

REIT EQUITY SHARES

Featherstone Farm, MN

TERMS & DETAILS

- **Minimum:** \$10,115
(17 shares at \$595/share)
- **Liquidity:** 5 year lock-up, shares eligible for redemption thereafter through Company Redemption Program. Private Shares – not listed on an exchange.
- **Accessibility:** Available as an alternative asset on Fidelity, Pershing, Schwab and TD Ameritrade with some restrictions. Instructions available upon request.
- **Tax-Deferred Accounts:** Investments can be made through self-directed IRA and 401k accounts. List of 3rd-party custodians available upon request.
- **Investment Process:** Shares issued twice a month on the 1st and 15th. Investments are considered complete when a signed subscription agreement and funds via wire or check have been received.
- **SEC Regulation:** Security offered through Regulation A+, Tier 2

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 qualification pursuant to federal law. Offerings are only made through our Offering Circular, available [here](#). No offer to sell securities or solicitation of an offer to buy securities is being made herein or in any state where such offer or sale is not permitted under the blue sky or state securities laws thereof. 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.

BROAD BASE OF INVESTORS

Iroquois Valley has raised almost \$40 million from more than 400 equity investors. Amounts range from \$10,000 to \$5 million with an average just below \$100,000. This broad base of support is from a wide variety of account types including trusts, foundations, families and non-profits, but is dominated by individual investors who own only a small portion of the outstanding shares. Broad ownership offers investors a variety of upsides.

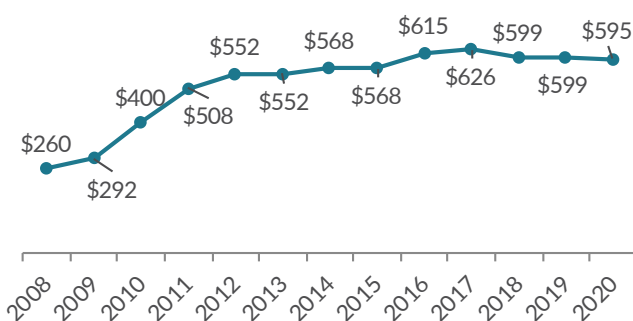
STEADY APPRECIATION OVER TIME

The investment case for organic farmland includes its position as a real asset that diversifies portfolios from the volatility of the public equities market and offers steady, incremental growth over time. The share price is tied directly to the appraised value of the farmland in the Company portfolio, which is a reflection of farmland values in the regions the Company invests. Iroquois Valley has a buy and hold strategy that allows investors to gain liquidity through the Company's Redemption Program while keeping ownership of the asset long term and avoiding farmer displacement and environmental disruption.

DIVIDENDS BASED ON SHARED RISK

As a Real Estate Investment Trust (REIT) Iroquois Valley is required to distribute 90% of the annual net income as a dividend to investors. The Company's revenue, and net income, are dependent on the success of the farmers on the land. As a result, dividends are higher in years where farmers do better. Conversely, there are no dividends in years where the Company has a negative net income (loss). Since becoming a REIT in 2017, Iroquois Valley paid dividends of 0.9% in 2017 and 2018, but did not pay a dividend in 2019.

HISTORICAL PERFORMANCE



The share price is based on 3rd-party appraisals of the farmland in our portfolio and changes annually. After determining NAV, we add small premiums for organic certification and company intangibles.

PUBLIC BENEFIT
CORPORATION

IA 50
2020
MANAGER

Certified
Best For
The World
2019 Overall
Honoree

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