

IROQUOIS VALLEY

FARMLAND REIT



PRESENTERS



Alex Mackay

Director of Business Development &

Investor Relations

amackay@iroquoisvalleyfarms.com



Claire Mesesan

Communications Director

cmesesan@iroquoisvalleyfarms.com

WEBINAR AGENDA

- Current Availability & Future Plans
- Company Overview
- Farm Profiles
- DPO Specifics
- Questions



CURRENT STATUS OF DPO

Now available in:

Alaska	Maryland	Oregon
Colorado	Massachusetts	Pennsylvania
Connecticut	Michigan	Rhode Island
Delaware	Minnesota	South Carolina
Georgia	Mississippi	Tennessee
Idaho	Missouri	Utah
Illinois	Montana	Vermont
Indiana	Nebraska	Virginia
Iowa	New Hampshire	Wisconsin
Kansas	New Mexico	Wyoming
Kentucky	New York	
Louisiana	North Carolina	
Maine	Ohio	

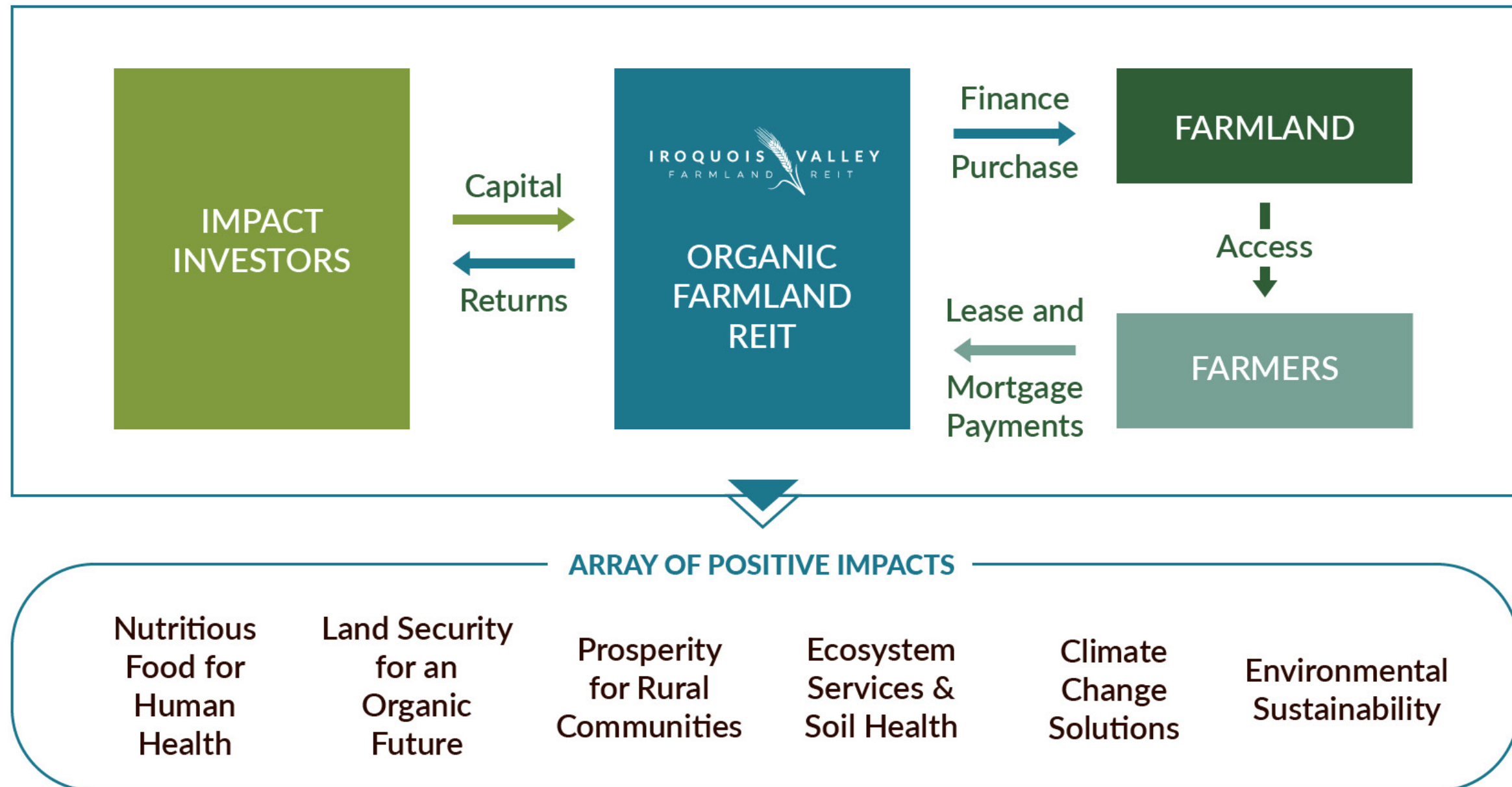




Iroquois Valley Farmland REIT is a real estate investment company that provides land access for the next generation of organic farmers through innovative leases and mortgages.

PUBLIC BENEFIT CORPORATION BUILT FOR SCALE & IMPACT

Investor Capital Finances Organic Farmland, Creating Financial Returns and Positive Impacts



OUR MODEL FOR GROWTH IS UNIQUE

**Evaluate opportunity
with a farmer-first
investment model**

**Raise capital
incrementally from
a broad base of
investors**

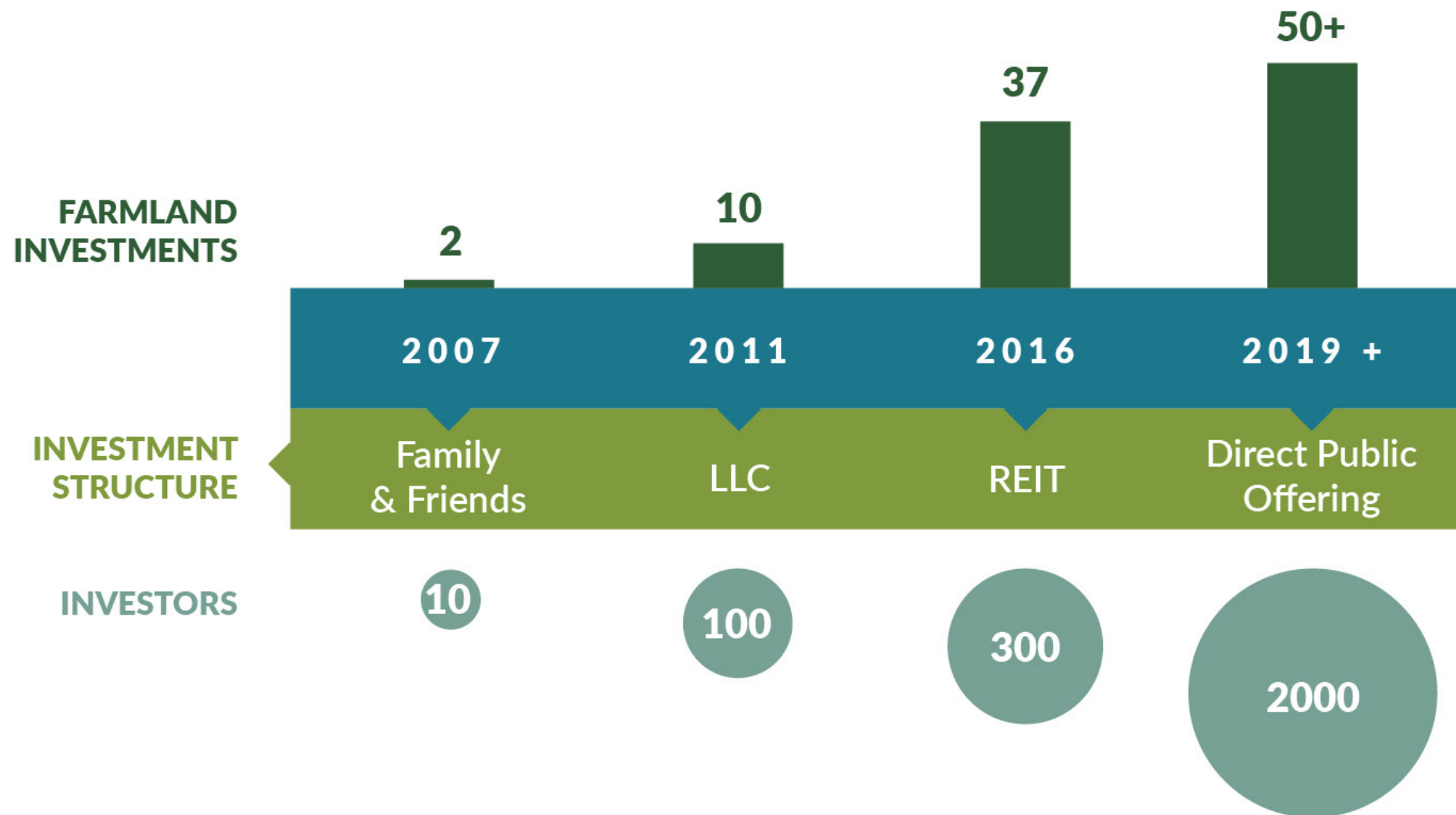
**Diversify our portfolio by
operator, region,
crops and farm size**

**Provide long term
land access to farmers
through secure capital and
our REIT structure**

**Prioritize impact as a
Certified B Corporation &
Public Benefit Corporation**

**Support the business
of independent farmers
with innovative financial
products that share risk**

TIMELINE OF GROWTH



CURRENT PORTFOLIO

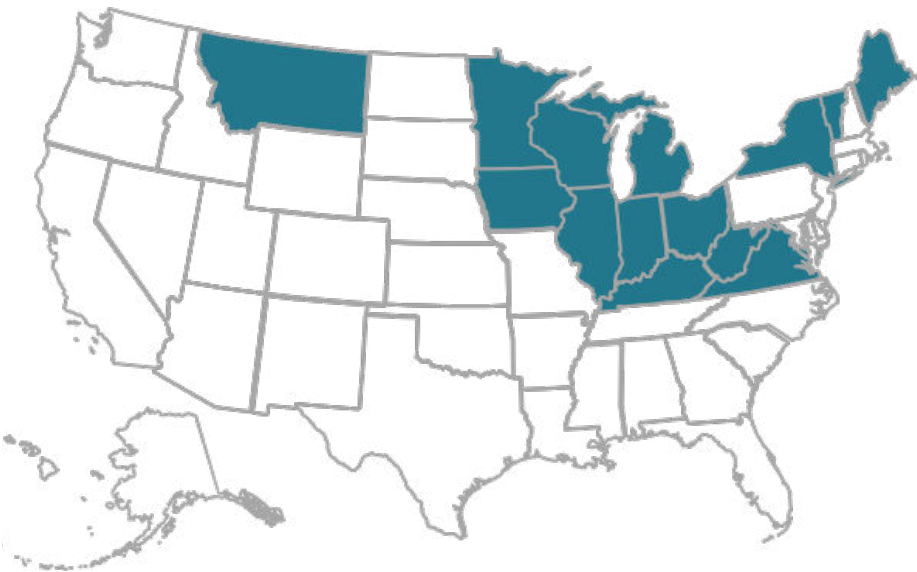
Approximately
\$50MM ASSETS

Approaching
400 INVESTORS

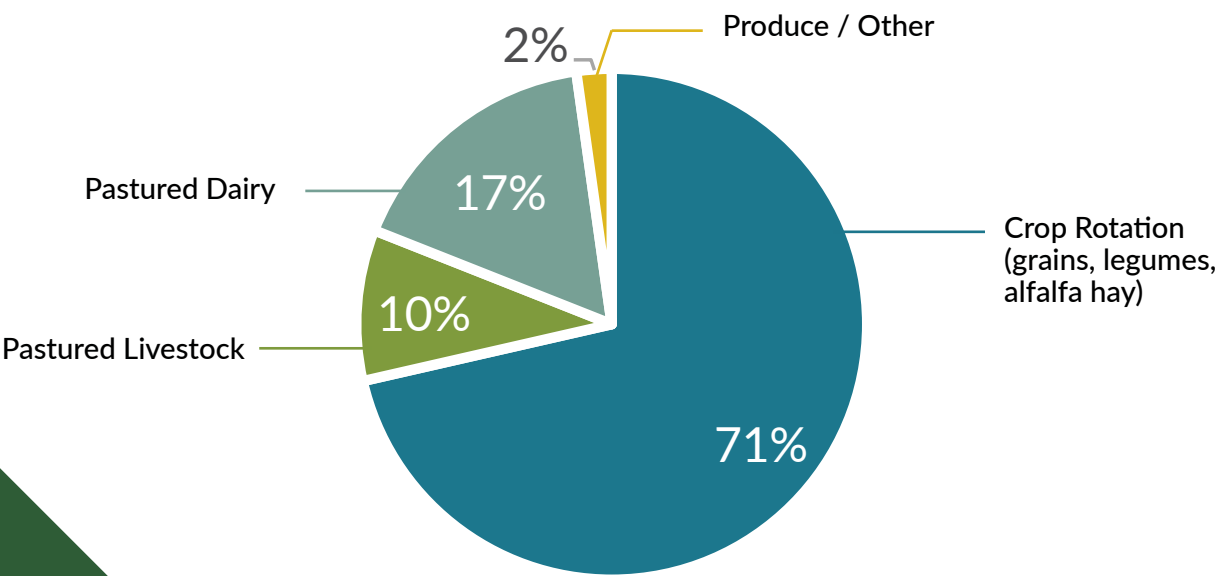
AVG EQUITY
INVESTMENT:
\$100,000

MOST
COMMON:
\$30,000

INVESTMENT MAP

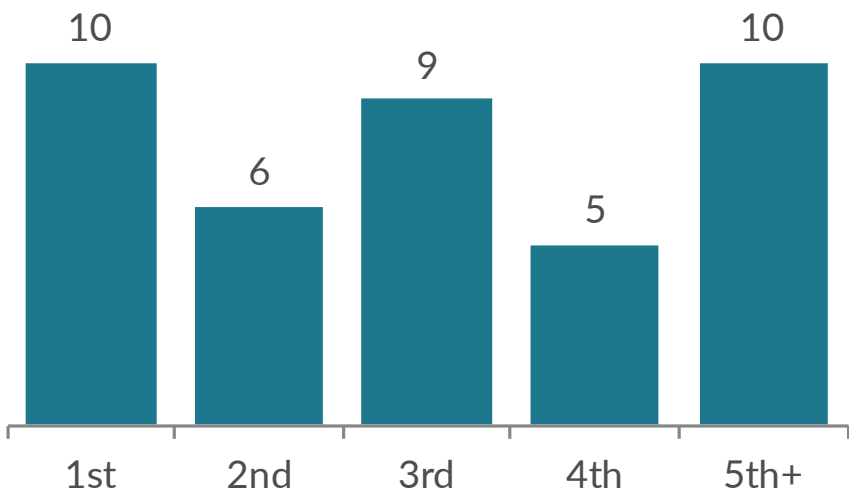


PRODUCTION MIX

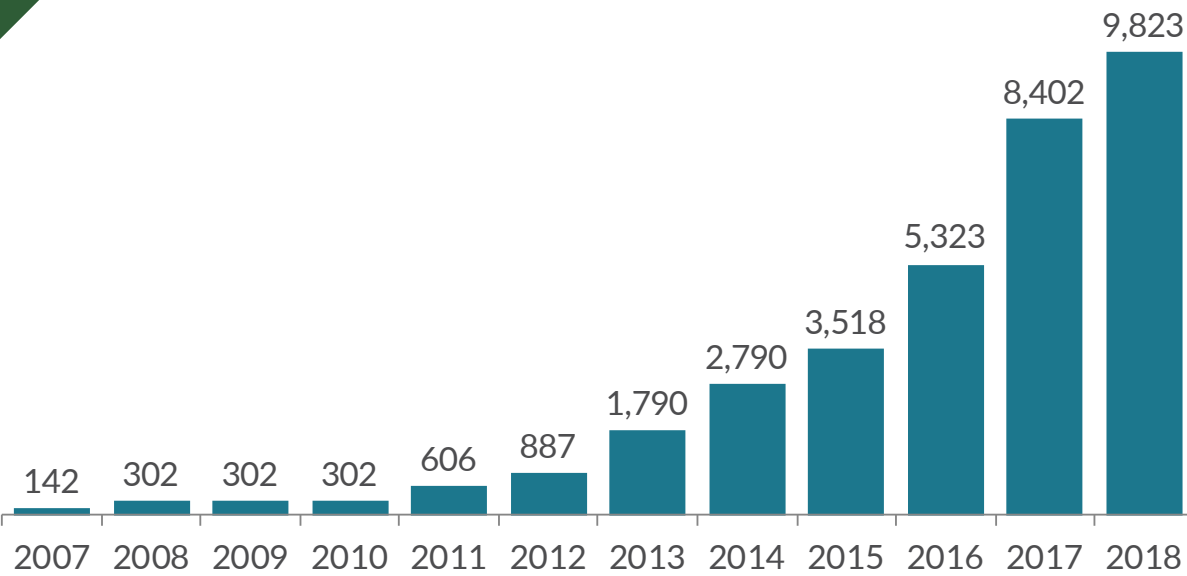


**IROQUOIS VALLEY
HAS GROWN,
DIVERSIFIED
AND FOCUSED ON
THE NEXT
GENERATION OF
FARMERS**

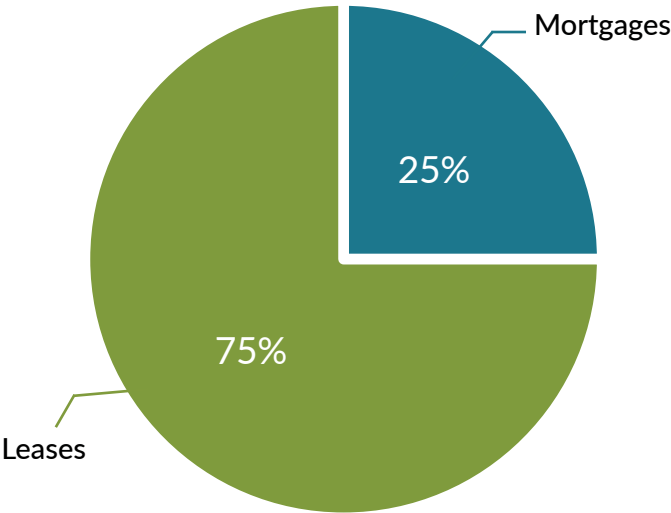
GENERATIONAL LEGACY



ACRES

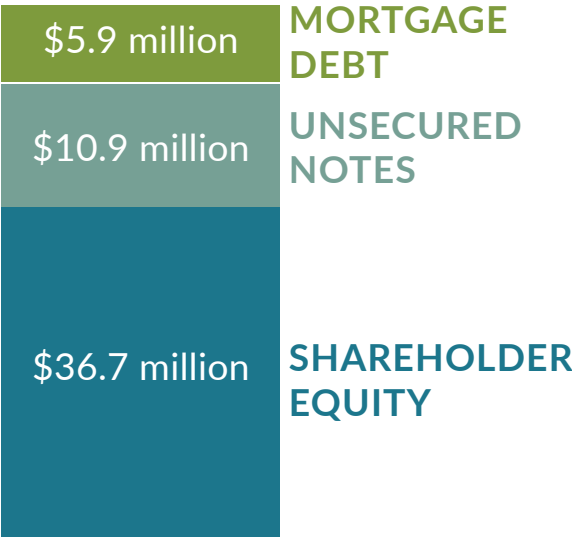


MORTGAGE VS. OWNED MIX

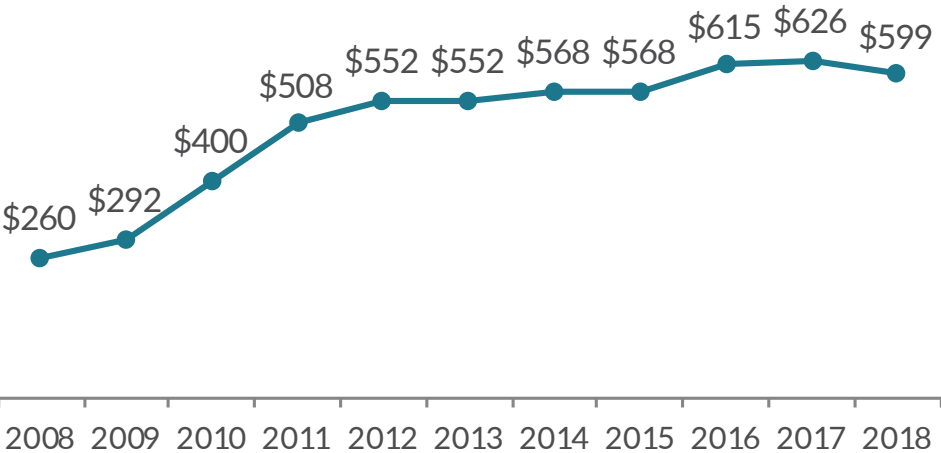


CAPITALIZATION

TOTAL ASSETS: \$53.5 MILLION

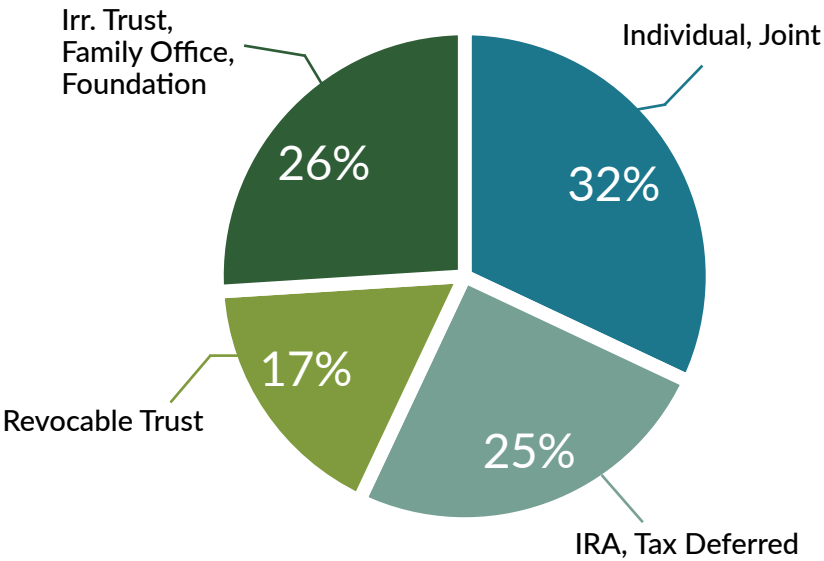


SHARE PRICE



IROQUOIS VALLEY'S
CAPITAL STRUCTURE IS
DESIGNED FOR STEADY
GROWTH & LONG-TERM
SUCCESS

TYPE OF ACCOUNT



FARM PROFILE



JANIE'S FARM - Iroquois County, IL

FARMERS

Harold & Ross Wilken
4th & 5th generation

SIZE

457 acres of
certified organic farmland

WHAT THEY RAISE

Edible beans, corn, wheat,
specialty milling grains in
multi-year crop rotations

FARM VISION

To grow and mill
nutritious grains
and beans for sale in
Chicago's foodshed by
using practices that build
soil organic matter.

Janie's Farm was Iroquois
Valley's first investment
in 2007. Iroquois Valley
has reinvested in Janie's
Farm to support Harold
& Ross expand.

FARM PROFILE



MINT CREEK FARM - Ford County, IL

FARMERS

The Carr Family
1st Generation

SIZE

220 acres certified organic
farmland

WHAT THEY RAISE

Sheep, cattle, goats, pigs,
chickens for meat and eggs,
turkeys, ducks

FARM VISION

To rejuvenate native
prairie and grassland
ecosystems and to fix
soil carbon and soil
fertility by
rotationally grazing
livestock through
pasture.

TWO WAYS TO INVEST

REIT EQUITY SHARES (DPO)

Own stock in a diversified portfolio of organic farmland supporting independent farmers

“Growth and income” return: dividend plus appreciation of land

Accessible minimum investment: \$10,183 (17 shares)

Redemption rights available after 5 years

Open to non-accredited investors*

*Investment amount must not exceed 10% of annual income or net worth

HOW TO INVEST

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

Offering Circular and Exhibits available on SEC website

Email & paper subscription agreements accepted

Contact Alex Mackay for due diligence & review

QUESTIONS?

