



You have a right to sign a wind turbine contract. It is easy, the money seems free.

Are you considering signing? Please give us a few minutes of your time.

The Coalition is a group of landowners from in and around the proposed wind turbine installation. The Coalition would like to tell you why we will not sign and what we would like from landowners that still wish to sign. What the Coalition is offering is a compromise, when many of us would rather not have to deal with wind turbines at all. Waivers of setbacks can always be obtained from supportive neighbors.

## Our advice to you-

You need to understand the wind turbine contract and seek a property/real estate lawyer's advice.

If you don't understand the contract, find someone who does and can negotiate terms for you. The proper person to understand this contract is a licensed Property/ Real Estate Attorney.

Do NOT use an attorney who is in any way affiliated with a wind company.

Be careful of "additional" papers, many landowners have had their payments cut in half by signing these.

**“Landowners should review potential tort liability arising because of a wind farm, including nuisance, negligence and trespass, with their legal advisors and insurers.”**

- Kristen Tidgren  
Lawyer and assistant  
director for the ISU's  
Center for Ag Law  
and Taxation.

# Coalition for Rural Property Rights

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



You may see our signs starting to go up around your area, please contact us if you would either like a sign to put up or to donate to our efforts.

## Reasons that landowners choose not to sign-

---

- Wind turbine contracts are one-sided. They are written for the wind company by wind company lawyers.
- Your farm will be tied up in this lease agreement for generations.
- Easements/leases cover your ENTIRE property, not just the land that the developer may use.
- Many landowners who have had turbines erected have had drainage issues that can be costly to repair especially when the wind company does not agree that there is a problem.
- Turbines disrupt animal habitats causing animals to move away or stop reproducing. Our wildlife areas are already few and far between as it is.
- Aerial applications can be compromised or far more expensive for both your operation and your neighbors.
- The future of farming lies in efficiency. Farming around turbines and access roads decreases efficiency.
- You give up many of the basic property rights and discretionary freedoms on your land.
- You will need to seek permission from the wind company to erect new structures on your property.

- Hunting or other recreational activities on your land will also need wind company permission.
- Decommissioning a broken or abandoned wind turbine will become the liability of the landowner if the wind company does not fulfill their agreement for whatever reason. Engineers unassociated with a wind company have estimated a cost of \$100,000 to \$170,000 per wind turbine. If decommissioning becomes a problem, even on other sites, your property values could drop to reflect that cost.

**Cities and towns have hundreds of zoning laws to help people to coexist peacefully.**



## To sum it up-

Many landowners in your area do not want to live and/or work in an industrial wind energy installation but many of you have not been to the meetings where we have spoken our minds. The Coalition wanted to contact you directly. Please feel free to contact us through our website if you have any further questions.

## What do non-participating landowners seek for peace of mind?

---

Please consider **½ mile setback** from your neighbor's home and a **1250 foot setback from property lines**.

- Shadow flicker thrown from the blades can be cast ¾ of a mile or more.
- Noise from turbines changes with weather and terrain. Noise complaints have been made by people living one mile from turbines.
- To protect the Drainage District the Coalition would like to see the **electrical feeder lines trenched in to 6 or 7 feet traveling under the tiles**. Tiling will be more costly and complicated if the lines are buried at 4 or even 5 feet.
- Consider **1 mile setbacks** from sensitive wildlife areas. So many of our birds are tremendously affected by the noise and pulsing of turbines. Birds and bats are killed by the turbine blades.
- Please ask the wind companies to install the new FAA approved radar activated lighting so that our night skies will not be filled with hundreds of red flashing lights every night.

**Hundreds of turbines in one area change the landscape not just for your neighbors but for folks living within 25 miles of the wind installation in every direction.**