

DIRECT PUBLIC OFFERING

Featherstone Farm, MN

TERMS & DETAILS

- Minimum investment of \$10,183 (17 shares at \$599/share)
- Open to all investors whose purchase does not exceed 10% of their annual income or net worth
- Redemption rights accrue after 5 years
- Direct exposure to a diversified portfolio of organic farmland
- Available for purchase through subscription agreement by mail, email or through the Company's investor portal at invest.iroquoisvalley.com
- Securities offered through SEC Regulation A+
- Shares will not be listed or publicly traded on an exchange. "Public" reflects accessible minimum and availability to non-accredited investors.

Iroquois Valley Farmland REIT, PBC is offering its common stock for sale pursuant to Tier 2 of Regulation A+ and as such intends to be exempted from state registration pursuant to federal law. No offer to sell securities or solicitation of an offer to buy securities is being made in any state where such offer or sale is not permitted under the blue sky or state securities laws thereof. No offering is being made to investors unless and until the offering has been registered in that state or an exemption from registration exists. Furthermore, no offer to sell securities or solicitation of an offer to buy securities is being made in the following states: AL, AR, ND, OK, SD, and WV.

Few assets are as essential, valuable, and impactful as farmland. Investing in organic agriculture supports climate change solutions, public health, and the farm families creating change in the American food system.

BROADENING OUR INVESTOR BASE

Since 2007, accredited investors have committed their capital and supported Iroquois Valley's mission to provide leases and mortgages to independent organic farmers. A Direct Public Offering allows us to raise capital more quickly, expand our farmland portfolio, improve corporate profitability, and accelerate impacts in the soil and throughout the food system.

WHY A DIRECT PUBLIC OFFERING MATTERS

In addition to growing our business, Iroquois Valley believes that this DPO is key to our stated goal of creating a broad base of democratic support for the next generation of organic farmers. With over 70% of Millennials and Gen Xers invested for impact, Iroquois Valley is proud to offer retail investors the opportunity to directly invest in a diversified portfolio of USDA certified organic farmland while supporting small farmers in the process.

INVESTMENT PROCESS

INVEST ONLINE

Visit our [investor portal](#) to review the offering documents and complete a Subscription Agreement

GREAT FOR IRAS & TAX-DEFERRED ACCOUNTS

The characteristics of farmland as an investment make it a great match for long-term capital. Initial investors primarily used their IRAs.

WORK WITH AN INVESTMENT ADVISOR

A significant portion of existing investment capital comes from relationships with financial advisors. Learn more on our [Partners](#) page.

PUBLIC BENEFIT CORPORATION

IA 50
2019
MANAGER

Certified Best For
The World
2018 Overall
Honoree

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