

REIT EQUITY SHARES

Featherstone Farm, MN

TERMS & DETAILS

- **Minimum:** \$10,183 (17 shares at \$599/share)
- **Availability:** Private shares - not listed or publicly traded on an exchange.
- **Accessibility:** Available as an alternative asset on some brokerage platforms including Fidelity, Pershing, TD Ameritrade, and Schwab with restrictions
- **Liquidity:** 5 year lock-up, shares eligible for redemption thereafter through company Redemption Program
- **Tax-Deferred Accounts:** IRA, 401K, etc. possible through traditional and third-party custodians
- **SEC Regulation:** Security offered through Regulation A+, Tier 2
- **Investment Process:** Investment can be done through online portal, by PDF or via mail

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, 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.

IMPROVED ACCESSIBILITY

Iroquois Valley has been raising equity capital from accredited investors since 2007. In May, 2019 the Company's new \$50MM Direct Public Offering was qualified by the SEC through Regulation A+, lowering the minimum to \$10,183 and allowing non-accredited investors to participate. This security is now available through some traditional brokerage platforms.

SCALING IMPACT WITH THE PUBLIC'S SUPPORT

The improved accessibility of our REIT Equity shares allows us to raise capital more quickly, expand our farmland portfolio, improve corporate profitability and accelerate the Company's impact on the soil and throughout the food system.

In addition to growing our business, Iroquois Valley believes that the DPO is key to our stated goal of creating a broad base of democratic support for the next generation of organic farmers. 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.

HISTORICAL PERFORMANCE ANNUALIZED RETURNS

THREE YEARS*	1.76%
*Investor liquidity starts after a five-year lock up	
FIVE YEARS	1.63%
SEVEN YEARS	2.40%
SINCE INCEPTION	9.31%

Calculation reflects combination of share price appreciation and cash distributions

**PUBLIC BENEFIT
CORPORATION**

IA 50
2020
MANAGER

Certified
**Best For
The World**
Corporation
**2019 Overall
Honoree**

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