

IROQUOIS VALLEY
FARMLAND REIT

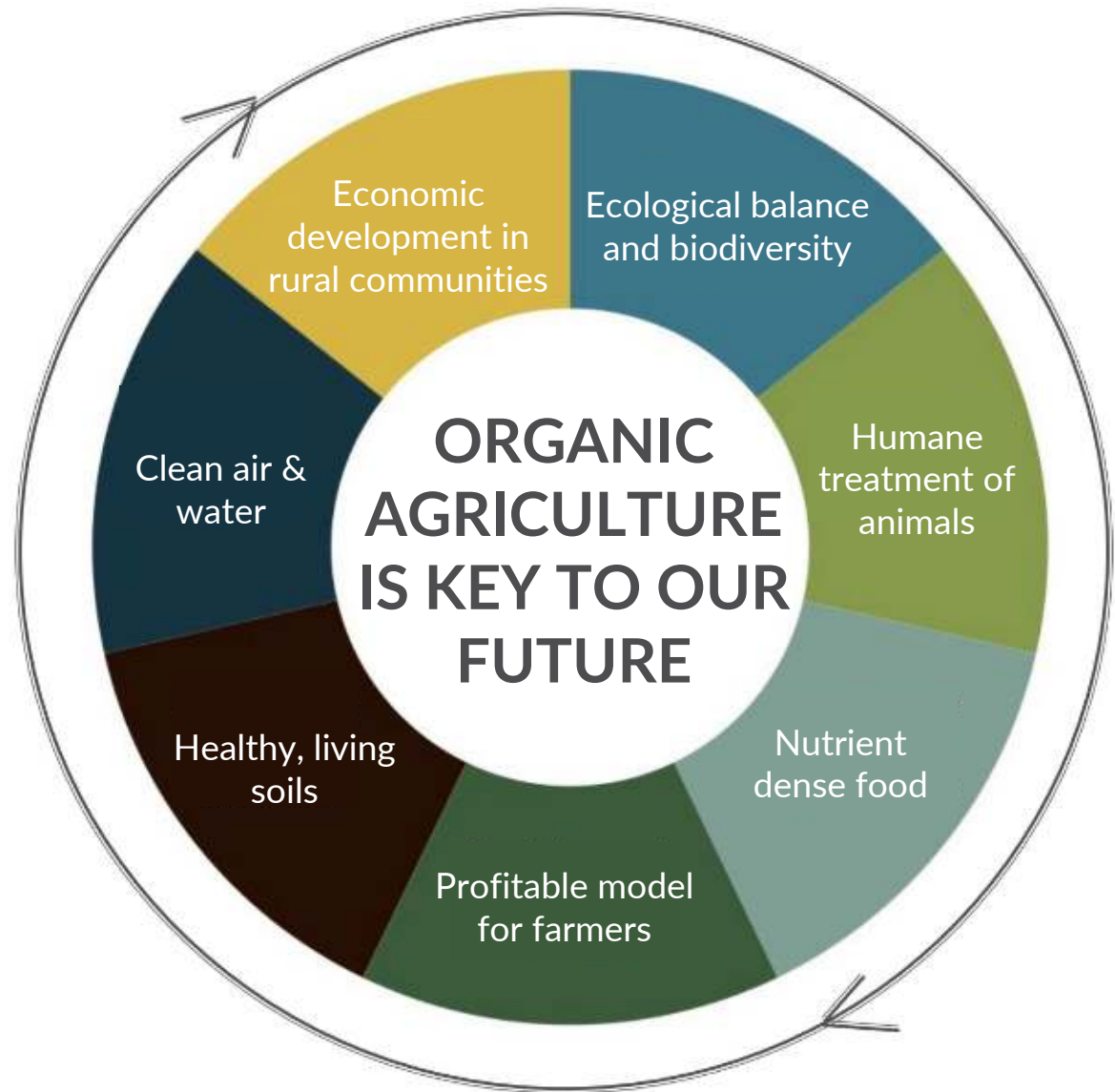




Iroquois Valley Farmland
REIT is a real estate
investment company that
provides land access for the
next generation of organic
farmers through innovative
mortgages, leases, and
operating lines of credit.

USDA ORGANIC STANDARD

“Cultural, biological and mechanical practices that support the cycling of on-farm resources, promote ecological balance, and conserve biodiversity”



BUT ONLY

1%

OF U.S. FARMLAND
IS CERTIFIED ORGANIC

FARMERS FACE MANY
BARRIERS TO ESTABLISHING
AND EXPANDING ORGANIC
FARMS, INCLUDING:

- Access to land
- Access to financing
- Support through the 3-year transition to organic
- Shared risk from lenders
- Long-term commitment from financial partners

IROQUOIS VALLEY EXPANDS ORGANIC

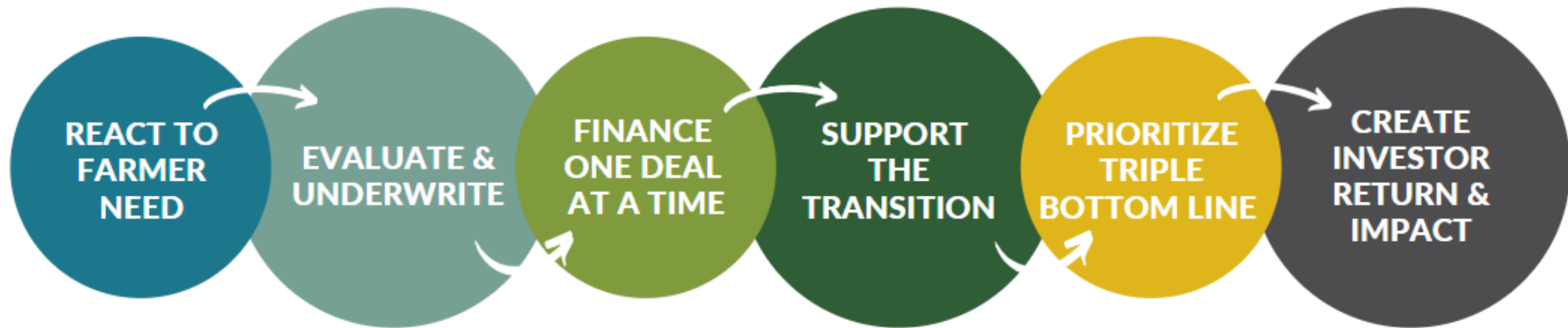
BARRIERS TO ENTRY

- Access to land
- Access to financing
- Support through the 3-year transition to organic
- Shared risk from lenders
- Long-term commitment from financial partners

OUR SOLUTION



OUR MODEL FOR GROWTH IS UNIQUE



FARMERS

+



IROQUOIS
VALLEY

+



INVESTORS

BUILT FOR SCALE & IMPACT

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



ARRAY OF POSITIVE IMPACTS

Nutritious
Food for
Human
Health

Land Security
for an
Organic
Future

Prosperity
for Rural
Communities

Ecosystem
Services &
Soil Health

Climate
Change
Solutions

Environmental
Sustainability

FIRST DEAL – JANIE'S FARM

FARMERS

Harold & Ross Wilken – Iroquois County, IL

SIZE

457 acres of certified organic farmland

WHAT THEY RAISE

Edible beans and grains, with a focus on specialty milling grains for flour.

NOTABLE FACTS

- With the support of bakeries, Harold built a mill to process organic grains, which began operating in 2017. Janie's Mill is the only organic flour mill in its area.
- In Spring 2020, Janie's Mill was featured in BBC News for its success during COVID-19.



NEW DEAL – LITTLE FARM BY THE SEA

FARMER

Jordan Bebee – Grays Harbor County, WA

SIZE

100 acres of transitional farmland

WHAT THEY RAISE

Pastured livestock, including chickens, ducks, and lamb, and currants. Pigs and cattle to come!

NOTABLE FACTS

- Our first farm in the Pacific Northwest.
- Jordan's regenerative practices focus on rotating animals on pasture, through forest, silvopasture, and wetlands.



AGROFORESTRY – ROCK CREEK FARMS

FARMER

Gary Anderson – Will County, IL

SIZE

230 acres of transitional and certified organic farmland

WHAT THEY RAISE

Row crops are grown on most of the land, and in 2020, Gary planted 10,000 trees to diversify his operation by integrating agroforestry.

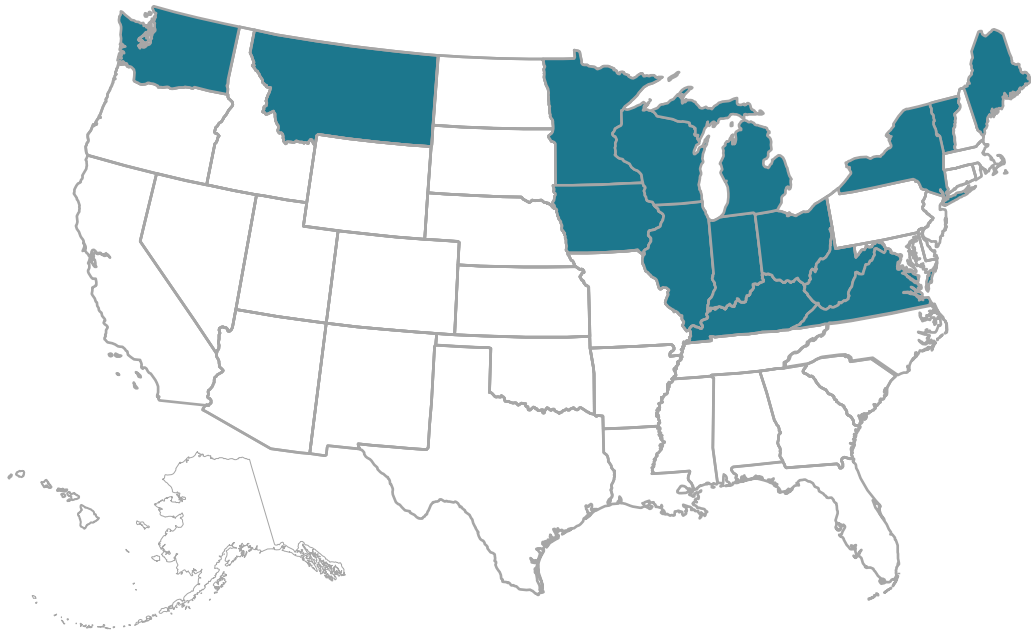
NOTABLE FACTS

- A long-term partnership with the Savanna Institute, Healing Soils Foundation, and the USDA's Conservation Reserve Program.
- Gary's vision is to build a diversified organic system that incorporates annual and perennial crops, livestock, agroforestry, and wetlands.



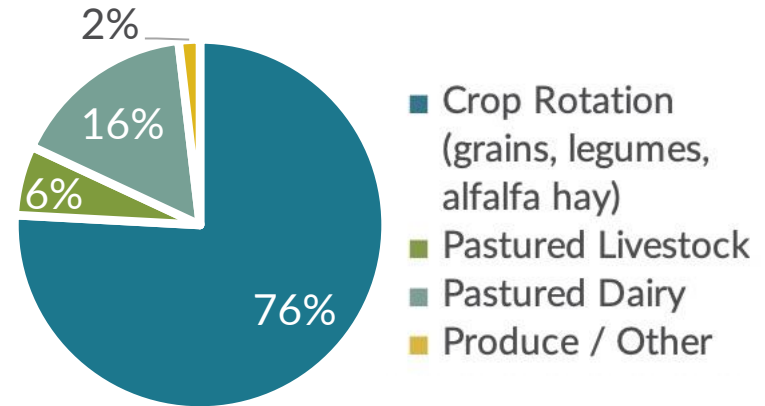
OUR PORTFOLIO TODAY

INVESTMENT MAP

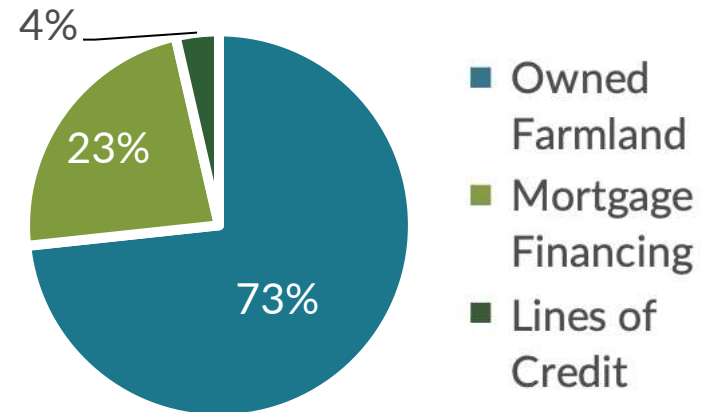


Iroquois Valley has provided land security through long-term leases on **44** properties and financial support via **29** mortgages and refinances, and **7** lines of credit. Our farmers are rooted in over **45** counties across **15** states.

PRODUCTION MIX



PORTFOLIO BREAKDOWN

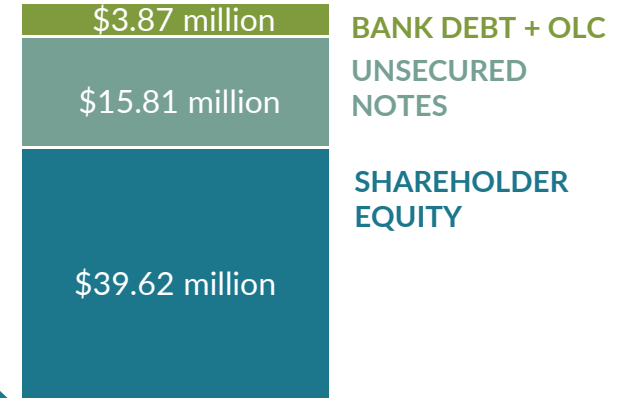


EQUITY INVESTMENTS



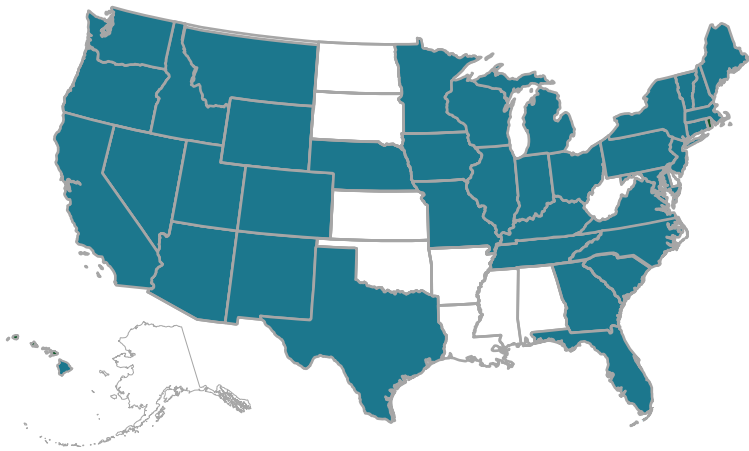
CAPITALIZATION

TOTAL ASSETS: \$59.9 MILLION

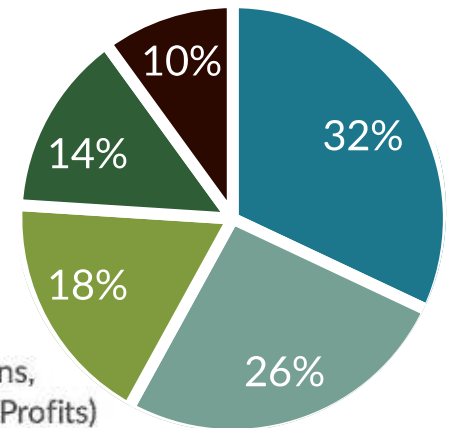
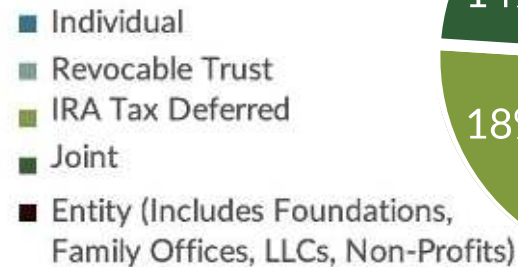


WE HAVE A
BROAD BASE OF
INVESTOR
SUPPORT

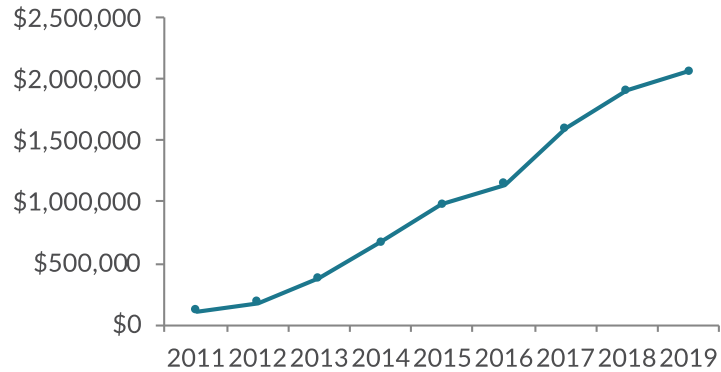
INVESTOR LOCATIONS



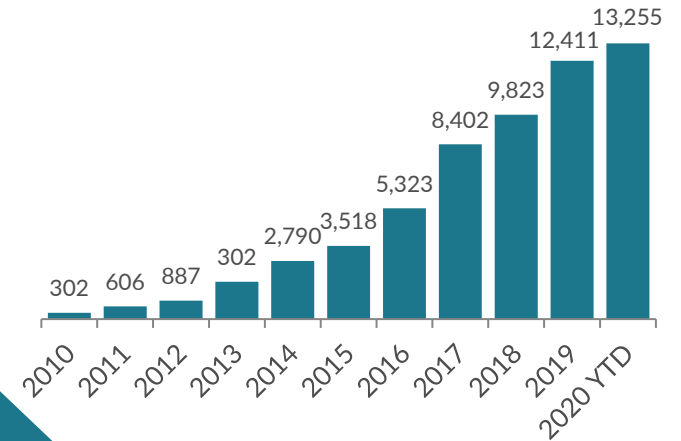
ACCOUNT TYPE



REVENUE

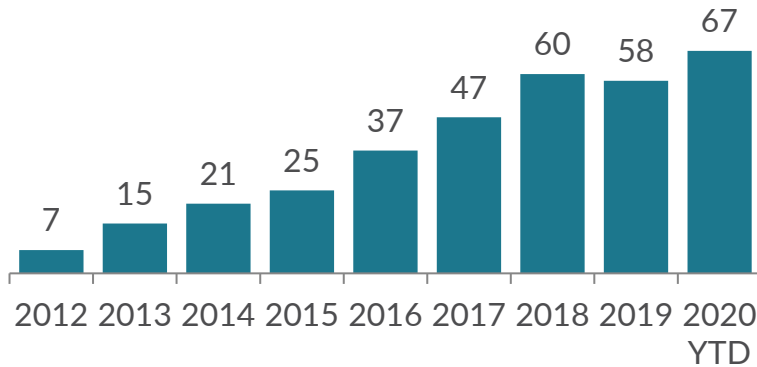


OWNED & FINANCED ACRES

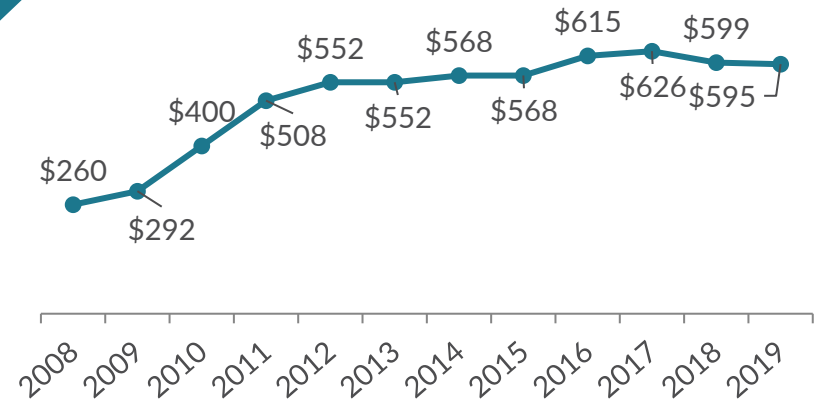


**A TRACK
RECORD OF
GROWTH &
SUCCESS**

NUMBER OF FARMS



SHARE PRICE



OUR IMPACT

+ ORGANIC FARMERS
IROQUOIS VALLEY

WE CREATE PUBLIC BENEFIT BY ENABLING HEALTHY FOOD PRODUCTION, RESTORING SOIL, AND IMPROVING WATER QUALITY THROUGH THE ESTABLISHMENT OF SECURE AND SUSTAINABLE FARMLAND TENURE.

HUMAN HEALTH

as result of healthy food
grown in nutrient rich,
living soil



SOIL HEALTH

leads to biodiversity,
clean waters, and
carbon sequestration



PLANET HEALTH

as result of thriving
ecosystems and carbon
sequestration

OUR COMMITMENT TO CONTINUOUS IMPROVEMENT

We take pride in our commitment to impact and creating public benefit through our work. Our farmers do too, and some have gone above and beyond USDA-certified organic to recognize their practices and differentiate themselves in the market.



INVESTMENT OPPORTUNITIES

REIT EQUITY SHARES

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

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

Accessible minimum investment: \$10,115
(17 shares)

Redemption rights accrue after 5 years

Available to retail investors*

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

SOIL RESTORATION NOTES

Loan Iroquois Valley capital to acquire farmland

Receive 2.25% annual return in semi-annual interest payments

Create an additional 0.5% annual return for farmers converting soil

5-year term

Accessible minimum investment: \$50,000

Available to accredited investors only

Email invest@iroquoisvalleyfarms.com to learn more