



Do you remember about 10 years ago when all you had to do when owning or purchasing land was to visit with the tax preparer about depreciating the tile and fence on the property? Fast forward to today and we have new categories that seem foreign to all of us – depreciation of soil fertility on new land purchases, solar farms, solar easements, wind turbine easements, carbon pipeline easements,

and carbon tax credits. All these things can seem unfamiliar or even challenging to understand.

As our nation and economy is evolving from the support of our elected officials, agriculture is also evolving. Many of us have heard the terms solar, wind, and carbon tax credits. However do we truly understand how these things impact our land, income, and tax consequences? You might think it is too difficult to understand or possibly your personal views don't align with the elected official views. It may cause some to simply not care, but should we?

Change is taking place with or without us. Your land and farm operation are valuable assets and a foundation to your family's

financial legacy. I encourage all of you to seek out answers from all your available resources and strive to understand the new categories impacting agriculture today. We suggest visiting with your tax preparer, local ISU Extension office, county FSA office, and your UBI lender to get the answers and information you need.

At UBI our mission is simple – to focus on creating and maintaining personalized customer relationships. Therefore, we are committed to your future success which can only be accomplished by furthering our education. In September, our Ag lenders met to learn more about carbon tax credits and how it will impact our customers' farm operations in the years to come. We are here to help and guide you in your operation.

On behalf of the staff at UBI, I want to thank all of you for the relationships over the years and wish you a Merry Christmas and prosperous 2023.

Jim Friel
V.P. Regional Branch Manager
Carroll Office

CHRISTMAS FRAUD - DON'T FALL VICTIM



It's the time of year for gathering with friends and family and gift giving. However, as the holidays approach, Grinches are out to ruin your Christmas. In the months leading up to Christmas, there is a huge increase of scams and fraud due to the increased spending. Holiday fraud can take many forms, but there are a few that stand out above the rest.

Merchandise/Online: Fake websites promise you the hard-to-find item or a great deal. You send payment, but you never get the gift. Be wary of buying and selling on sites such as Facebook Marketplace or Craigslist. Shop locally in person or via trusted websites.

Romance: The holidays can be a lonely time for some. Unfortunately, those seeking companionship may fall victim to fraudsters. Be wary of anyone asking for money. Some of these fraudsters take months or years building your trust.

Charity Scams: The holidays are also a time that many give to charities. Grinches like to set up fake charities or fake

links or websites. If you donate, make sure it is a legitimate charity and use a credit card if possible for protection.

Delivery Scams: These include fake texts, calls or emails from USPS, FedEx or UPS saying you need to pay for delivery or provide details to deliver. These texts are made to appear legitimate, but are only trying to get your money or information.

Gift Cards/Cryptocurrency: Many scams year-round involve gift cards or cryptocurrency. Around the holidays you may see people selling gift cards; this can be a scam as well. Remember gift cards are for gifts only. If you are being asked to pay for something (such as a service or fee) or send money via gift card, it's a scam. Cryptocurrency is a more complicated subject. However, in most cases if you are being asked to set up a crypto account, transfer or purchase cryptocurrency, it's a scam.

Impersonation: Grinches impersonate government officials, businesses, banks and even law enforcement.

