



Iroquois Valley Farmland REIT is a real estate investment company that provides organic and regenerative farmers land security and working capital through long-term leases, mortgages, and operating lines of credit. Our REIT is incorporated as a Public Benefit Corporation and B Corp.





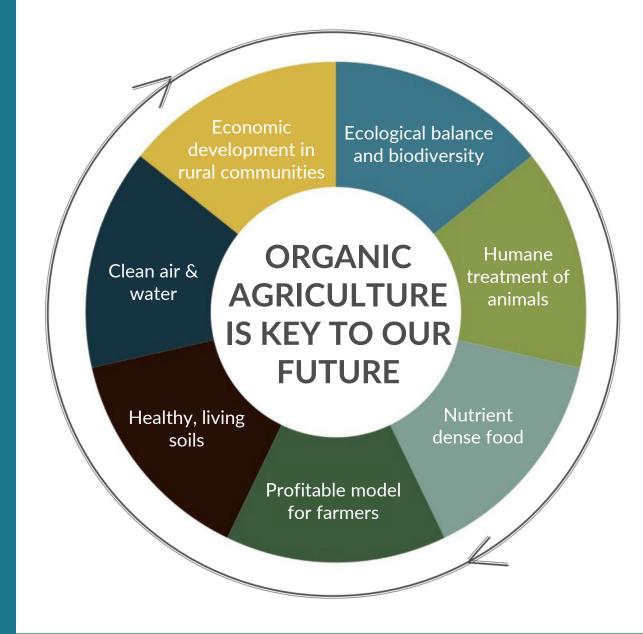




## USDA ORGANIC STANDARD

"Organic practices have the power to increase productivity of the land over time, building fertility and biodiversity for the next generation."

**USDA** 











#### **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
- Financial support through the 3year transition to organic
- Support from conventional farmers in their community
- Shared risk from lenders
- Long-term commitment from financial partners









## **IROQUOIS VALLEY EXPANDS ORGANIC**

#### **BARRIERS TO ENTRY**

- Access to land
- Access to financing
- Financial support through the 3-year transition to organic
- Support from conventional farmers in their community
- · Shared risk from lenders
- Long-term commitment from financial partners

#### **OUR SOLUTION**









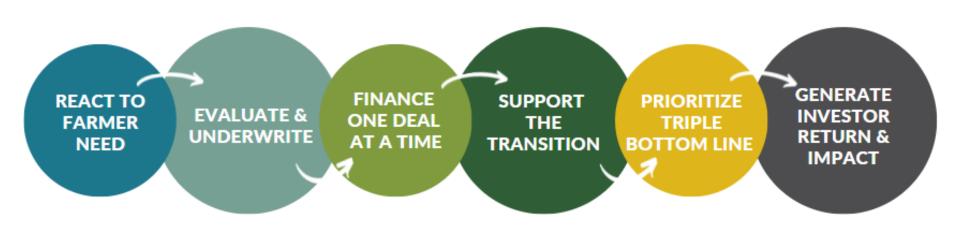








## OUR MODEL FOR GROWTH IS UNIQUE















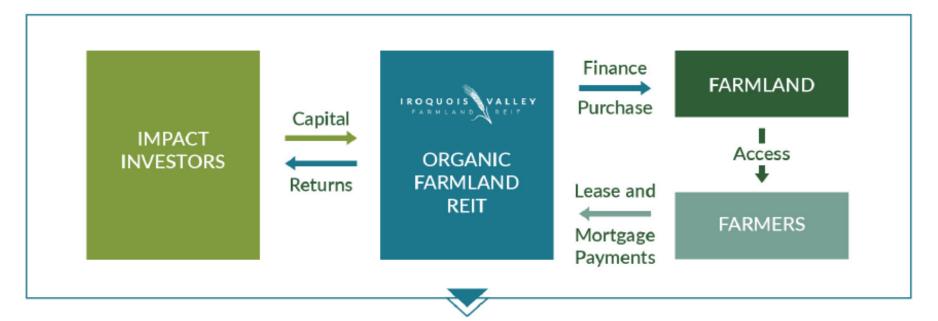






## **BUILT FOR SCALE & IMPACT**

Investor Capital Finances Organic Farmland, Generating 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









## **OUR 18<sup>TH</sup> STATE - ELI'S RIDGE**

#### **FARMERS**

Shawn & Jennifer Hatley - Stanly County, NC

#### SIZE

108 acres of transitional farmland

#### WHAT THEY RAISE

Sheep, pigs, cows, ducks, and chickens within a perennial pasture and forest-based farming system (also known as silvopasture).

#### **NOTABLE FACTS**

• The Hatleys have created a collection of products and brands to bring their value-added farm products to market. In July, they purchased Rayfield Meat Center, a USDA inspected processing facility in neighboring Anson County, to vertically integrate operations and serve more farmers and eaters in the region.















### A VETERAN FARMER – BLACK WIND FARM

#### **FARMERS**

Justin Butts - Albany County, NY

#### SIZE

103 acres of transitional farmland

#### WHAT HE RAISES

Heritage breed pigs, sheep, broiler and laying chickens, and whole turkeys, in addition to growing produce.

#### **NOTABLE FACTS**

- Justin was the livestock manager at Soul Fire Farm, "an Afro-Indigenous centered community farm committed to uprooting racism and seeding sovereignty in the food system."
- He plans to plant a windbreak along the farm and restore four acres of wetlands and riparian habitat while maintaining perennial pasture.









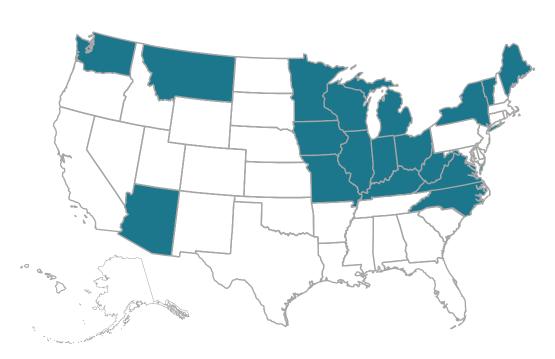






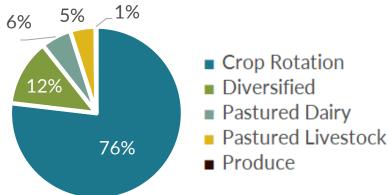
## **OUR PORTFOLIO TODAY**

#### **INVESTMENT MAP**

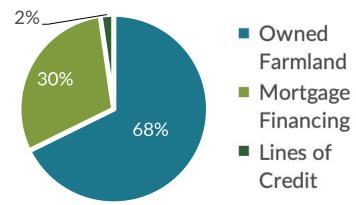


Iroquois Valley has made over **130** farmland investments since its inception and currently has **112** active investments in **92** properties. The **112** investments include **57** long-term leases, **43** mortgages, and **12** lines of credit. Our farmers are rooted in **48** counties across **18** states.

#### PRODUCTION MIX



#### PORTFOLIO BREAKDOWN



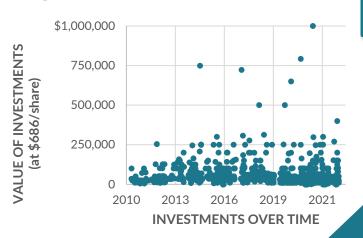






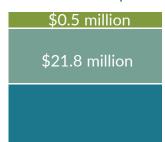


#### **EQUITY INVESTMENTS**



**CAPITALIZATION** 

**TOTAL ASSETS: \$86.3 MILLION** 



\$64.0 million

**OTHER DEBT UNSECURED NOTES** 

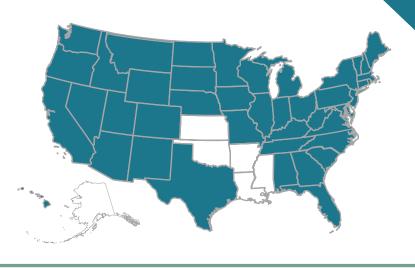
**SHAREHOLDER EQUITY** 

**WE HAVE A DIVERSE BASE OF INVESTORS** 

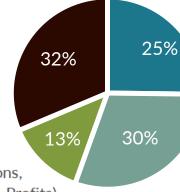
650+

investors

#### **INVESTOR LOCATIONS**



#### **ACCOUNT TYPE**



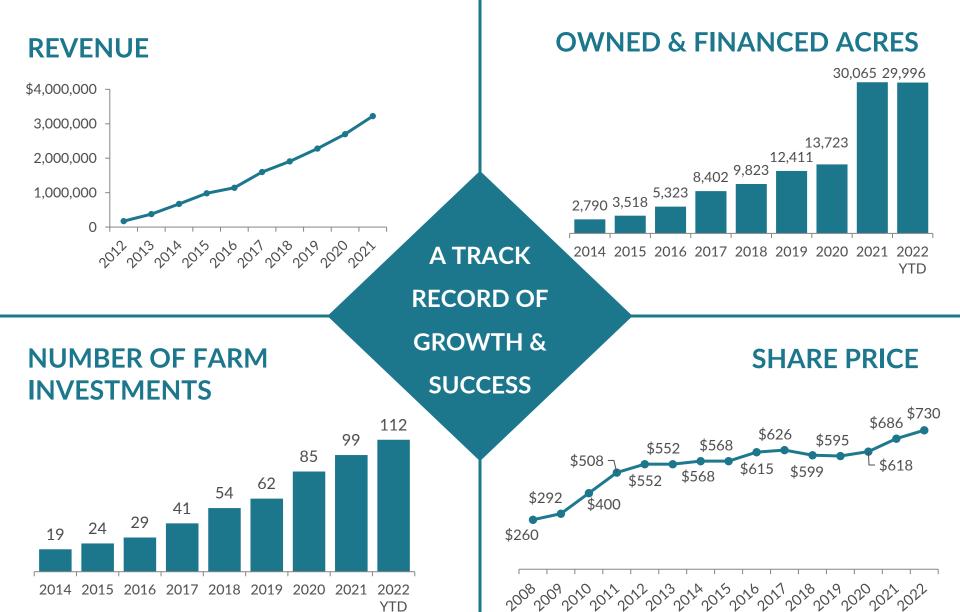
- Individual & Joint
- Trust
- Retirement
- Entity (Includes Foundations, Family Offices, LLCs, Non-Profits)



















## **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 shares over time

Accessible minimum investment: \$10,290 (15 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% annual return in semi-annual interest payments

5-year term

Accessible minimum investment: \$50,000

Available to accredited investors only\*

\*For more information on what defines an accredited investor, please visit the SEC website or reach out to our investment department at invest@iroquoisvalleyfarms.com

LOCAVORE FARM | ILLINOIS









## **CONTACT US**

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