

A man and a woman are sitting on a wooden porch at night. The man is on the left, wearing a dark blue patterned shirt and dark pants. The woman is on the right, wearing a light blue denim shirt over a white top and light-colored pants. They are both smiling and holding a tortoiseshell cat. In the background, there is a wooden sign that says "TULIP GARDENS" and a basket of flowers.

Investor Presentation March 2023

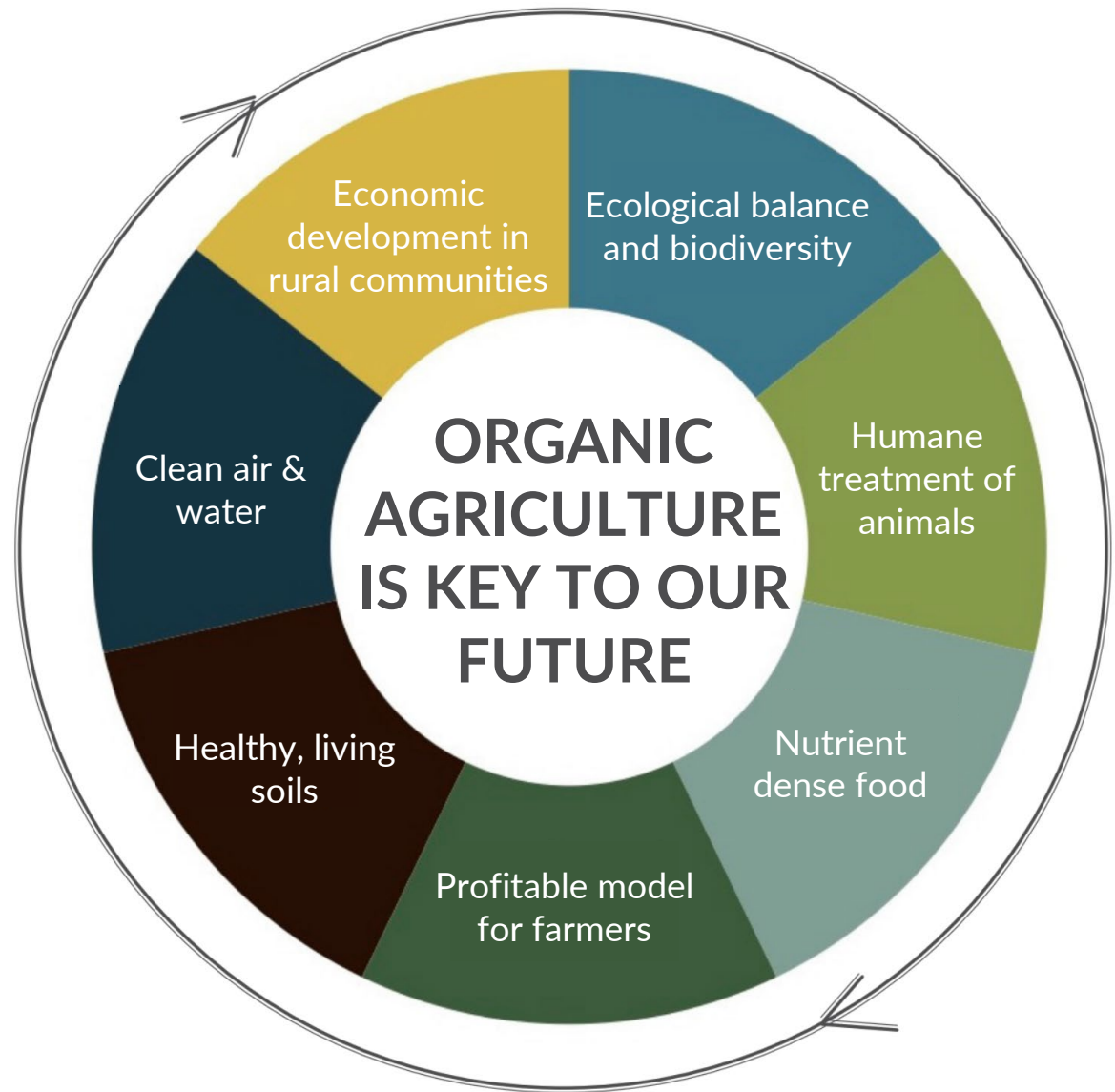
TULIP TREE GARDENS | ILLINOIS



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.”



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 3-year transition to organic
- Support from conventional farmers in their community
- Shared risk from lenders
- Long-term commitment from financial partners

IROQUOIS VALLEY EXPANDS ORGANIC

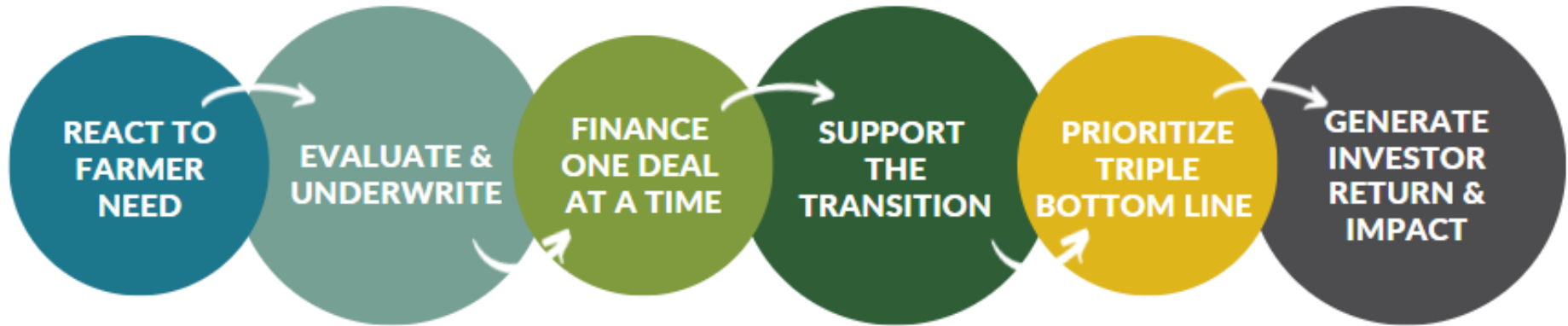
BARRIERS TO ENTRY

- 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



FARMERS

+



IROQUOIS
VALLEY

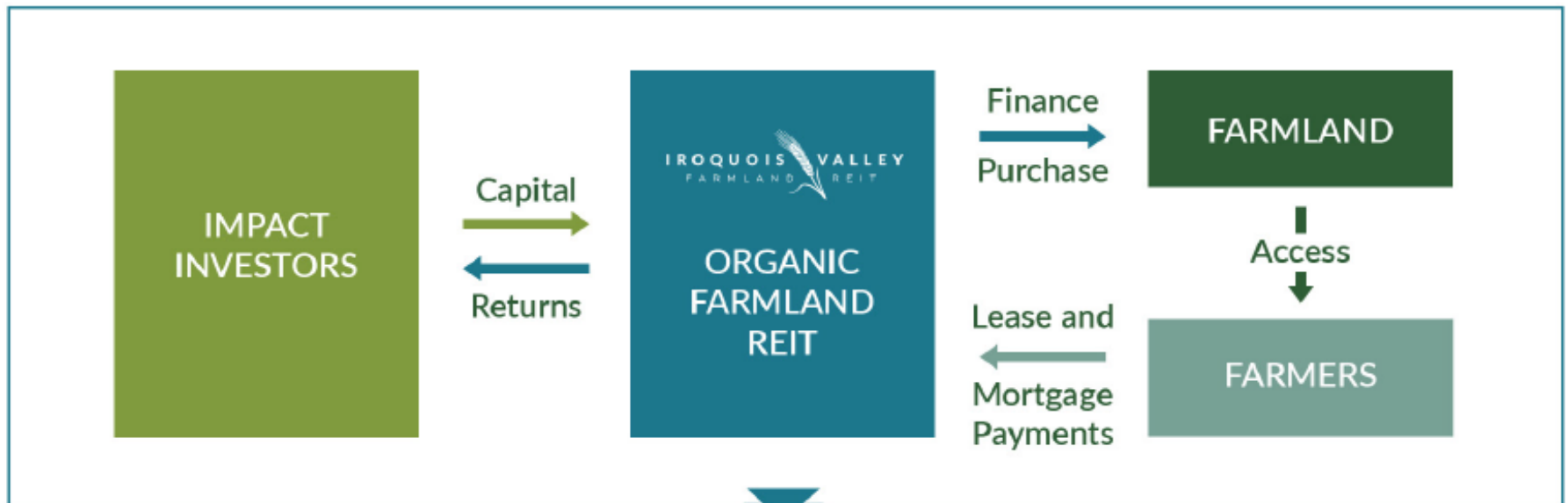
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INVESTORS

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

ENTERING NORTH CAROLINA – 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.

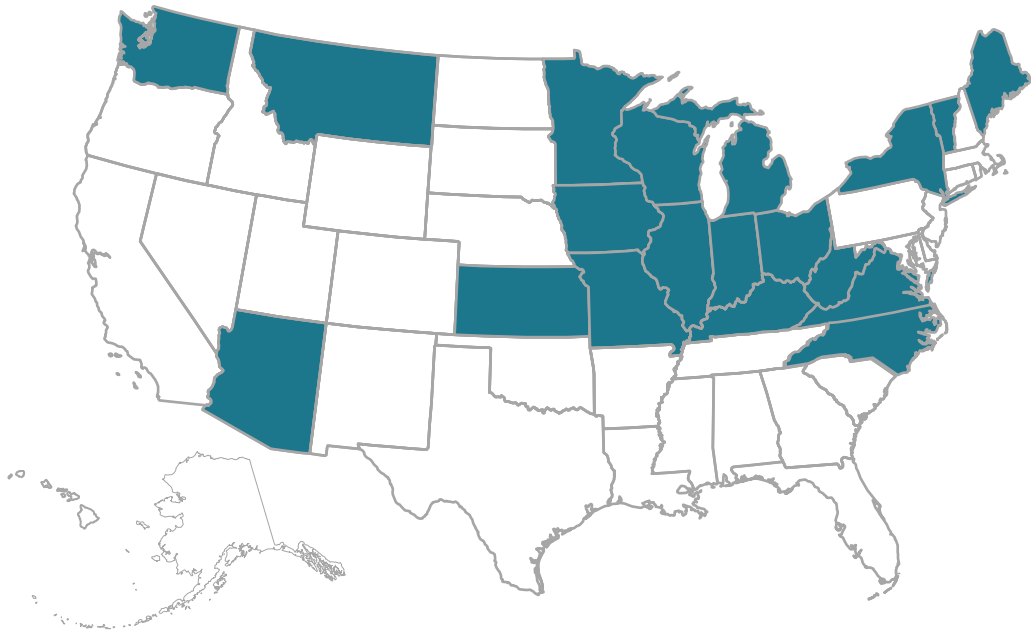
NOTABLE FACTS

- 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.



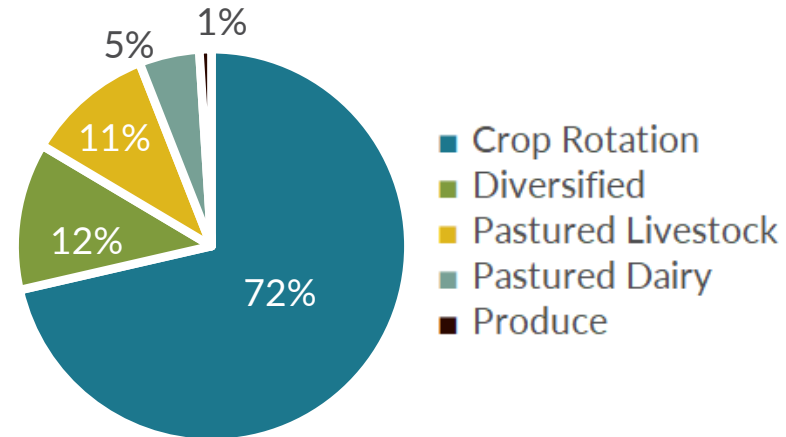
OUR PORTFOLIO TODAY

INVESTMENT MAP

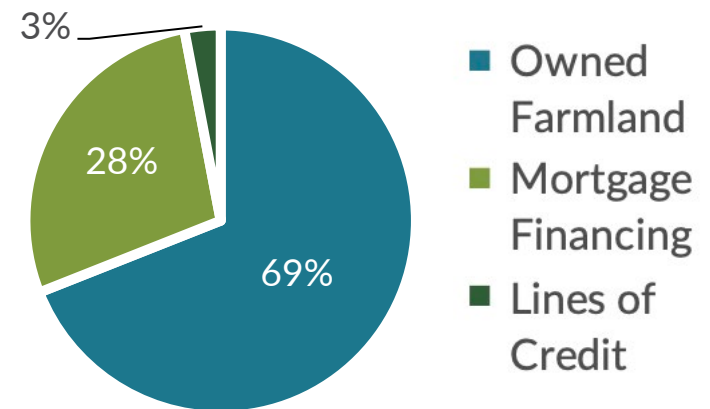


Iroquois Valley has made over **130** farmland investments since its inception and currently has **117** active investments in **92** properties. The **117** investments include **61** long-term leases, **44** mortgages, and **12** operating capital investments (**11** lines of credit and **1** term loan). Our farmers are rooted in **52** counties across **19** states.

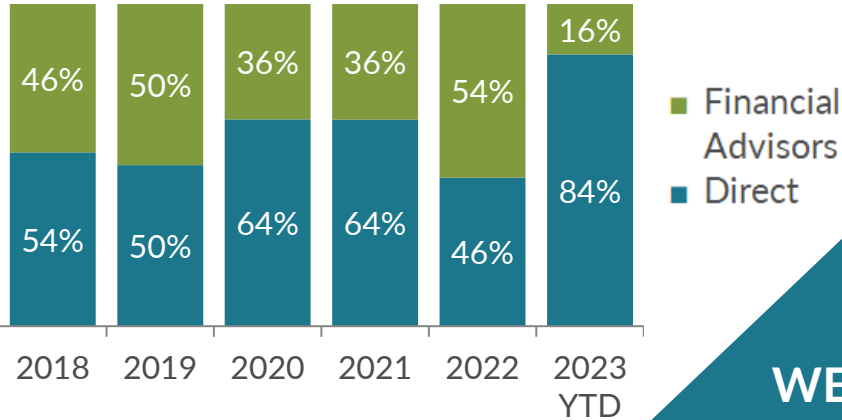
PRODUCTION MIX



PORTFOLIO BREAKDOWN

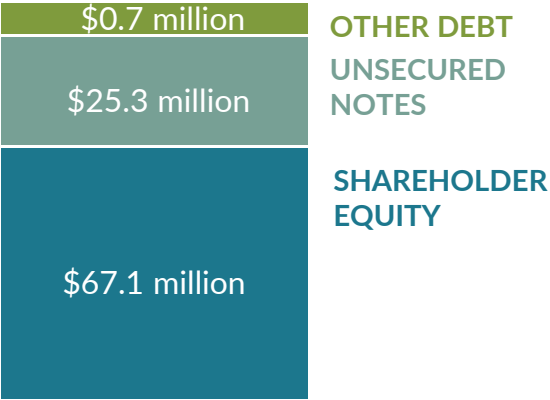


FUNDING SOURCE



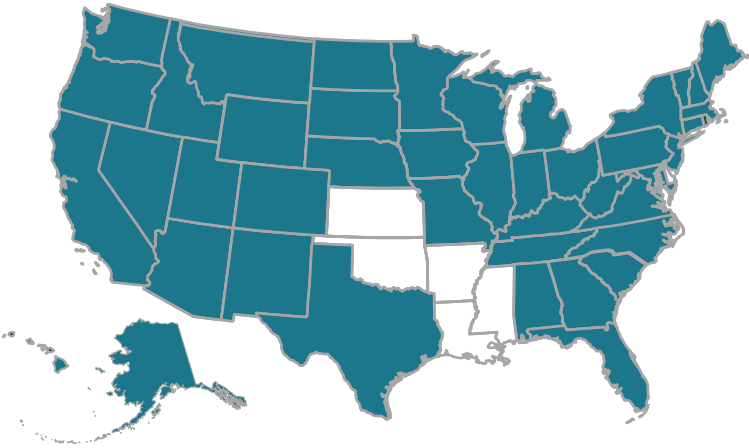
CAPITALIZATION

TOTAL ASSETS: \$93.1 MILLION



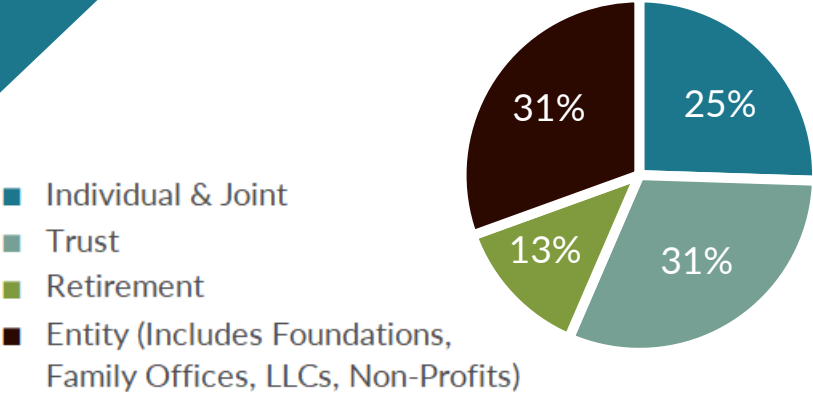
Financials are unaudited

INVESTOR LOCATIONS

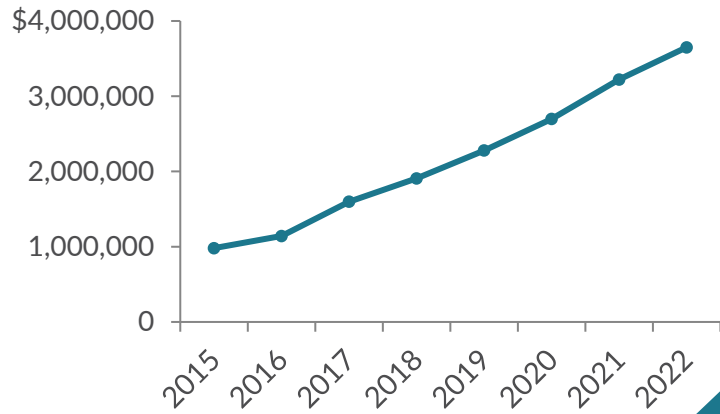


WE HAVE A DIVERSE BASE OF INVESTORS

ACCOUNT TYPE

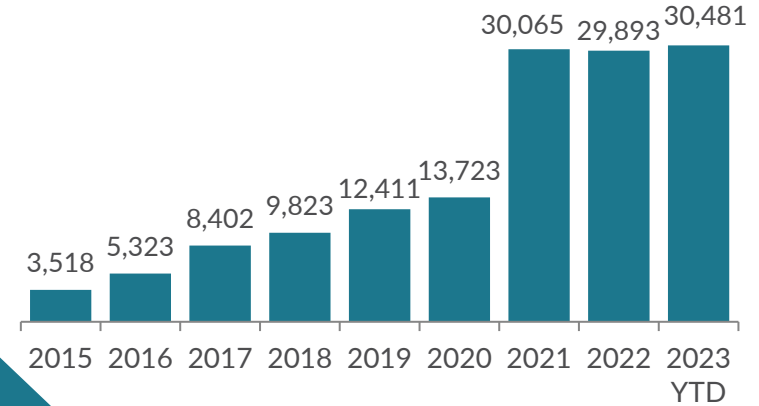


REVENUE



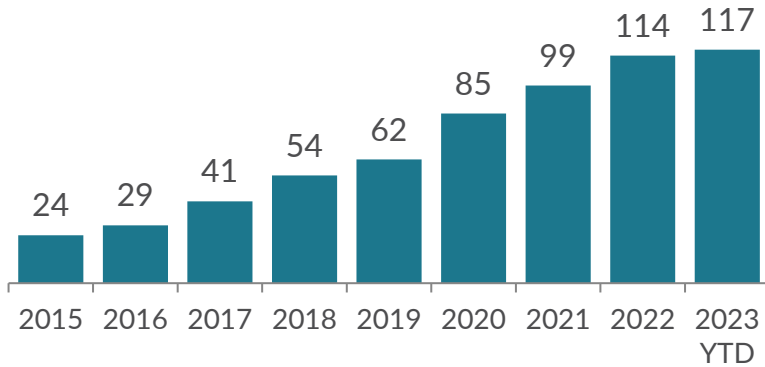
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OWNED & FINANCED ACRES

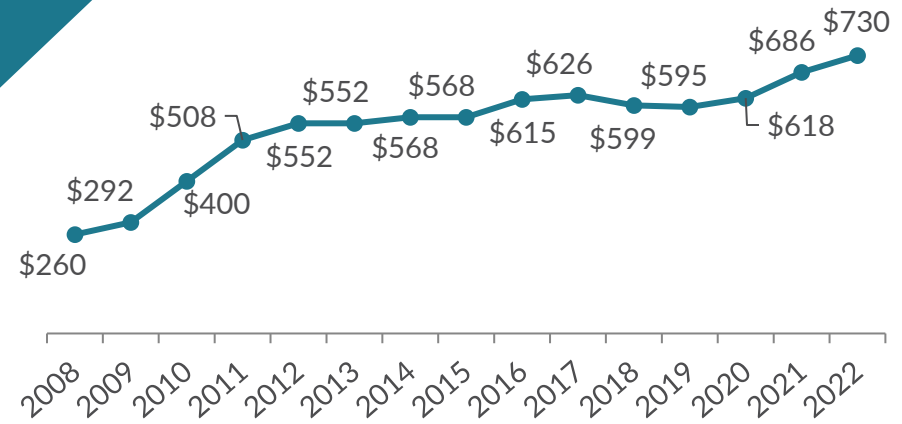


**A TRACK
RECORD OF
GROWTH &
SUCCESS**

NUMBER OF FARM INVESTMENTS



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 shares over time

Accessible minimum investment: \$10,220
(14 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

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SOCIAL MEDIA



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PUBLIC BENEFIT
CORPORATION

