

Multi-County
**ABSOLUTE WIND TURBINE
SEALED BID AUCTION**

13 WIND TURBINES (OFFERED IN 5 GROUPS)

*Includes wind turbines, interest in land
easement, Power Purchase Agreement,
and all future income generated.*

Bids Due no later than September 19th, 2024 at 5:00 PM (CDT)

STEVE BRUERE

515.222.1347 IA LIC S43684000
Steve@PeoplesCompany.com

DOUG BEAR

515.745.3192 IA LIC S67986000
Doug.Bear@PeoplesCompany.com

KAYLA ROWAN

918.734.1919 Director of Energy Management
Kayla.Rowan@PeoplesCompany.com

ABSOLUTE WIND TURBINE SEALED BID AUCTION

Bids Due no later than September 19th, 2024 at 5:00 PM (CDT)

Absolute Sealed Bid Auction for 13 Wind Turbines

Thirteen HZ wind turbines, distributed across Dallas (3), Story (2), Cerro Gordo (5), and Delaware (3) County, Iowa are available for purchase through an Absolute Sealed Bid Auction. All sealed bids are due before 5:00 PM (CDT) on Thursday, September 19th, 2024. The winning bidder will be purchasing the turbines, interest in the land easement, and will get assigned Power Purchase Agreement combined with all future income generated by the 13 HZ wind turbines. In addition, there are nearly \$479,000 of tax credits available for the 7 tax eligible wind turbines and when some of the turbines come back online or repaired, there may be additional incentives available.

The portfolio of wind turbines each have a rated capacity of 2 MW and hub height of 80 meters with rotor diameters ranging from 93 to 111 meters, and total tower heights of 126.50 to 135.60 meters. Two of the 13 wind turbines came online in 2012, whereas the remaining 11 turbines came online in 2017. The Power Purchase Agreements are through CIPCO for the 2 wind turbines located in Story County and the remaining 11 wind turbines have a Power Purchase Agreement through Interstate Power and Light Company, an affiliate of Alliant Energy (collectively "Alliant Energy"). There are currently either 25- or 30-year land easements in place with landowners and these easements must be renewed 16 months prior to the land easements expiring. These land easements may be renewable for additional 20- to 25-year terms, depending on the turbine location. Please contact the listing agents for additional details or reference the Data Room for additional information specific to a wind turbine or an offering group.

**GROUP 1: CITY OF PERRY, DALLAS COUNTY
(3 Wind Turbines)**

**GROUP 2: STORY COUNTY
(2 Wind Turbines)**

**GROUP 3: CERRO GORDO COUNTY - EAST
(2 Wind Turbines)**

**GROUP 4: CERRO GORDO COUNTY - SOUTH
(3 Wind Turbines)**

**GROUP 5: DELAWARE COUNTY
(3 Wind Turbines)**

WIND TURBINE OVERVIEW WEBINARS

Three informational webinars have been scheduled to inform and update potential bidders about the wind turbine sealed bid auction process and to answer any questions that may exist. Please contact the Listing Agents to get registered.

**AUGUST 8TH
(1:00 PM)**

**AUGUST 21ST
(12:00 PM)**

**SEPTEMBER 12TH
(1:00 PM)**

To request access to the data room for additional information, please contact Doug Bear or Kayla Rowan. Access to the data room will be granted upon execution of a Non-Disclosure Agreement.

STEVE BRUERE

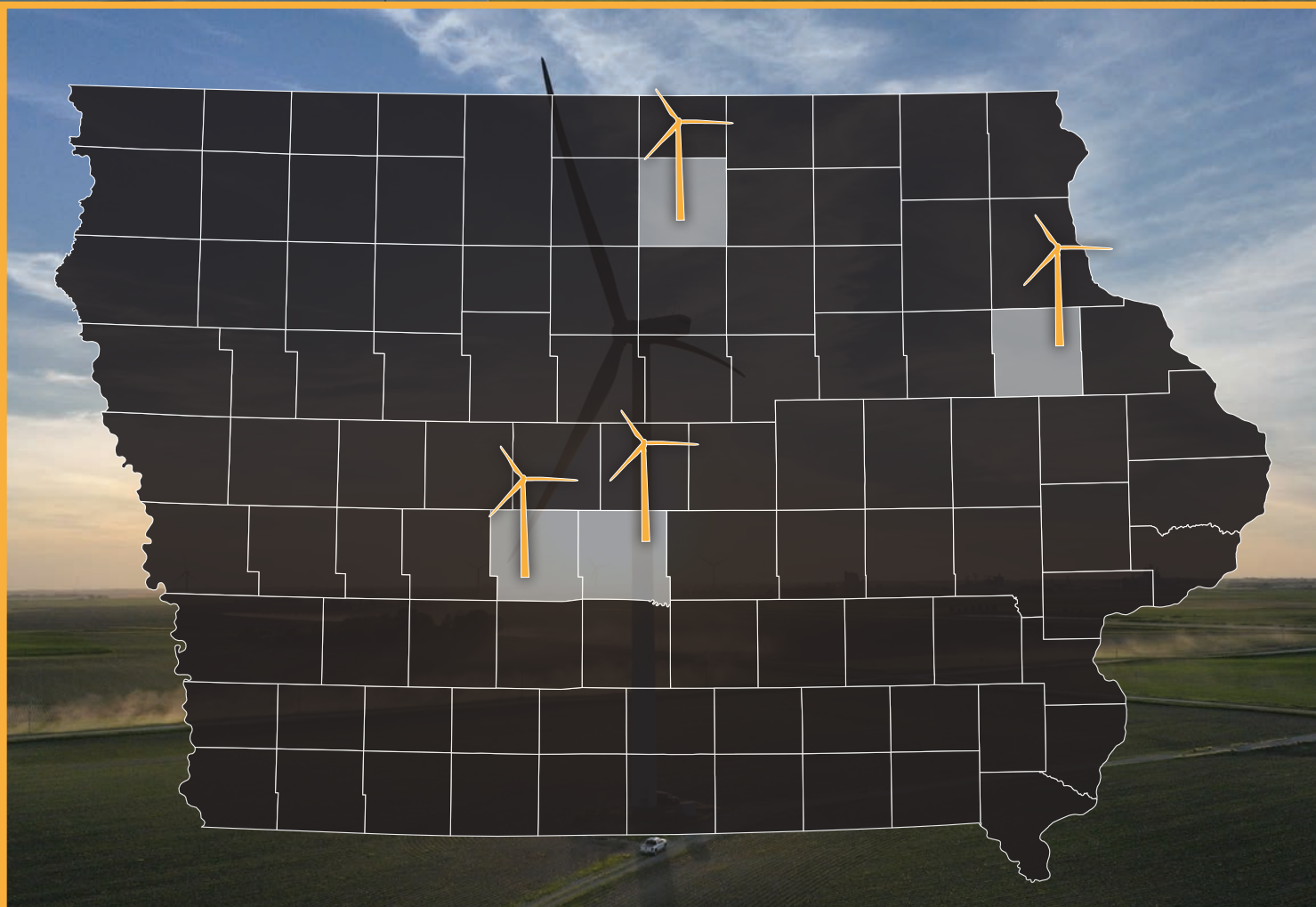
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As of September 20, 2023, Iowa has more than 6,000 wind turbines with a total installed capacity of 12,200 megawatts (MW), which is second only to Texas in the United States. Wind energy is the lowest cost source of new electricity, which keeps utility costs low and relatively stable. Wind power is Iowa's largest source of electricity generation, producing approximately 60% of the state's electricity in 2022. New projects are expected to increase Iowa's wind capacity to over 14,700 MW in the next few years, keeping Iowa at the forefront of wind energy.

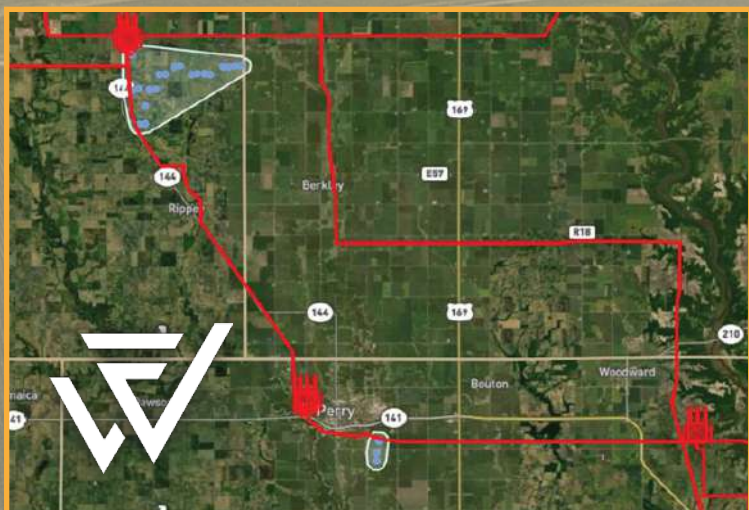
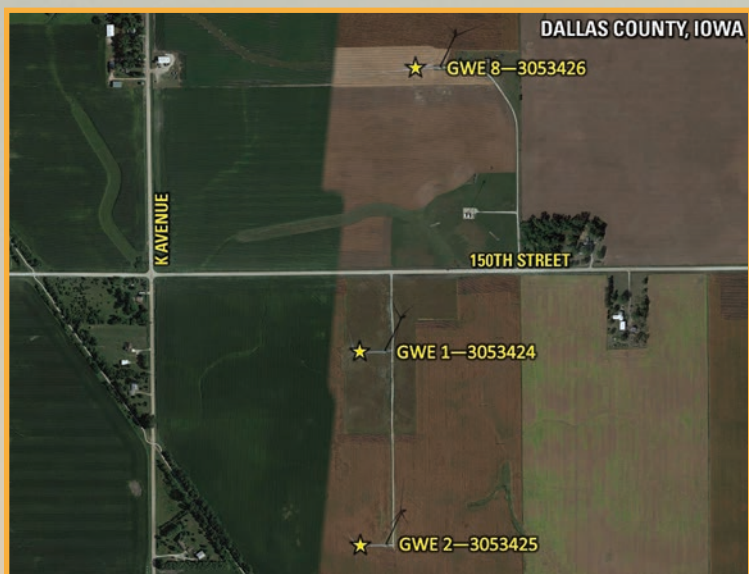
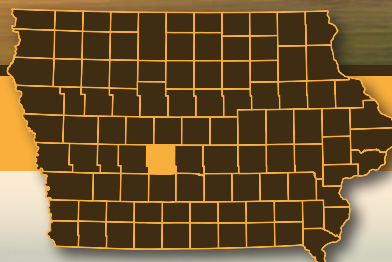
With the support of statewide policies that encourage wind energy growth and development, Iowa is projected to still be one of the top three states with the most wind turbines by 2050. The sufficient high-voltage transmission infrastructure exists to allow for significant additions and continued wind development and is a promising venture given the state's commitment to renewable energy and its abundance of wind resources. These turbines are designed to integrate into local energy grids, supporting community growth, and foster environmental stewardship.

HZ Windpower

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GROUP #1: CITY OF PERRY, IOWA



Group #1 includes three 60Hz 2.0 MW wind turbines (GWE 1 – 3053434; GWE 2 – 3053425; GWE 8 – 3053426;) which are interconnected to the current 4.16 kV distribution system at the intersection of Iowa Highway 141 and J Avenue in Perry, Iowa. Located on 150th Street, southeast of Perry, all three turbines have a turbine model H111-2000 with a hub height of 80 meters, a rotor diameter of 111.00 meters, and total height of 135.60 meters.

Two of the three wind turbines are tax credit eligible, and the Power Purchase Agreement (PPA) is through Alliant Energy. The 2023 tax credits for GWE 1 LLC, GWE 2 LLC, and GWE 8 LLC were \$85,348.50, \$92,872.54, and not eligible, respectively for the turbines. A Buyer should conduct their own investigation to ensure that the previous tax credits have not changed. Currently, there is a 30-year land easement for the turbines which extends their use through March 2047, but this lease may be extended in the future. Please contact the Listing Agents for additional details.

The 3 turbines are located on the south side of Iowa Highway 141 within the city limits of Perry, Iowa. Situated immediately south of the overhead Mid-American powerline, these turbines are located 13 miles southeast of the Rippey Wind Farm in Greene County, Iowa.

Notes:

- GWE 1 LLC – The middle turbine in the grouping is situated in the Northeast Quarter of the Northwest Quarter in Section 23 of Spring Valley Township, Dallas County, Iowa.
- GWE 2 LLC – The southern turbine is located in the Southeast Quarter of the Northwest Quarter in Section 23 of Spring Valley Township, Dallas County, Iowa.
- GWE 8 LLC – The northern most turbine is located in the Northwest Quarter of the Southwest Quarter in Section 14 of Spring Valley Township, Dallas County, Iowa.

LEGEND



Substation

Transmission Line



Wind Turbine



Wind Farm

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GROUP #1: THREE TURBINES

150th Street
Perry, Iowa 50220

Turbines	GWE 1 LLC	GWE 2 LLC	GWE 8 LLC
Grouping (#)	#1	#1	#1
County (Iowa)	Dallas	Dallas	Dallas
Turbine ID	3053424	3053425	3053426
Project Name	Mason Wind LLC Perry	Mason Wind LLC Perry	Mason Wind LLC Perry
Year Online	2017	2017	2017
Rated Capacity	2 MW	2 MW	2 MW
Hub Height	80 m	80 m	80 m
Rotor Diameter	111.00 m	111.00 m	111.00 m
Total Height	135.60 m	135.60 m	135.60 m
Turbine Manufacturer	HZ Windpower	HZ Windpower	HZ Windpower
Turbine Model	H111-2000	H111-2000	H111-2000
Latitude & Longitude	41.818810, -94.080627	41.815044, -94.080589	41.824368, -94.079254
Currently Operational	Yes	No	Yes
Offline	No	Yes	No
Date Offline	-	1/12/2024*	-
Tax Credit Eligible	Eligible	Eligible	Not Eligible
Tax Credits (FY2023)	\$85,348.50	\$92,872.54	-
Power Purchase Agreements (PPAs) & Date	Alliant Energy (5/1/2018)	Alliant Energy (5/1/2018)	Alliant Energy (5/1/2018)
Standard Interconnection Agreement Date	7/17/2015	7/17/2015	7/17/2015
Operational Date	3/1/2017	3/1/2017	3/1/2017
Annual Property Taxes	\$33,268	\$33,268	\$33,268
Land Easement thru	30 Years	30 Years	30 Years
Current Easement Term	Thru 3/1/2047	Thru 3/1/2047	Thru 3/1/2047
Renew Easement by Date	11/1/2045	11/1/2045	11/1/2045
Easement Extension thru	3/1/2072	3/1/2072	3/1/2072
Term of Easement	25 Years	25 Years	25 Years

*Overall property characteristics may vary from the figures stated within the marketing material. Buyer should perform his/her investigation of the property before submitting bids through the sealed bid auction process.

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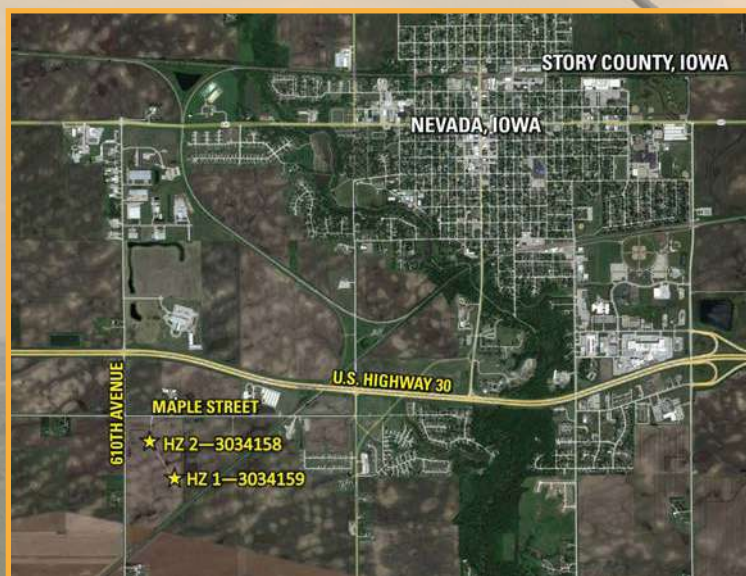
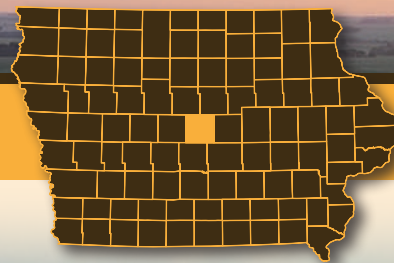
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GROUP #2: STORY COUNTY, IOWA



Group #2 includes two 2 MW wind turbines (HZ 1 - 3034159, HZ 2 - 3034158), which are located southwest of Nevada, Iowa and southeast of the intersection of Maple Avenue and 610th Avenue.

Both turbines have an operational date of May 13th, 2012, with turbine model H93-2000, a hub height of 80 meters, a rotor diameter of 93.00 meters, and total height of 126.50 meters.

Both wind turbines are currently not tax credit eligible, but the Power Purchase Agreement (PPA) is through CIPCO. Currently, there is a 25-year land easement for the turbines which extends their use through May 2032, but this lease may be extended in the future. Please contact the Listing Agents for additional details.

The turbines are located on the south side of U.S. Highway 30 southwest of Nevada, Iowa and situated just 2 miles southeast of the Iowa DG Portfolio Wind Farm in Ames, Iowa.

Notes:

- HZ 1 – The southern turbine is situated in the Northwest Quarter of the Southwest Quarter in Section 23 of Grant Township, Story County, Iowa.
- HZ 2 – The northern turbine is located in the Southwest Quarter of the Northwest Quarter in Section 13 of Grant Township, Story County, Iowa.

LEGEND



Substation

Transmission Line



Wind Turbine



Wind Farm

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GROUP #2: TWO TURBINES

Maple Street
Nevada, Iowa 50201

Turbines	HZ 1	HZ 2
Grouping (#)	#2	#2
County (Iowa)	Story	Story
Turbine ID	3034159	3034158
Project Name	GWE, LLC	GWE, LLC
Year Online	2012	2012
Rated Capacity	2 MW	2 MW
Hub Height	80 m	80 m
Rotor Diameter	93.00 m	93.00 m
Total Height	126.50 m	126.50 m
Turbine Manufacturer	HZ Windpower	HZ Windpower
Turbine Model	H93-2000	H93-2000
Latitude & Longitude	42.000629, -93.478012	42.002892, -93.480095
Currently Operational	No	No
Offline	Yes	Yes
Date Offline	12/15/2021	6/6/2022
Tax Credit Eligible	Not Eligible	Not Eligible
Tax Credits (FY2023)	-	-
Power Purchase Agreements (PPAs) & Date	CIPCO (3/12/2012 & 6/11/2014)	CIPCO (3/12/2012 & 6/11/2014)
Standard Interconnection Agreement Date	3/9/2012	3/9/2012
Operational Date	5/13/2012	5/13/2012
Annual Property Taxes	\$27,770	\$27,770
Land Easement thru	25 Years	25 Years
Current Easement Term	Thru 5/13/2032	Thru 5/13/2032
Renew Easement by Date	1/13/2031	1/13/2031
Easement Extension thru	5/13/2052	5/13/2052
Term of Easement	20 Years	20 Years

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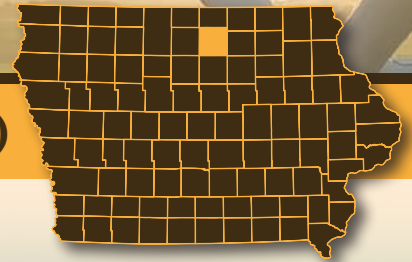
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GROUP #3: CERRO GORDO COUNTY, IOWA (EAST)



Group #3 includes two 2 MW wind turbines (Dante 1 LLC – 3052502; Dante 2 LLC – 3049550), which are located east of Mason City, Iowa and directly south of 260th Street. Both turbines have a turbine model H111-2000 with a hub height of 80 meters, a rotor diameter of 111.00 meters, and total height of 135.60 meters.

One of the two wind turbines are tax credit eligible, and the Power Purchase Agreement (PPA) is through Alliant Energy. The 2023 tax credits for Dante 1 LLC and Dante 2 LLC were \$50,172.61 and not eligible, respectively for the turbines. A Buyer should conduct their own investigation to ensure that the previous tax credits have not changed. Currently, there is a 30-year land easement for the turbines which extends their use through March 2047, but this lease may be extended in the future. Please contact the Listing Agents for additional details.

The 2 turbines are located on the south side of 260th Street, Iowa. Situated immediately east of Mason City, there is an overhead Mid-American powerline located approximately 0.25 miles to the east and a substation located approximately 0.60 miles to the west at the intersection of Thrush Avenue and 11th Street SE. There is a small wind farm located directly northeast called the Mason City Wind Farm.

Notes:

- Dante 1 LLC – The northern turbine is located in the Northwest Quarter of the Northeast Quarter in Section 17 of Portland Township, Cerro Gordo County, Iowa.
- Dante 2 LLC – The southern turbine is situated in the Southwest Quarter of the Northeast Quarter in Section 17 of Portland Township, Cerro Gordo County, Iowa.

LEGEND



Substation

Transmission Line



Wind Turbine



Wind Farm

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GROUP #3: TWO TURBINES

11th Street SE / 260th Street
Mason City, Iowa 50401

Turbines	Dante 1 LLC	Dante 2 LLC
Grouping (#)	#3	#3
County (Iowa)	Cerro Gordo (East)	Cerro Gordo (East)
Turbine ID	3052502	3049550
Project Name	Mason Wind LLC Mason City	Mason Wind LLC Mason City
Year Online	2017	2017
Rated Capacity	2 MW	2 MW
Hub Height	80 m	80 m
Rotor Diameter	111.00 m	111.00 m
Total Height	135.60 m	135.60 m
Turbine Manufacturer	HZ Windpower	HZ Windpower
Turbine Model	H111-2000	H111-2000
Latitude & Longitude	43.138462, -93.109657	43.135239, -93.109177
Currently Operational	Yes	No
Offline	No	Yes
Date Offline	9/4/2023	10/6/2020
Tax Credit Eligible	Eligible	Not Eligible
Tax Credits (FY2023)	\$50,172.61	-
Power Purchase Agreements (PPAs) & Date	Alliant Energy (5/1/2018)	Alliant Energy (5/1/2018)
Standard Interconnection Agreement Date	5/28/2015	5/28/2015
Operational Date	3/1/2017	3/1/2017
Annual Property Taxes	\$21,784	\$21,784
Land Easement thru	30 Years	30 Years
Current Easement Term	Thru 3/1/2047	Thru 3/1/2047
Renew Easement by Date	11/1/2045	11/1/2045
Easement Extension thru	3/1/2072	3/1/2072
Term of Easement	25 Years	25 Years

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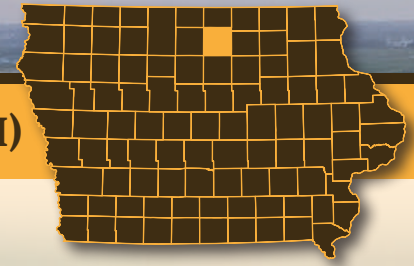
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GROUP #4: CERRO GORDO COUNTY, IOWA (SOUTH)



Group #4 includes three 2 MW wind turbines (Dante 3 LLC – 3053239; Dante 4 LLC – 3049551; Dante 5 LLC – 3059552), which are located south of Mason City, Iowa on 230th Street. The turbines are interconnected to Alliant Energy Distribution System at Mason City's 43rd Street substation on Alliant Energy's 13.8KV feeder. All three turbines have a turbine model H111-2000 with a hub height of 80 meters, a rotor diameter of 111.00 meters, and total height of 135.60 meters.

One of the three wind turbines are tax credit eligible, and the Power Purchase Agreement (PPA) is through Alliant Energy. The 2023 tax credit for Dante 4 LLC was \$86,543.28. A Buyer should conduct their own investigation to ensure that the previous tax credits has not changed. Currently, there is a 30-year land easement for the turbines which extends their use through March 2047, but this lease may be extended in the future. Please contact the Listing Agents for additional details.

There are 2 turbines (Dante 3 and Dante 4) located on the north side and 1 turbine (Dante 5) located on the south side of 230th Street, Iowa. Situated immediately southwest of Mason City, there is an overhead Mid-American powerline located along 230 th Street. There is another wind farm located to the southwest called the Cerro Gordo Wind Farm.

Notes:

- Dante 3 LLC – The northern most turbine is located in the Northwest Quarter of the Southeast Quarter in Section 29 of Mason Township, Cerro Gordo County, Iowa.
- Dante 4 LLC – The middle turbine is located in the Southwest Quarter of the Southeast Quarter in Section 29 of Mason Township, Cerro Gordo County, Iowa.
- Dante 5 LLC – The southern turbine is situated in the Northeast Quarter of the Northwest Quarter in Section 32 of Mason Township, Cerro Gordo County, Iowa.

LEGEND



Substation

Transmission Line



Wind Turbine



Wind Farm

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GROUP #4: THREE TURBINES

230th Street, Mason City
Iowa 50401

Turbines	Dante 3 LLC	Dante 4 LLC	Dante 5 LLC
Grouping (#)	#4	#4	#4
County (Iowa)	Cerro Gordo (South)	Cerro Gordo (South)	Cerro Gordo (South)
Turbine ID	3053239	3049551	3059552
Project Name	Mason Wind LLC Mason City	Mason Wind LLC Mason City	Mason Wind LLC Mason City
Year Online	2017	2017	2017
Rated Capacity	2 MW	2 MW	2 MW
Hub Height	80 m	80 m	80 m
Rotor Diameter	111.00 m	111.00 m	111.00 m
Total Height	135.60 m	135.60 m	135.60 m
Turbine Manufacturer	HZ Windpower	HZ Windpower	HZ Windpower
Turbine Model	H111-2000	H111-2000	H111-2000
Latitude & Longitude	43.099087, -93.229126	43.102821, -93.227783	43.095833, -93.234535
Currently Operational	No	Yes	Yes
Offline	Yes	No	No
Date Offline	3/25/2021	-	-
Tax Credit Eligible	Not Eligible	Eligible	Not Eligible
Tax Credits (FY2023)	-	\$86,543.28	-
Power Purchase Agreements (PPAs) & Date	Alliant Energy (5/1/2018)	Alliant Energy (5/1/2018)	Alliant Energy (5/1/2018)
Standard Interconnection Agreement Date	5/28/2015	5/28/2015	5/28/2015
Operational Date	3/1/2017	3/1/2017	3/1/2017
Annual Property Taxes	\$21,748	\$21,748	\$21,748
Land Easement thru	30 Years	30 Years	30 Years
Current Easement Term	Thru 3/1/2047	Thru 3/1/2047	Thru 3/1/2047
Renew Easement by Date	11/1/2045	11/1/2045	11/1/2045
Easement Extension thru	3/1/2072	3/1/2072	3/1/2072
Term of Easement	25 Years	25 Years	25 Years

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515.222.1347 IA LIC S43684000
Steve@PeoplesCompany.com

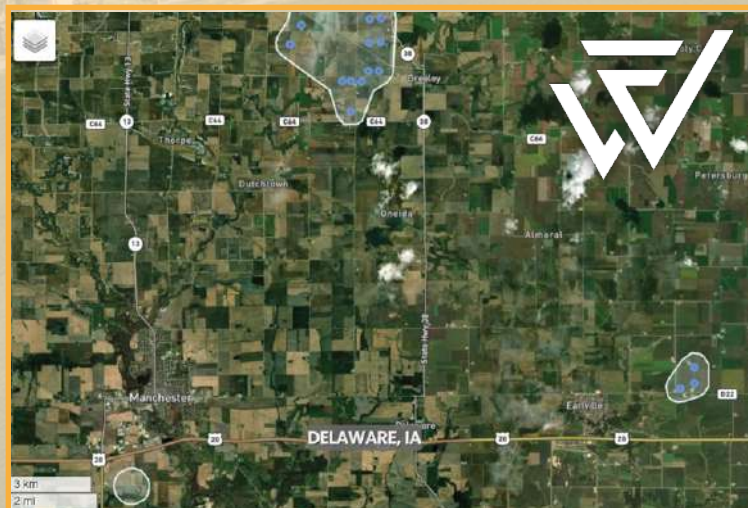
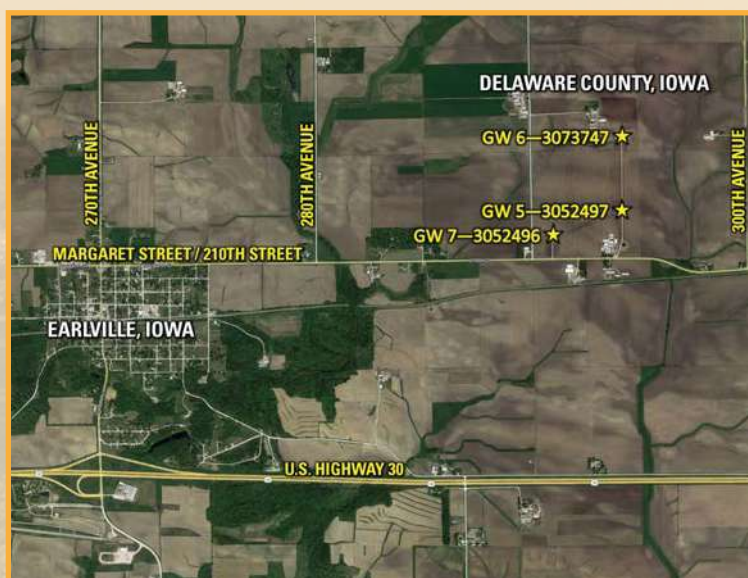
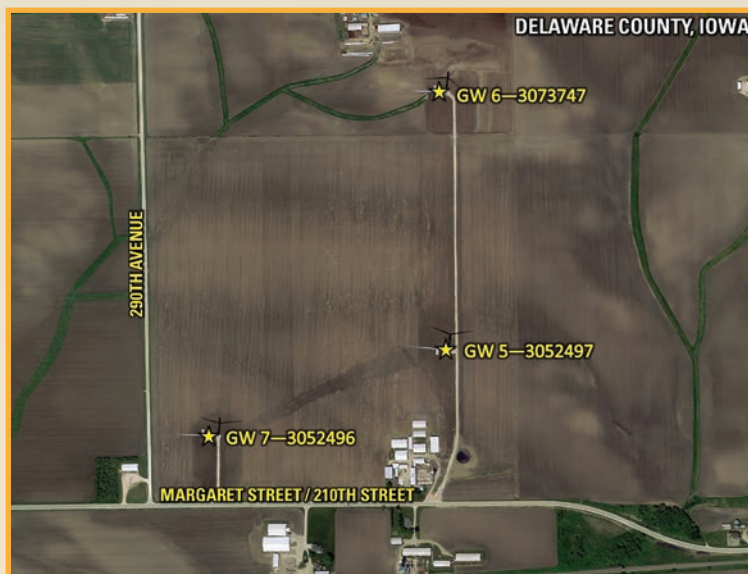
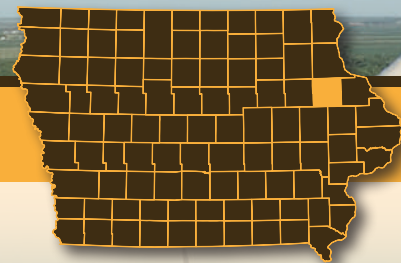
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GROUP #5: DELAWARE COUNTY, IOWA



Group #5 includes three 60HZ 2.0 MW wind turbines (GWE 5 – 305249; GWE 6 – 3073747; GWE 7 –3052496), located directly east of Earlville, Iowa and west of Dyersville, Iowa, are situated directly northeast of the 210th Street and 290th Avenue intersection. The interconnection is located at the Dyersville West substation. All three turbines have a turbine model H111-2000 with a hub height of 80 meters, a rotor diameter of 111.00 meters, and total height of 135.60 meters.

All three wind turbines are tax credit eligible, and the Power Purchase Agreement (PPA) is through Alliant Energy. The 2023 tax credits for GWE 5 LLC, GWE 6 LLC, and GWE 6LLC were \$65,229.79, \$12,781.32, and \$86,045.23, respectively for the three turbines. A Buyer should conduct their own investigation to ensure that the previous tax credits have not changed. Currently, there is a 30-year land easement for the turbines which extends their use through March 2047, but this lease may be extended in the future. Please contact the Listing Agents for additional details.

The 3 turbines are located east of Earlville, Iowa on the north side of Margaret Street / 210th Street. There is a large wind farm located to the northwest of Greeley, Iowa called the Elk Wind Farm.

Notes:

- GWE 5 – The middle turbine is located in the Southeast Quarter of the Southwest Quarter in Section 29 of Bremen Township, Delaware County, Iowa.
- GWE 6 – The northern turbine is found in the Southeast Quarter of the Northwest Quarter in Section 29 of Bremen Township, Delaware County, Iowa.
- GWE 7 – The southwest turbine is situated in the Southwest Quarter of the Southwest Quarter in Section 29 of Bremen Township, Delaware County, Iowa.

LEGEND



Substation

Transmission Line



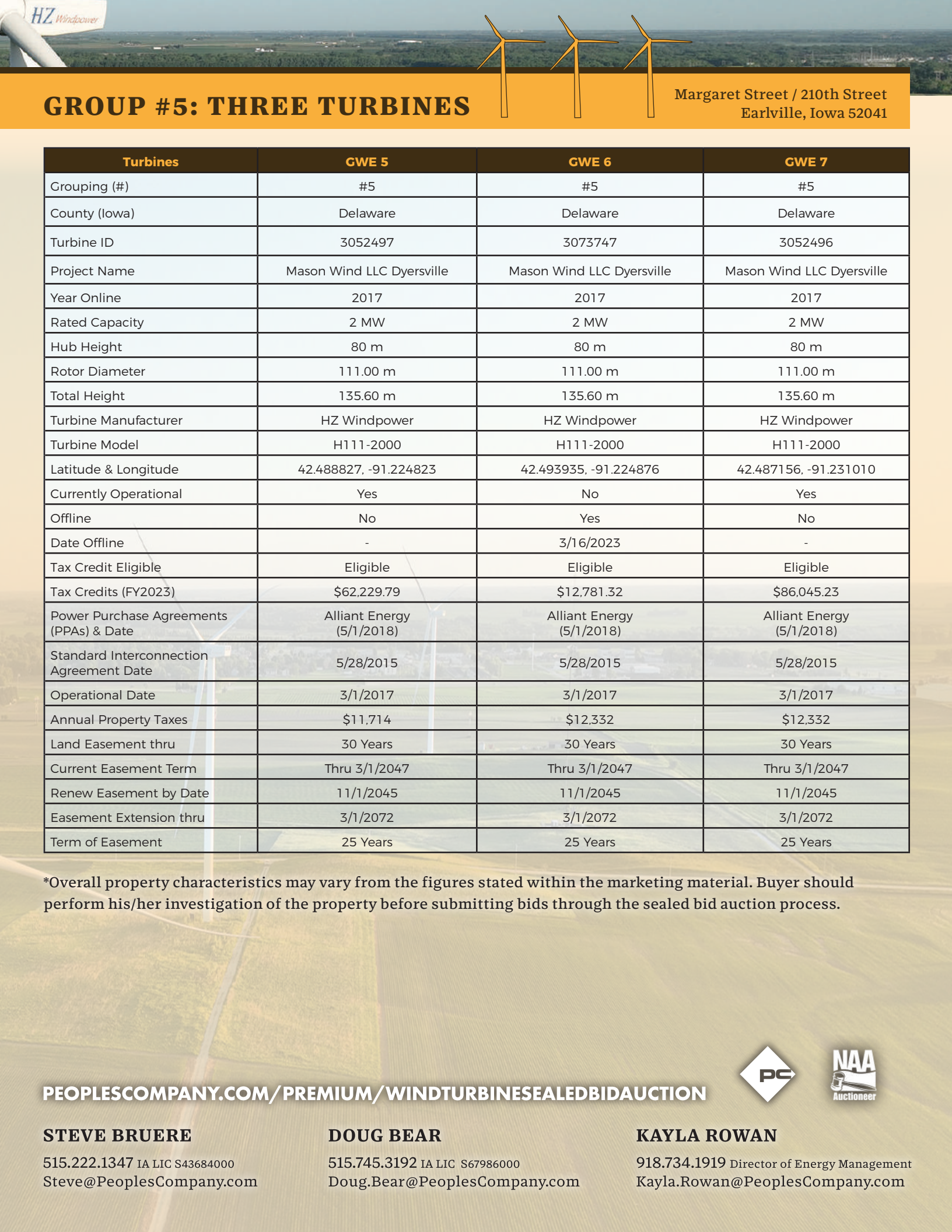
Wind Turbine



Wind Farm

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GROUP #5: THREE TURBINES

Margaret Street / 210th Street
Earlville, Iowa 52041

Turbines	GWE 5	GWE 6	GWE 7
Grouping (#)	#5	#5	#5
County (Iowa)	Delaware	Delaware	Delaware
Turbine ID	3052497	3073747	3052496
Project Name	Mason Wind LLC Dyersville	Mason Wind LLC Dyersville	Mason Wind LLC Dyersville
Year Online	2017	2017	2017
Rated Capacity	2 MW	2 MW	2 MW
Hub Height	80 m	80 m	80 m
Rotor Diameter	111.00 m	111.00 m	111.00 m
Total Height	135.60 m	135.60 m	135.60 m
Turbine Manufacturer	HZ Windpower	HZ Windpower	HZ Windpower
Turbine Model	H111-2000	H111-2000	H111-2000
Latitude & Longitude	42.488827, -91.224823	42.493935, -91.224876	42.487156, -91.231010
Currently Operational	Yes	No	Yes
Offline	No	Yes	No
Date Offline	-	3/16/2023	-
Tax Credit Eligible	Eligible	Eligible	Eligible
Tax Credits (FY2023)	\$62,229.79	\$12,781.32	\$86,045.23
Power Purchase Agreements (PPAs) & Date	Alliant Energy (5/1/2018)	Alliant Energy (5/1/2018)	Alliant Energy (5/1/2018)
Standard Interconnection Agreement Date	5/28/2015	5/28/2015	5/28/2015
Operational Date	3/1/2017	3/1/2017	3/1/2017
Annual Property Taxes	\$11,714	\$12,332	\$12,332
Land Easement thru	30 Years	30 Years	30 Years
Current Easement Term	Thru 3/1/2047	Thru 3/1/2047	Thru 3/1/2047
Renew Easement by Date	11/1/2045	11/1/2045	11/1/2045
Easement Extension thru	3/1/2072	3/1/2072	3/1/2072
Term of Easement	25 Years	25 Years	25 Years

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PEOPLES COMPANY.COM / PREMIUM / WIND TURBINE SEALED BID AUCTION



STEVE BRUERE

515.222.1347 IA LIC S43684000
Steve@PeoplesCompany.com

DOUG BEAR

515.745.3192 IA LIC S67986000
Doug.Bear@PeoplesCompany.com

KAYLA ROWAN

918.734.1919 Director of Energy Management
Kayla.Rowan@PeoplesCompany.com

SEALED BID TERMS & CONDITIONS

1. NOTICE. The information provided herein represents the extent of the information available from Seller. The Bidder understands the Data Room contains selected information pertaining to the Assets and does not purport to contain all the data a prospective buyer may desire. Bidder agrees to conduct, at their own risk and expense, their own independent inspections, investigations, inquiries, and due diligence concerning the Assets to verify the accuracy and completeness of any and all information obtained from the Data Room. Bidder hereby acknowledges that neither the Seller, nor any person acting on the Seller's behalf, including Peoples Company of Indianola ("Broker"), has made any representations or warranties, expressed or implied, as to the accuracy or completeness of this information or contents herein, or the suitability of the information contained herein for any purpose. At any time, this information is subject to, among other things, corrections of errors and omissions, addition or deletion of terms, and/or change of terms. Each potential bidder shall be liable for any damage to the Assets and/or personal injuries (including death) caused by or arising from any such inspection or investigations by them or their agents or consultants. Seller reserves the right to accept or reject any bid or offer, terminate negotiations, withdraw the Assets from market without notice, amend these Terms & Conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Asset Sale Agreement ("ASA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow. Seller and Broker may supplement, revise, or add Assets information up to the time bids are due. Potential Bidders should continue to monitor Broker's website to ensure Bidder is aware of the most up-to-date information.

2. SELLER INTENT. Seller's intent is to obtain the highest value and best terms for the sale of the Assets.

3. DATA ROOM. Broker has set up an electronic data room ("Data Room") where Bidders may examine documents pertaining to the sale including, but not limited to existing maps, building details, and reports. Access to the Data Room will be made available to all Bidders upon execution of a Non-Disclosure Agreement, to be provided by Broker.

4. AGENCY. Broker is acting exclusively as the agent for the Seller. The Buyer acknowledges they are representing themselves in completing the sales transaction.

5. BROKER PARTICIPATION. A broker representing a Bidder ("Cooperating Broker"), who qualifies under Broker's broker incentive program requirements, will be paid under the terms of the program at the Closing of the Assets. A Cooperating Broker must complete the registration form with the Broker, as required for this incentive program, 48-hours PRIOR to the Cooperating Broker's client's bid submission. A Cooperating Broker registration form with complete instructions will be made available upon request by the Cooperating Broker to the Broker for the Assets. In the event a Cooperating Broker fails to complete the registration form as required herein, the Cooperating Broker will look solely to its client for payment of any commission or compensation.

6. FINANCING. The Buyer's obligation to purchase the Assets is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made prior to submitting a bid for the Assets. Buyers must provide proof of financing or evidence of the ability to close the transaction at the price bid to Broker.

7. BID SUBMITTAL PROCESS & DEADLINE. Broker is handling the sale of the thirteen wind turbines located in and across Dallas, Story, Cerro Gordo, and Delaware County, Iowa, through a Sealed Bid Sale. Sealed Bids, in written or electronic format, for the Assets will be due no later than 5:00 P.M. CDT, on Thursday, September 19th, 2024, to:

Steve Bruere, Peoples Company
12119 Stratford Drive, Suite B Clive, IA 50325
515.222.1347 | Steve@PeoplesCompany.com

Sealed Bids for the Assets shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Steve Bruere by phone at (515) 222.1347, email at Steve@PeoplesCompany.com, or within the Data Room. Handwritten bids, if legible, may be acceptable at the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline date in order to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, enter into negotiations with one or more Bidders, or withdraw the Assets from market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding ASA. The Seller shall not be obligated or bound to sell the Assets until Seller has entered into a fully executed, definitive ASA.

8. EARNEST MONEY. Unless otherwise agreed to between the Seller and Buyer, within five (5) business days of the Effective Date of the ASA, Buyer will deposit with Escrow and Closing Agent, the required Earnest Money Deposit payable in the form of a guaranteed check or wire transfer. Earnest Money amount shall be no less than 10% of the gross sales price, unless otherwise agreed to by Seller.

9. CLOSING DATE. The Closing date will be governed by the fully executed ASA but shall occur no later than Friday, November 1st, 2024.

10. CLOSING EXPENSES & PRORATIONS. Buyer and Seller shall share equally all escrow fees. Any additional insurance coverage, or endorsements requested by Buyer, or its lender(s), will be paid by Buyer. Buyer shall pay all recording fees and all applicable use/sales tax on the Personal Property (if any). All real estate taxes accruing through date of Closing will be prorated as of Closing and will be paid in full by Seller as a credit to the Buyer on the Settlement Statement. All real estate taxes accruing after the date of Closing will be the responsibility of the Buyer.

11. TITLE TO ASSETS. Seller shall convey title to the Assets that is, to the Knowledge of the Seller, good, marketable, and insurable, and free and clear of all liens and encumbrances, subject to exceptions to be set forth in the ASA. If Buyer desires further survey information, Buyer shall be responsible for the cost of such. Title to the Assets shall transfer by an Assignment and Bill of Sale subject to the restrictions and reservations as provided in the ASA in a form reasonably acceptable to Seller.

12. POWER PURCHASE AGREEMENTS. The Assets may be subject to Power Purchase Agreements (PPAs). The Buyer shall agree to assume each respective PPA for the Assets and indemnify and hold the Seller, its officers, members, agents, and employees harmless from and against any and all claims, liabilities, fees, penalties, or costs resulting, directly or indirectly, from any breach of or default under the respective PPA(s) as a result of Buyer's actions or any successor or assign of Buyer. Please contact Broker for details.

13. POSSESSION. Possession of the Assets will be given at Closing.

14. SURVEY. Seller will provide any survey of the Assets that it has currently available. If a potential Bidder or the successful Buyer desires to obtain additional surveys or seek updated surveys, it will be at the Bidder's and/or Buyer's sole expense.

15. CURRENT USE STATUS. If the Assets are in a Current Use Status, the Buyer will continue the Current Use Status after Closing. If Buyer elects to discontinue the Current Use Status, Buyer will be responsible for any resulting taxes, penalties, and interest associated therewith.

16. GOVERNING LAW. The ASA to be executed by Seller and Buyer shall be governed by and constructed in accordance with the laws of the State in which the Assets are situated.

SEALED BID TERMS & CONDITIONS, (Continued)

17. DISCLAIMER. By submitting a sealed bid, each Bidder acknowledges, and represents and warrants to Seller and Broker, that the Bidder has assessed, or has had the opportunity to assess, the size, configuration, utility service, environmentally sensitive areas, means of access, permitted uses, status of title (including, but not limited to, all easements, rights of way, covenants, conditions and restrictions, reservation of rights, and other encumbrances and restrictions affecting the Assets or any portion thereof), value, condition (including, but not limited to, the physical and environmental condition of the Assets), and all other material aspects of the Assets, and the Bidder is not relying on, nor influenced by, any statement or representation or warranty of the Assets. Seller hereby disclaims any and all warranties of merchantability and fitness for particular purpose, expressed or implied. Unless otherwise expressly agreed to in writing by the Seller, the winning Bidder is acquiring the Assets on an "AS-IS, WHERE-IS" basis and, as to condition, "AS IS, WITH ALL FAULTS" in their current condition existing as of the Closing Date, without any representation, warranty, promise, covenant, agreement or guaranty of any kind or nature whatsoever by the Seller or Broker, whether expressed or implied, oral or written, past, present or future, of, as, to or concerning any aspect of the Assets. Bidder acknowledges that the consideration offered for the purchase of the Assets reflects and takes into account that the Assets are being sold "AS-IS, WHERE-

IS, WITH ALL FAULTS," and Bidder further acknowledges that it is assuming the risk that adverse matters including, but not limited to, latent defects or adverse physical conditions, may not have been revealed by Bidder's review and inspections and investigations.

Information provided in the Data Room and elsewhere to prospective Bidders is believed to be substantially accurate; however, Bidders shall perform their own investigation to independently verify all information. Each Bidder hereby unconditionally waives and releases Seller and Broker from and against any and all causes of action, now existing or hereafter arising, which the Bidder may have against Seller or Broker, or their agents, with respect to the accuracy or completeness of the information provided.

18. ACKNOWLEDGEMENT. By signing and submitting a bid, including via the Sealed Bid Submittal Form, the Bidder acknowledges and accepts the Terms and Conditions referenced herein, and if the Bidder's offer is accepted, Bidder agrees to enter into an ASA with Seller upon notification of successful bid. The Seller will provide the ASA form to be negotiated with the Bidder.

PEOPLES COMPANY ENERGY MANAGEMENT

COMPREHENSIVE MANAGEMENT OF MINERAL AND RENEWABLE ASSETS

The People Company Energy Management team works diligently to manage renewable energy and mineral assets, while also assisting landowners with negotiating renewable leases. Every asset is unique and requires thorough management and a deep knowledge of the energy industry. Peoples Company has the expertise to help clients with their renewable energy needs.

Our energy management team works in conjunction with Peoples Company brokers and land managers to assist with marketing renewable streams and negotiating contracts.

NEGOTIATING, MANAGING, AND MARKETING RENEWABLE LEASES CAN BE COMPLICATED. PRIMARY CONSIDERATIONS INCLUDE:

- Assessing the tract record and viability of developers
- Evaluating end-of-life decommissioning requirements in leases
- Assessing the financial viability of a project
- Calculating the present value of future revenue streams
- Lease consideration of CPI adjustments
- Rights and abilities to monetize future revenue streams.

Scan the QR code to watch
the Peoples Company
Energy Management
Services video.



RENEWABLES LAND MANAGEMENT
AND LEASE NEGOTIATIONS

RENEWABLES REVENUE
SALES

RENEWABLES REVENUE
VALUATION



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com

Listing #17666



Multi-County

ABSOLUTE WIND TURBINE SEALED BID AUCTION

13 WIND TURBINES

*Includes wind turbines, interest in land
easement, Power Purchase Agreement,
and all future income generated.*

Bids Due no later than September 19th, 2024 at 5:00 PM (CDT)



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