SE; east of County Hwy 25, Steele County, North Dakota  
**Location** Willow Lake Township  
**Tax ID** 20-0000-04280-000; 20-0000-04282-000  
**Legal Description** NE4; Lots 1-4, Section 20, T144N R57W, Steele County, North Dakota

### Sale Data

**Grantor** Trevor L. Jacobson et al  
**Grantee** Darwin L. and Denora M. Haugaard  
**Sale Date** February 26, 2013  
**Deed Book/Page** WD 102716  
**Property Rights** Surface rights / fractional interest, less wind rights  
**Conditions of Sale** Normal  
**Financing** Cash to seller  
**Sale History** WD 102715 dated 2/21/2013, from Gregg W. Christensen et al to Trevor L. Jacobson et al, for this land and other land see DC 5998.  
**Verification** Trevor Jacobson, Grantor; (701) 371-9233, 12/1/2015; Judy Brosz, Office of the State Tax Commissioner, (701) 328-3142, County records  
**Sale Price** \$668,043

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to undulating; 0 to 15% slopes  
**Utilities** Assumed telephone and electricity available  
**Shape** Irregular  
**Roads** Paved and gravel  
**Access** 9th St SE and part landlocked

## Land Sale No. 1 (Cont.)

<b>Productivity Index</b>	66.8
<b>Adjusted Productivity Index</b>	71.7 less sloughs and waste
<b>Wind Farm</b>	Adjacent to the northwest and northeast
<b>Wind Turbines on Tract</b>	Two

### Land Size Information

<b>Gross Acres</b>	262.27 Acres
<b>Tillable Acres</b>	173.71 Acres, 66.23%
<b>Sloughs and Waste</b>	88.56 Acres, 33.77%

### Indicators

<b>Sale Price/Gross Acre</b>	\$2,547
<b>Sale Price/Tillable Acre</b>	\$3,846

### Remarks

The sale was confirmed by Trevor Jacobson, Grantor, who stated he sold the land privately and believes he got a market rate. Mr. Jacobson did not think the wind turbines impact the price but he does not own the wind rights and therefore could not sell the rights with the land. The land is vacant with a large tree grove; the sale does not include Willow Lake. The NE4 is mostly tillable whereas there is little land in the SE4 as it is mostly lake.

The primary soils include Barnes-Svea loams, Barnes-Buse loams, and Hamerly-Tonka complex. The slopes range from 0-15%. The non-irrigated soil classifications are II, IV, V, and VI, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 2 to 85, with an overall weighted average of 66.8 for the entire tract. Of the total average acreage 62.2% is Prime Farmland, 21.4% is Prime Farmland if Drained, with the remaining 16.4% being Not Prime Farmland. The soils are a range of predominantly non-hydric (76.7%), partially hydric (20.1%), and predominantly hydric (3.2%).



# Aerial Map



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map center: 47° 18' 37.2, 97° 55' 45.97

0ft 846ft 1693ft

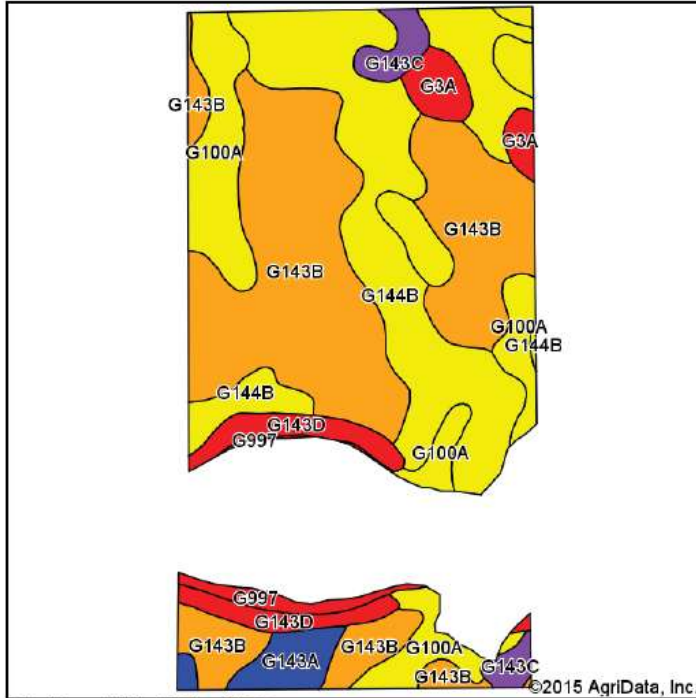
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**20-144N-57W**  
**Steele County**  
**North Dakota**

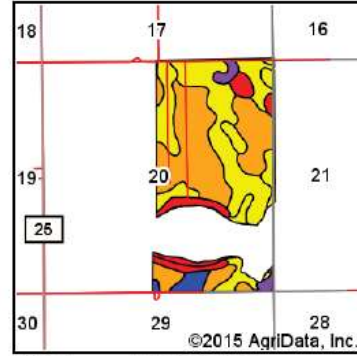


12/4/2015

## Soil Map

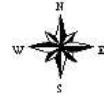


Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Steele**  
 Location: **20-144N-57W**  
 Township: **Willow Lake**  
 Acres: **262.27**  
 Date: **12/4/2015**

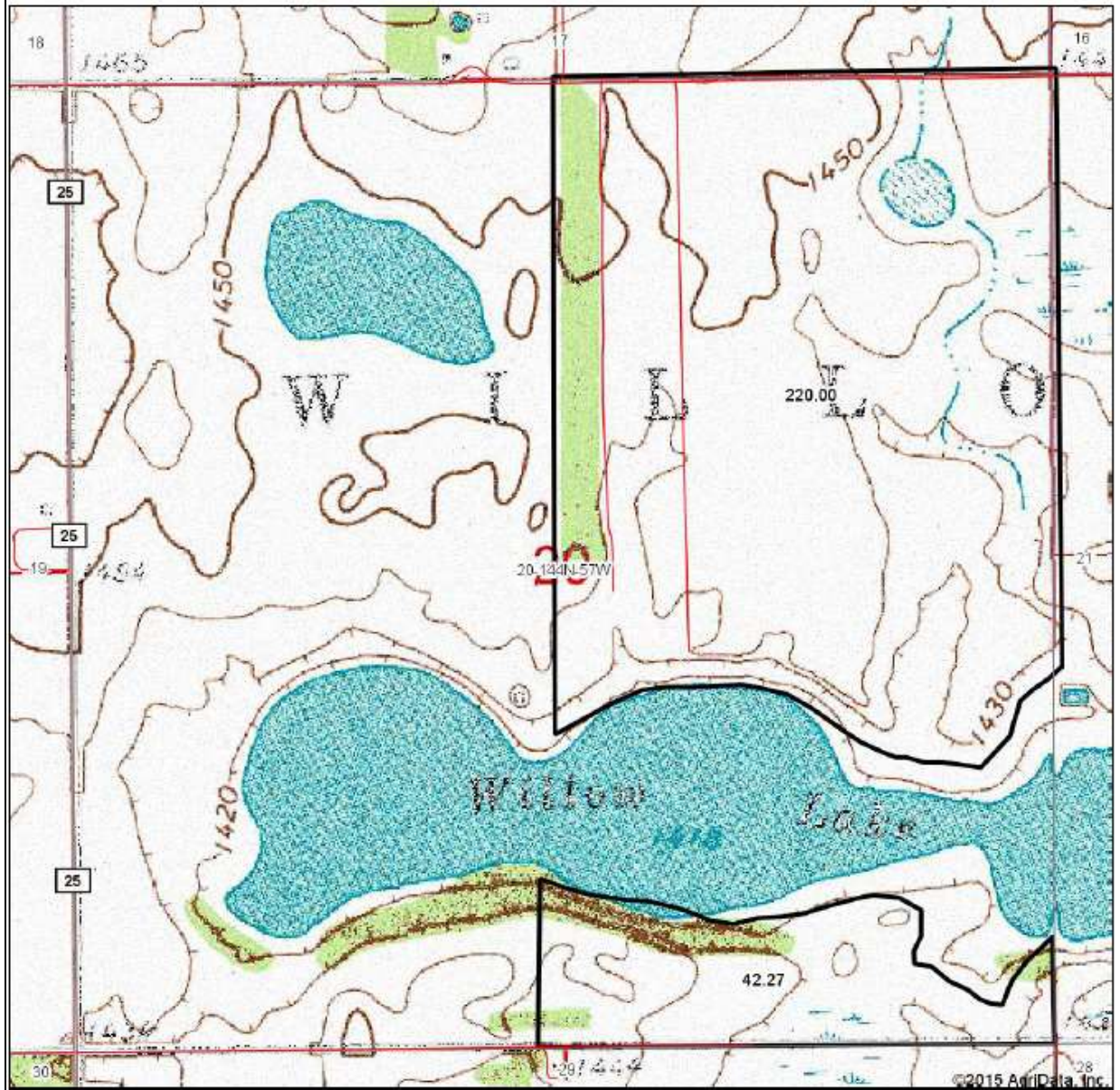
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Area Symbol: ND091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	107.83	41.1%		4.9ft.	Ile	3034	75
G144B	Barnes-Buse loams, 3 to 6 percent slopes	64.31	24.5%		4.9ft.	Ile	2988	69
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	50.55	19.3%		4.9ft.	Ile	4114	64
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	12.77	4.9%		> 6.5ft.	VIe	2650	41
G143A	Barnes-Svea loams, 0 to 3 percent slopes	7.75	3.0%		4.9ft.	IIc	3405	85
G3A	Parnell silty clay loam, 0 to 1 percent slopes	7.48	2.9%		0ft.	Vw	5336	25
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	6.91	2.6%		> 6.5ft.	IVe	2763	56
G997	Water, intermittent	4.67	1.8%		0ft.		415	2
<b>Weighted Average</b>							<b>3235</b>	<b>66.8</b>

# Topography Map

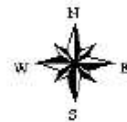


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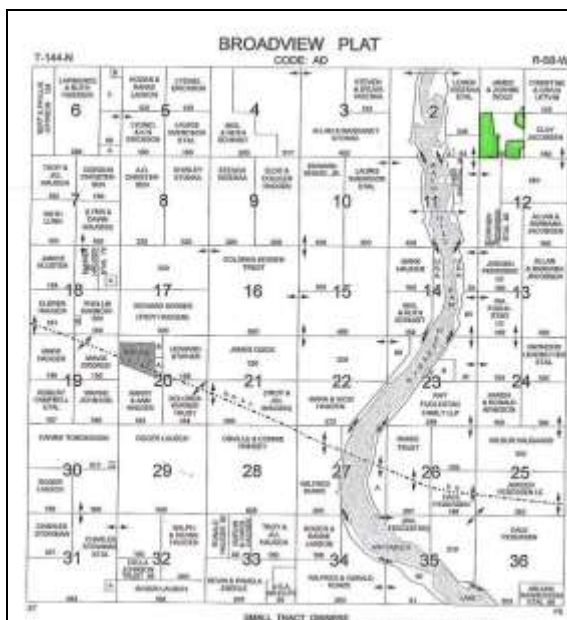
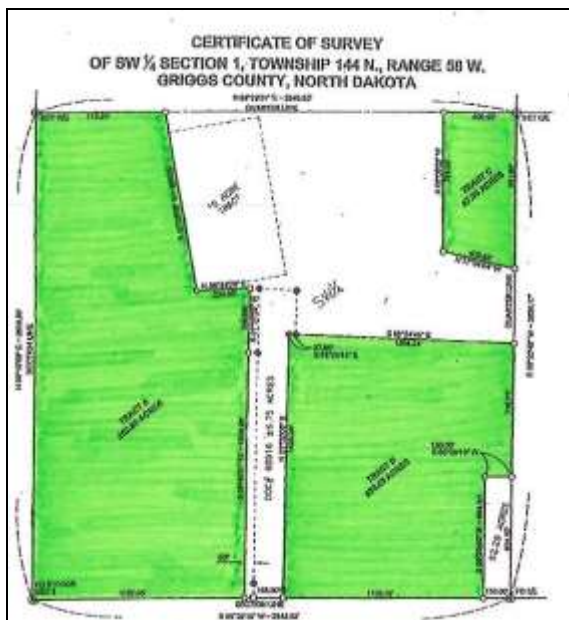
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**20-144N-57W**  
**Steele County**  
**North Dakota**



12/4/2015

## Land Sale No. 2



### Property Identification

<b>Record ID</b>	6000
<b>Property Type</b>	Agricultural
<b>Address</b>	7th Street SE, Prairie Road, Griggs County, North Dakota
<b>Location</b>	Broadview Township
<b>Legal Description</b>	Tracts A, B and C in SW4 Section 1, T144N R58W, Griggs County, North Dakota

### Sale Data

<b>Grantor</b>	James and JoAnne Wold Trust
<b>Grantee</b>	George Berger
<b>Sale Date</b>	December 31, 2012
<b>Deed Book/Page</b>	CFD 102864; amended 2/15/2013 Doc #102958
<b>Property Rights</b>	Fee Simple to pass when warranty deed is issued
<b>Conditions of Sale</b>	Assemblage
<b>Financing</b>	Cash to Seller
<b>Verification</b>	George Berger, Grantee; (701) 490-1222, December 04, 2015
<b>Sale Price</b>	\$205,000

### Land Data

<b>Topography</b>	Undulating, 3 to 15% slopes
<b>Utilities</b>	Assumed water and electricity
<b>Shape</b>	Irregular
<b>Access</b>	7th Street SE
<b>Productivity Index</b>	66.7
<b>Wind Farm</b>	To the S-SE, N-NE and ½ mile east
<b>Turbines on Tract</b>	None

## Land Sale No. 2 (Cont.)

### Land Size Information

Gross Land Size 108.21 Acres

### Indicators

Sale Price/Gross Acre \$1,894

### Remarks

The grantee and the grantor were neighbors. The grantee believes he paid a market price for the vacant subject. The property was an assemblage to the grantee's land. The tract includes 8 acres of native prairie grass. The grantee believes there was no impact on the price due to wind towers being located adjacent to the tract.

The primary soils include Barnes-Svea loams, and Barnes-Buse loams. The slopes range from 0-15%. The non-irrigated soil classifications are II, IV, and VI, with various susceptibility to erosion. The PI for this subject ranges from 46 to 75, with an overall weighted average of 66.7 for the entire tract. Of the total acreage 16.6% is Not Prime Farmland, 6.8% is Farmland of Statewide Importance, and 76.6% is Prime Farmland. The soils are 100% predominantly non-hydric.

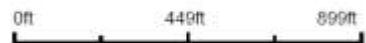


# Aerial Map



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map center: 47° 19' 0.55, 97° 58' 34.31



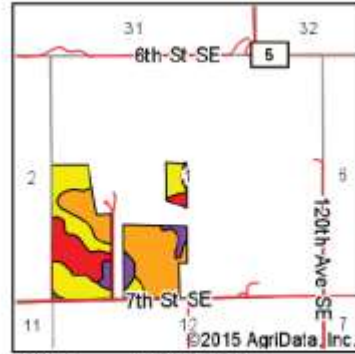
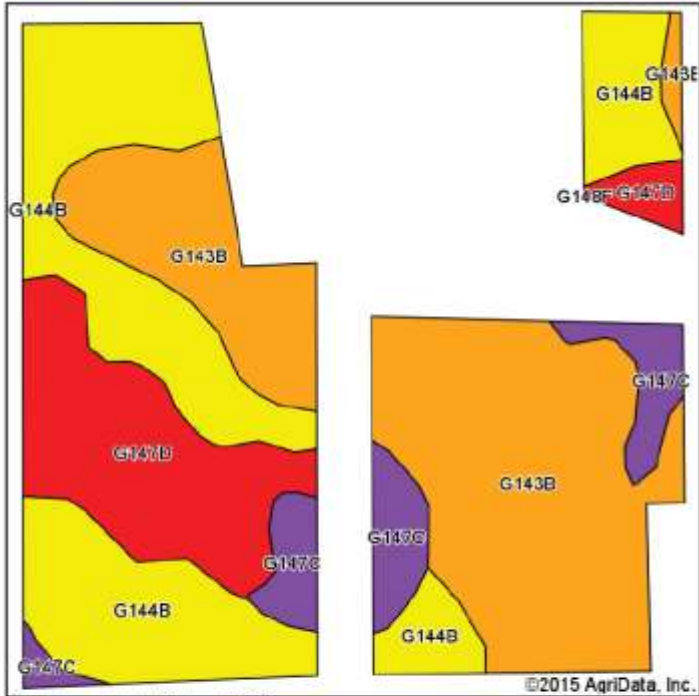
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**1-144N-58W**  
**Griggs County**  
**North Dakota**



12/4/2015

### Soil Map



State: **North Dakota**  
 County: **Griggs**  
 Location: **1-144N-58W**  
 Township: **Broadview**  
 Acres: **108.21**  
 Date: **12/4/2015**

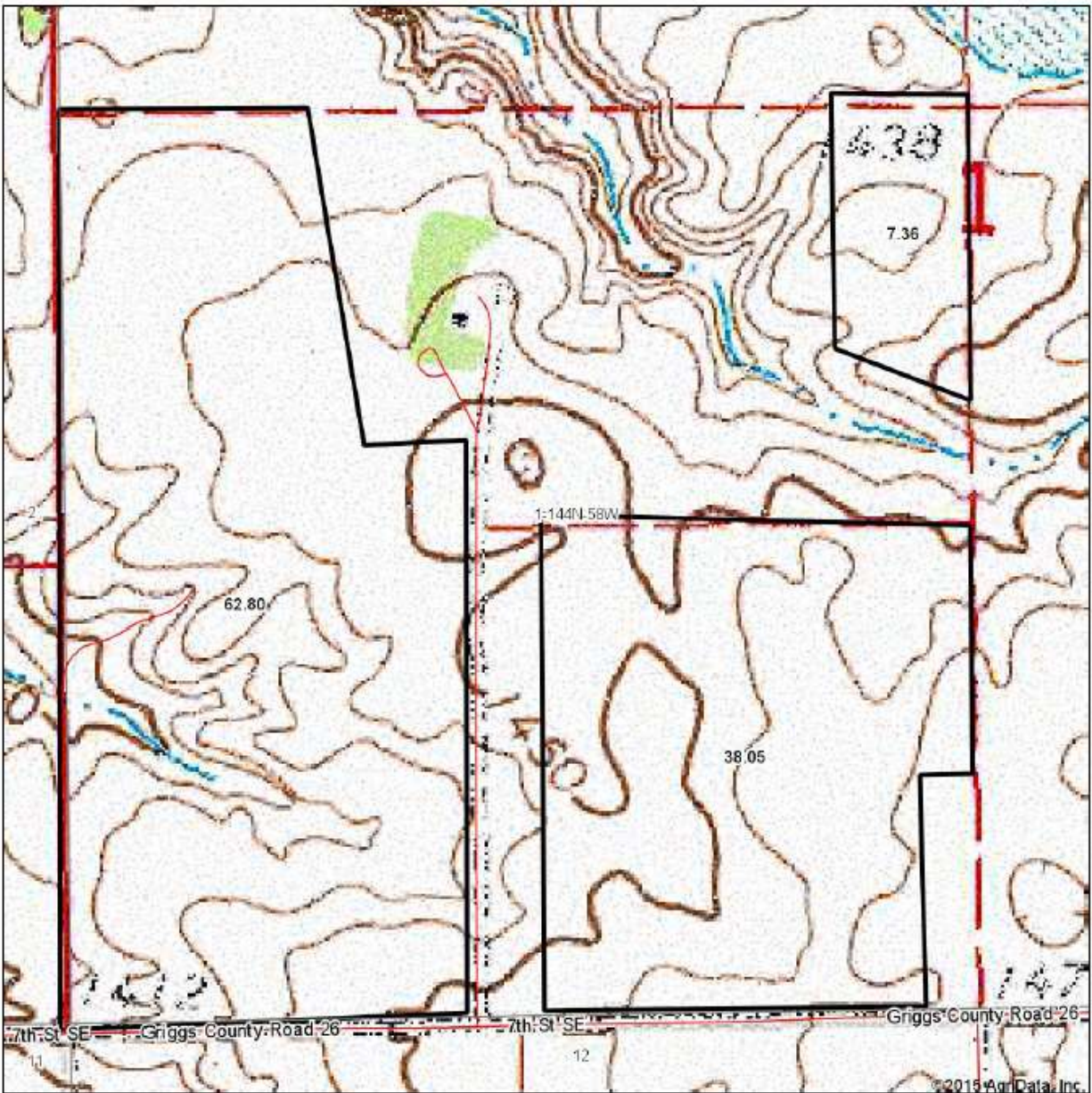


Soils data provided by USDA and NRCS.

Area Symbol: ND039, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	42.70	39.5%		Ile	75
G144B	Barnes-Buse loams, 3 to 6 percent slopes	38.11	35.2%		Ile	69
G147D	Buse-Barnes-Damen loams, 6 to 15 percent slopes	18.45	17.1%		Vle	46
G147C	Buse-Barnes-Damen loams, 3 to 9 percent slopes	8.95	8.3%		Ive	60
<b>Weighted Average</b>						<b>66.7</b>

# Topography Map

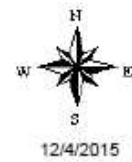


map center: 47° 19' 0.55, 97° 58' 34.31

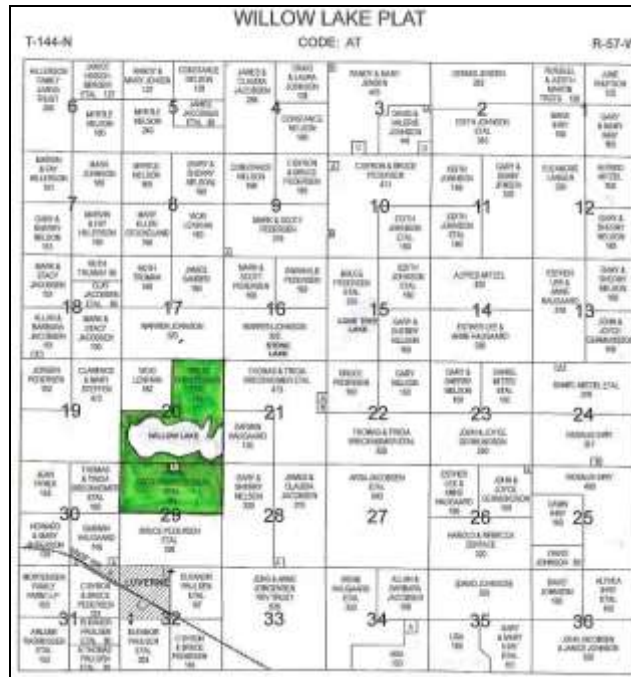


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**1-144N-58W**  
**Griggs County**  
**North Dakota**



### Land Sale No. 3



**Property Identification**

**Record ID** 5998  
**Property Type** Vacant Land  
**Property Name** 3 wind turbines  
**Address** County Hwy 25 and 9th Street SE, North Dakota  
**Location** Willow Lake Township  
**Tax ID** Various parcel numbers  
**Legal Description** Lots 1 – 8; NE4 Section 20; N2 Section 29; T144N R57W, Less 4.03 acres for homestead. See WD for metes and bounds.

**Sale Data**

**Grantor** Gregg W. Christensen et al  
**Grantee** Trevor L. Jacobson et al  
**Sale Date** December 23, 2012  
**Deed Book/Page** C/D 102571; satisfied W/D Doc #102715 / 2/21/2013  
**Property Rights** Leased fee; fractional interest, less mineral rights and wind rights  
**Conditions of Sale** Assemblage  
**Financing** Cash to seller  
**Sale History** Records were searched for a 3 year period; no transfer was found.  
**Verification** Trevor Jacobson, Grantee; (701) 371-9233, December 01, 2015; Other sources: County records  
**Sale Price** \$1,737,563

**Land Data**

**Zoning** AG, Agricultural  
**Topography** Level to rolling hills, 0 to 15% slopes  
**Utilities** Assumed telephone and electricity available  
**Shape** Irregular

### Land Sale No. 3 (Cont.)

<b>Roads</b>	Paved and gravel
<b>Access</b>	County Hwy 25 and 9th St SE
<b>Productivity Index</b>	69
<b>Tree Farm</b>	Adjacent, NE and NW
<b>Turbines on Tract</b>	Three

#### Land Size Information

<b>Gross Land Size</b>	662.230 Acres
<b>Tillable Land Size</b>	477.000 Acres, 72.03%
<b>Unusable Land Size</b>	185.330 Acres, 27.99%

#### Indicators

<b>Sale Price/Gross Acre</b>	\$2,624
<b>Sale Price/ Acre</b>	\$3,643

#### Remarks

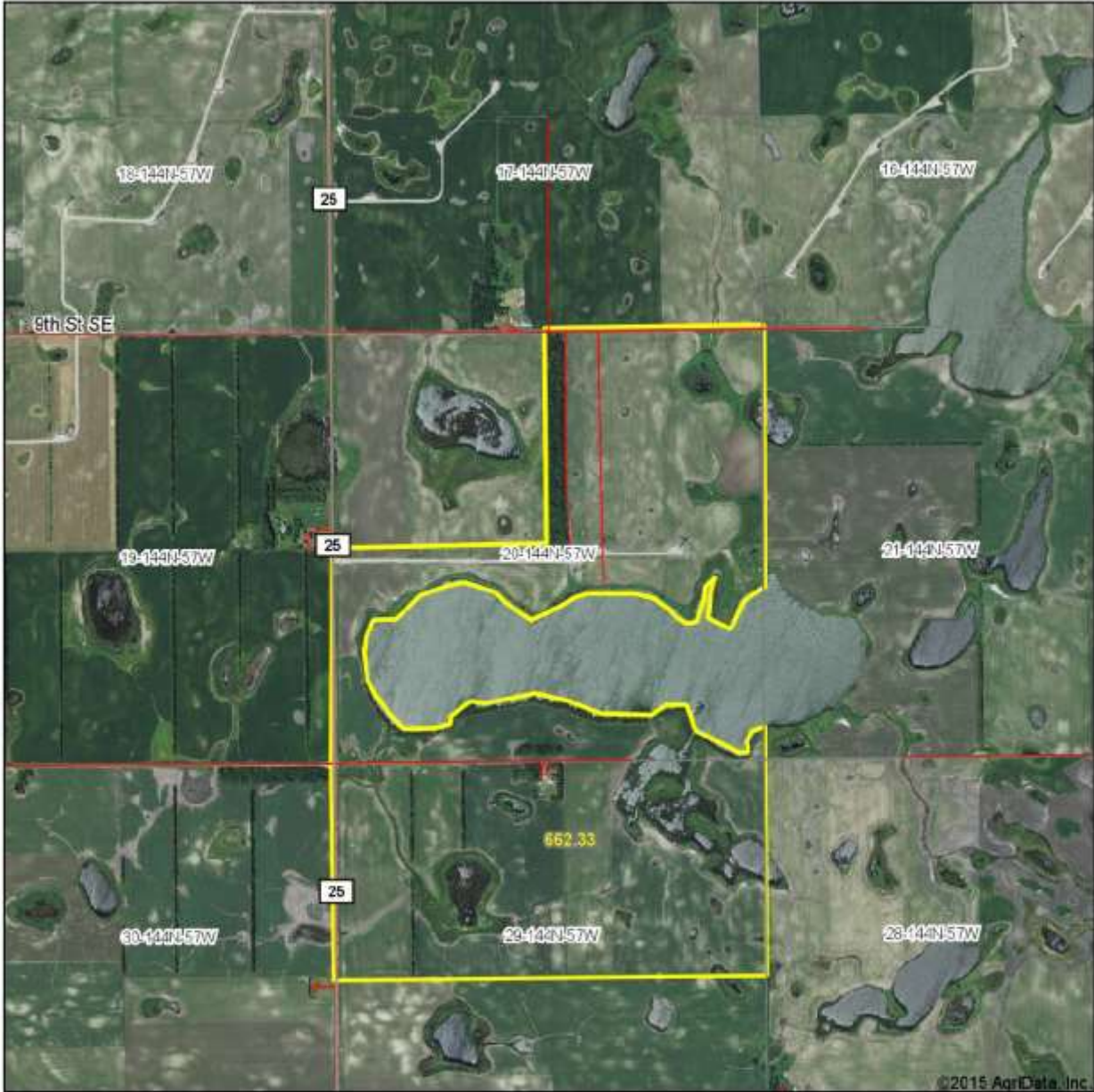
The sale was confirmed by Trevor Jacobson, Grantee, who stated he was approached by the Grantor to purchase the land. The price was negotiated and Mr. Jacobson felt the price was market. Although the Grantor retained the wind rights to the three turbines located on the tract, Mr. Jacobsen stated that neither the turbines nor the lack of wind rights influenced the price paid. Mr. Jacobson He had been leasing it for \$57.00 per acres prior to sale, and purchased it to maintain his farm operation as well as to have some private hunting ground. Willow Lake acts as a safe haven for water and ground fowl. The primary soils include Barnes-Svea loams and Barnes-Buse loams. The slopes range from 0-15%. The County does not include the lake area as taxable area as the State of North Dakota maintains control over lakes.

The non-irrigated soil classifications are II, IV, V, and VI, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 2 to 85, with an overall weighted average of 69 for the entire tract. Of the total acreage 72.4% is Prime Farmland, 14.5% is Not Prime Farmland, with the remaining 13.1% being Farmland of Statewide Importance. The soils are a range of predominantly non-hydric (82.9%), partially hydric (13.1%), and predominantly hydric (4.0%).





Aerial Map



map center: 47° 16' 36.24, 97° 55' 45.6



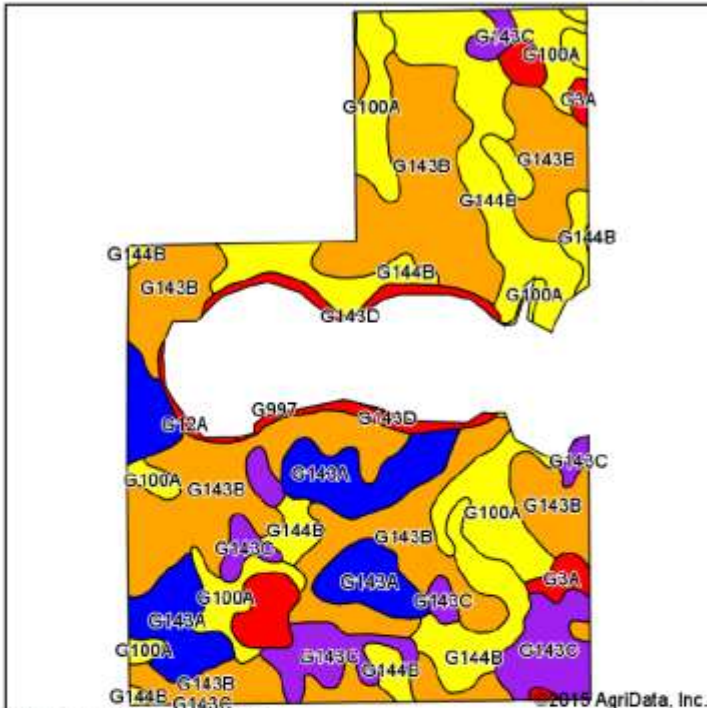
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20-144N-57W  
Steele County  
North Dakota

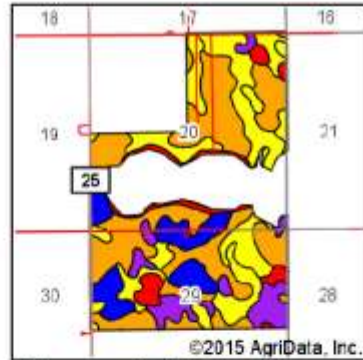


12/4/2015

## Soil Map



Soils data provided by USDA and NRCS



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State: **North Dakota**  
 County: **Steele**  
 Location: **20-144N-57W**  
 Township: **Willow Lake**  
 Acres: **662.33**  
 Date: **12/4/2015**

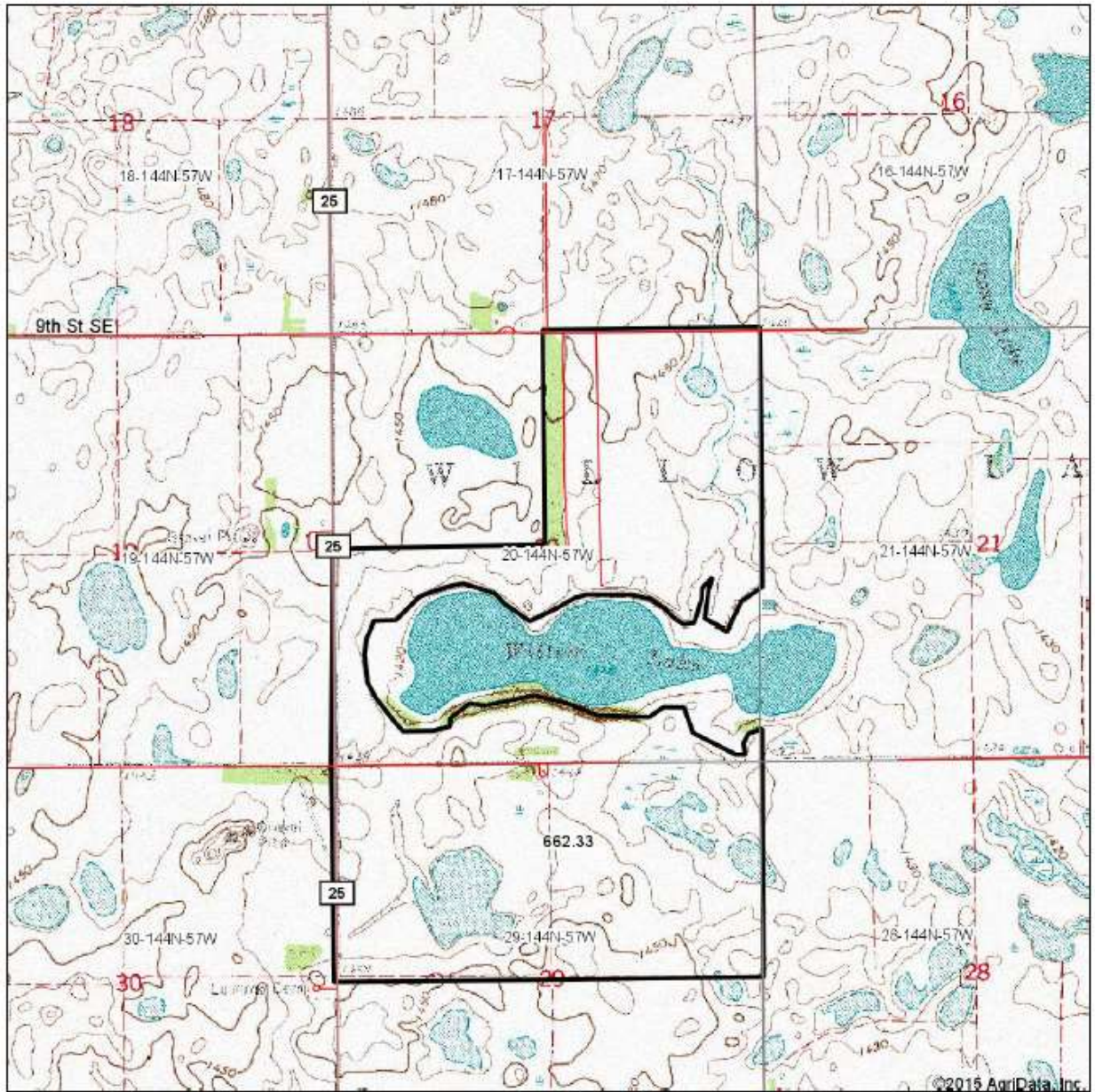
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**Area Symbol: ND091, Soil Area Version: 20**

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class 'c	Range Production (lbs/acre/yr)	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	276.46	41.7%		4.9ft.	IIIe	3034	75
G144B	Barnes-Buse loams, 3 to 6 percent slopes	117.16	17.7%		4.9ft.	IIIe	2988	69
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	84.50	12.8%		4.9ft.	IIIe	4114	64
G143A	Barnes-Svea loams, 0 to 3 percent slopes	78.36	11.8%		4.9ft.	IIIc	3405	85
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	61.69	9.3%		> 6.5ft.	IVe	2763	56
G3A	Parnell silty clay loam, 0 to 1 percent slopes	25.49	3.8%		0ft.	Vw	5336	25
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	15.95	2.4%		> 6.5ft.	VIe	2650	41
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	2.48	0.4%		0.7ft.	IVw	4453	31
G997	Water, intermittent	0.24	0.0%		0ft.		415	2
<b>Weighted Average</b>							<b>3266</b>	<b>69</b>

# Topography Map



map center: 47° 16' 36.24, 97° 55' 45.8

0ft 1913ft 3825ft

**20-144N-57W**  
**Steele County**  
**North Dakota**

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## Land Sale No. 4

WILLOW LAKE PLAT											
T-144-N			CODE: AT						R-57-W		
HELENE PARKY CHANE TRUST 98	JAMES WILSON ETAL 101	FRANK & MARY JENSEN 97	LORENCE WILSON 12	JAMES & GLORIA JACKSON 96	DAVE & LARA JOHNSON 95	RANDY & MARY JENSEN 94	DAVID & VALERIE JOHNSON 93	DONALD JOHNSON 92	THOMAS JACOBSON ETAL 91	JIM BROSNAN 90	JIM BROSNAN 89
MARSH ELVA HARRISON 88	MARY JENSEN 87	WILLIE WILSON 86	GARY & SOPHY WILSON 85	CONSTANCE WILSON 84	CONROY & BRUCE WILSON 83	CAROL & DAVID JOHNSON 82	EDNA JACKSON 81	BOB JOHNSON 80	MARY & DORIS JENSEN 79	ELMOR LANGRISH 78	ALBERT MORSE 77
GARY & SOPHY WILSON 76	MARY & LAY WILSON 75	BABY ELLEN ESTERLAND 74	WILLIAM WILSON 73	WANDA & SCOTT FROST 72	BOB JACKSON ETAL 71	EDNA JOHNSON ETAL 70	EDNA JOHNSON ETAL 69	EDNA JOHNSON ETAL 68	EDNA JOHNSON ETAL 67	EDNA JOHNSON ETAL 66	GARY & SOPHY WILSON 65
MARY & DORIS JENSEN 64	MARY & DORIS JENSEN 63	EDNA JACKSON 62	EDNA JACKSON 61	MARY & DORIS JENSEN 60	WANDA & SCOTT FROST 59	WANDA & SCOTT FROST 58	WANDA & SCOTT FROST 57	WANDA & SCOTT FROST 56	WANDA & SCOTT FROST 55	WANDA & SCOTT FROST 54	GARY & SOPHY WILSON 53
ALLAN & BARBARA JACKSON 52	MARY & DORIS JENSEN 51	MARY & DORIS JENSEN 50	MARY & DORIS JENSEN 49	MARY & DORIS JENSEN 48	MARY & DORIS JENSEN 47	MARY & DORIS JENSEN 46	MARY & DORIS JENSEN 45	MARY & DORIS JENSEN 44	MARY & DORIS JENSEN 43	MARY & DORIS JENSEN 42	GARY & SOPHY WILSON 41
JUDITH PETERSON 40	CLARENCE & MARY STETSON 39	WILLIAM WILSON 38	WILLIAM WILSON 37	WILLIAM WILSON 36	WILLIAM WILSON 35	WILLIAM WILSON 34	WILLIAM WILSON 33	WILLIAM WILSON 32	WILLIAM WILSON 31	WILLIAM WILSON 30	JUDITH PETERSON 29
JUDITH PETERSON 28	JUDITH PETERSON 27	JUDITH PETERSON 26	JUDITH PETERSON 25	JUDITH PETERSON 24	JUDITH PETERSON 23	JUDITH PETERSON 22	JUDITH PETERSON 21	JUDITH PETERSON 20	JUDITH PETERSON 19	JUDITH PETERSON 18	JUDITH PETERSON 17
JUDITH PETERSON 16	JUDITH PETERSON 15	JUDITH PETERSON 14	JUDITH PETERSON 13	JUDITH PETERSON 12	JUDITH PETERSON 11	JUDITH PETERSON 10	JUDITH PETERSON 9	JUDITH PETERSON 8	JUDITH PETERSON 7	JUDITH PETERSON 6	JUDITH PETERSON 5
JUDITH PETERSON 4	JUDITH PETERSON 3	JUDITH PETERSON 2	JUDITH PETERSON 1	JUDITH PETERSON 0	JUDITH PETERSON -1	JUDITH PETERSON -2	JUDITH PETERSON -3	JUDITH PETERSON -4	JUDITH PETERSON -5	JUDITH PETERSON -6	JUDITH PETERSON -7

### Property Identification

**Record ID** 6003  
**Property Type** Vacant Land  
**Address** County Hwy 5 and 124th Avenue SE  
**Location** Willow Lake  
**Tax ID** 020-0000-04212-010 & 20-0000-04210-000  
**Legal Description** W2 less tract, and the NE4 Section 3, T144N R57W, Steele County, North Dakota. See WD for full legal description.

### Sale Data

**Grantor** Randy C. and Mary Jensen  
**Grantee** David A. and Valerie Johnson  
**Sale Date** December 12, 2012  
**Deed Book/Page** WD 102505  
**Property Rights** Fee Simple  
**Conditions of Sale** Assemblage  
**Financing** Cash to Seller  
**Sale History** Numerous Warranty Deeds in the 1990s transferring ownership to Randy and Mary Jensen.  
**Verification** Dave Johnson, Grantee; (701) 945-2881, 12/4/2015; Judy Brosz, Office of the State Tax Commissioner, (701) 328-3142, County records  
**Sale Price** \$1,239,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to undulating; slopes 0 – 9%

**Land Sale No. 4 (Cont.)**

<b>Shape</b>	Irregular
<b>Utilities</b>	Electricity and Phone
<b>Roads</b>	Gravel
<b>Access</b>	County Hwy 5
<b>Productivity Index</b>	68.7
<b>Wind Farm</b>	Adjacent
<b>Turbines on Tract</b>	None

**Land Size Information**

<b>Gross Land Size</b>	413.000 Acres
------------------------	---------------

**Indicators**

<b>Sale Price/Gross Acre</b>	\$3,000
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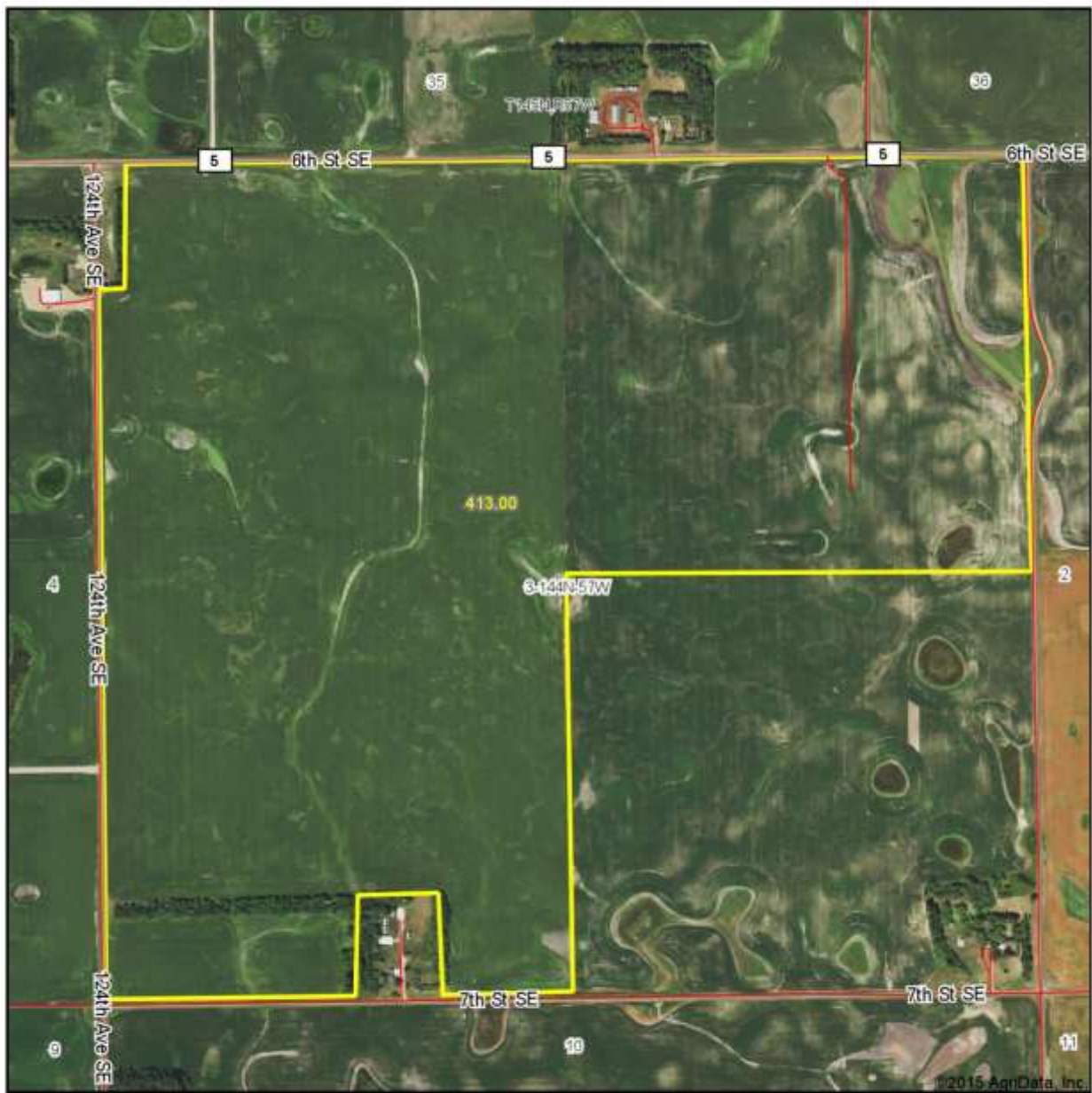
**Remarks**

The sale was confirmed by Dave Johnson, Grantee, who stated he was the Grantor's neighbor for the last 50 years, and that the grantor knew he wanted to buy the land. Mr. Johnson believes the price was high, but he purchased the tract to expand his farm operation. The land was 100% tillable

The primary soils include Barnes-Svea loams and Hamerly-Wyard loams. The slopes range from 0-9%. The non-irrigated soil classifications are II and IV, with various susceptibility to erosion and water. The PI for this subject ranges from 31 to 77, with an overall weighted average of 68.7 for the entire tract. Of the total acreage 71.1% is Prime Farmland, 19% is Not Prime Farmland, with the remaining 9.9% being Prime Farmland if Drained. The soils are a range of predominantly non-hydric (84.7%), partially hydric (9.9%), and predominantly hydric (5.4%).



# Aerial Map



map center: 47° 19' 11.15, 97° 53' 13.41

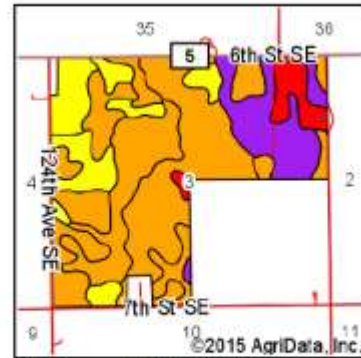
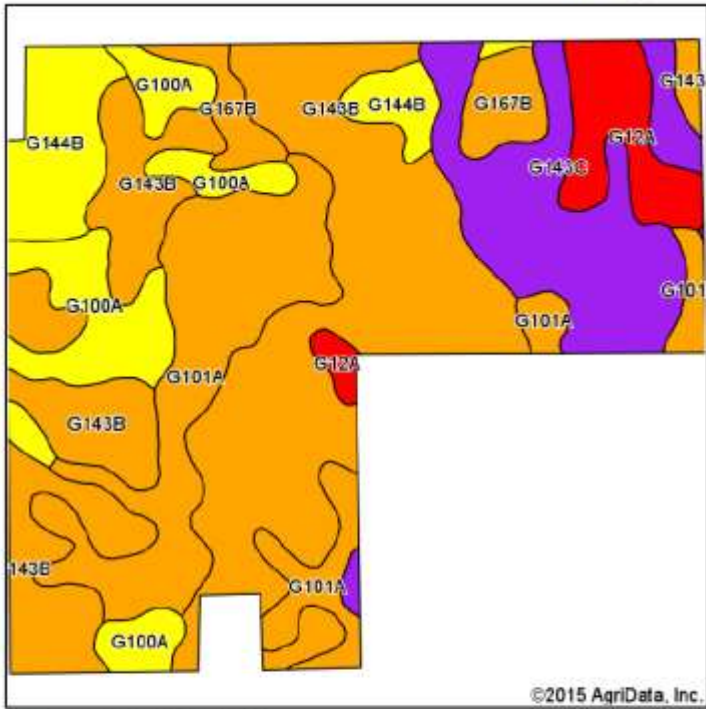
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Maps Provided By:  
  
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**3-144N-57W**  
**Steele County**  
**North Dakota**



## Soil Map



State: **North Dakota**  
 County: **Steele**  
 Location: **3-144N-57W**  
 Township: **Willow Lake**  
 Acres: **413**  
 Date: **12/9/2015**

Maps Provided By:  
  
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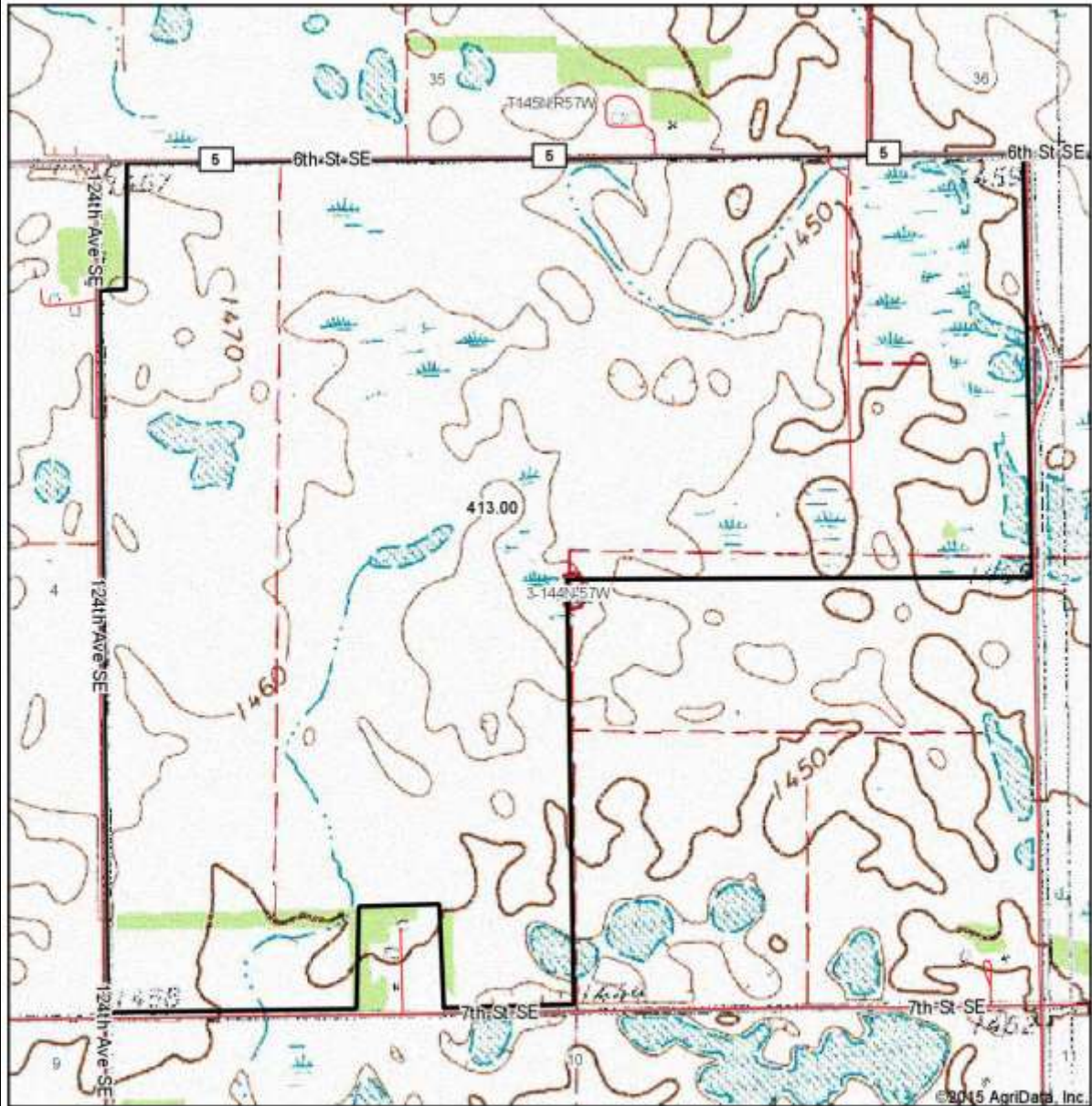
Soils data provided by USDA and NRCS.

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**Area Symbol: ND091, Soil Area Version: 20**

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-ir Class 'c	Range Production (lbs/acre/yr)	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	168.79	40.9%		4.9ft.	Ile	3034	75
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	77.52	18.8%		2.5ft.	Ile	4014	77
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	56.97	13.8%		> 6.5ft.	Ive	2763	56
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	40.39	9.8%		2.5ft.	Ile	4114	64
G144B	Barnes-Buse loams, 3 to 6 percent slopes	29.84	7.2%		4.9ft.	Ile	2988	69
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	22.87	5.5%		0.7ft.	IVw	4453	51
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	16.62	4.0%		4.9ft.	Ile	3245	73
<b>Weighted Average</b>							<b>3369.9</b>	<b>68.7</b>

# Topography Map



map center: 47° 19' 11.15, 97° 53' 13.41

0ft 869ft 1739ft

**3-144N-57W**  
Steele County  
North Dakota

Maps Provided By  
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12/9/2015

## CAVALIER COUNTY, NORTH DAKOTA

The surveyed area is located in Cavalier County, about 6 miles south of Langdon. Langdon is situated approximately 68 miles northwest of I-29 at Drayton and 15 miles south of the Canadian border. The area is primarily rural in nature, with farmsteads interspersed at one to two mile increments. The topography is gently rolling to undulating, being a part of the drift plain deposited by glaciers. Drainage is typically poor and is the major concern of most farming operations. The Pembina River flows through the County, east of the Pembina Gorge, which marks the end of the drift plain. Tributaries of the Pembina River flow through the study area. The majority of the County sits on the Pierre Aquifer, which is slightly saline; the water is generally not suitable for irrigation purposes. The soils are used for crop and hay production as well as pasture for livestock.

Again, sales were not plentiful as most farming operations are retained within families for generations. Only two sales were found. Sale 1, consisting of two separate tracts located one mile apart, was improved with a single turbine. Sale 2 located ¼ mile north of Sale 1 of Sections 25 and 26 T160N R60W is not improved.

No	Legal Description	Date	Zoning	Sale Price	Deeded Acres	Productivity Index	Sale Price/Deeded Acre	Condition of Sale	Turbines on Sale Tract	Adjacent Wind Farm	Negative Influence	Premium Paid
1	Parts 25, 26 34 160 60 Cavalier	7/28/2010	AG	\$ 356,000	320.00	68.2	\$ 1,113	Assemblage	one	yes	no	no
2	NE 26 160 60 Cavalier	7/28/2010	AG	\$ 144,000	160.00	67.5	\$ 900	Assemblage	none	yes	no	no

When arranged by the productivity index, the results are as follows:

No	Legal Description	Date	Zoning	Sale Price	Deeded Acres	Productivity Index	Sale Price/Deeded Acre	Condition of Sale	Turbines on Sale Tract	Adjacent Wind Farm	Negative Influence	Premium Paid	Comments
1	Parts 25, 26 34 160 60 Cavalier	7/28/2010	AG	\$ 356,000	320.00	68.2	\$ 1,113	Assemblage	one	yes	no	no	Wind rights were retained by seller
2	NE 26 160 60 Cavalier	7/28/2010	AG	\$ 144,000	160.00	67.5	\$ 900	Assemblage	none	yes	no	no	14.15 CRP Acres @ \$736 per acre; capitalized

The sales closed in 2010, prior to the increasing markets of 2011 – 2013. Both sales were from relative to relative; however, Sale 1 was purchased at auction against five other bidders. Sale 2 was purchased privately. Once Sale 2 is adjusted for the acreage in CRP, which is marginal land at best, the sale prices are comparable. The variances within the data set are attributable to differences in physical condition. Neither sale evidenced market resistance.

# Cavalier County

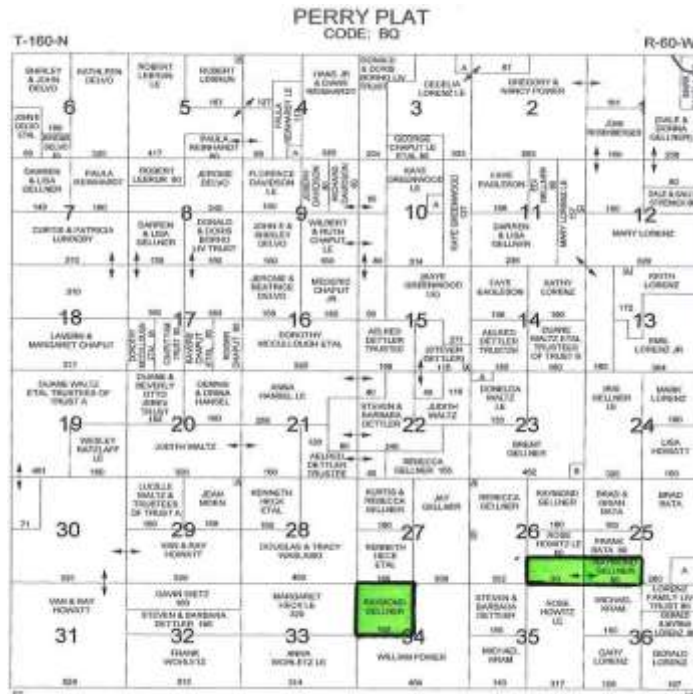
## PERRY PLAT CODE: BQ

T-160-N

R-60-W

SHIRLEY & JOHN DELVO 6 199 89	KATHLEEN DELVO 320	ROBERT LEBRUN LE 417	ROBERT LEBRUN 157 127 PAULA REINHARDT 80 69	PAULA REINHARDT LE 111 A	HANS JR & DIANE REINHARDT 320	DONALD & DORIS BORHO LIV TRUST 204	CECELIA LORENZ LE 333	67 GREGORY & NANCY POWER 553	151 JOAN ROSENBERGER 160	MARK KAKELA 83 (DALE & DONNA GELLNER) 255
DARREN & LISA GELLNER 149	PAULA REINHARDT 180	ROBERT LEBRUN 80 240	JEROME DELVO 160	FLORENCE DAVIDSON LE 160	JOSEPH DAVIDSON 80 RICHARD DAVIDSON 80 80	KAYE GREENWOOD LE 314	FAYE EAGLESON 156	EDY GELLNER 80 MARY LORENZ LE 157 160	160	DALE & SALLY STREMBCK 80 80
CURTIS & PATRICIA LUNDEBY 310	DARREN & LISA GELLNER 159	DONALD & DORIS BORHO LIV TRUST 160	JOHN E & SHIRLEY DELVO 160	WILBERT & RUTH CHAPUT LE 160			DARREN & LISA GELLNER 236			MARY LORENZ 320
		JEROME & BEATRICE DELVO 160	MEDERIC CHAPUT JR 160	(KAYE GREENWOOD LE) 80			FAYE EAGLESON 156	KATHY LORENZ 160		KEITH LORENZ 172
LAVERN & MARGARET CHAPUT 311	DOROTHY MCCULLOUGH ETAL 80 CHAPUT FAM TRUST 80 KAVERB CHAPUT ETAL 80 ROGER CHAPUT 80	DOROTHY MCCULLOUGH ETAL 320	DOROTHY MCCULLOUGH ETAL 320	AELRED DETTLER TRUSTEE 156	271 (STEVEN DETTLER) 115	AELRED DETTLER TRUSTEE 156	DUANE WALTZ ETAL TRUSTEES OF TRUST B 160			EMIL LORENZ JR 304
DUANE WALTZ ETAL TRUSTEES OF TRUST A 461	DUANE & BEVERLY OTTO IRREV TRUST 160	DENNIS & DRINA HANSEL 160	ANNA HANSEL LE 280	STEVEN & BARBARA DETTLER 120	JUDITH WALTZ 80	DONELDA WALTZ LE 153			IRIS GELLNER LE 320	MARK LORENZ 160
WESLEY RATZLAFF LE 190	JUDITH WALTZ 320			AELRED DETTLER TRUSTEE 40	REBECCA GELLNER 155	BRENT GELLNER 462				LISA HOWATT 160
71	LUCILLE WALTZ & TRUSTEES OF TRUST A 160	JEAN MOEN 158	KENNETH HECK ETAL 160	KURTIS & REBECCA GELLNER 160	JAY GELLNER 308	REBECCA GELLNER 302	<b>Sale 2</b> 160	BRAD & BRIAN BATA 160		BRAD BATA 290
	VAN & RAY HOWATT 320		DOUGLAS & TRACY WASLASKI 480	KENNETH HECK ETAL 160			ROSE HOWITZ LE 80 <b>Sale 1 - Encumbered</b> 80	FRANK BATA 80		LORENZ FAMILY LIV TRUST 80 GERALD & MYRNA LORENZ 80
551	GAVIN DIETZ 160	STEVEN & BARBARA DETTLER 160	MARGARET HECK LE 320	<b>Sale 1</b> 160		STEVEN & BARBARA DETTLER 156	ROSE HOWITZ LE 317	MICHAEL KRAM 160		GERALD LORENZ 157
VAN & RAY HOWATT 624	FRANK WOHLTZ 313		ANNA WOHLTZ LE 314	WILLIAM POWER 464		MICHAEL KRAM 143		GARY LORENZ 158		

## Land Sale No. 1



### Property Identification

**Record ID** 5993  
**Property Type** Vacant Land  
**Property Name** 1 wind turbine  
**Address** County Highways 1 and 66, Cavalier County, North Dakota  
**Location** Perry Township  
**Tax ID** 33176000; 33142000; 33135000  
**Legal Description** S2SW4 Section 25; S2SE4 Section 26; NW4 Section 34; T160N R60W Cavalier County, North Dakota.

### Sale Data

**Grantor** William Gellner et al  
**Grantee** Kenneth and Dianne Stremick  
**Sale Date** July 28, 2010  
**Deed Book/Page** SWD 232584  
**Property Rights** Leased fee; Fractional interest; reservation of wind rights  
**Conditions of Sale** Assemblage  
**Financing** Cash to seller  
**Sale History** Records were searched for 3 years prior; no transfer was found.  
**Verification** Bill Gellner, Grantor; (701) 281-2180, 11/23/2015; Judy Brosz, Office of the State Tax Commissioner, (701) 328-3142, County records  
**Sale Price** \$356,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to undulating; 0 to 65 slopes  
**Utilities** Assumed telephone and electricity available  
**Shape** Square and rectangular  
**Roads** Paved and gravel

### Land Sale No. 1 (Cont.)

<b>Access</b>	107th Ave NE and prairie trail
<b>Productivity Index</b>	68.2
<b>Wind Farm</b>	Adjacent
<b>Wind Turbine on Tract</b>	One

#### Land Size Information

<b>Gross Acres</b>	320.000 Acres
<b>Tillable Acres</b>	272.000 Acres, 85.00%
<b>Wetlands Acres</b>	48.000 Acres, 15.00%

#### Indicators

<b>Sale Price/Gross Acre</b>	\$1,113
<b>Sale Price / Tillable Acre</b>	\$1,309

#### Remarks

The sale was confirmed by Bill Gellner, Grantor. The tract was sold through a local attorney office with a number of interested parties interested placing bids. Mr. Gellner is an uncle to the Grantee but this did not impact the price and Mr. Gellner believes he got market rate. The land is vacant with 85% tillable and 15% waste and sloughs. The Grantee leased 160 acres of the land prior to the sale at \$42/acre. A wind turbine is located on the tract in Section 25. Per the deed, Mr. Gellner kept the wind rights. He also stated that the adjacent turbines did not impact the sale price as wind farms are individual operations.

The primary soils include Hamerly-Tonka complex, Svea-Buse loams, and Barnes-Svea loams. The slopes range from 0-9%. The non-irrigated soil classifications are II, III, IV, and VIII, with various susceptibility to erosion, stones, water, and climate. The PI for this subject ranges from 9 to 85, with an overall weighted average of 68.2 for the entire tract. Of the total acreage approximately 46.7% is Prime Farmland, 46% is Farmland of Statewide Importance, 37.1% is Prime Farmland if Drained, with the remaining 11.6% being Not Prime Farmland. The soils are a range of predominantly non-hydric (51%), partially hydric (40.8), non-hydric (4.3%), and predominantly hydric (3.9%).



# Aerial Map



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map center: 48° 37' 58.46, 98° 21' 26.36

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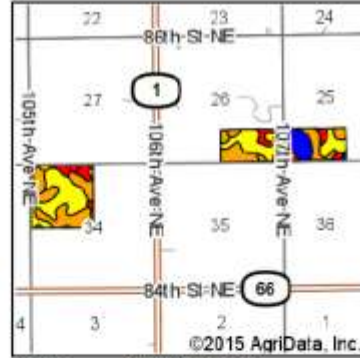
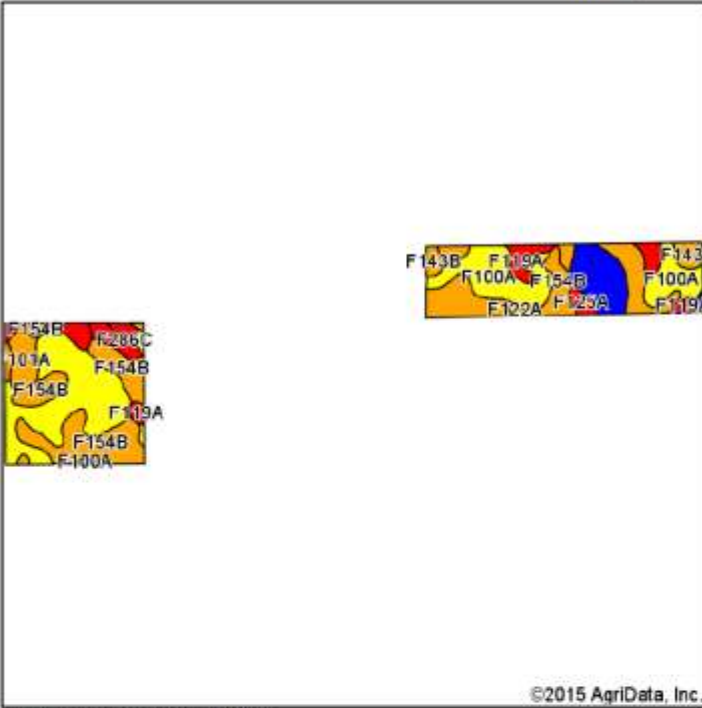
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**35-160N-60W**  
Cavalier County  
North Dakota



12/4/2015

## Soil Map



State: North Dakota  
 County: Cavalier  
 Location: 35-160N-60W  
 Township: Perry  
 Acres: 320  
 Date: 12/4/2015

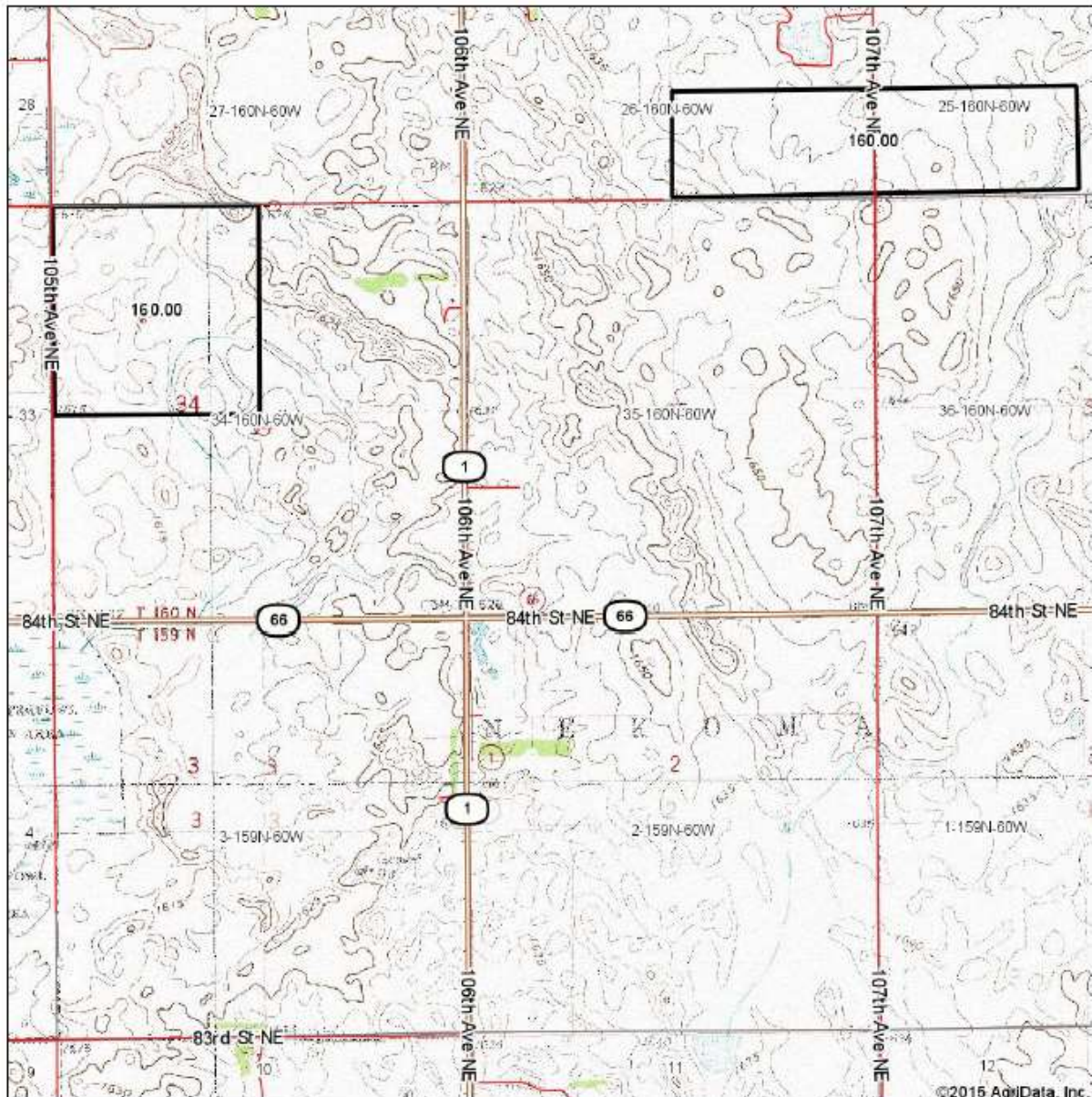


Soils data provided by USDA and NRCS.

Area Symbol: ND019, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-ir Class *c	Range Production (lbs/acre/yr)	Productivity Index
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	121.73	36.0%		0.5ft.	IIe	4023	64
F154B	Svea-Buse loams, 3 to 6 percent slopes	71.79	22.4%		4.9ft.	IIe	3045	77
F143B	Barnes-Svea loams, 3 to 6 percent slopes	43.33	13.5%		4.9ft.	IIe	3025	75
F143A	Barnes-Svea loams, 0 to 3 percent slopes	25.82	8.1%		4.9ft.	IIc	3381	85
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	15.41	4.8%		2.5ft.	IVw	3655	45
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	11.58	3.6%		3.7ft.	IIe	3919	77
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	7.98	2.5%		4.9ft.	IIc	2608	79
F266C	Fordville-Sioux complex, 2 to 9 percent slopes	7.03	2.2%		4.9ft.	IIIe	2199	49
F128A	Ferney-Cavour loams, 0 to 3 percent slopes	5.03	1.6%		4ft.	IVs	2059	30
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	4.71	1.5%		0ft.	IVw	4394	31
F125A	Cavour-Cresbard loams, 0 to 3 percent slopes	4.02	1.3%		4.9ft.	IVs	2311	50
F4A	Southam silty clay loam, 0 to 1 percent slopes	1.57	0.5%		0ft.	VIIIw	1205	9
<b>Weighted Average</b>							<b>3459.6</b>	<b>68.2</b>

# Topography Map



map center: 48° 37' 58.46, 98° 21' 28.36

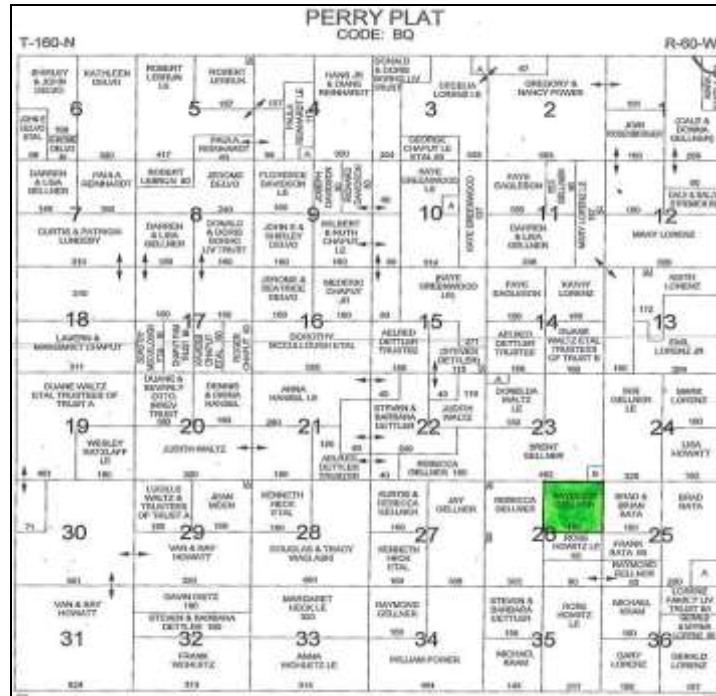
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**35-160N-60W**  
Cavalier County  
North Dakota

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## Land Sale No. 2



**Property Identification**

**Record ID** 5994  
**Property Type** Vacant Land  
**Address** 86th Street NE and 107th Avenue NE , Cavalier County, North Dakota  
**Location** Perry Township  
**Tax ID** 33138000  
**Legal Description** NE4 Section 26, T160N R60, Cavalier County, North Dakota.

**Sale Data**

**Grantor** William Gellner et al  
**Grantee** Corey Stremick  
**Sale Date** July 28, 2010  
**Deed Book/Page** WD 232583  
**Property Rights** Fee simple  
**Conditions of Sale** Assemblage  
**Financing** Cash to seller  
**Sale History** Records were searched for a 3 year period; no transfer was found.  
**Verification** Corey Stremick, Grantee; (701) 256-5271, 11/30/2015; Judy Brosz, Office of the State Tax Commissioner, (701) 328-3142, County records  
**Sale Price** \$144,000

**Land Data**

**Zoning** AG, Agricultural  
**Topography** Nearly level  
**Utilities** Assumed telephone and electricity available  
**Shape** Square  
**Roads** Paved and gravel  
**Access** 86th St NE  
**Productivity Index** 67.5

## Land Sale No. 2 (Cont.)

**Wind Farm** Adjacent  
**Wind Turbine on Tract** None

### Land Size Information

**Gross Acres** 160.000 Acres  
**Tillable Acres** 110.88 Acres, 81.80%  
**Waste / Slough** 29.12 Acres, 18.20%  
**CRP Acres** 14.15 Acres

### Indicators

**Sale Price/Gross Acre** \$900  
**Sale Price / Tillable Acre** \$1,205  
**Sale Price CRP Acre** \$736

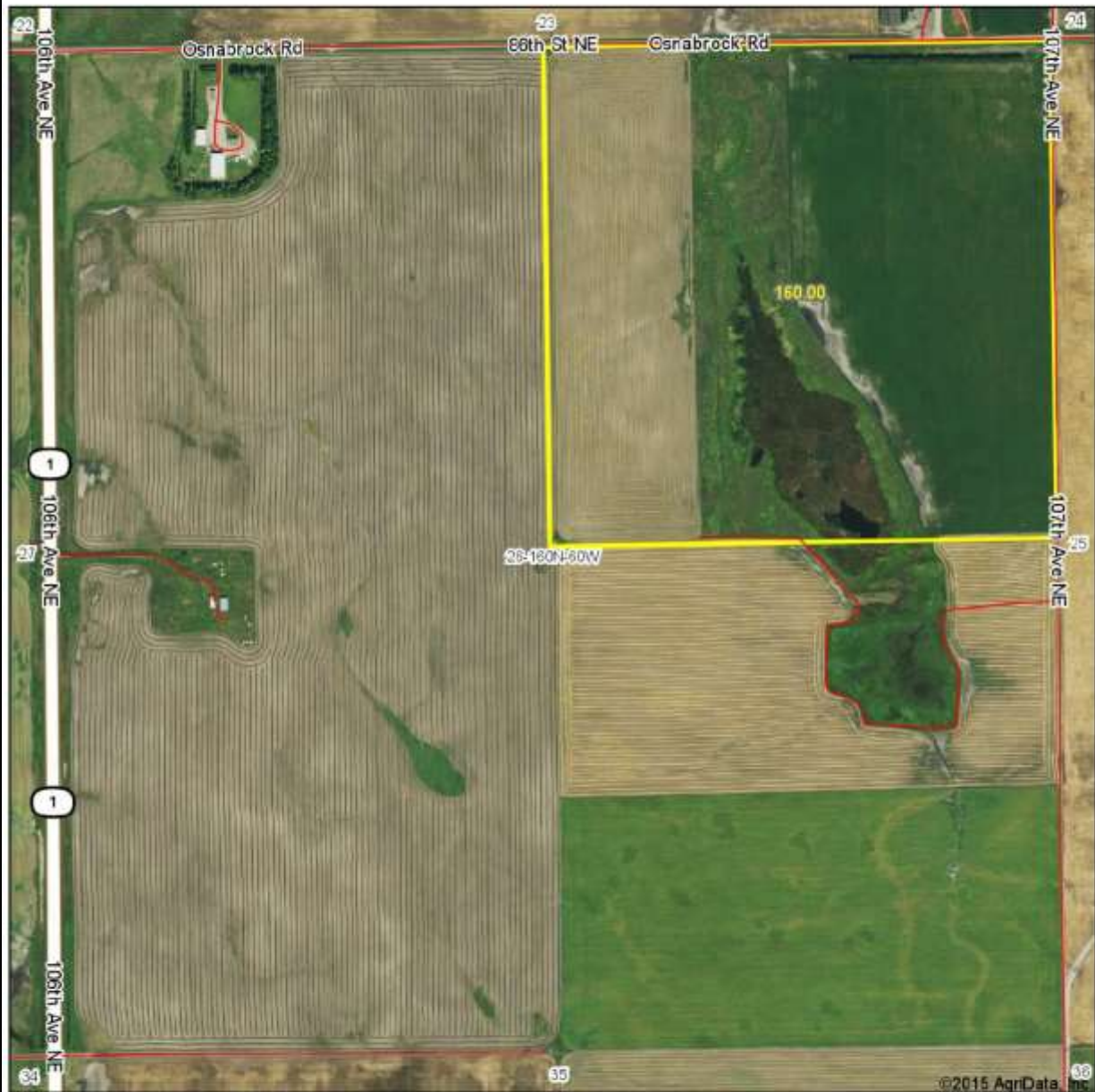
### Remarks

The sale was confirmed by Corey Stremick, Grantee, who stated he was approached by the Grantor to purchase the land. Mr. Stremick had been leasing the land for \$50/acre and purchased it to maintain his farm operation. The Grantee and Grantor are distant relatives and wanted the land to stay in the family. The vacant land has 110 tillable acres, and 14.5 acres in CRP with 10 years left on the contract. The CRP payment is \$40/acre/year; at 90% net operating income and a 5% capitalization rate, the indicated value of the 14.15 acres is approximately \$736 per acre, which capitalized. Mr. Stremick stated the nearby wind farm did not impact the sale price.

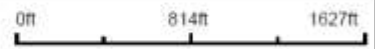
The primary soils include Svea-Cresbard loams, Barnes-Svea loams, and Hamerly-Tonka complex. The slopes range from 0-6%. The non-irrigated soil classifications are II, IV, and VIII, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 9 to 85, with an overall weighted average of 67.5 for the entire tract. Of the total acreage 33.9% is Farmland of Statewide Importance, 33.3% is Prime Farmland, 18.1% is Not Prime Farmland, with the remaining 14.7% being Prime Farmland if Drained. The soils are a range of predominantly non-hydric (67.2%), partially hydric (25.8%), and predominantly hydric (7.0%).



# Aerial Map



map center: 48° 39' 8.72, 98° 21' 3.25



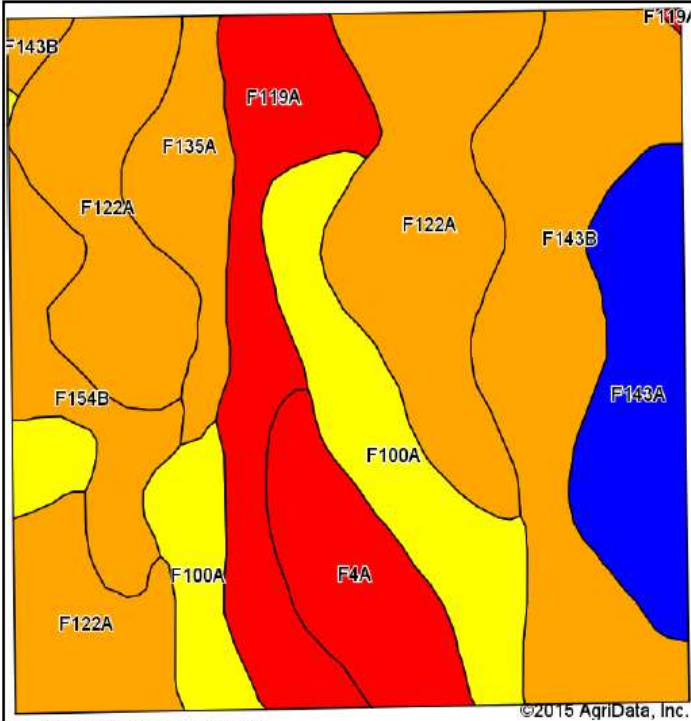
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**26-160N-60W**  
Cavalier County  
North Dakota

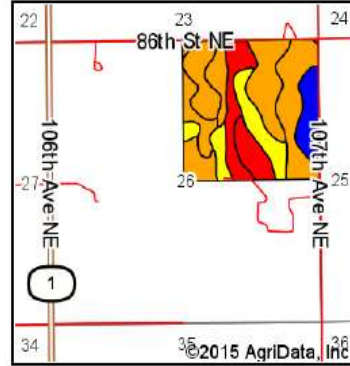


12/4/2015

## Soil Map

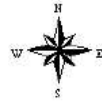


Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Cavalier**  
 Location: **26-160N-60W**  
 Township: **Perry**  
 Acres: **160**  
 Date: **12/4/2015**

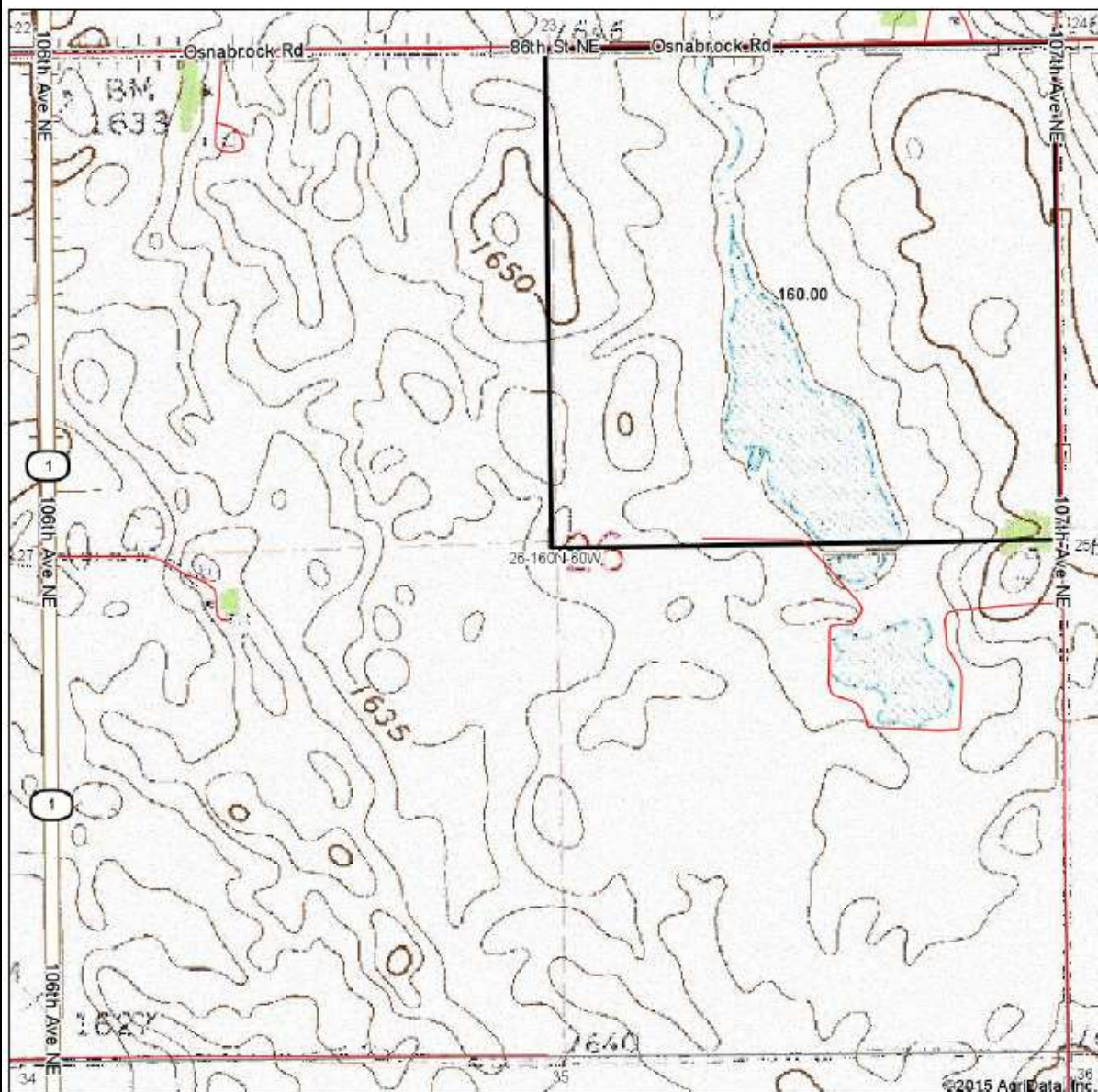
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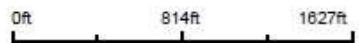
Area Symbol: ND019. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	45.87	28.7%		4.9ft.	IIC	2608	79
F143B	Barnes-Svea loams, 3 to 6 percent slopes	29.21	18.3%		4.9ft.	IIE	3025	75
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	23.78	14.9%		0.5ft.	IIE	4023	64
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	17.72	11.1%		2.5ft.	IVW	3665	45
F143A	Barnes-Svea loams, 0 to 3 percent slopes	14.42	9.0%		4.9ft.	IIC	3381	85
F4A	Southam silty clay loam, 0 to 1 percent slopes	11.31	7.1%		0ft.	VIIIW	1205	9
F154B	Svea-Buse loams, 3 to 6 percent slopes	9.20	5.8%		4.9ft.	IIE	3045	77
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	8.49	5.3%		3.7ft.	IIE	3078	75
<b>Weighted Average</b>							<b>3032.1</b>	<b>67.5</b>

# Topography Map



map center: 48° 39' 8.72, 98° 21' 3.25



**26-160N-60W**  
**Cavalier County**  
**North Dakota**



12/4/2015

## DICKEY AND LAMOURE COUNTIES, NORTH DAKOTA

The surveyed area is located along the southwest border of LaMoure County and northwest corner of Dickey County, about 2.5 miles east of Kulm, 10 miles southwest of Edgeley, and 20 miles north of the South Dakota border. These counties are part of the Drift Plain (glaciated) with the surveyed area lying in the Coteau du Missouri. The area is rural with community size typically less 1,000 people. Farmsteads are located two to three miles apart. The topography is gently rolling to undulating then sharply increasing to rolling hills made up of glacial moraine. Gravel and sand deposits are present. The James, Elm and Maple Rivers cut through the area. Drainage is typically poor and is the major concern of most farming operations. Sloughs and potholes are present. The three major aquifers are the Spiritwood, which lies concurrent to the James River, Nortonville and Ellendale. They range in depth from about 10 to 300 feet below the surface. The water is sufficient for domestic use and is also used for irrigation. The soils are suitable for crop and hay production as well as pasture and rangeland. Livestock are raised primarily in the western portions of the counties.

Five sales were found with only one improved with turbines. The lack of data is attributable to the retention of land within families for generations. The four unimproved sales are located adjacent to one another about 1.0 to 1.5 miles east of the improved sale. As noted, the wind rights went with the improved sale. The unimproved sales are located in Dickey County; the improved sale is located in LaMoure County.

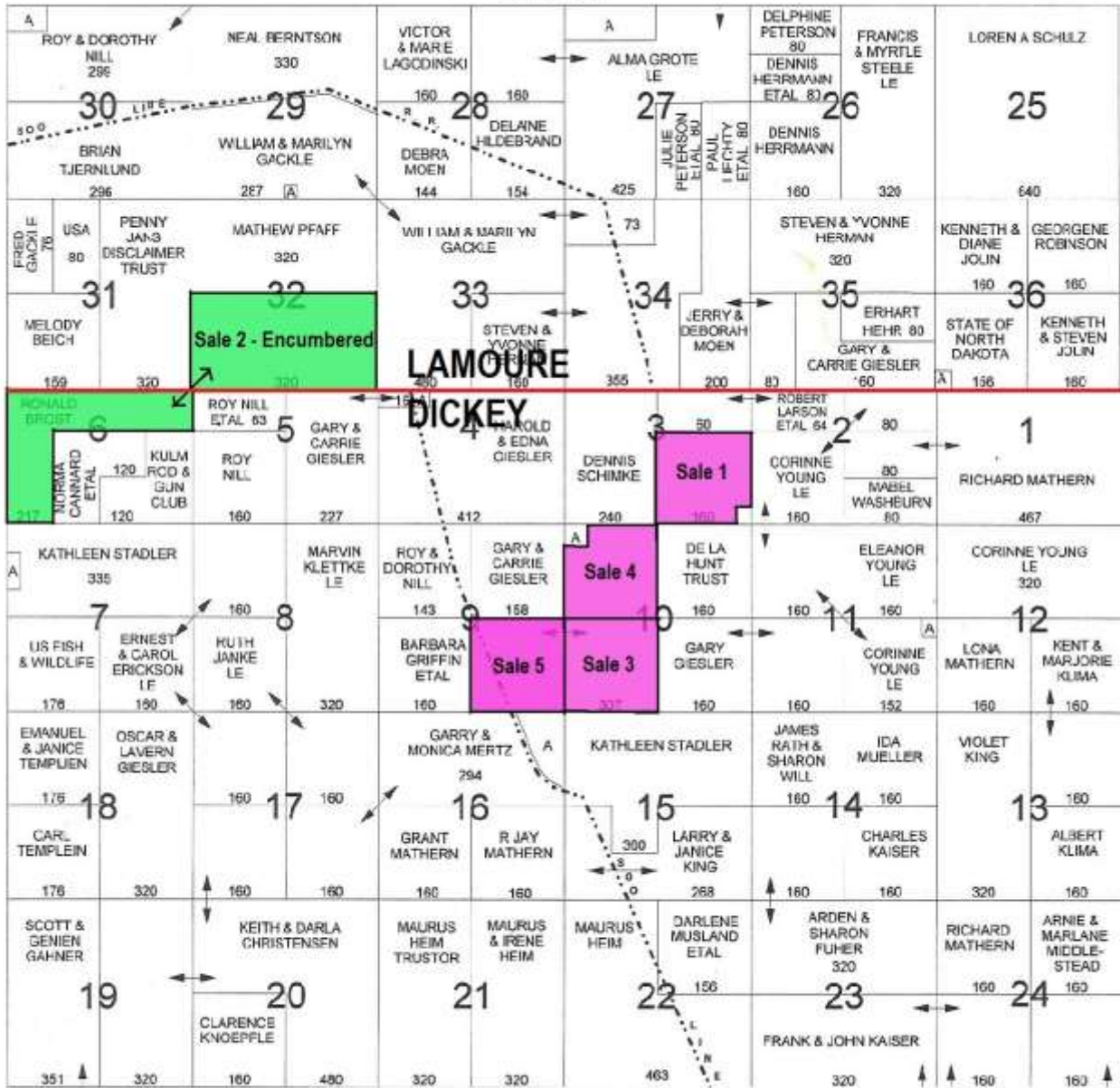
No	Date	Zoning	Sale Price	Deeded Acres	Productivity Index	Sale Price/Deeded Acre	Condition of Sale	Turbines on Sale Tract	Adjacent Wind Farm	Negative Influence	Premium Paid			
1	part SE4	3 132 65	Dickey	6/27/2013	AG	\$ 105,000	150.00	35.2	\$ 700	Assemblage	none	yes	no	no
2	Lots 1-6 S2	6 132 65 32 133 65	Dickey LaMoure	5/31/2012	AG	\$ 1,000,000	537.21	72.1	\$ 1,861	Assemblage	three & met tower	yes	no	no
3	SW4	10 132 65	Dickey	10/24/2011	AG	\$ 240,000	160.00	70.7	\$ 1,500	Assemblage	none	yes	no	no
4	NW less tract	10 132 65	Steele	10/24/2011	AG	\$ 220,500	146.60	71.1	\$ 1,504	Assemblage	none	yes	no	yes
5	SE, less ROW	9 132 65	Dickey	10/24/2011	AG	\$ 140,000	146.76	68.4	\$ 954	Assemblage	none	yes	no	yes

When arranged by the productivity index, the results are as follows:

No	Date	Zoning	Sale Price	Deeded Acres	Productivity Index	Sale Price/Deeded Acre	Condition of Sale	Turbines on Sale Tract	Adjacent Wind Farm	Negative Influence	Premium Paid	Comments			
2	Lots 1-6 S2	6 132 65 32 133 65	Dickey LaMoure	5/31/2012	AG	\$ 1,000,000	537.21	72.1	\$ 1,861	Assemblage	three & met tower	yes	no	no	Wind rights went with sale Note 16 month time difference in sales
4	NW less tract	10 132 65	Dickey	10/24/2011	AG	\$ 220,500	146.60	71.1	\$ 1,504	Assemblage	none	yes	no	yes	Road Frontage; tillable and pasture
3	SW4	10 132 65	Dickey	10/24/2011	AG	\$ 240,000	160.00	70.7	\$ 1,500	Assemblage	none	yes	no	no	Land locked; tillable and waste
5	SE, less ROW	9 132 65	Dickey	10/24/2011	AG	\$ 140,000	146.76	68.4	\$ 954	Assemblage	none	yes	no	yes	Land locked; tillable and pasture
1	part SE4	3 132 65	Dickey	6/27/2013	AG	\$ 105,000	150.00	35.2	\$ 700	Assemblage	none	yes	no	no	Road frontage; all pasture

Sales 1, 3, and 5 were purchased by members of the same family of large land owners in the area. These multiple sales establish what buyers are willing to pay for assemblage of land with and without access. Mrs. Giesler stated that she can see the wind farm from her house, but that view does not create a negative impact. Both Sales 3 and 4 are assemblages to current farm/ranch operations. Although Sale 3 was tilled prior to purchase, it is now used to pasture buffalo.

With the exception of Sale 1, which had a PI of 35.2, the remaining sales demonstrated a very consistent range from 68.4 to 72.1. Once the sales are adjusted for use and landlocked status, the sales demonstrate no diminution in value.



## Land Sale No. 1



### Property Identification

<b>Record ID</b>	5986
<b>Property Type</b>	Vacant Land
<b>Address</b>	79th Street SE and 76th Avenue, Dickey County, North Dakota
<b>Location</b>	Young Township
<b>Tax ID</b>	07450000
<b>Legal Description</b>	SE Section 3, less SESESE; T132N R65W, Dickey County, North Dakota

### Sale Data

<b>Grantor</b>	Judith E. Morgan
<b>Grantee</b>	Eric and Carol Giesler
<b>Sale Date</b>	June 27, 2012
<b>Deed Book/Page</b>	WD 180971
<b>Property Rights</b>	Leased Fee
<b>Conditions of Sale</b>	Assemblage
<b>Financing</b>	Cash to seller
<b>Sale History</b>	Records were searched for a 3 year period; no transfer was found.
<b>Verification</b>	Judy Morgan, Grantor; (701) 452-2395, 12/2/2015; County records
<b>Sale Price</b>	\$105,000

### Land Data

<b>Zoning</b>	AG, Agricultural
<b>Topography</b>	Level to steep hills; 0 to 25% steep slopes
<b>Utilities</b>	Assumed telephone and electricity available
<b>Shape</b>	Irregular
<b>Roads</b>	Gravel
<b>Access</b>	79th St SE
<b>Productivity Index</b>	35.2
<b>Wind Farm</b>	2.5 miles west, northwest
<b>Turbines on Tract</b>	None

## Land Sale No. 1 (Cont.)

### Land Size Information

Gross Land Size 150.00 Acres

### Indicators

Sale Price/Gross Acre \$700

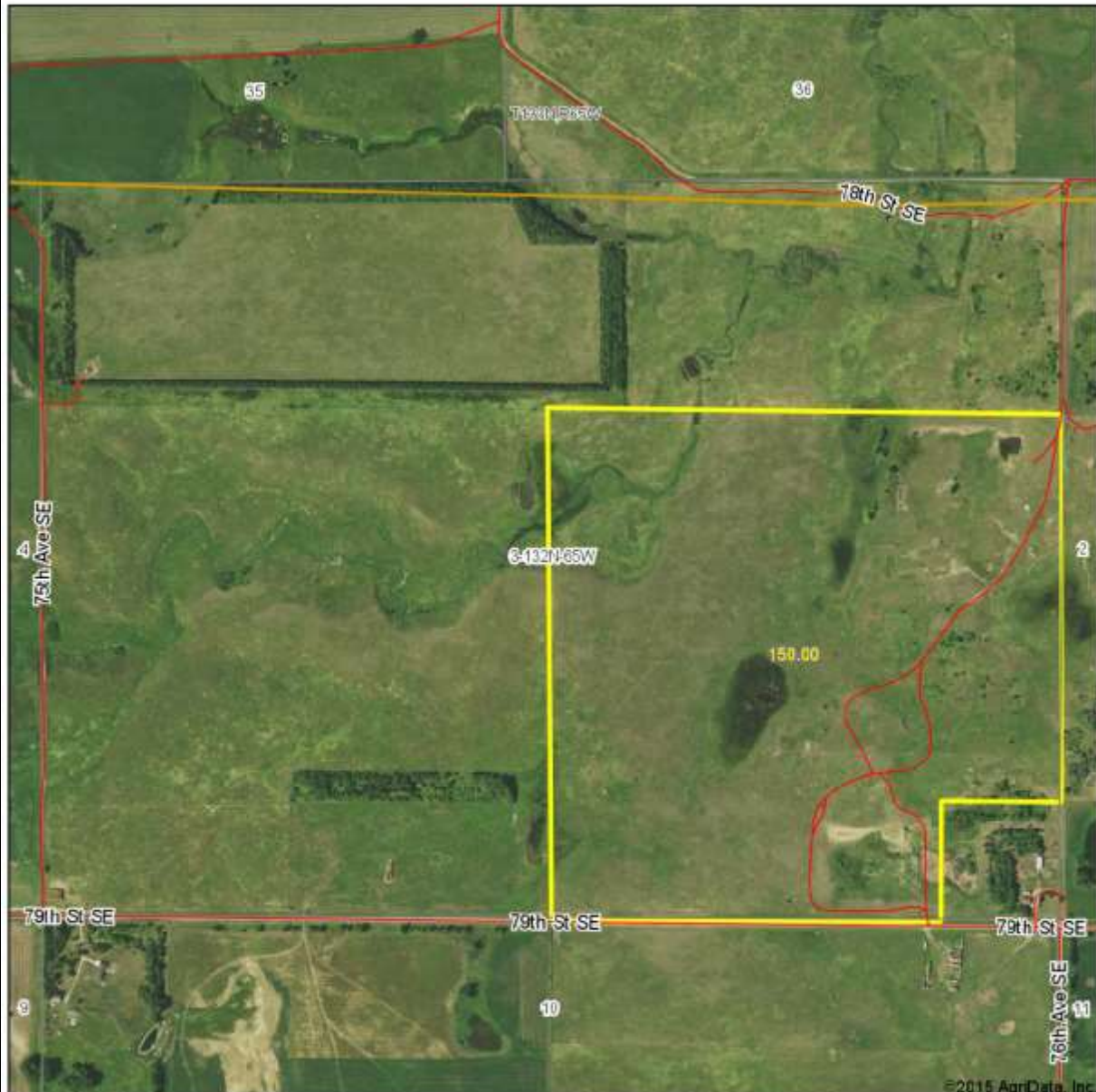
### Remarks

The sale was confirmed by Judy Morgan who is a neighbor to the Grantee and was approached to purchase the land. The Grantee farms and ranches with his father who owns substantial adjacent land. They had been trying to purchase this tract for some time. Other parties had been interested but since Giesler's had been renting it, she decided to sell to them as they are her neighbors. The wind farms located near the subject had no impact on the price which Ms. Morgan believes was market. The sale is fenced pasture as is the majority of surrounding land. Ms. Morgan stated she had partially removed some of the gravel prior to sale.

The primary soils are Renshaw-Sioux complex. The slopes range from 0-25%. The non-irrigated soil classifications are II, IV, V, VI, and VIII, with various susceptibility to erosion, stones, and water. The PI for this subject ranges from 9 to 75, with an overall weighted average of 35.2 for the entire tract. Of the total acreage 89.2% is Not Prime Farmland, with the remaining 10.8% being Prime Farmland. The soils are a range of predominantly non-hydric (48.6, non-hydric (41.5%), predominantly hydric (5.3%), and partially hydric (4.6%).

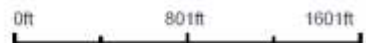


# Aerial Map



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map center: 46° 16' 39.59, 98° 48' 24.42



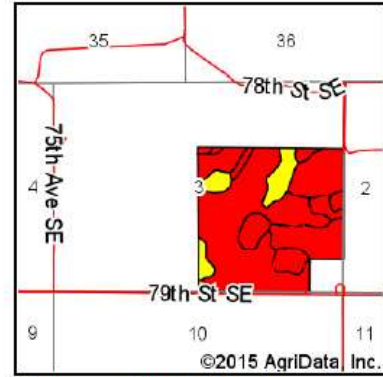
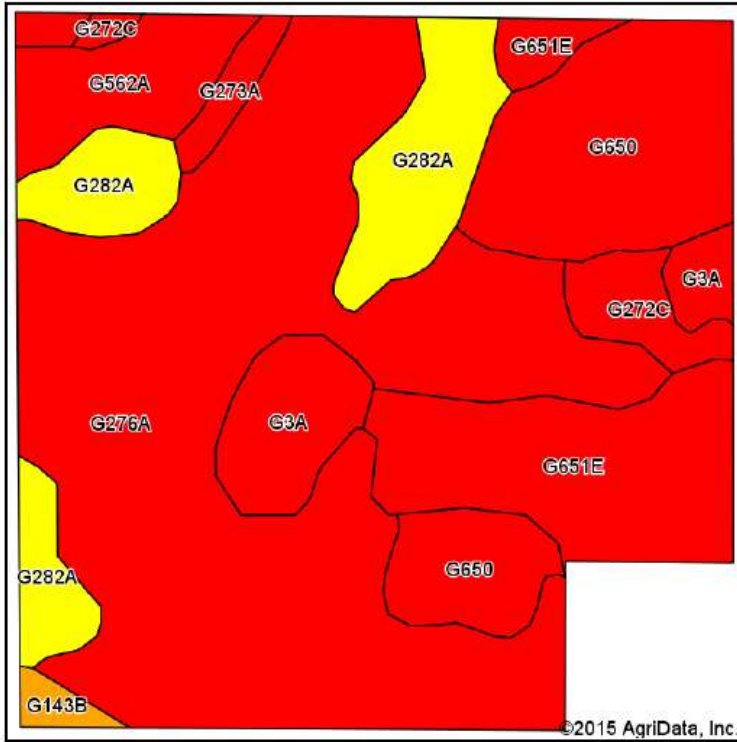
Maps Provided By  
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CUSTOMIZED ONLINE MAPPING  
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**3-132N-65W**  
Dickey County  
North Dakota



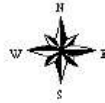
12/3/2015

## Soil Map



State: **North Dakota**  
 County: **Dickey**  
 Location: **3-132N-65W**  
 Township: **Young**  
 Acres: **150**  
 Date: **12/3/2015**

Maps Provided By:

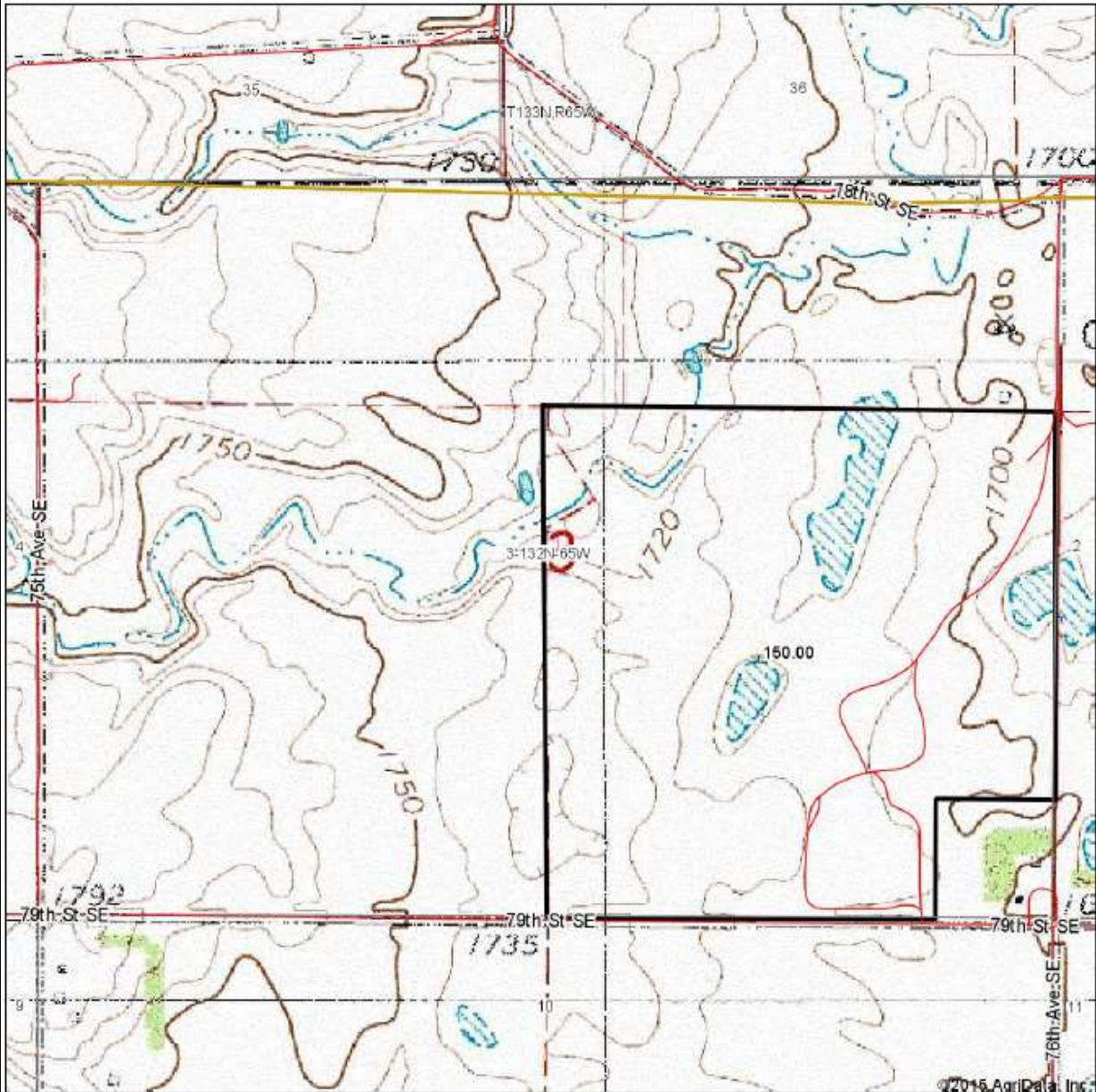


Soils data provided by USDA and NRCS.

### Area Symbol: ND021, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Barley	Oats	Sunflowers	Spring wheat	Winter wheat
G276A	Renshaw-Sioux complex, 0 to 2 percent slopes	71.82	47.9%		> 6.5ft.	IVs	2042	42					
G650	Pits, gravel and sand	21.63	14.4%		> 6.5ft.	VIIIa	212	9					
G651E	Udarents loamy, abandoned gravel pits, 0 to 25 percent slopes	18.05	12.0%		> 6.5ft.	VIIIa	332	14	1	1	11	1	1
G282A	Spottswood loam, dry, 0 to 2 percent slopes	15.60	10.4%		4.9ft.	IIa	2718	66					
G3A	Parnell silty clay loam, 0 to 1 percent slopes	7.93	5.3%		0ft.	Vw	5336	25					
G562A	La Prairie-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	7.10	4.7%		4.9ft.	VIw	2460	42					
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	4.16	2.8%		> 6.5ft.	VIa	1767	26					
G273A	Sioux-Arvilla complex, 0 to 2 percent slopes	1.87	1.2%		> 6.5ft.	VIa	1755	32					
G143B	Barnes-Svea loams, 3 to 6 percent slopes	1.13	0.8%		4.9ft.	IIa	3034	75					
G147D	Buse-Barnes-Damen loams, 6 to 15 percent slopes	0.71	0.5%		> 6.5ft.	VIa	2534	46					
<b>Weighted Average</b>							<b>1835.2</b>	<b>35.2</b>	<b>0.1</b>	<b>0.1</b>	<b>1.3</b>	<b>0.1</b>	<b>0.1</b>

Topography Map



map center: 48° 16' 39.59, 98° 48' 24.42

0ft 801ft 1601ft

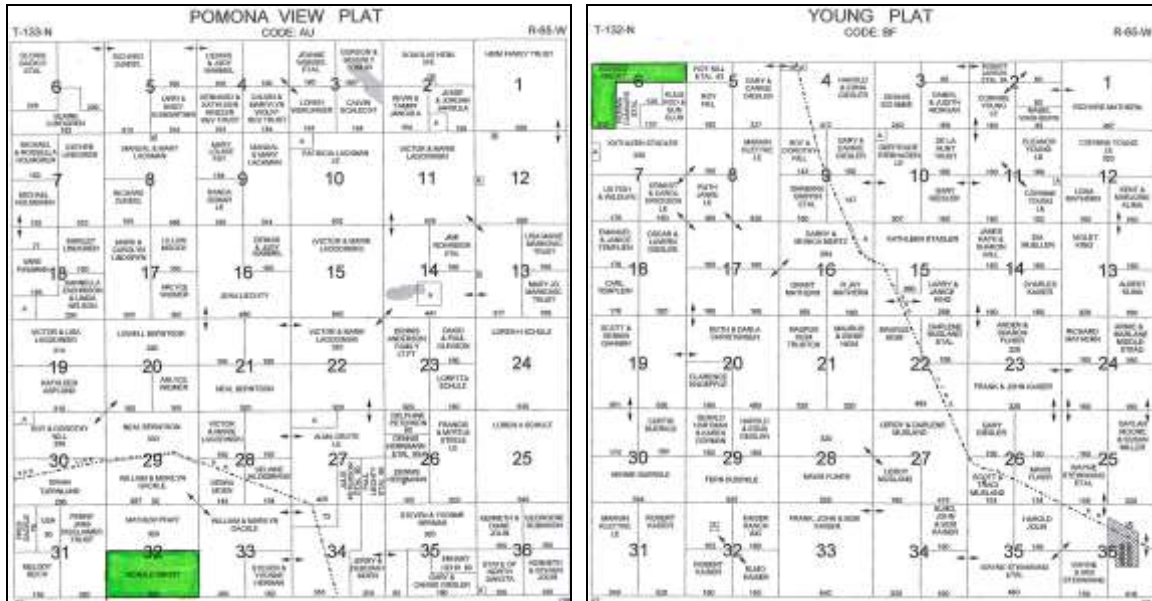
3-132N-65W  
Dickey County  
North Dakota

Maps Provided By:  
  
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12/3/2015

## Land Sale No. 2



### Property Identification

**Record ID** 5991  
**Property Type** Vacant Land  
**Property Name** 3 wind turbines  
**Address** 74th Avenue SE and 78th Street SE , Dickey County, North Dakota  
**Location** Young Township and Pomona View Township  
**Tax ID** 25-3203000; 25-3204000; 07459000; 07460000; 07461000  
**Legal Description** Lots 1 - 6 Section 6, T132N R65W, Dickey County; S2 Section 32, T133N R65W, LaMoure County, North Dakota.

### Sale Data

**Grantor** Ronald Brost  
**Grantee** Frederick and Linda Gackle  
**Sale Date** May 31, 2012  
**Deed Book/Page** CFD 168599; satisfied W/D 172303; 3/31/2015  
**Property Rights** Leased Fee;  
**Conditions of Sale** Assemblage.  
**Financing** A down payment of \$60,000; balance at 4% interest per annum; three equal installments of \$60,171.25; beginning June 1, 2013 and ending June 1, 2015. Balloon payment due June 1, 2016 of \$904,323.25.

### Sale History Verification

**Sale History Verification** WD; 7/21/1982 from Mathilda Brost to Ronald Brost, 1/3 interest, exempt Jordan Gackle (701) 321-1041, Fred Gackle, (701) 647-2429, 11/20/2015; County records

**Sale Price** \$1,000,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to undulating, 0 to 35% slopes  
**Utilities** Assumed telephone and electricity available  
**Shape** Irregular  
**Roads** Paved and gravel

## Land Sale No. 2 (Cont.)

<b>Access</b>	74th Ave SE and 78th St SE
<b>Productivity Index</b>	72.1
<b>Wind Farm</b>	Adjacent to the north
<b>Wind Turbines on Tract</b>	Three plus one meteorological tower

### Land Size Information

<b>Gross Land Size</b>	537.21 Acres
<b>Tillable Land Size</b>	430.00 Acres, 80.04%
<b>Pasture</b>	107.21 Acres, 19.96%

### Indicators

<b>Sale Price/Gross Acre</b>	\$1,861
<b>Sale Price / Tillable Acre</b>	\$2,151
<b>Sale Price/ Pasture Acre</b>	\$700

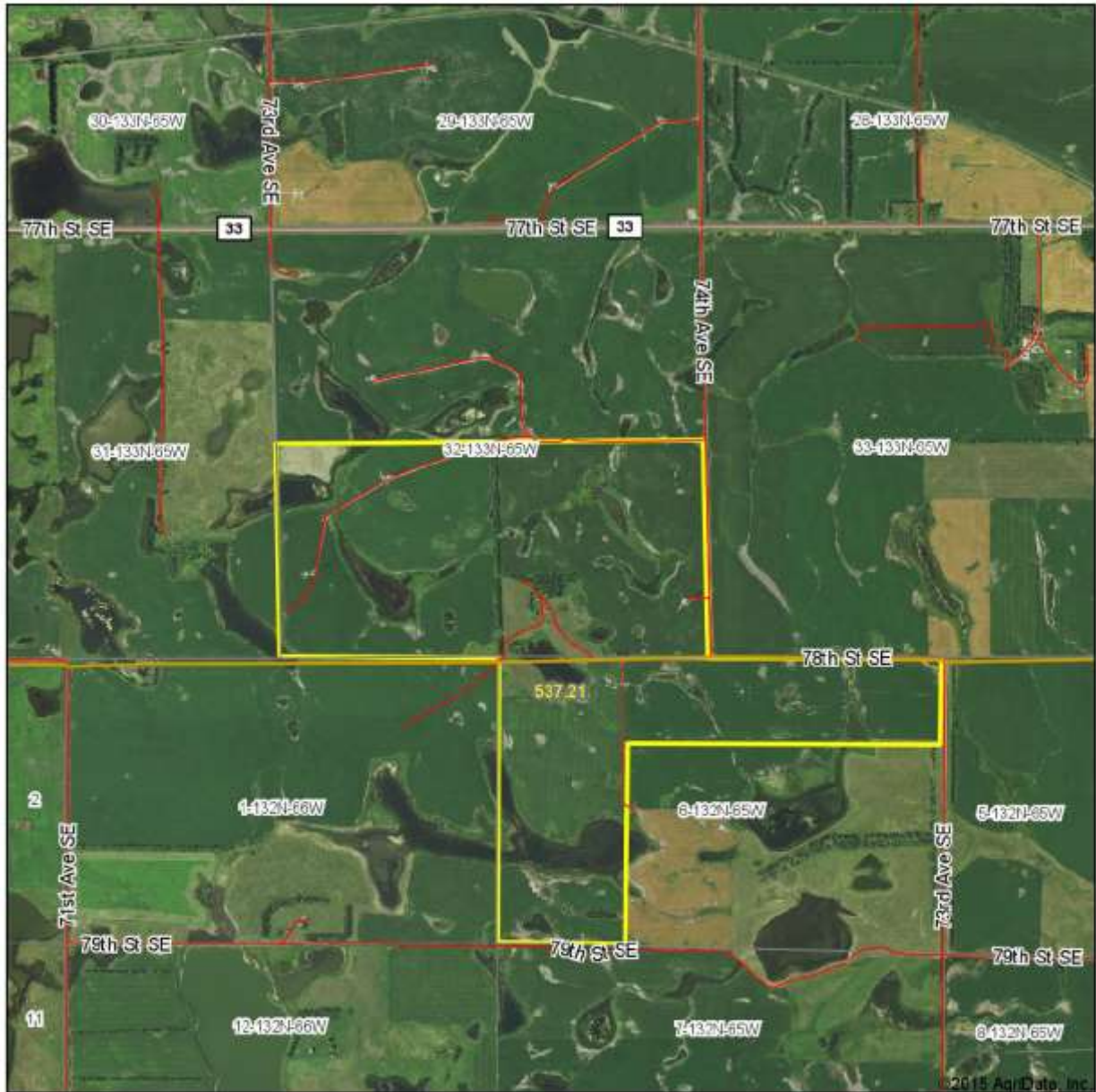
### Remarks

The sale was confirmed by Fred Gackle, Grantee, who leased the land on a 1/3 – 2/3 split for 30 years prior to purchase, and was approached by the grantor. The land was vacant except for an old farmstead with no contributory value. It was purchased to maintain the farm operation but also as a start-up for his 2 sons. At the time of the sale, Section 32 was improved with 3 wind turbines and 1 meteorological tower, which were built in 2003 and leased for 25 years. The Grantor retained the wind rights until the contract for deed was paid in full, at which time the rights passed to the buyer. Mr. Gackle feels the lease has a positive effect on the value of the land. Jordan Gackle, confirmed that he and his brother then purchased the land from their father. He feels the monetary benefit of the turbines outweighs the cost of the land.

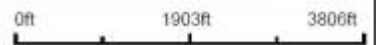
The primary soils include Williams-Bowbells loams and Barnes-Svea loams. The slopes range from 0-9%. The non-irrigated soil classifications are II, IV, V, VII, and VIII, with susceptibility to erosion, water, and climate. The PI for this subject ranges from 5 to 86, with an overall weighted average of 72.1 for the entire tract. Of the total acreage 51.6% is Farmland of Statewide Importance, 31.5% is Prime Farmland, with the remaining 16.9% being Not Prime Farmland. The soils are a range of predominantly non-hydric (87.5%), predominantly hydric (6.4%), hydric (5.8%), and partially hydric (0.3%).



# Aerial Map



map center: 46° 17' 11.73, 98° 52' 40.41



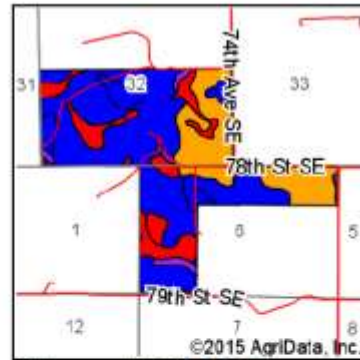
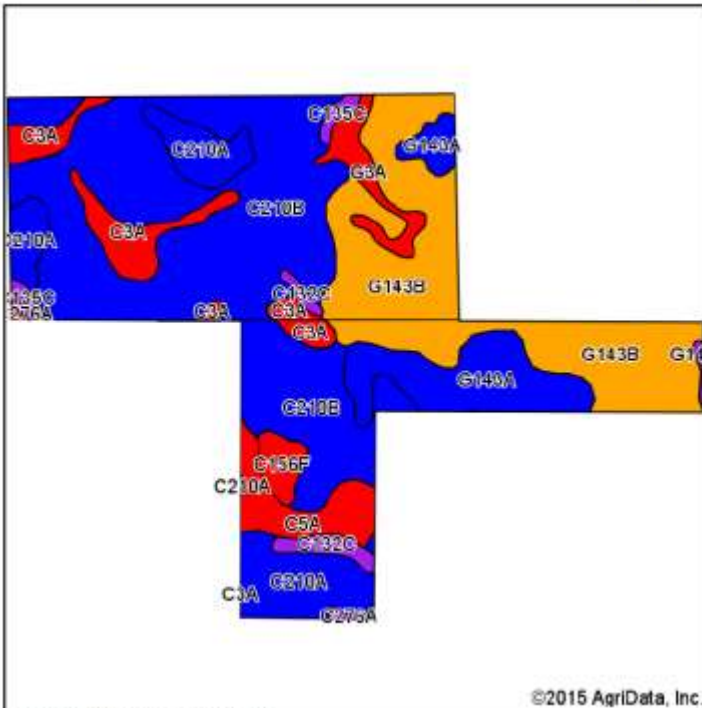
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**32-133N-65W**  
**La Moure County**  
**North Dakota**



12/3/2015

## Soil Map



State: **North Dakota**  
 County: **La Moure**  
 Location: **32-133N-65W**  
 Township: **Pomona View**  
 Acres: **537.21**  
 Date: **12/3/2015**

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Soils data provided by USDA and NRCS.

Area Symbol: ND021, Soil Area Version: 18  
 Area Symbol: ND045, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class 'c	Range Production (lbs/acre/yr)	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	171.71	32.0%	Blue	4.2ft.	Ile	2876	83
G143B	Barnes-Svea loams, 3 to 6 percent slopes	66.86	12.4%	Orange	4.9ft.	Ile	3034	75
G143B	Barnes-Svea loams, 3 to 6 percent slopes	66.79	10.6%	Orange	4.9ft.	Ile	3034	75
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	52.89	9.8%	Blue	4.2ft.	Ile	2876	83
G143A	Barnes-Svea loams, 0 to 3 percent slopes	41.98	7.8%	Blue	4.9ft.	Ilc	3405	85
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	27.43	5.1%	Blue	4.2ft.	Ilc	2711	86
C3A	Parnell silty clay loam, 0 to 1 percent slopes	26.94	5.0%	Red	0ft.	Vw	5939	20
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	23.90	4.4%	Blue	4.2ft.	Ilc	2711	86
C5A	Southam silty clay loam, 0 to 1 percent slopes	20.91	3.9%	Red	0.5ft.	Vllw	919	5
G3A	Parnell silty clay loam, 0 to 1 percent slopes	13.59	2.5%	Red	0.7ft.	Vw	5336	25
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	8.06	1.5%	Red	4.2ft.	Vlle	2422	36
G143A	Barnes-Svea loams, 0 to 3 percent slopes	7.25	1.3%	Blue	4.9ft.	Ilc	3405	85
C132C	Williams-Zahl-Zahlil complex, 6 to 9 percent slopes	5.90	1.1%	Purple	> 6.5ft.	Ive	2334	56
C135C	Zahl-Williams-Zahlil complex, 6 to 9 percent slopes	4.53	0.8%	Purple	> 6.5ft.	Ive	2294	56
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.78	0.7%	Red	0ft.	Vw	5939	20
C132C	Williams-Zahl-Zahlil complex, 6 to 9 percent slopes	1.98	0.4%	Purple	> 6.5ft.	Ive	2334	56
C276A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	1.20	0.2%	Purple	2.5ft.	Ilw	4209	58
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	0.97	0.2%	Purple	> 6.5ft.	Ive	2763	56
C276A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	0.64	0.1%	Purple	2.3ft.	Ilw	4209	58

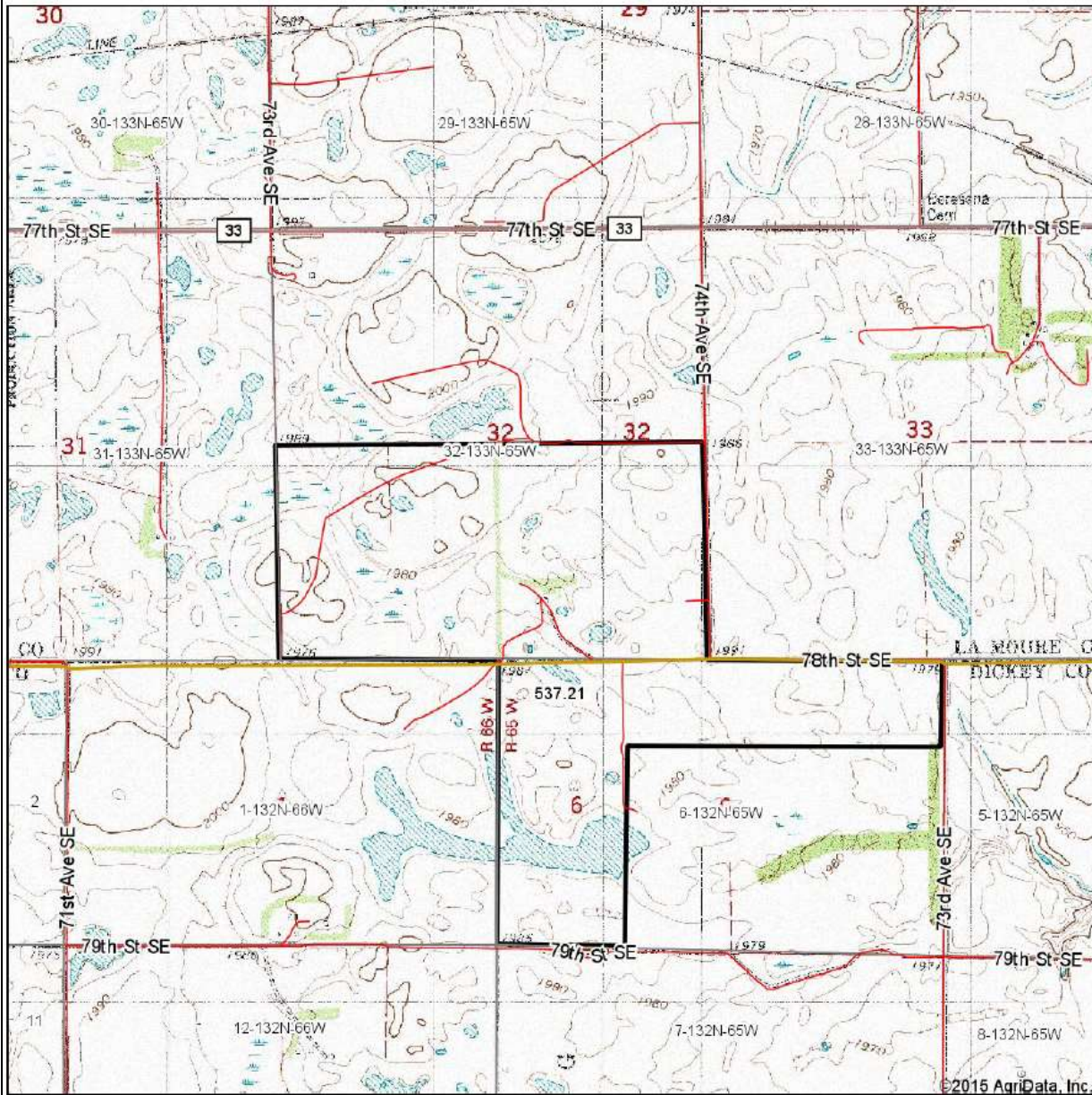
**Weighted Average**      **3090.7**      **72.1**

Area Symbol: ND021, Soil Area Version: 18  
 Area Symbol: ND045, Soil Area Version: 16

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Map



map center: 46° 17' 11.73, 98° 52' 40.41

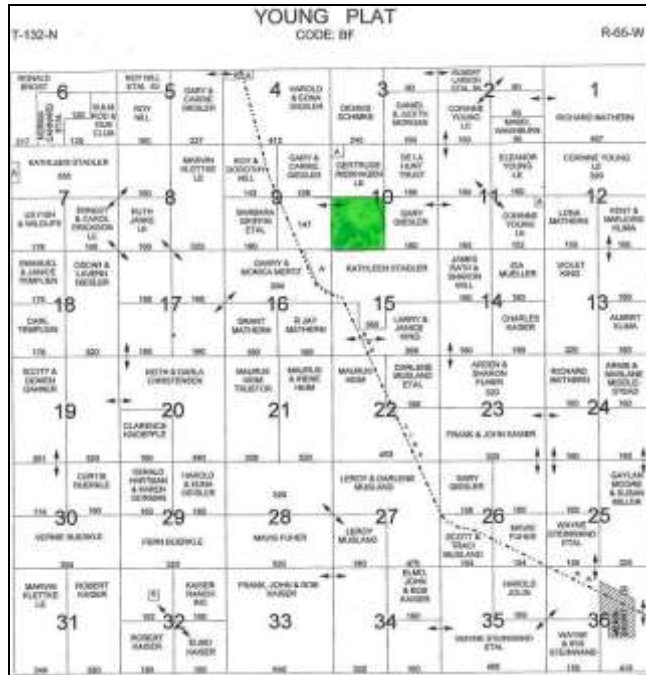
0ft 1903ft 3806ft

**32-133N-65W**  
**La Moure County**  
**North Dakota**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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## Land Sale No. 3



### Property Identification

**Record ID** 5990  
**Property Type** Vacant Land  
**Address** 79th Street SE and 76th Avenue SE , Dickey County, North Dakota  
**Location** Young Township  
**Tax ID** 07477000  
**Legal Description** SW4 of Section 10, T132N R65W, Dickey County, North Dakota.

### Sale Data

**Grantor** Melvin and Darlene Y. Herrmann  
**Grantee** Gary and Carrie Giesler  
**Sale Date** October 24, 2011  
**Deed Book/Page** WD 180164  
**Property Rights** Fee simple  
**Conditions of Sale** Assemblage  
**Financing** Cash to seller  
**Sale History** WD 173401; 11/14/2006 and WD 173745; 3/5/2007 from Betty Zimmerman to Melvin and Darlene Herrmann, exempt transactions.  
**Verification** Carrie Giesler, Grantee; (701) 647-2254, 12/1/2015; County records  
**Sale Price** \$240,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to undulating; 0 to 9% slopes  
**Utilities** Assumed telephone and electricity available  
**Shape** Square  
**Roads** Gravel  
**Access** Land locked  
**Productivity Index** 70.7

**Land Sale No. 3 (Cont.)**

**Wind Farm** 2 miles west, northwest  
**Turbines on Tract** None

**Land Size Information**

**Gross Land Size** 160.00 Acres  
**Tillable Land Size** 120.00 Acres, 75.00%  
**Waste** 40.00 Acres; 25%

**Indicators**

**Sale Price/Gross Acre** \$1,500  
**Sale Price/Tillable Acre** \$2,000

**Remarks**

The sale was confirmed by Carrie Giesler, Grantee, who stated they purchased the land by private auction, limited to 6 parties. She states they paid market for the tract. The purchase is an assemblage to their existing farming operation. Mrs. Giesler added that she can see the wind farm from her house but that it does not create a negative impact.

The primary soils include Barnes-Svea loams and Barnes-Buse-Langhei loams. The slopes range from 0-9%. The non-irrigated soil classifications are II and IV, with various susceptibility to erosion and climate. The PI for this subject ranges from 56 to 85, with an overall weighted average of 70.7 for the entire tract. Of the total acreage 57.8% is Prime Farmland, 22.8% Not Prime Farmland, with the remaining 19.4% being Farmland of Statewide Importance. The soils are 100% predominantly non-hydric.



The land was not accessible; the photograph is looking south toward the sale and adjacent sale.

# Aerial Map



map center: 46° 15' 54.79, 98° 48' 24.98

0ft 810ft 1621ft

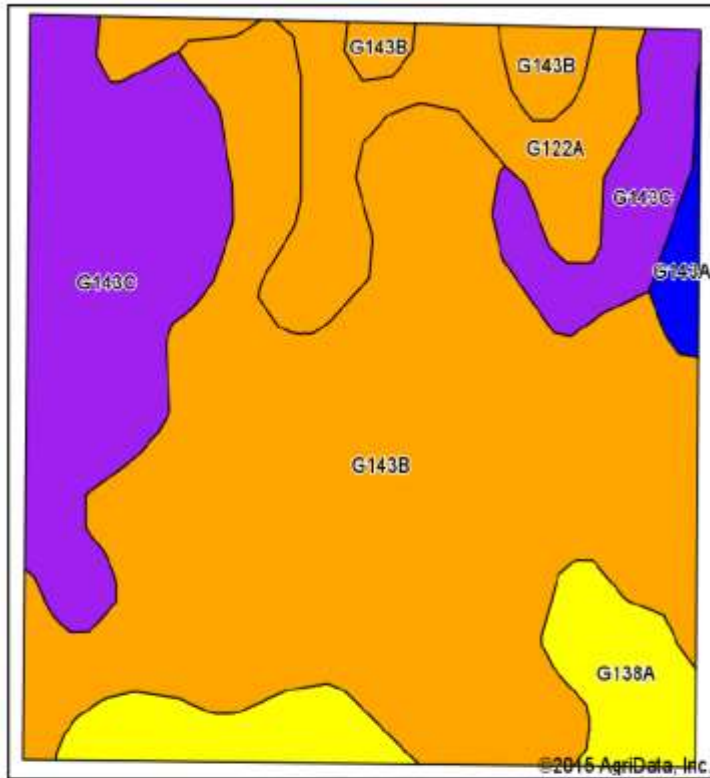
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**10-132N-65W**  
**Dickey County**  
**North Dakota**

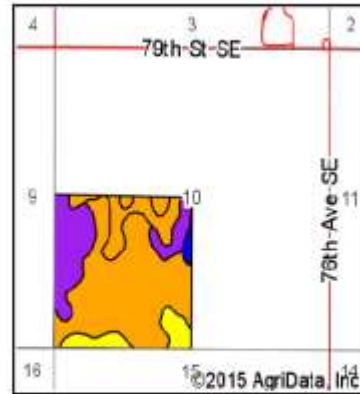


12/3/2015

## Soil Map



Soils data provided by USDA and NRCS.



State: North Dakota  
 County: Dickey  
 Location: 10-132N-65W  
 Township: Young  
 Acres: 160  
 Date: 12/3/2015

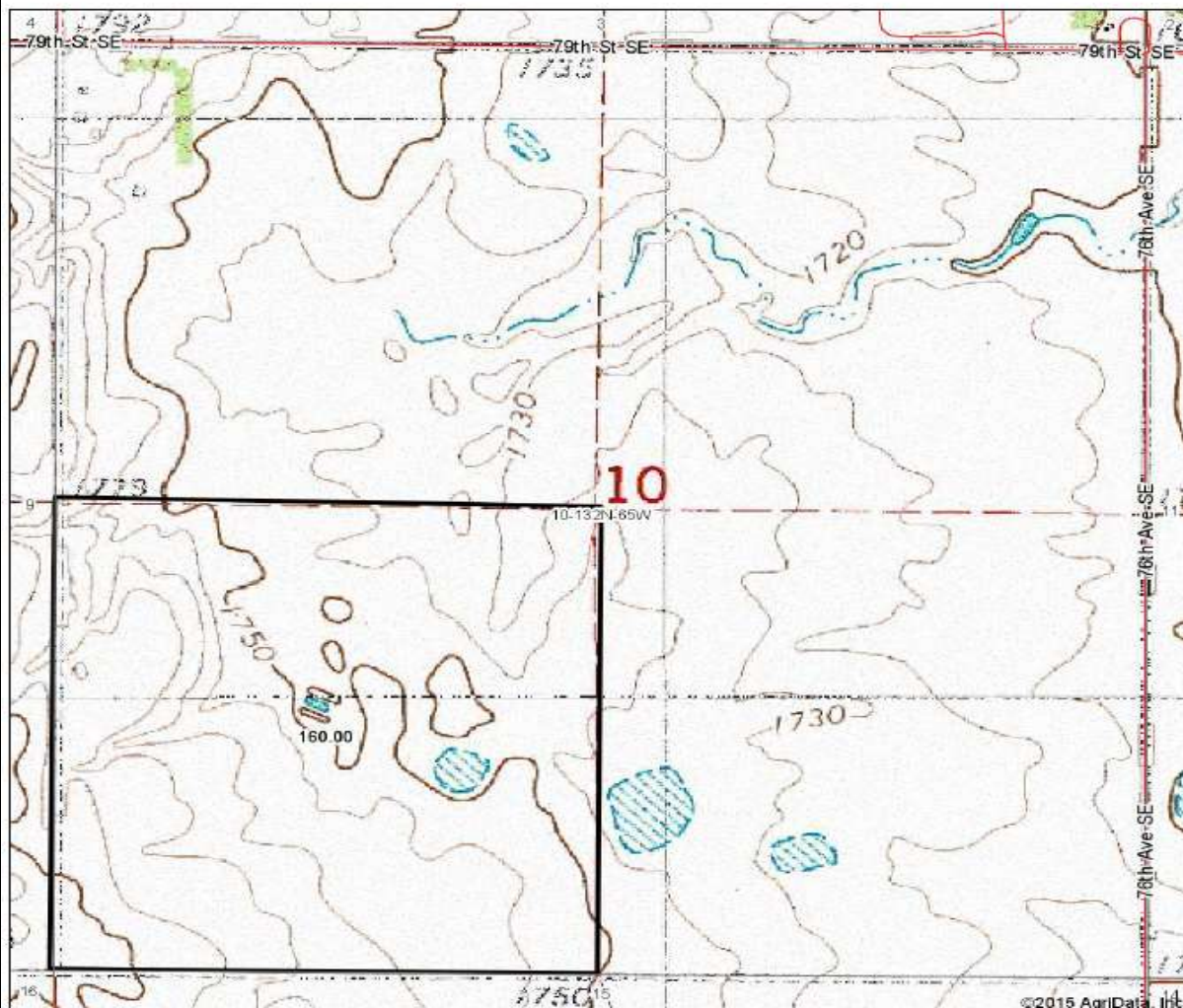
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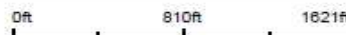
**Area Symbol: ND021, Soil Area Version: 18**

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class	Range Production (lbs/acre/yr)	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	91.35	57.1%		4.9ft.	Ile	3034	75
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	35.14	22.0%		> 6.5ft.	IVe	2763	56
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	17.95	11.2%		4.9ft.	Iic	2788	79
G138A	Forman-Cavour loams, 0 to 3 percent slopes	13.50	8.4%		4.9ft.	Iic	2671	67
G143A	Barnes-Svea loams, 0 to 3 percent slopes	2.06	1.3%		4.9ft.	Iic	3405	85
<b>Weighted Average</b>							<b>2921</b>	<b>70.7</b>

# Topography Map

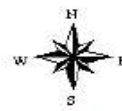


map center: 46° 15' 54.79, 98° 48' 24.98



Maps Provided By:  
**surety**  
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**10-132N-65W**  
**Dickey County**  
**North Dakota**



12/3/2015

## Land Sale No. 4



### Property Identification

<b>Record ID</b>	5988
<b>Property Type</b>	Vacant Land
<b>Address</b>	79th Street SE and 76th Avenue SE , Dickey County, North Dakota
<b>Location</b>	Young Township
<b>Tax ID</b>	07476000
<b>Legal Description</b>	NW4 Section 10, T132N R65W, Dickey County North Dakota, Less 630 x 930 parcel containing 13.4 acres more or less.

### Sale Data

<b>Grantor</b>	Melvin and Darlene Y. Herrmann
<b>Grantee</b>	Dennis J. Schimke
<b>Sale Date</b>	October 24, 2011
<b>Deed Book/Page</b>	WD 180123
<b>Property Rights</b>	Fee simple
<b>Conditions of Sale</b>	Assemblage
<b>Financing</b>	Cash to seller
<b>Sale History</b>	WD 173401; 11/14/2006 from Betty Lou D. Zimmerman to Darlene Y. Herrmann and including N2SW4 Section 10. Exempt transaction
<b>Verification</b>	Dennis Schimke; (701) 298-3625, 12/1/2015: County records
<b>Sale Price</b>	\$220,500

### Land Data

<b>Zoning</b>	AG, Agricultural
<b>Topography</b>	Level to rolling hills; 0 to 15% slopes
<b>Utilities</b>	Assumed telephone and electricity available
<b>Shape</b>	Irregular
<b>Roads</b>	Gravel

### Land Sale No. 4 (Cont.)

<b>Access</b>	79th St SE
<b>Productivity Index</b>	71.1
<b>Wind Farm</b>	2 miles northwest
<b>Turbines on Tract</b>	None

#### Land Size Information

<b>Gross Land Size</b>	146.600 Acres
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#### Indicators

<b>Sale Price/Gross Acre</b>	\$1,504
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#### Remarks

The sale was confirmed by Dennis Schimke, Grantee, who stated he was invited by the Grantor's attorney to attend an auction with 5 other parties. Mr. Schimke believes he paid a market price and stated the wind farms 2+ miles away had no impact on the price. He purchased the land as assemblage to his ranch operation in Section 3, as he raises buffalo. This tract will be used for pasture.

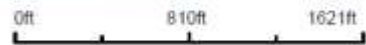
The primary soils include Svea Cresbard loams, Barnes-Svea loams, and Barnes-Buse-Langhei loams. The slopes range from 0-15%. The non-irrigated soil classifications are II, IV, V, and VI, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 25 to 93, with an overall weighted average of 71.1 for the entire tract. Of the total acreage 39.4% is Prime Farmland, 31.3% is Not Prime Farmland, with the remaining 29.3% being Farmland of Statewide Importance. The soils are a range of predominantly non-hydric (97.9%) and predominantly hydric (2.1%).



# Aerial Map



map center: 46° 15' 54.79, 98° 48' 24.98



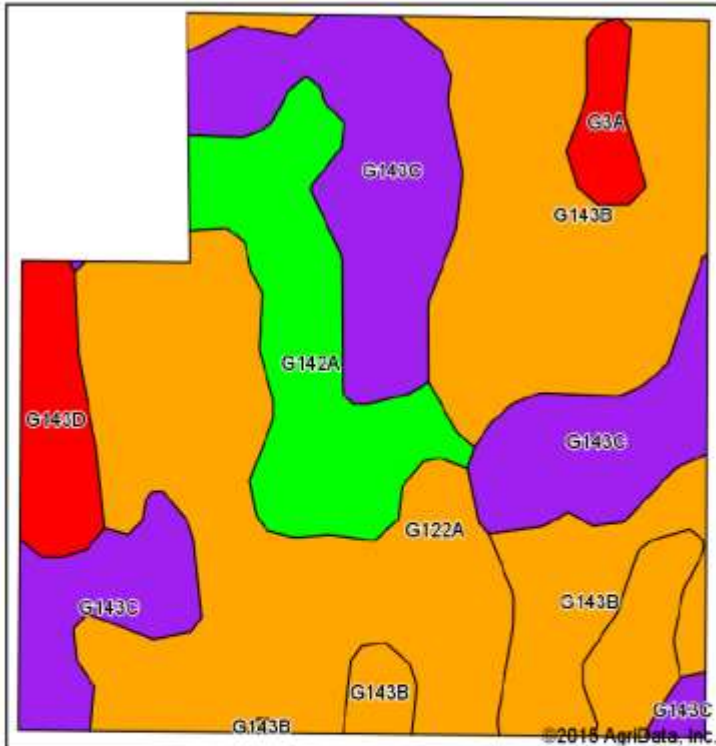
Maps Provided By:  
  
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**10-132N-65W**  
**Dickey County**  
**North Dakota**

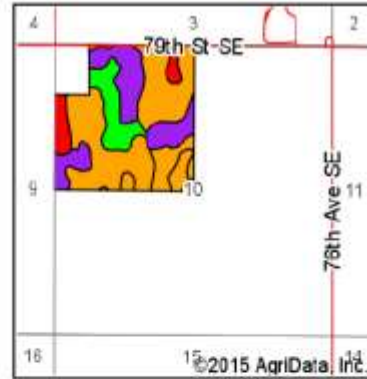


12/3/2015

## Soil Map



Soils data provided by USDA and NRCS.



State: North Dakota  
 County: Dickey  
 Location: 10-132N-65W  
 Township: Young  
 Acres: 146.6  
 Date: 12/3/2015

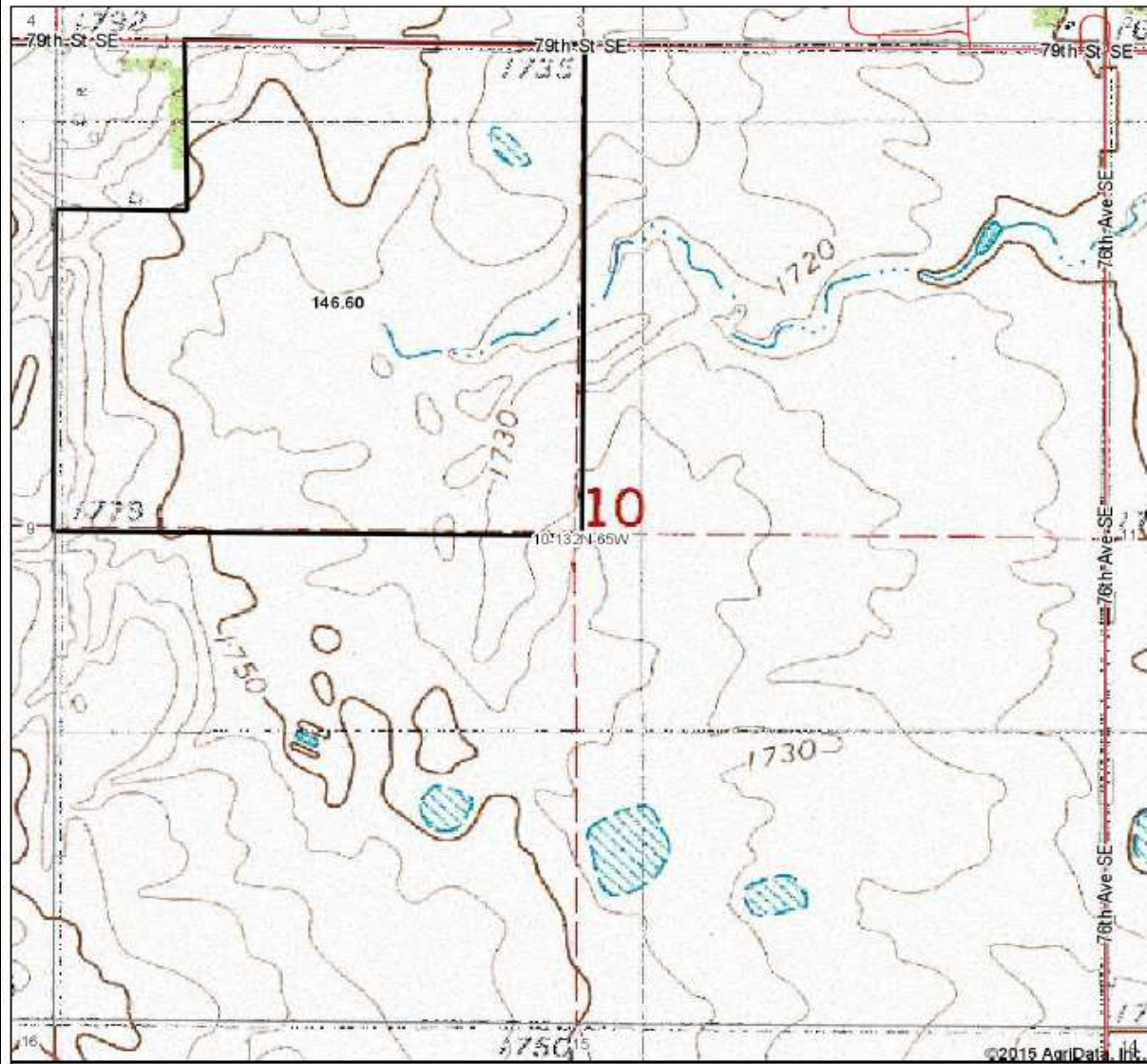
Maps Provided By



**Area Symbol: ND021, Soil Area Version: 18**

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	43.17	29.4%		4.9ft.	IIC	2788	79
G143B	Barnes-Svea loams, 3 to 6 percent slopes	41.13	28.1%		4.9ft.	IIe	3034	75
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	35.80	24.4%		> 6.5ft.	Ive	2763	56
G142A	Svea loam, 0 to 3 percent slopes	17.13	11.7%		4ft.	IIC	2988	93
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	6.36	4.3%		> 6.5ft.	Vle	2650	41
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.01	2.1%		0.7ft.	Vw	5336	26
<b>Weighted Average</b>							<b>2920.6</b>	<b>71.1</b>

# Topography Map

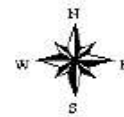


map center: 46° 15' 54.79, 98° 48' 24.98

0ft 810ft 1621ft

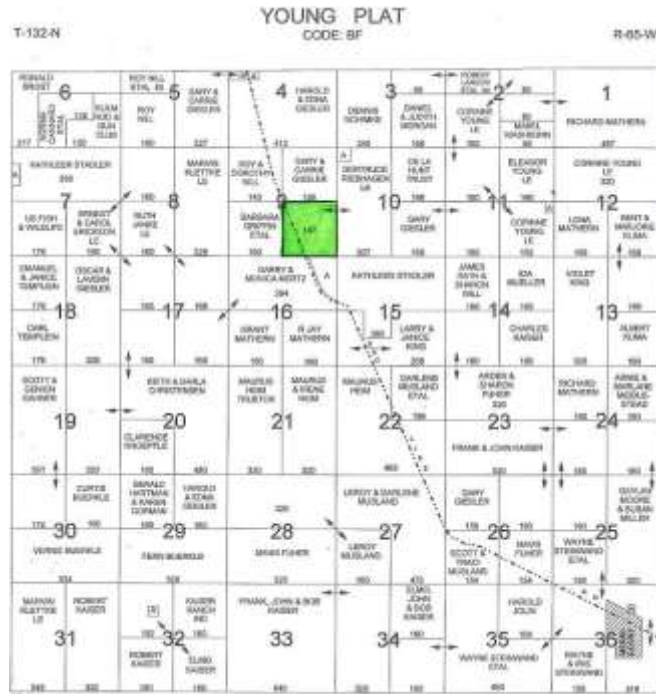
**10-132N-65W**  
**Dickey County**  
**North Dakota**

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**surety**  
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12/3/2015

## Land Sale No. 5



### Property Identification

<b>Record ID</b>	5987
<b>Property Type</b>	Vacant Land
<b>Address</b>	79th Street SE and 76th Avenue SW, Dickey County, North Dakota
<b>Location</b>	Young Township
<b>Tax ID</b>	07474000
<b>Legal Description</b>	SE4 Section 9 less ROW, T132N R65W, Dickey County, North Dakota

### Sale Data

<b>Grantor</b>	Betty L. Zimmerman Revocable Living Trust
<b>Grantee</b>	Gary and Carrie Giesler
<b>Sale Date</b>	October 24, 2011
<b>Deed Book/Page</b>	WD 180165
<b>Property Rights</b>	Fee simple
<b>Conditions of Sale</b>	Assemblage
<b>Financing</b>	Cash to seller
<b>Sale History</b>	WD 173400; 11/14/2006 from Darlene Y. Herrmann to Betty Lou D. Zimmerman, includes SW4 Section 10. Exempt transaction.
<b>Verification</b>	Carrie Giesler, Grantee; (701) 647-2254, 12/1/2015; County records
<b>Sale Price</b>	\$140,000

### Land Data

<b>Zoning</b>	AG, Agricultural
<b>Topography</b>	Level to undulating
<b>Utilities</b>	Assumed telephone and electricity available
<b>Shape</b>	Square
<b>Roads</b>	Gravel roads
<b>Access</b>	Land locked

### Land Sale No. 5 (Cont.)

<b>Productivity Index</b>	68.4
<b>Wind Farm</b>	2.5 miles northwest
<b>Turbines on Tract</b>	None

#### Land Size Information

<b>Gross Acres</b>	146.760 Acres
<b>Tillable Acres</b>	88.056 Acres, 60.00%
<b>Pasture Acres</b>	58.704 Acres, 40.00%

#### Indicators

<b>Sale Price/Gross Acre</b>	\$954
<b>Sale Price/ Tillable Acre</b>	\$1,123
<b>Sale Price / Pasture Acre</b>	\$700

#### Remarks

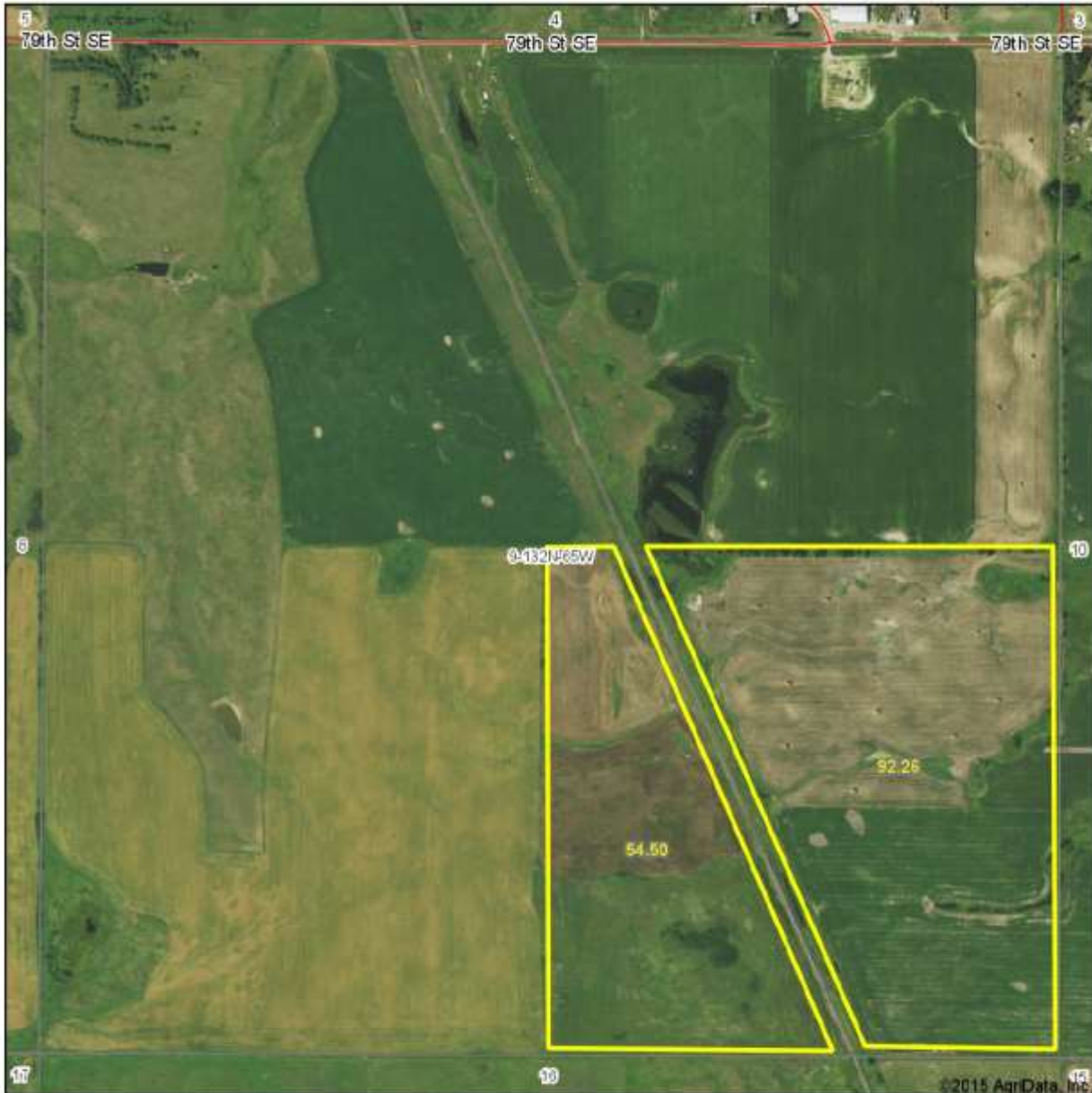
The sale was confirmed by Carrie Giesler, Grantee. The tract was purchased by private auction with five other parties attending. Giesler believes they paid less than market as the tract is land locked. Additionally, the tract is severed by railroad tracks. The land was purchased to expand the current farming operation. It is 60% tillable (the acreage lying to the east of the railroad) and 40% pasture which lies west of the railroad tracks. Mrs. Giesler added that she can see the wind farm from her house but that it does not create a negative impact.

The primary soils include Barnes-Svea loams and Barnes-Buse-Langhei loams. The slopes range from 0-9%. The non-irrigated soil classifications are II and IV, with various susceptibility to erosion, water, and climate. The PI for this subject ranges from 42 to 93, with an overall weighted average of 68.4 for the entire tract. Of the total acreage 64.8% is Prime Farmland, 34.7% is Not Prime Farmland, with the remaining 0.5% being Prime Farmland if Drained. The soils are a range of predominantly non-hydric (99.5%) and predominantly hydric (0.5%).

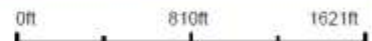
The land was not accessible; the photograph is looking south toward the sale and adjacent sale.



# Aerial Map



map center: 46° 15' 55.21, 98° 49' 39.93



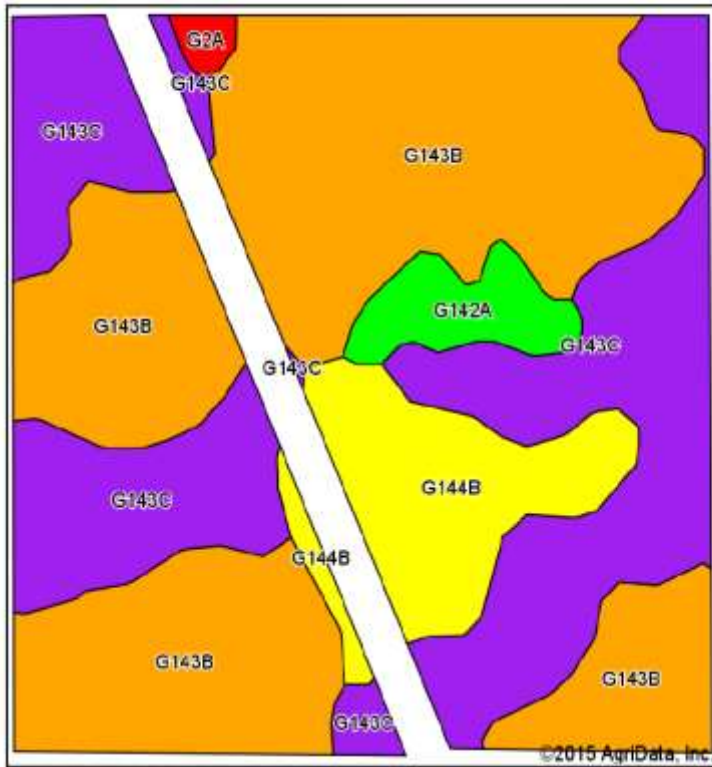
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**9-132N-65W**  
**Dickey County**  
**North Dakota**

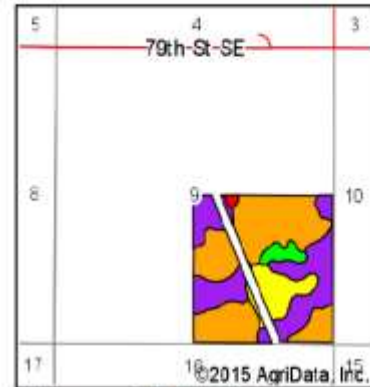


12/3/2015

### Soil Map



Soils data provided by USDA and NRCS.



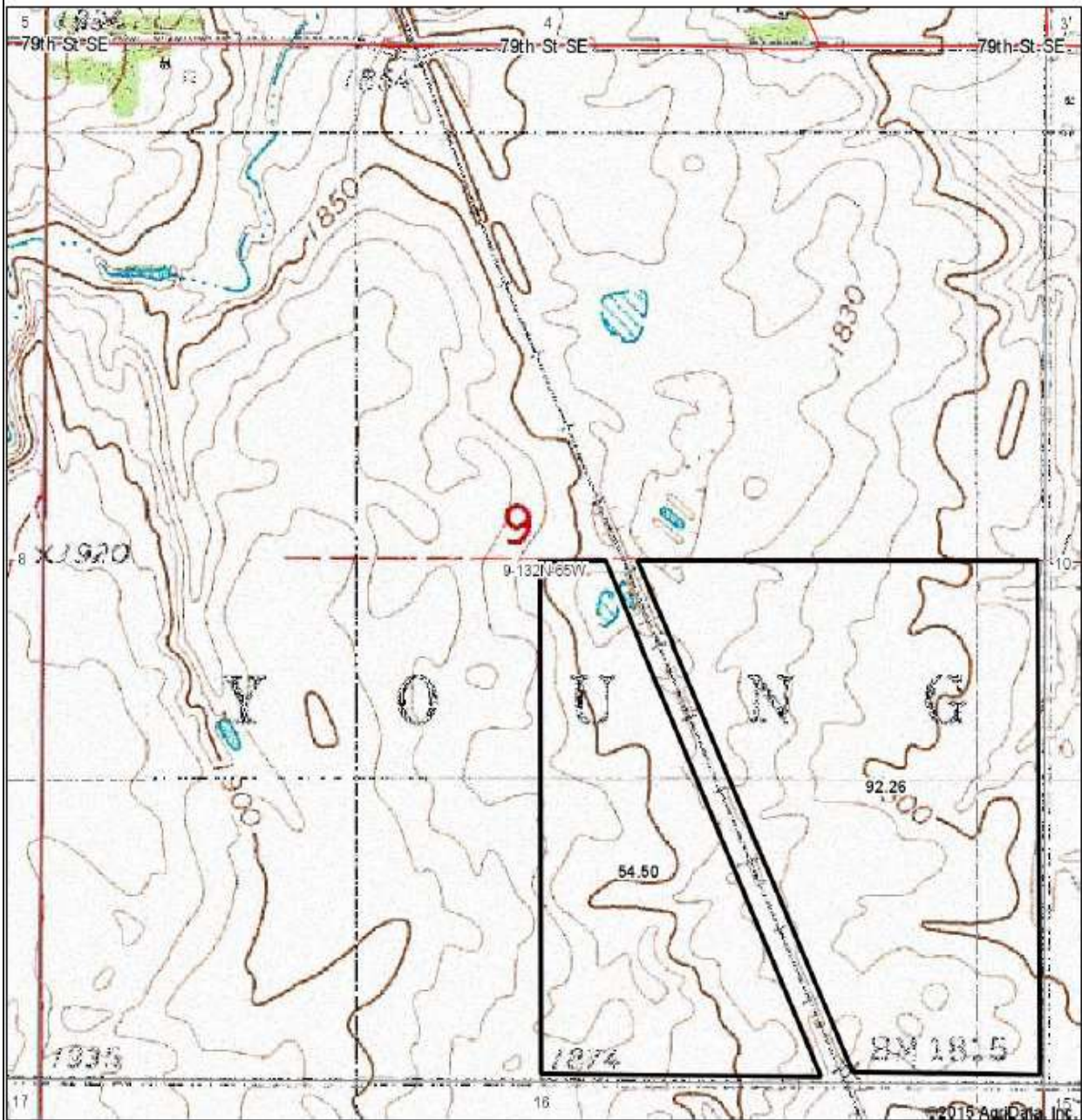
State: North Dakota  
 County: Dickey  
 Location: 9-132N-65W  
 Township: Young  
 Acres: 146.76  
 Date: 12/3/2015



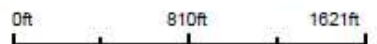
**Area Symbol: ND021, Soil Area Version: 18**

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class °c	Range Production (lbs/acre/yr)	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	75.53	51.5%		4.9ft.	Ile	3034	75
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	49.44	33.7%		> 6.5ft.	Ive	2763	56
G144B	Barnes-Buse loams, 3 to 6 percent slopes	15.58	10.6%		4.9ft.	Ile	2968	69
G142A	Svea loam, 0 to 3 percent slopes	5.28	3.6%		4ft.	Iic	2968	93
G2A	Tonka silt loam, 0 to 1 percent slopes	0.93	0.6%		0.5ft.	IVw	4606	42
<b>Weighted Average</b>							<b>2946.1</b>	<b>68.4</b>

# Topography Map

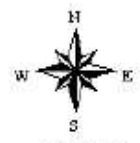


map center: 48° 15' 55.21, -98° 49' 39.93



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**9-132N-65W**  
**Dickey County**  
**North Dakota**



12/3/2015

## BURLEIGH COUNTY, NORTH DAKOTA

The surveyed area is located approximately 19 miles north of Bismarck, the State Capital and roughly 7 miles east of U. S. Highway 83. The area is rural, with farmsteads placed at ½ mile to one mile intervals. The topography is gently rolling to undulating then sharply increasing to rolling hills made up of glacial land formations with rocky soils and alluvial bottom lands. The county lies in the Missouri River Trench, Coteau Slope and Missouri Coteau. The county is drained by the Missouri River, Apple Creek and Burnt Creek. Drainage is typically collected in pot holes or sloughs. Erosion is the major concern of most farming operations. The soils are suitable for crop and hay production as well as pasture and rangeland. Livestock are raised throughout the county.

Three sales were found; one improved with a turbine, noted as Sale 1; one without a turbine noted as Sale 2; and one of a farmstead, noted as Sale A. Again, the lack of data is attributable to the retention of land within families for generations. As noted, the wind rights went with the improved sale.

No	Legal Description	Date	Zoning	Sale Price	Deeded Acres	Productivity Index	Sale Price/Deeded Acre	Condition of Sale	Turbines on Sale Tract	Adjacent Wind Farm	Negative Influence	Premium Paid
1	SW4 11 142 79 Burleigh	10/27/2013	AG	\$ 170,000	160.00	60.6	\$ 1,063	Assemblage	yes	no	no	no
2	SW4SW4 8 142 78 Burleigh	8/30/2013	AG	\$ 40,000.00	40.00	71.20	\$ 1,000	Assemblage	none	yes	no	no
A	NW4NE4 11 142 79 Burleigh	5/27/2014	AG	\$ 289,900	37.62		\$ 7,706	Normal	none	yes	no	yes

No	Legal Description	Date	Zoning	Sale Price	Deeded Acres	Productivity Index	Sale Price/Deeded Acre	Condition of Sale	Turbines on Sale Tract	Adjacent Wind Farm	Negative Influence	Premium Paid	Comments
2	SW4SW4 8 142 78 Burleigh	8/30/2013	AG	\$ 40,000.00	40.00	71.20	\$ 1,000	Assemblage	none	yes	no	no	100% tillable land
1	SW4 11 142 79 Burleigh	10/27/2013	AG	\$ 170,000	160.00	60.60	\$ 1,063	Assemblage	yes	no	no	no	Grantor retained the wind rights
A	NW4NE4 11 142 79 Burleigh	5/27/2014	AG	\$ 289,900	37.62		\$ 7,706	Normal	none	yes	no	yes	Improved at time of sale; no market resistance to adjacent wind farm

Sales 1 and 2 closed in 2013 two months apart. Both were purchased as assemblages to existing farming operations. The differences are nominal. Neither sale evidenced market resistance. Sale A was improved with a mobile home, a barn and other out buildings at the time of sale. The buyer indicated he purchased the property as the site of his new home, which he intends to construct. The mobile home was sold off after purchase. He stated that the proximity of the wind turbines located nearby did not impact the price paid.

T-142-N ECKLUND PLAT R-79-W T-142-N GHYLIN PLAT R-78-W

DEAN & LOIS LARSON 163	COLLEEN PATRICK 81 RODNEY BACKMAN 81	LORRAINE OLSON 325	GARY SPETEN ETAL 163	ARDYS STELTZNER 163	CLOTEAL & PALMER SPENCER 162	LEE SUNDQUIST ETAL 161	LEE SUNDQUIST ETAL 153	DENNIS & ROBYN DEVAULT 161	A
4		3	2		1		6		5
ARCHIE & ALICE JOHNSON 313		EDWIN & DONNA WHETHAM 307	CLOTEAL & PALMER SPENCER 157	DARRELL KLING ETAL LE 145	TIMOTHY JOHNSON 158	KENNETH JOHNSON ETAL 156	MARILYN BACKMAN 151	TODD MORRIS 158	NORMAN TOSSETH LIV TRUST 600
				Sale A					
9	OTTERTAIL POWER CO 628	KYLE HILKEN 248	CARLA OELKE 158	LE & MATHY VOLLAN 158			WAYNE & PAM BACKMAN 228	DOUGLAS PEARSON SR. 158	LORAN & JAIME ANDERSON 158
		10		11		12	7		8
		LOWAYNE KRUSH 320	Sale 1 - Encumbered	MARY LANE 160	WILLIAM & THELMA KARY 160	LARRY & BETTY FALKENSTEIN 277	GRACE BACKMAN 77 150	MAYNARD & SHARON TOSSETH 150	RODNEY PETERSON ETAL LE 160
								Sale 2	
LAWRENCE & GAIL SORCH 160		QUINN DIEDE 160	ARLAN VOLLAN 320		BERNARD & ALICE FALKENSTEIN 320		MARLEN & BEVERLY COLEMAN 114		WAYNE & PAM BACKMAN 160
16		15		14	13		18		17
E GENE & VIVIAN HILKEN 160	PAUL ASPLUND 180	DONALD D & DOLORES SORCH 470		LAWRENCE & GAIL SORCH 180	LARRY & BETTY FALKENSTEIN 160	MARLEN COLEMAN 160	DALE & FRANCIS COLEMAN 196	ELSIE WILSON 80	MAYNARD & SHARON TOSSETH 160
									JOHN & ALVINA BROSTE 160
		ROBERT ANDERSON 180	DEANN KETCHUM 160	ROBERT ANDERSON 320	LESLIE & PHYLLIS FALKENSTEIN 640		KENNETH JOHNSON ETAL 155		RODNEY SPETEN 160
21		22		23	24		19		20
RICK J SORCH 160			JANET ANDERSON 85 DONALD SORCH ETAL 79				RODNEY SPETEN 155	JAMES SPETEN 160	GARY & KATHLEEN SPETEN 320
EMIL GENE HILKEN JR 160		GARY & KATHLEEN SPETEN 640		ULANE & BERNICE FRANKLUND 320			ULANE & BERNICE FRANKLUND 315		ANNIE GRENZ ETAL 160
28		27		26	25		30		29
E GENE HILKEN 480							PATRICIA BROWN 320		RAYMOND JOHNSON ETAL 320
THOMAS AICHELE 480		JOEL FRICKE 320	BOB SORCH 320	WILHELM MEYER 160	BETTY FRANKLUND 160	P BROWN 320			PATRICIA RYBERG 320
33		34		35	36		31		32
				DWIGHT FRANKLUND ETAL 160	DWIGHT FRANKLUND 160	STATE OF NORTH DAKOTA 160	PATRICIA RYBERG 320		RON & DARLENE SEIDEL 320
	ELDOR & MAVIS GOETZ 160								

Burleigh County



## Land Sale No. A (Cont.)

### Land Size Information

<b>Gross Land Size</b>	37.620 Acres
<b>Tillable Land Size</b>	25.000 Acres, 66.45%
<b>Unusable Land Size</b>	12.620 Acres, 33.55%

### Indicators

<b>Sale Price/Gross Acre</b>	\$7,706
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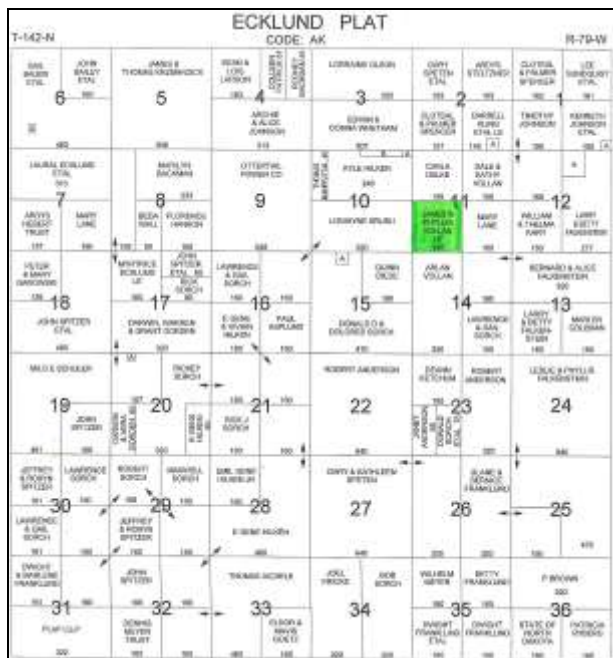
### Remarks

The sale was confirmed by Rudy Anderson, Grantee, who stated that he bought this tract the day it went up for sale, offering the full list price of \$289,900, which was accepted. He believes this may have been a premium price. The subject had been on the market a few years earlier for \$300,000 but did not sell. The land consists of 25 tillable acres, a small slough and the farmstead which was improved with a double wide mobile home, barn and miscellaneous out buildings. Mr. Anderson stated the wind turbines located nearby did not impact the price he paid, and did not diminish the view. He sold off the mobile home for \$40,000 and will be constructing a new stick built house on the property. He valued the barn, which was in good condition at \$70,000 and gave no value to the outbuildings. Burleigh County purchased the adjacent NE4NE4 to build a shop. The Grantor retained ownership of the balance of the NE4.



\*Approximate Google Aerial of the Subject – Final Photos to be provided upon inspection.

## Land Sale No. 1



### Property Identification

**Record ID** 6013  
**Property Type** Vacant Land  
**Property Name** 1 wind turbine  
**Address** County Road 36 and 80th Street NE , Burleigh County, North Dakota  
**Location** Ecklund Township  
**Tax ID** 10-142-79-00-11-600  
**Legal Description** SW4 Section 11, T142N R79W, Burleigh County, North Dakota.

### Sale Data

**Grantor** Phyllis Vollan et al  
**Grantee** Donald D. and Doreen Sorch  
**Sale Date** October 27, 2013  
**Deed Book/Page** WD 798067  
**Property Rights** Surface rights / fractional interest  
**Conditions of Sale** Leased fee  
**Financing** Cash to seller  
**Sale History** WD 666587 dated 29 December 2006 from James and Phillis Vollan to James Vollan et al, this transfer was exempt.  
**Verification** Renee Kunz, Grantor; (206) 948-8155, 12/14/2015; Judy Brosz, Office of the State Tax Commissioner, (701) 328-3142, County records

**Sale Price** \$170,000

### Land Data

**Zoning** AG, Agricultural  
**Topography** Level to steep hills

## Land Sale No. 1 (Cont.)

<b>Utilities</b>	Assumed telephone and electricity available
<b>Shape</b>	Square
<b>Roads</b>	Paved and gravel
<b>Access</b>	80th St NE
<b>Productivity Index</b>	60.6

### Land Size Information

<b>Gross Land Size</b>	160.000 Acres
<b>Tillable Land Size</b>	106.000 Acres, 66.25%
<b>Pasture Land Size</b>	54.000 Acres, 33.75%

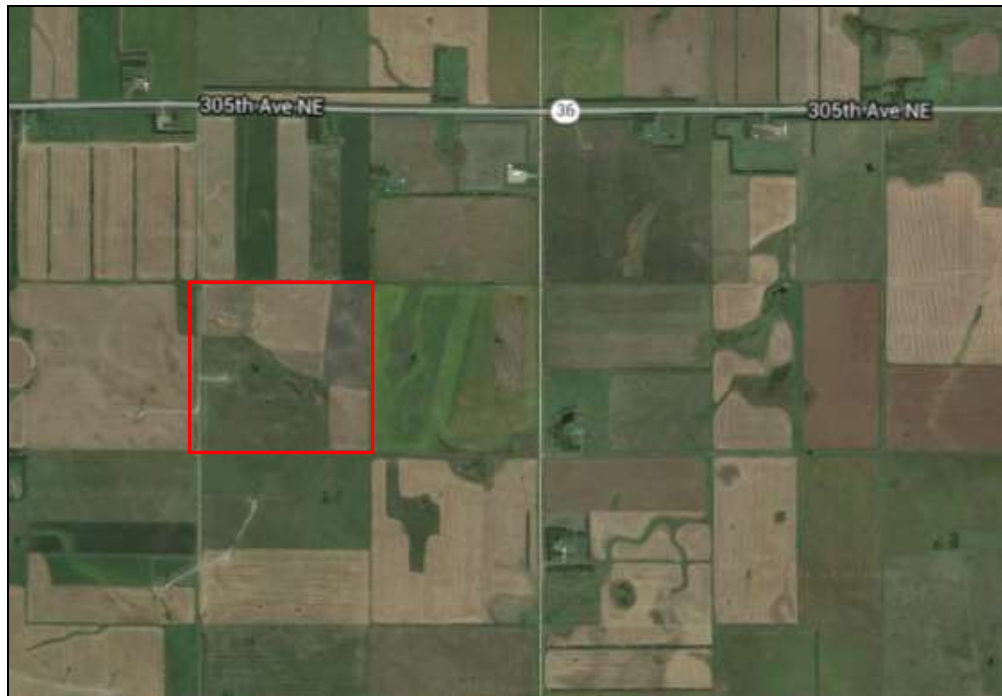
### Indicators

<b>Sale Price/Gross Acre</b>	\$1,063
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### Remarks

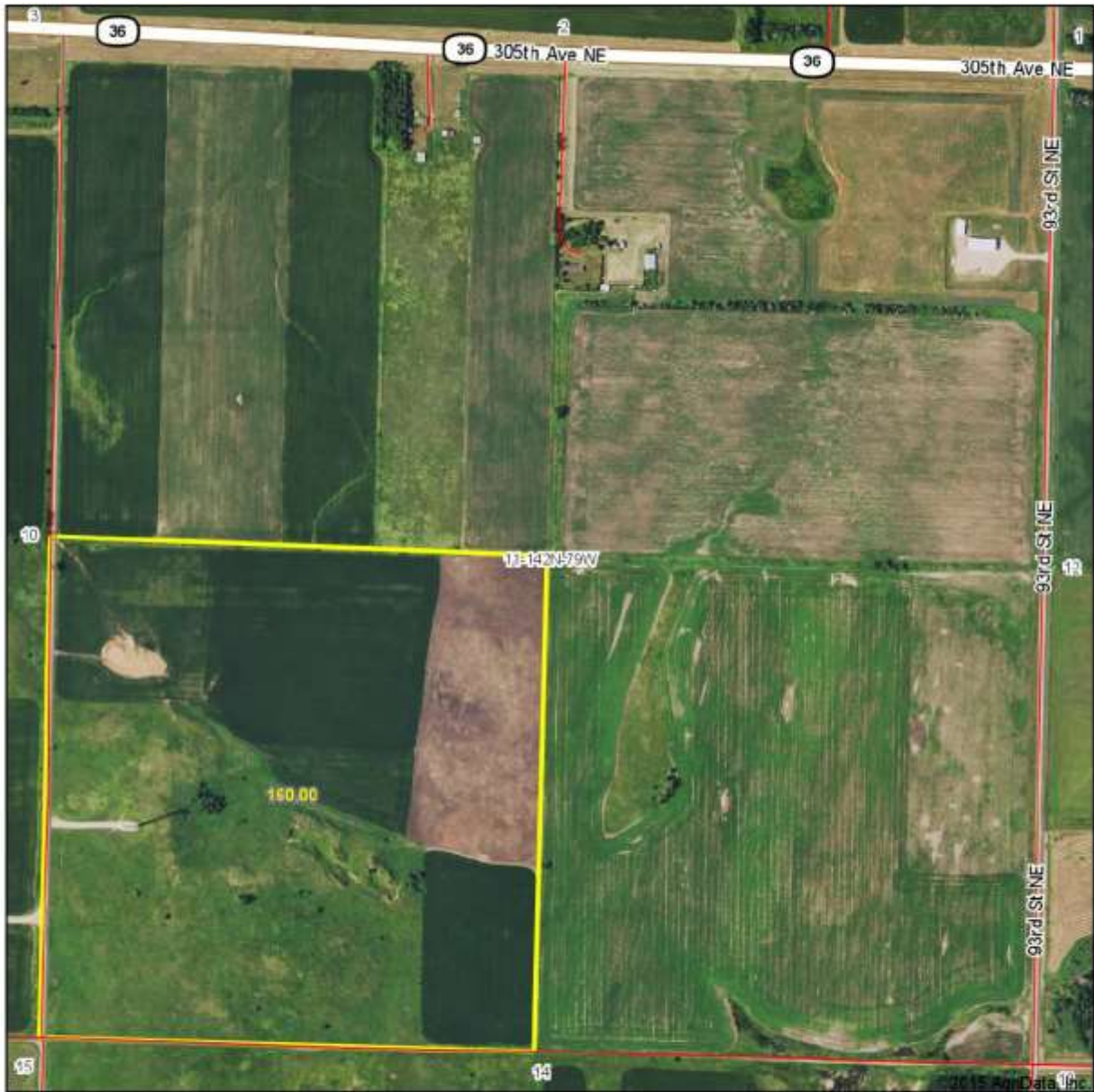
The sale was confirmed by Renee Kunz, Grantor. She stated that her family approached the grantee who had been leasing the land. He purchased it as an assemblage to the current farming operation. The land was approximately 2/3 cropland and 1/3 hay land / pasture. Ms. Kunz believed the sale price was market and that the wind turbine did not negatively impact the sale price. The wind rights were retained.

The primary soils include Williams-Zahl-Zahill complex and Sen silt loam. The topography ranges from level to steep hills at 0-60%. The non-irrigated soil classifications are II, IV, VI, and VIII, with various susceptibility to erosion, stones, and climate. The PI for this subject ranges from 10 to 98, with an overall weighted average of 60.6 for the entire tract. Of the total acreage 55.9% is Not Prime Farmland, 31.5% is Farmland of Statewide Importance, with the remaining 12.6% being Prime Farmland. The soils are a range of predominantly non-hydric (58.3%) and non-hydric (41.7%).



\*Approximate Google Aerial of the Subject – Final Photos to be provided upon inspection.

# Aerial Map



map center: 47° 8' 6.8, 100° 39' 14.68

0ft 823ft 1647ft

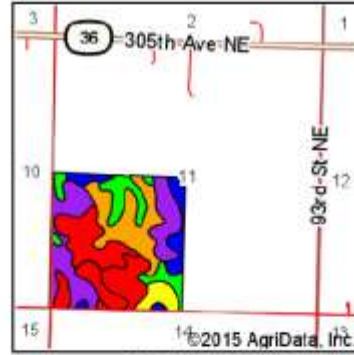
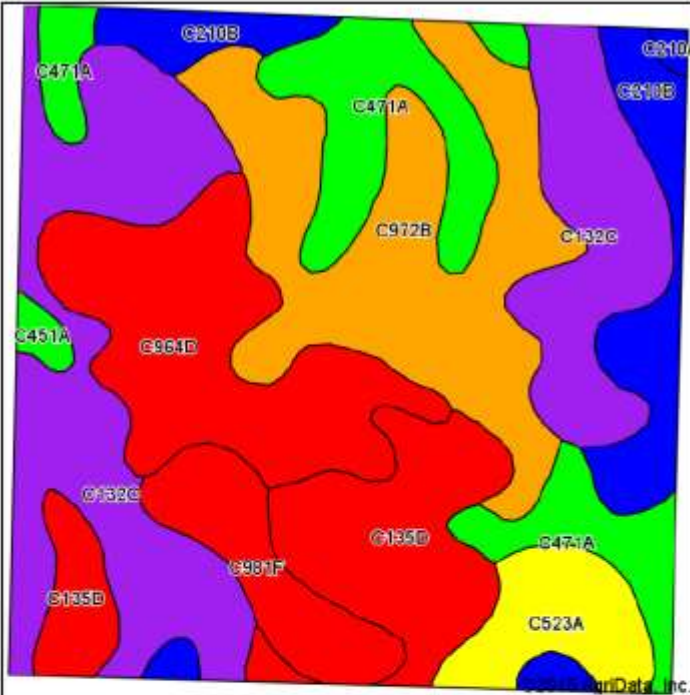
Maps Provided By  
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**11-142N-79W**  
**Burleigh County**  
**North Dakota**



12/14/2015

## Soil Map



State: **North Dakota**  
 County: **Burleigh**  
 Location: **11-142N-79W**  
 Township: **Ecklund**  
 Acres: **160**  
 Date: **12/14/2015**

Maps Provided By:



Soils data provided by USDA and NRCS.

### Area Symbol: ND015, Soil Area Version: 16

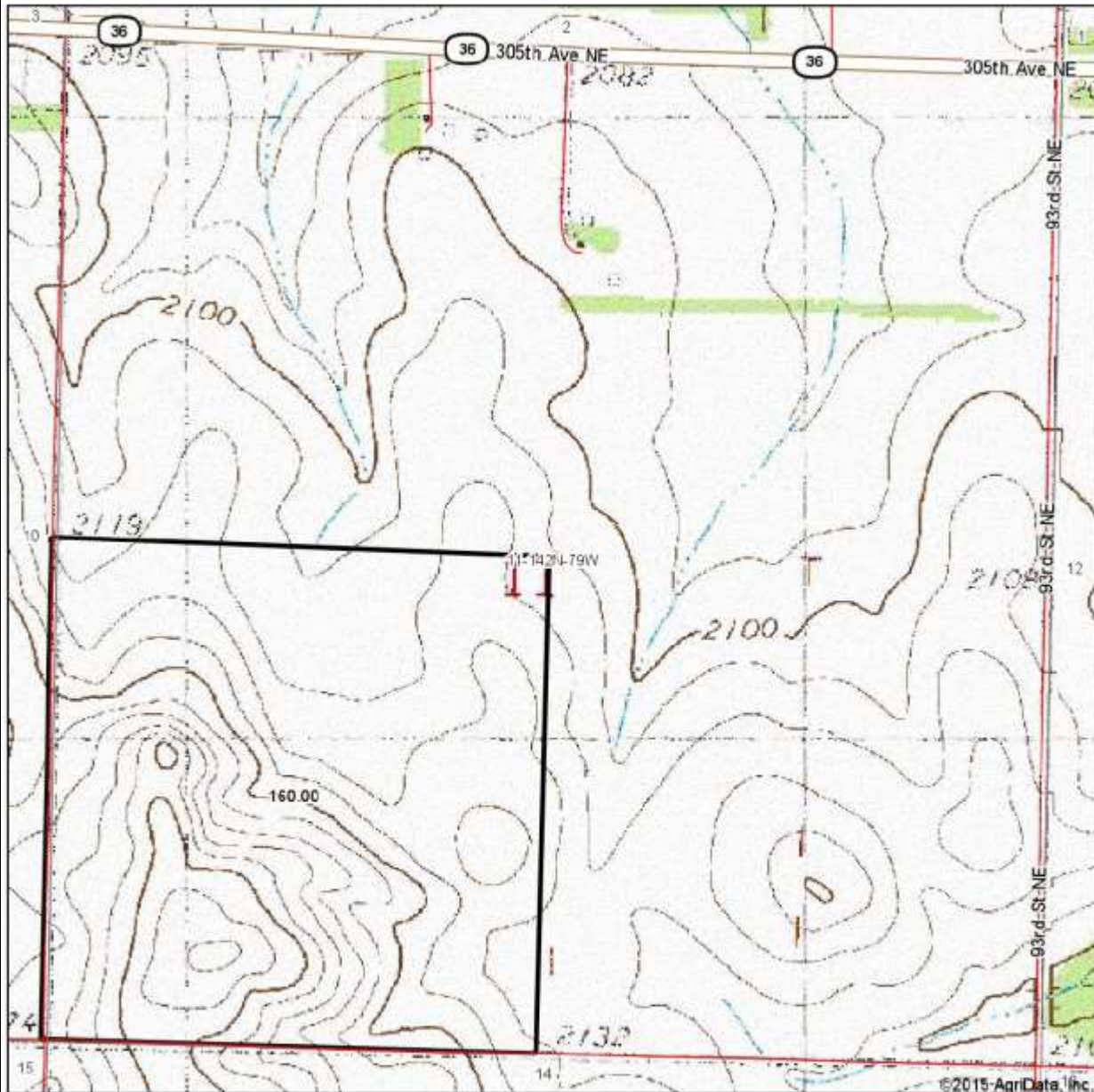
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahn-Zahn complex, 6 to 9 percent slopes	40.59	25.4%		Ive	56
C972B	Sen silt loam, 3 to 6 percent slopes	29.11	18.2%		Ile	74
C964D	Sen-Werner complex, 9 to 15 percent slopes	21.87	13.7%		Vie	37
C471A	Grail silty clay loam, 0 to 2 percent slopes	19.42	12.1%		Iic	95
C135D	Zahn-Williams loams, 9 to 15 percent slopes	18.43	11.5%		Vie	43
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	13.39	8.4%		Ile	83
C981F	Ustarents loamy, mineland, 0 to 60 percent slopes	8.20	5.1%		Vllls	10
C523A	Belfield-Rhoades-Grail silty clay loams, 0 to 2 percent slopes	7.47	4.7%		Ils	66
C451A	Amegard loam, 0 to 2 percent slopes	1.04	0.6%		Iic	98
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	0.48	0.3%		Iic	86
<b>Weighted Average</b>						<b>60.6</b>

Area Symbol: ND015, Soil Area Version: 16

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Map



map center: 47° 8' 6.8, 100° 39' 14.68



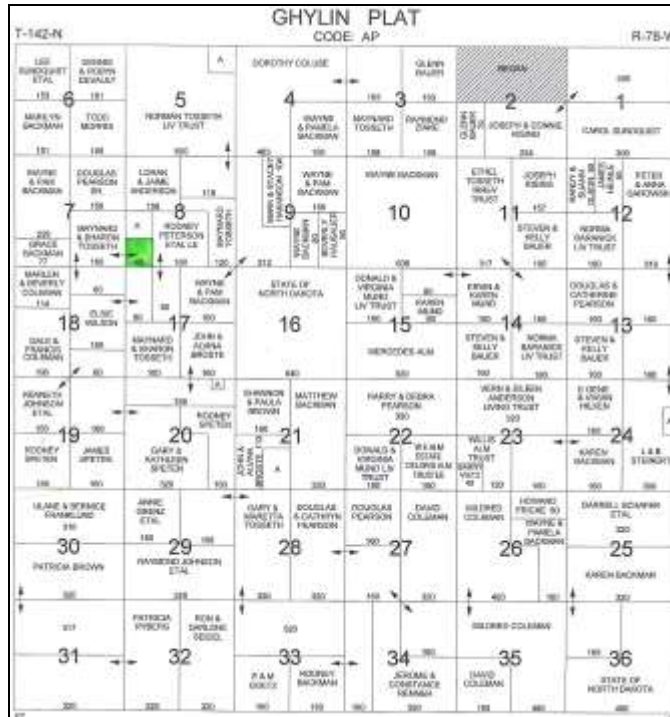
Maps Provided By  
**surety**  
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**11-142N-79W**  
**Burleigh County**  
**North Dakota**



12/14/2015

## Land Sale No. 2



### Property Identification

<b>Record ID</b>	6011
<b>Property Type</b>	Vacant Land
<b>Address</b>	119th Street NE and 292nd Avenue NE, Burleigh County, North Dakota
<b>Location</b>	Ghylin Township
<b>Tax ID</b>	11-142-78-00-08-600
<b>Legal Description</b>	SW4SW4 Section 8, T142N R78W, Burleigh County, North Dakota.

### Sale Data

<b>Grantor</b>	Maynard and Sharon Tosseth
<b>Grantee</b>	Steven and Kelly Bauer
<b>Sale Date</b>	August 30, 2013
<b>Deed Book/Page</b>	WD 794269
<b>Property Rights</b>	Surface rights / fractional interest
<b>Conditions of Sale</b>	Leased fee
<b>Financing</b>	Cash to seller
<b>Sale History</b>	Records were searched for a 3 year period; no transfer was found.
<b>Verification</b>	Maynard Tosseth, Grantor (701)734-6420, 12/14/2015; County records
<b>Sale Price</b>	\$40,000

### Land Data

<b>Zoning</b>	AG, Agricultural
<b>Topography</b>	Level to undulating
<b>Utilities</b>	Assumed telephone and electricity available
<b>Shape</b>	Square

**Land Sale No. 2 (Cont.)**

<b>Roads</b>	Paved and gravel
<b>Access</b>	119th St NE
<b>Productivity Index</b>	71.2

**Land Size Information**

<b>Gross Land Size</b>	40.000 Acres; 100% tillable
------------------------	-----------------------------

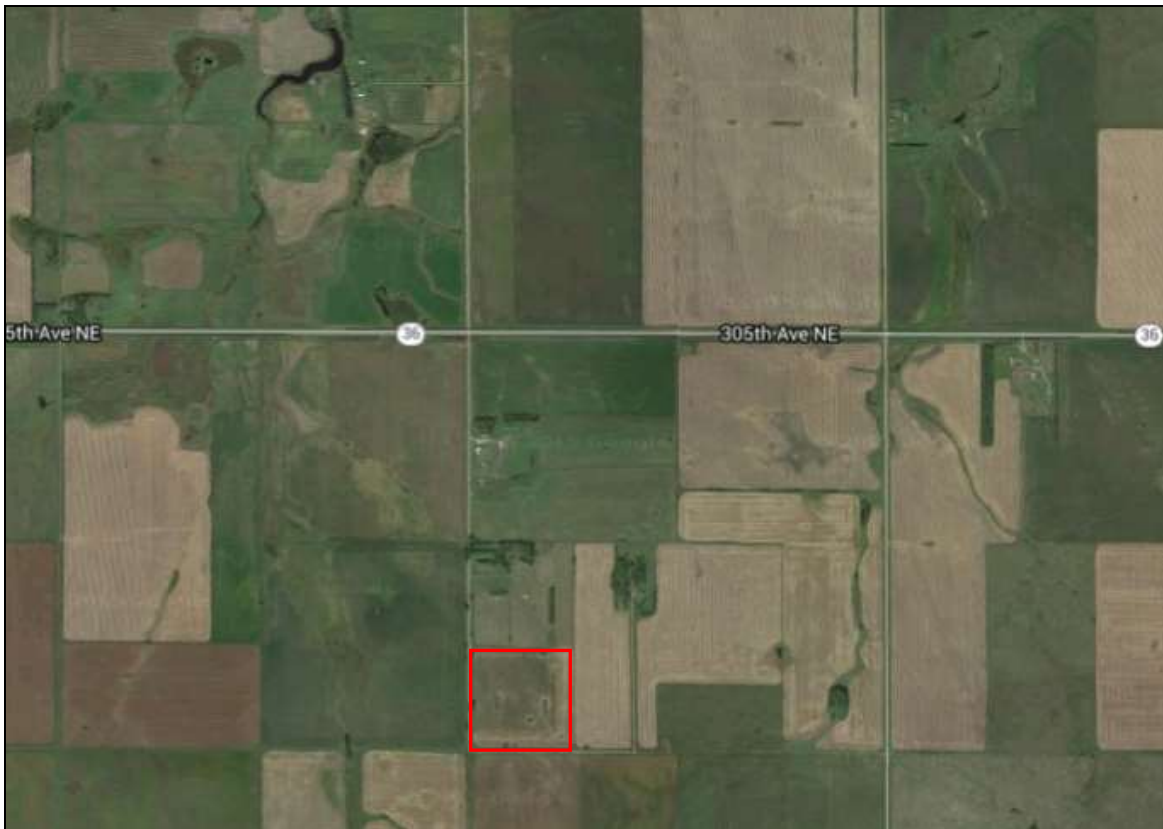
**Indicators**

<b>Sale Price/Gross Acre</b>	\$1,000
------------------------------	---------

**Remarks**

The sale was confirmed by Maynard Tosseth, Grantor, who stated he was approached by the Grantee. The Grantee had been leasing the land for \$40/acre prior to purchase. Mr. Tosseth believes he got a market rate and the price was not impacted by the nearby wind farms. The land was improved with an old building of no value.

The primary soils include Williams-Bowbells loams and Williams-Zahl-Zahill complex. The topography range is undulating at 0-9%. The non-irrigated soil classifications are II and IV, with various susceptibility to erosion and climate. The PI for this subject ranges from 56 to 86, with an overall weighted average of 71.2 for the entire tract. Of the total acreage 55.9% is Farmland of Statewide Importance, with the remaining 44.1% being Not Prime Farmland. The soils are 100% predominantly non-hydric.



\*Approximate Google Aerial of the Subject – Final Photos to be provided upon inspection.

# Aerial Map



map center: 47° 8' 6.07, 100° 35' 27.52



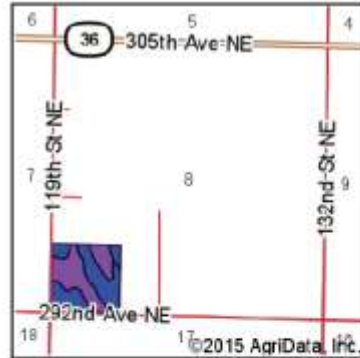
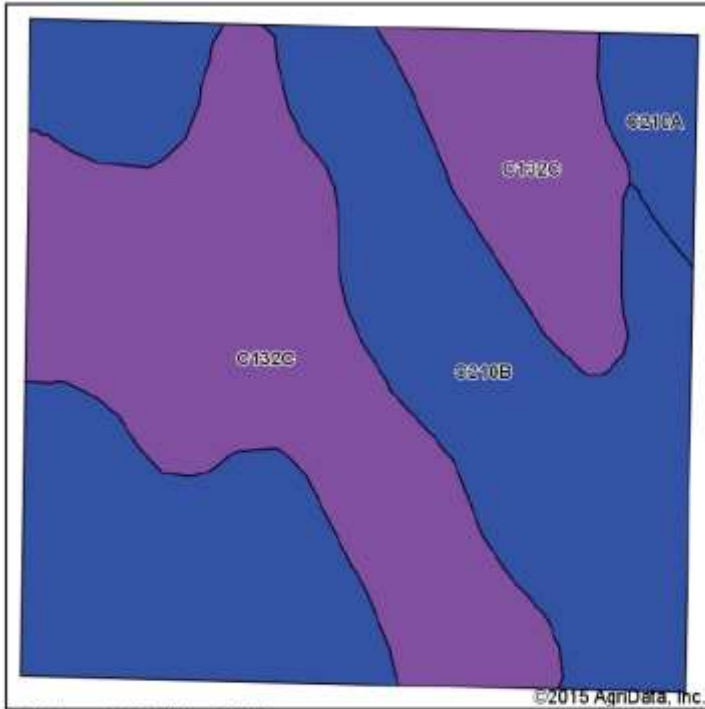
Maps Provided By:  
  
CUSTOMER ONLINE MAPPING  
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**8-142N-78W**  
**Burleigh County**  
**North Dakota**



12/14/2015

## Soil Map



State: **North Dakota**  
 County: **Burleigh**  
 Location: **8-142N-78W**  
 Township: **Ghylin**  
 Acres: **40**  
 Date: **12/14/2015**

Maps Provided By  
  
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Soils data provided by USDA and NRCS.

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Area Symbol: ND015, Soil Area Version: 16

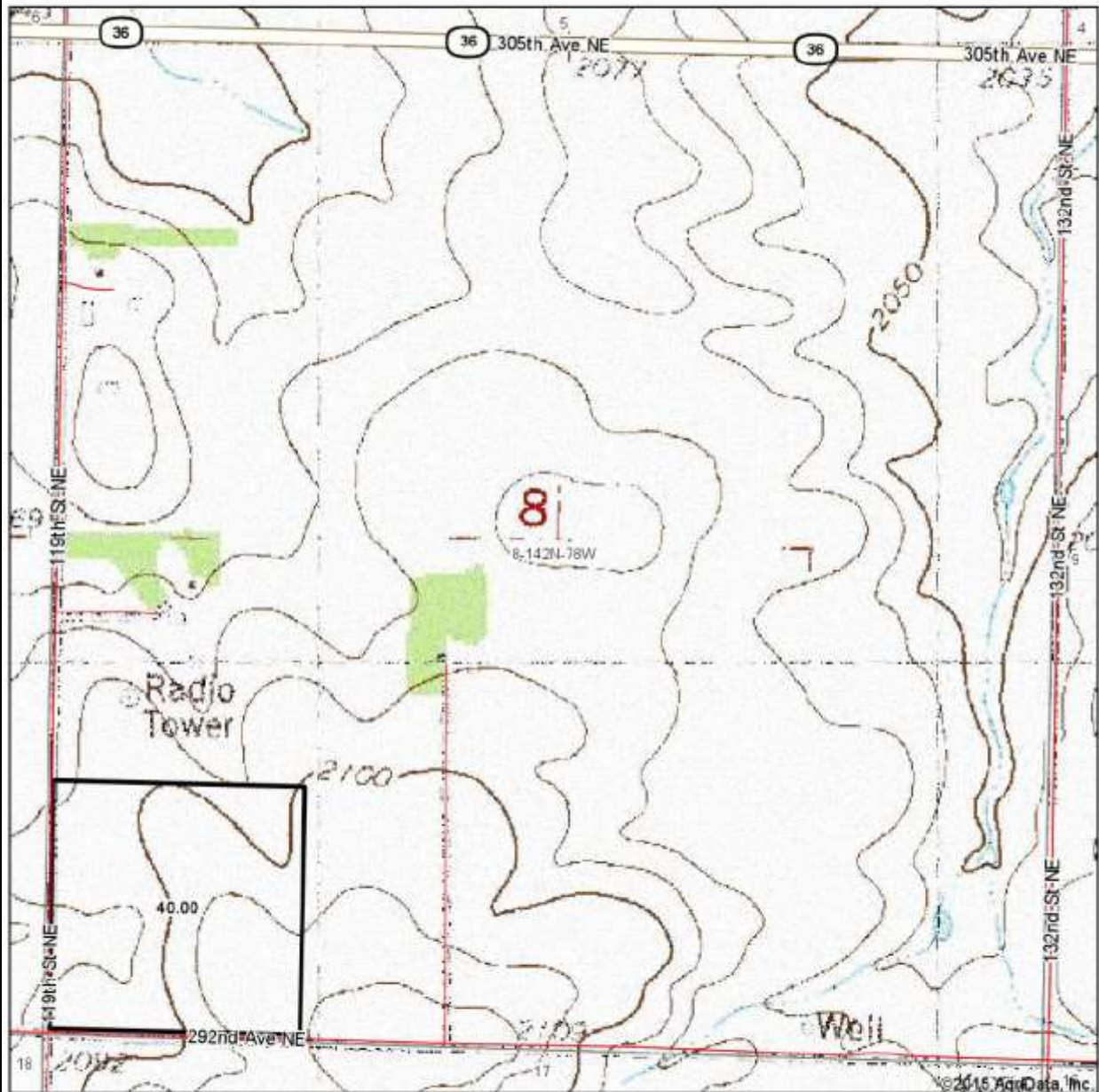
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class	Range Production (lbs/acre/yr)	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	20.83	52.1%		4.2ft	Ile	2875	83
C132C	Williams-Zahl-Zahl complex, 6 to 9 percent slopes	17.71	44.3%		> 6.5ft	Ive	2334	56
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	1.46	3.6%		4.2ft	Iic	2711	86
<b>Weighted Average</b>							<b>2630</b>	<b>71.2</b>

Area Symbol: ND015, Soil Area Version: 16

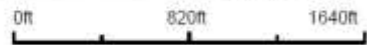
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Map



map center: 47° 8' 6.07", 100° 35' 27.52"



**8-142N-78W**  
**Burleigh County**  
**North Dakota**

Maps Provided By  
  
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12/14/2015

**ADDENDA**





## ENGAGEMENT CONTRACT

### CONSULTING SERVICES AGREEMENT

This Consulting Services Agreement ("**Agreement**") dated October 8, 2015, is by and between RM Hoefs & Associates, Inc., a North Dakota corporation ("**Consultant**"), and Brady Wind, LLC, a Delaware limited liability company ("**Wind Operator**").

1. Retention of Consultant. Subject to the terms and conditions set forth in this Agreement, Wind Operator hereby retains Consultant to perform the services set forth in this Agreement and Consultant accepts this retention on the terms and conditions set forth in this Agreement.

2. Term. The term of this Agreement shall commence as of the date set forth above and shall terminate on January 31, 2017, subject to the earlier termination provisions contained herein ("**Term**"). The Term may be extended as mutually agreed upon in writing by the parties.

3. Consulting Services. The services to be performed by Consultant under this Agreement ("**Consulting Services**") shall be as set forth and described in **Exhibit A**.

4. Compensation and Payment. Consultant's compensation, payment and rates for Consulting Services ("**Fee**") shall be as set forth in **Exhibit B** to this Agreement.

5. Insurance. Consultant shall procure and maintain at its expense, the following minimum insurance coverage, unless otherwise specified in the Agreement, covering all operations required to complete the Consulting Services. Consultant shall provide evidence of the following minimum insurance coverage by providing an ACORD or other Certificate of Insurance in forms and with insurance companies acceptable to the Risk Management Department of Wind Operator (rated "A-, VII" or higher by A.M. Best's Key Rating Guide are deemed acceptable, before any Consulting Services under the Agreement begins: (i) all insurance requirements required by law, including but not limited to, workers' compensation insurance for statutory obligations imposed by workers' compensation or occupational disease laws; (ii) Employers' Liability Insurance, including Occupational Disease, shall be provided with a limit of One Million Dollars (\$1,000,000) per occurrence; (iii) General Liability Insurance, written on Insurances Services Office form CG 00 01 1204 (or equivalent) covering liability arising out of premises, operations, bodily injury, property damage, products and completed operations and liability insured under and insured contract (contractual liability), with minimum limits of One Million Dollars (\$1,000,000) per occurrence, which shall insure the performance of the contractual obligations assumed by the Consultant under the Agreement. The coverage shall insure the performance of the contractual obligations assumed by Consultant under the Agreement; and (iv) Professional Liability, Errors and Omissions Coverage, with the minimum limits of liability, per claim, of One Million Dollars (\$1,000,000). Except for the Workers' Compensation and Professional Liability, Errors and Omissions Coverage, Wind Operator, its parent, subsidiaries and affiliated companies, along with their respective officers, directors, agents and employees (collectively, "**Wind Operator Entities**") shall be designated as an additional insured on Consultant's insurance policy required to be maintained under the Agreement, and such policy shall be endorsed to be primary to any insurance that may be maintained by or on behalf of the Wind Operator Entities. All policies of insurance required to be maintained by the Consultant hereunder shall: (i) provide a severability of interests or cross liability clause; (ii) provide that Wind Operator Entities be provided thirty (30) business days prior written notice of any non-renewals or cancellations; and (iii) waive any right of subrogation against Wind Operator Entities and waive any other right of the insurers to any off-set or counterclaim or any other deduction, whether by attachment or otherwise, in respect of any liability of Wind Operator Entities. Neither the Consultant's failure to provide evidence of minimum coverage of insurance following Wind

Operator's request, nor Wind Operator's decision to not make such request, shall release Consultant from its obligation to maintain the minimum coverage provided for in this Section 5.

6. Independent Contractor. Consultant agrees to perform Consulting Services as an independent contractor and not as a subcontractor, agent or employee of Wind Operator, its parent, subsidiaries or affiliates. Wind Operator retains no control or direction over Consultant, its employees or over the detail, manner or methods of performance of Consulting Services. Consultant is not granted any right or authority or responsibility expressed, implied or apparent on behalf of or in the name of Wind Operator to bind or act on behalf of Wind Operator.

7. Taxes. Consultant, and not Wind Operator, shall be solely responsible for all taxes incurred by Consultant in connection with its performance of Consulting Services, including, but not limited to, (i) all withholding, social security and other taxes of Consultant's employees and (ii) all taxes with respect to Consultant's compensation.

8. Business Records. Consultant shall maintain books and records supporting all costs for Consulting Services performed under this Agreement. During Consultant's normal business hours for the duration of this Agreement, and for a period of two years thereafter, Wind Operator shall have access to such books and to all other records of Consultant as required to verify reimbursable costs and to otherwise ensure compliance with the terms of this Agreement.

9. Confidentiality.

(a) Consultant agrees to hold Confidential Information in strict confidence and agrees that it shall not disclose Confidential Information without prior written consent of Wind Operator. For purposes of this Agreement, "**Confidential Information**" shall mean all information, regardless of the form in which it is communicated or maintained (whether oral, written, or visual) and whether prepared by Wind Operator or otherwise which is disclosed to Consultant in connection with the this Agreement and including all reports, analyses, notes or other information that are based on, contain or reflect any such Confidential Information. Confidential Information may only be disclosed to employees with a need to know the Confidential Information for the sole purpose of performing Consulting Services under this Agreement and Consultant is responsible for any breach of this provision by its employees.

(b) This provision does not apply to information that is presently a matter of public knowledge, which is or becomes available on a nonconfidential basis from a source which is not known to be prohibited from disclosing such information or which was legally in Consultant's possession without obligation of confidentiality prior to disclosure by Wind Operator.

(c) In the event that Consultant is requested or required by legal or regulatory authority to disclose any Confidential Information, Consultant shall promptly notify Wind Operator of such request or requirement prior to disclosure so that Wind Operator may seek an appropriate protective order and/or waive compliance with the terms of this Agreement.

(d) Wind Operator and Consultant acknowledge that Wind Operator would not have an adequate remedy at law for money damages if the covenants contained in this provision were breached. Accordingly, Wind Operator shall be entitled to an injunction restraining Consultant from violating this provision.

(e) Upon the termination of this Agreement or at any time upon written request of Wind Operator, Consultant shall promptly deliver to Wind Operator all drawings, manuals, letters, notes, notebooks, reports, and copies thereof and all other materials, including those of a secret or confidential nature, relating to Wind Operator's business that are in Consultant's and its contractors' or consultants' possession or control. The obligations of confidentiality contained in this provision 9 shall survive the termination of this Agreement and shall remain in effect for a period of two years following such termination.

(f) Wind Operator makes no representation or warranty as to the accuracy or completeness of the Confidential Information. Neither Wind Operator nor any of the other Wind Operator Entities shall be subject to liability resulting from any use of the Confidential Information by Consultant.

10. Publicity. The Consultant shall not make any public disclosures regarding Wind Operator or the project for which it is performing the Consulting Services without the prior approval of Wind Operator.

11. Work Product. Subject to the next sentence, the Consultant and Wind Operator agree that Wind Operator, not the Consultant, shall own all rights (including all intellectual property rights), title and interest to any and all work products resulting from Consulting Services performed under this Agreement. The Consultant shall retain all right, title and interest in and to Consultant Preexisting IP, provided that to the extent that any of Consultant Preexisting IP is embedded in the work product provided to Wind Operator under this Agreement, the Consultant hereby grants to Wind Operator and each Wind Operator Entity a non-exclusive, irrevocable, perpetual, and royalty-free license to use such Consultant Preexisting IP as Wind Operator may deem necessary to utilize the work product for Wind Operator's business purposes. "**Consultant Preexisting IP**" means individually and collectively, all inventions, improvements and/or discoveries, patentable or unpatentable, copyrightable or uncopyrightable, including but not limited to, computer software databases, methodologies and works of authorship, which were in existence, prior to the Consultant's performance of the Consulting Services under this Agreement. The Consultant hereby assigns all rights (including all intellectual property rights), title and interest in work products resulting from this Agreement. At the request of Wind Operator, the Consultant shall, without further consideration, execute all papers and documents and perform all other acts necessary or appropriate to evidence or further document Wind Operator's ownership of the work product.

12. Standard of Performance. The Consultant shall perform the Consulting Services in accordance with (i) the standards of care, diligence, skill and judgement normally exercised by professional firms and individuals with respect to services of a similar nature; (ii) recognized and sound consulting practices, procedures and techniques; (iii) all applicable laws and regulations; and (iv) the terms of **Exhibit A**.

13. Termination. Wind Operator or Consultant shall have the right to terminate this Agreement for its convenience in whole or in part at any time, upon thirty (30) days' written notice to the other party. In the event of such termination, Consultant shall be paid for services provided to the termination date.

14. Modifications. No amendment or modification to this Agreement shall be effective unless made in writing.

15. Assignment. This Agreement and all of the Consultant's rights, duties and obligations under this Agreement are personal in nature and shall not be subcontracted, assigned, delegated or otherwise disposed of by the Consultant without the prior written consent of Wind Operator. Wind Operator may assign this Agreement upon prior written notice to the Consultant.

16. Liability Limitation. In no event shall either party be liable to the other party whether in contract, tort or otherwise for payment of any special, indirect, incidental, consequential or similar damages.

17. Indemnification. The Consultant shall protect, defend, indemnify and hold Wind Operator, its affiliates, officers, employees, partners, members, successors and assigns free and unharmed from and against any and all claims, liabilities, loss, costs, or damages, including court costs and attorneys' fees which shall arise in connection with (i) anything done or omitted to be done by the Consultant with respect to the Consulting Services if caused by the negligence or willful misconduct of the Consultant, (ii) any breach by the Consultant of a covenant, warranty or representation contained herein, or (iii) any claim by Consultant's employees.

18. Notice. All notices required under this Agreement shall be deemed given when sent by overnight courier or registered or certified mail, or when sent by telecopy, telegraph or other graphic, electronic means and confirmed by overnight courier or registered or certified mail addressed as follows:

Hoefs & Associates, Inc.,  
PO Box 3102  
Fargo, ND 58103  
(701) 298-3066 Office  
(701) 799-3347 Cell

Brady Wind, LLC  
700 Universe Blvd., FEW/JB  
Juno Beach, FL 33408  
Attn: Project Manager  
(561) 694-4638

Either party shall have the right to change the address or name of the person to whom such notices are to be delivered by notice in accordance with this paragraph to the other party.

19. Law and Venue. This Agreement shall be governed in all respects by and construed in accordance with the laws of the State of Florida without regard to conflicts of law provisions. Any litigation between the parties shall be conducted in the state or federal courts of the State of Florida.

20. Headings. The headings in this Agreement are provided for convenience of reference only and shall not affect the construction of the text of this Agreement.

21. Non-Waiver. No waiver of any provision of this agreement shall be deemed to be nor shall constitute a waiver of any other provision whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

22. Cumulative Remedies. All rights and remedies of the parties under this Agreement shall be cumulative and the exercise of any one right or remedy shall not bar the exercise of any other right or remedy.

23. Severability. If any provision of this Agreement shall be held or deemed to be invalid, inoperative or unenforceable, such circumstances shall not affect the validity of any other provision of this Agreement.

24. Survival. The obligations of the parties hereunder which by their nature survive the termination of this Agreement and / or the completion of the Consulting Services hereunder shall survive and inure to the benefit of the parties. Those provisions of this Agreement which provide for the limitation of or protection against liability shall apply to the full extent permitted by law and shall survive termination of this Agreement and / or completion of the Consulting Services.

25. Complete Agreement. This Agreement is composed of this document and all exhibits hereto. This Agreement constitutes the entire and final agreement and supersedes all prior and contemporaneous agreements, representations, warranties and understandings of the parties, whether oral, written or implied.

26. Counterparts. This Agreement may be signed in counterparts, each of which may be deemed an original and all of which together constitute one and the same agreement.

27. Waiver of Trial by Jury. Wind Operator and Consultant hereby knowingly, voluntarily and intentionally waive the right to a trial by jury with respect to any litigation based hereon or arising out of, under or in connection with this Agreement. This provision is a material inducement for the parties entering into this Agreement.

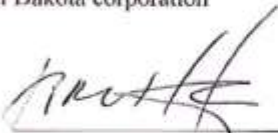
28. Authorization and Binding Obligations. Each party hereto represents to the other party that the execution, delivery and performance of this Agreement have been duly authorized, and this Agreement has been duly executed and delivered by the signatory so authorized, and the obligations contained herein constitute the valid and binding obligations of such party.

(The remainder of this page is intentionally blank. The next page is the signature page.)

The parties have executed this Consulting Agreement effective as of the day and year first above written.

**Consultant**

RM Hoefs & Associates, Inc.,  
a North Dakota corporation

By:   
\_\_\_\_\_  
Rose M. Hoefs, President

**Wind Operator:**

Brady Wind, LLC  
a Delaware limited liability company

By: \_\_\_\_\_  
John DiDonato, Vice President

**EXHIBIT A**

**Consulting Services**

Provide labor, material, equipment, transportation and office calculations to perform a study on the impact of NextEra Energy Resources, LLC's wind farms (if any) on property improved with wind turbines and related structures, as well as surrounding properties. Consultant shall use paired sales by using the sale of the Wind Operator's encumbered tracts and tracts adjacent to the encumbered tracts as a basis.

**EXHIBIT B**

**Compensation**

Upon completion of the analysis set forth in **Exhibit A**, the Consultant shall submit an invoice summarizing the Consulting Services performed, the number of hours worked and the expenses incurred with accompanying receipts. Consultant's rate shall be \$175.00 per hour and expenses include a straight per diem of \$40.00 per day plus \$0.567 per mile, plus lodging costs. The only receipts submitted will be for lodging. This is done in accordance with invoices submitted to the ND DOT and similar institutions. If it appears the cost of the analysis set forth in **Exhibit A** will exceed \$25,000.00 then Consultant shall immediately contact Wind Operator so that Wind Operator can restrict the scope of the analysis, if necessary. Payments for undisputed amounts shall be made within forty-five (45) days from the receipt of an invoice.

Any modifications to the Scope of Work, respective modifications to compensation, if any, shall be agreed upon by both parties in a mutual writing.



## QUALIFICATIONS OF ROSE M. HOEFS

### ***AFFILIATION***

The Appraisal Institute, Chicago, Illinois, 1986; Associate Member  
The International Right of Way Association  
DUNS available on request

### ***MEMBER OF***

Greater Minnesota Chapter of the Appraisal Institute  
Greater North Dakota Chapter of the Appraisal Institute  
Fargo-Moorhead Board of Realtors

### ***LICENSES AND DESIGNATIONS***

North Dakota Certified General Appraiser, 1992; #1063  
Minnesota Certified General Appraiser, 1992; #4002095  
South Dakota Certified General Appraiser, 2014; #1333CG  
North Dakota Real Estate Broker, 1976; lapsed 2005  
GRI (Graduate Realtors Institute) 1976; CRS (Certified Residential Specialist) 1977

### ***EDUCATIONAL INSTITUTIONS***

Dickinson Branch NDSU, Dickinson, North Dakota  
Moorhead State University, Moorhead, Minnesota  
North Dakota State University, Fargo, North Dakota  
University of Colorado, Boulder, Colorado  
University of Minnesota, Minneapolis, Minnesota  
University of St. Thomas, Minneapolis, Minnesota

### ***EDUCATION – APPRAISAL INSTITUTE COURSES***

#### *Advanced Applications*

2000 University of St. Thomas, Minneapolis, Minnesota

#### *Advanced Sales Comparison and Cost Approaches*

2000 University of St. Thomas, Minneapolis, Minnesota

#### *Basic Valuation Procedures*

1989 University of Minnesota, Minneapolis, Minnesota

#### *Business Practices and Ethics*

2013 Appraisal Institute

2009 Appraisal Institute

#### *Capitalization Theory and Technique, Parts A and B*

1989 University of Colorado, Boulder, Colorado

#### *Case Studies*

1992 University of St. Thomas, Minneapolis, Minnesota

1991 Appraisal Institute, Houston, TX

#### *Commercial Cost Approach Training*

2009 Appraisal Institute

#### *Condemnation Appraising / Advanced Topics and Applications*

1999 University of Colorado, Boulder, Colorado

- Condemnation Appraising / Basic Principles and Applications*  
1999 University of Colorado, Boulder, Colorado
- Demonstration Report Writing*  
1999 Appraisal Institute, Chicago, Illinois
- Eminent Domain and Condemnation*  
2006 Appraisal Institute
- FHA and the Appraisal Process*  
1999 Appraisal Institute, Bismarck, ND
- Introduction to Green Buildings: Principles & Concepts*  
2013 Appraisal Institute
- Real Estate Principles*  
1988 University of Colorado, Boulder, Colorado
- Report Writing and Valuation*  
1991 Houston Chapter, Appraisal Institute; Houston, Texas
- Residential Cost Approach Training*  
2009 Appraisal Institute
- Residential Market Analysis and Highest & Best Use*  
2011 Appraisal Institute
- Small Hotel/Motel Valuation*  
2006 Appraisal Institute
- Subdivision Valuation*  
2013 Appraisal Institute
- Supervising Appraisal Trainees*  
2013 Appraisal Institute
- Valuation of Detrimental Conditions in Real Estate*  
2006 Appraisal Institute
- Uniform Standards for Federal Land Acquisitions*  
2014 Chamberlain, SD  
2007 St. Paul, Minnesota  
2002 Sheridan, Wyoming
- Uniform Standards of Professional Appraisal Practice, Parts A, B & C*  
2013 North Dakota Chapter, Appraisal Institute; update  
2012 State of Minnesota, Department of Commerce; update  
2010 North Dakota Chapter, Appraisal Institute; update  
2008 North Dakota Chapter, Appraisal Institute; update  
2006 North Dakota Chapter, Appraisal Institute; update  
2005 North Dakota Chapter, Appraisal Institute; update  
1999 Houston Chapter, Appraisal Institute; Houston, Texas  
1994 University of Minnesota, Minneapolis, Minnesota  
1988 University of Minnesota, Minneapolis, Minnesota

**EDUCATION – OTHER**

*Enbridge Safety Course 2014; Grand Forks, North Dakota*

**REAL ESTATE AND APPRAISAL EXPERIENCE**

1996-present	RM Hoefs & Associates, Inc.; Fargo, North Dakota; Fee Appraiser
1995-1998	Parsons Brinkerhoff; Herndon, Virginia; FEMA Inspector
1990-1996	TW Sapa & Associates; Fargo, North Dakota; Fee Appraiser
1989-1990	Fargo Planning Commission; Fargo, North Dakota; Board Member
1984-1990	H.R. Arneson & Associates; Fargo, North Dakota; Fee Appraiser
1983-1984	Bagan Real Estate; Jamestown, North Dakota; Broker – Owner
1975-1981	Bagan Real Estate; Jamestown, North Dakota; Real Estate Sales
1974-1975	Rueben Liechty & Company; Jamestown, North Dakota; Real Estate Sales

*Appraisal Experience includes* over 5,600 self-contained, summary, or restricted appraisals of vacant land, mixed residential, commercial, industrial, and special purpose properties. Primary focus is litigation and eminent domain issues.

*Purpose of the Appraisals includes* purchase, sale, refinance, government acquisition, easements, contamination, insurance, litigation, and damaged properties. Appraisal area includes all of North Dakota, Western Minnesota, and northeastern South Dakota.

*Court Experience:* Qualified expert witness; appraisal and reviewer; decision North Dakota Supreme Court/review/ {*City of Grand Forks v. Hendon, No. 20050197*}.

**PARTIAL LIST OF CLIENTS**

Government

- Bismarck Airport Authority, Bismarck, North Dakota
- Cass County, North Dakota
- City of Breckenridge, Minnesota
- City of Detroit Lakes, Becker County, Minnesota
- City of Dickinson, North Dakota
- City of East Grand Forks, Minnesota
- City of Fargo, North Dakota
- City of Grand Forks, North Dakota
- City of Moorhead, Minnesota
- City of West Fargo, North Dakota
- Clay County, Minnesota
- Fargo Airport Authority, Fargo, North Dakota
- Federal Aviation Administration (FAA)
- Federal Housing Administration (FHA)
- General Services Administration (GSA)
- Grand Forks Airport Authority, Grand Forks, North Dakota
- Homeland Security, North Dakota / Army Corps Engineers – Rock Island, Illinois
- Mayville Airport Authority, Mayville, North Dakota
- Minnesota Department of Transportation (MNDOT)
- Mountrail County, North Dakota
- North Dakota Department of Transportation (NDDOT)
- North Dakota State Water Commission
- U.S. Department of the Army / Corps of Engineers – St. Paul, Minnesota
- Wahpeton Airport Authority, Wahpeton, North Dakota

## Engineering Firms

Apex Engineering Group, Inc  
Bartlett and West - AECOM Engineers, Inc  
DOWL HKM, Inc.  
HDR Engineering, Inc.  
Houston Engineering, Inc  
Interstate Engineering, Inc  
Kadmas, Lee, and Jackson  
Moore Engineering, Inc  
SRF Consulting, Inc  
Tait & Associates, Inc.  
Ultieg Engineers, Inc

## Corporations and Other Entities

American Society for Environmental Education  
AT&T  
Burlington Northern and Santa Fe Railroad  
Cargill, Inc  
Cass County Electric  
Coca Cola  
Concordia College  
Consolidated Beef  
Enbridge Oil Corporation  
General Motors  
Great Plains Supply  
John Deere  
Minnesota Mining and Manufacturing  
Minnkota Power Cooperative, Inc.  
Northwestern Bell  
Pamida, Inc.  
Pepsi Cola  
Ramada Inns  
Regency Inns  
Roadway Express  
Steiger Tractor  
SuperValu Stores  
Surplus Tractor, Inc.

## **REFERENCES**

*Garylle Stewart*, Attorney at Law; Solberg, Stewart, & Miller; Fargo, North Dakota 701-237-3166

*Howard Swanson*, City Attorney and Special Assistant to the Attorney General of North Dakota; Grand Forks, North Dakota 701-772-3407

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MAJOR PROJECTS (1996 – Present)

***AIRPORT NEW CONSTRUCTION OR EXPANSION***

Fargo, ND  
Grand Forks, ND  
Gwinner, ND  
Jamestown, ND  
Kindred, ND  
Lisbon, ND  
Stanley, ND  
Wahpeton, ND

***AIRPORT REVIEW***

Bismarck, ND  
Gen Ulen, ND  
Grand Forks, ND  
Kindred, ND  
Lakota, ND  
Linton, ND  
Oaks, ND  
Washburn, ND

***STREETS, HIGHWAYS, AND UTILITIES***

• ***North Dakota Department of Transportation***

Construction / Reconstruction of I-29 & Main Avenue Railroad Shoofly, Fargo, ND  
Construction of Dickinson Bypass, Dickinson, ND (2 of 3 phases completed)  
Construction of Highway 85/2 North, Williams County, North Dakota  
Construction of I-94 sound wall; Fargo, ND  
Construction of U.S. Highway 281 Bypass, (approximately 12 miles) Jamestown, ND  
Construction of Williston Bypass, Williston, ND (3 phases completed)  
Construction of Williston Temporary Bypass, Williston, ND  
Construction of Williston Underpass, Williston, ND  
Reconstruction of 12<sup>th</sup> Avenue North and University Drive, Fargo, ND  
Reconstruction of County Road 3A, Mountrail County, ND  
Reconstruction of County Road 7, Mountrail County, ND  
Reconstruction of Dakota Avenue, City limits to Red /Ottetail/Bois de Sioux River; Wahpeton, ND  
Reconstruction of Highway 1804 interchange, Williams County, ND  
Reconstruction of Highway 20, Devils Lake, ND  
Reconstruction of Highway 23, Mountrail County, ND  
Reconstruction of Highway 281 South, Mill Hill to City limits, Jamestown ND  
Reconstruction of Highway 83; Max, ND  
Reconstruction of Highway 19, Devils Lake, ND  
Reconstruction of I-29 and 52<sup>nd</sup> Avenue Overpass; Fargo, North Dakota  
Reconstruction of Intersection of Highways 1804 and 58, Buford, ND  
Reconstruction of Main Ave & 25<sup>th</sup> Street Underpass/Shoofly, Fargo, ND  
Reconstruction of Main Ave & University Drive Underpass/Shoofly, Fargo, ND  
Reconstruction of Main Street, 1<sup>st</sup> Ave to 6<sup>th</sup> Ave, Williston, ND  
Reconstruction of North Broadway, Minot, North Dakota, total takings  
Reconstruction of Palermo Road, Mountrail County, ND  
Reconstruction of roads and bridges; Ward County and FEMA; Ward County, ND

Reconstruction of Shell Creek Bridge, Mountrail County, ND  
Reconstruction of South University Drive, north of 52<sup>nd</sup> Avenue; Fargo, ND  
Reconstruction of State Highway 200, Killdeer, North Dakota  
Reconstruction of State Highway 46, Gackle, North Dakota  
Reconstruction of West Main Avenue, West Fargo, ND

- ***City of Fargo, North Dakota***

Construction / Reconstruction of 32<sup>nd</sup> Avenue S - 45<sup>th</sup> Street to 38<sup>th</sup> Street, Fargo, ND  
Construction / Reconstruction of 45<sup>th</sup> Street - I-94 to 52<sup>nd</sup> Avenue, Fargo, ND  
Construction of 17<sup>th</sup> Avenue Underpass / I-29, Fargo, ND  
Construction of 42<sup>nd</sup> Avenue South Underpass / I-29, Fargo, ND  
Construction of 64<sup>th</sup> Avenue South and 25<sup>th</sup> Street, Fargo, ND  
Reconstruction of 13<sup>th</sup> Avenue South - 25<sup>th</sup> Street to I-29, Fargo, ND  
Reconstruction of 25<sup>th</sup> Street - 17<sup>th</sup> Avenue S to 23<sup>rd</sup> Avenue S, Fargo, ND  
Reconstruction of 42<sup>nd</sup> Street - 9<sup>th</sup> Avenue S to 32<sup>nd</sup> Avenue S, Fargo, ND  
Reconstruction of 45<sup>th</sup> Street - 9<sup>th</sup> Avenue South to I-94  
Reconstruction of Main Avenue - 45<sup>th</sup> Street to 25<sup>th</sup> Street, Fargo, ND  
Utility Project, Major Thoroughfares, Fargo, ND

- ***Cass County, North Dakota***

Cass County Highway 32, Alice, North Dakota  
Cass County Highway 4, Argusville ND to CC Highway 18  
Construction of County Road 14, Horace, ND to I-29  
Reconstruction of Cass County 17 from County Road 6 to Horace, ND  
Reconstruction of County Highway 15, Mapleton, ND  
Reconstruction of County Road 32 / Rush River, Amenia, ND

- ***Transmission Lines / Oil Pipelines***

Construction of Big Stone Transmission Line – Dickey County, ND  
Construction of Minnkota Power transmission line, various counties, ND  
Construction of Sandpiper Pipeline, Enbridge Corporation - Tioga, ND to Grand Forks, ND

- ***US Border Control – Homeland Security / Army Corps of Engineers***

Construction of Maida Border Control Station, Maida, ND  
Construction of Pembina Border Control Station, Pembina, ND  
Construction of Portal Border Control Station, Portal, ND

## ***WATER PROJECTS***

- ***Total and Partial Takings / Government Participation (2000 – present)***

Baldhill Dam / Lake Ashtabula, 5' Pool Raise – Corps of Engineers  
Becker County, MN; Becker County Dam / South Branch of Wild Rice River  
Breckenridge, MN, floodwall and levee construction; Corps of Engineers  
Devils Lake East End Outlet – North Dakota Water Commission  
Devils Lake West End Outlet; Property Owners versus State of North Dakota Water Commission  
East Grand Forks, MN; floodwall and levee construction; Corps of Engineers  
Fargo and Cass County, ND; south/north side flood project  
Fargo, ND; levee construction; City of Fargo (on going)  
Fargo-Moorhead Red River Diversion (on going)  
Grand Forks, ND; floodwall and levee construction; Corps of Engineers  
Hendrum, Minnesota, ring dike; Wild Rice Water District  
Little Missouri pipeline break, Medora, ND; North Dakota State Water Commission  
Neva, Minnesota, ring dike; Wild Rice Water District  
Norman County Minnesota; Wild Rice Water District; levee construction  
Oxbow, North Dakota Emergency Buyouts – Corps of Engineers & FM Metro Area Diversion

Perley, Minnesota ring dike; Wild Rice Water District  
Shelly, Minnesota, ring dike; Wild Rice Water District

- ***Voluntary Buyouts / Government Participation (2000 – present)***

Breckenridge, MN  
Cass County, ND  
City of Fargo, ND  
Clay County, MN  
Norman County, MN  
Wild Rice Water District, MN

- ***Flood Damaged Properties (1997 – present)***

Cass County, ND  
Clay County, MN  
East Grand Forks, MN  
Fargo, ND  
Grand Forks, ND  
Lisbon, ND  
Moorhead, MN  
Norman County, MN



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**END OF REPORT**

## SUMMARY OF FINDINGS

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- **Majority of rural agricultural tracts are retained by generations of farm families limiting the data available for the analysis.**
  - **Of the sales data researched, only 26 paired sales were found.**
  - **All of the sales were verified by a party to the sale.**
  - **Only one sale located in Burleigh County included a farmstead.**
  - **The remaining 25 sales were used for agricultural purposes.**
- 

✓ **12 agricultural sales in Barnes County, of those**

- 6 sales were improved with wind turbines;
  - Royalty rights were purchased in two of the sales at \$47,300 to \$50,000 per turbine,
  - Royalty rights were retained by the sellers in 4 of the sales.
- 6 sales were not improved with wind turbines; but were adjacent or near wind farms;
  - 2 farmsteads adjacent to wind farms were retained by the sellers.
- None of the participants considered a negative impact from the turbines or wind farms.

✓ **4 agricultural sales in Steele and Griggs Counties**

- 2 sales were improved with wind turbines;
  - Royalty rights were retained by previous sellers.
- 2 sales were not improved with wind turbines, but were adjacent or near wind farms.
- Three participants did not consider a negative impact from the turbines or wind farms.
- One participant (Sale 4) had no opinion as to impact.

✓ **2 agricultural sales in Cavalier County**

- 1 sale was improved with a wind turbine;
  - Royalty rights were retained by previous seller.
- 1 sale was not improved with wind turbines, but was adjacent or near wind farms.
- Neither participant considered a negative impact from the turbines or wind farms.

✓ **5 agricultural sales in Dickey and LaMoure Counties**

- 1 sale was improved with three wind turbines and meteorological tower;
  - Royalty rights went with the sale.
- 4 sales were not improved with turbines but were located near a wind farm.
- None of the participants considered a negative impact from the turbines or wind farms.

✓ **2 agricultural and 1 improved land sales in Burleigh County**

- 1 agricultural sale was improved with a wind turbine;
  - Royalty rights were retained by previous seller.
- 1 agricultural sale was not improved with wind turbines, but was near a wind farm.
- Neither agricultural sale included adjacent farmsteads.
- The improved sale (farmstead) not improved with turbines but adjacent to a wind farm.
- None of the participants considered a negative impact from the turbines or wind farms.