

DOCKETED

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*Comment Received From: Ruthie Brock
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Developer validates that energy projects devalue property

CEC staff,

This posting from Facebook reveals that an energy developer, NextEra, asked to lease the land of a property owner in McPherson County, North Dakota to construct their gen-tie line for a wind farm substation. The landowner declined but his neighbor accepted the lease offer. The landowner who had refused the lease was then offered a depreciation payment because of their home being adjacent to a property that their substation transmission line would be running through. This is the developers admission that the home and property value will depreciate due to the proximity to their project. This also shows the manipulation of landowners and how one individuals financial decisions then impact his neighbors.

This situation in McPherson County, North Dakota greatly supports our residents concerns that the Prairie Song BESS will negatively impact their property values. I have been informed of a couple of residents who have been approached by Coval to purchase or lease their land. They are being asked to sign non-disclosure agreements if they agree to the offer. This pits neighbor against neighbor. This forces an unwilling property owner to sometimes ultimately have to accept an offer because their neighbor has accepted an offer, leaving them vulnerable to the economic as well as safety impacts of the project which is now going to be adjacent to their home.

If a large industrial energy project like the Prairie Song BESS was properly sited away from residents, none of this would be an issue and residents would not be negatively economically affected nor have their lives disrupted.

Additional submitted attachment is included below.

5/8/2025

[REDACTED]
[REDACTED]
McPherson, KS 67460

Dear [REDACTED] family,

NextEra is working on securing a substation location for a wind project in Rice County, KS. [REDACTED]'s tract to the north is our best prospect, so we would like to move forward with the deal while being considerate of your interest and position as well. Zillow values your homestead (Legal description: 11.4 acres in the NW/c SW/4 in Sec. 15-T20-R4; Tax ID: 059175150000003000) at \$310k. Originally, NextEra thought 75k-100k would be a reasonable offer to offset depreciation. After hearing your feedback regarding the home's value, NextEra would like to extend a good-faith depreciation payment of \$200k that would go into effect as follows: (1) [REDACTED] realty purchase-option is exercised for construction of the substation, or (2) a deed of sale is provided for the above-described property (including home and land). The term of this good neighbor agreement (i.e., Participation Agreement) would mirror the term of the [REDACTED] agreement (five years) so that there's no lapse in coverage so to speak.

Additionally, NextEra is offering your family a **\$25,000 signing bonus**.

This project would provide renewable energy for 100,000 homes. That's 300,000 people that would benefit as the U.S. faces an energy shortage in the next two years from the increase in electricity usage from cell phones, electric cars, data centers, and a steadily growing population. In short, this project would help advance national interests and would add to your legacy while eliminating financial risk to your homestead. I would like to say thank you with utmost gratitude for your consideration.

Respectfully,

[REDACTED]
[REDACTED] PL
[REDACTED] nt.com

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Most relevant

