



**FOR IMMEDIATE RELEASE**

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**MEDIA CONTACT**

Nora Chovanec

VP, Marketing & Communications

[nchovanec@iroquoisvalleyfarms.com](mailto:nchovanec@iroquoisvalleyfarms.com)

+1 541 908 4507

**Iroquois Valley Farmland REIT and Dirt Capital Partners Make Critical Investment to Support Organic Rancher Cindy Tolle of Evergreen Ranching and Livestock in the Purchase of Diamond E. Ranch in AZ**

*Building opportunity to expand production of Audubon-certified beef and protect native species in a key Arizona National Wildlife corridor.*

(Cochise County, Arizona – October 1, 2024) – [Iroquois Valley Farmland REIT](#) and [Dirt Capital Partners](#) are excited to announce their financing of over 22,000 deeded and leased acres at **Diamond E. Ranch** to provide long-term land security for the organic rancher Cindy Tolle of **Evergreen Ranching and Livestock LLC**. The investment is made possible through collaborative efforts between committed ranchers, impact-driven companies and investors, and environmental conservation groups, including [The Conservation Fund](#), and [Natural Resources Conservation Services \(NRCS\)](#). This partnership provides Cindy with the critical support necessary to permanently conserve an environmentally resilient desert grasslands in the Central Flyway of southeastern Arizona.

Cindy Tolle (a biologist and environmental chemist), her family, and her team, Steven and Angie Terrell, are land stewards with decades of ranching experience across the West. Their multi-generational endeavor has US ranch hubs in the Midwest (267 acres in MO, 443 acres in KS), the Black Hills (1,700 acres in SD), and this new hub in the Southwest. The cattle raised on the ranch are Criollo, a desert-adapted species, and are a part of their Audubon-certified heritage beef supply chain for Evergreen Ranching and [Diamond E. Beef](#). Criollo are perfect for this drought-prone area due to their efficient forage conversion, water use, breedback, and mothering qualities. The Criollo on this ranch will support the testing of intensive, regenerative grazing employing virtual fencing paddocks through a collaboration with the [Jornada Experimental Range](#) and the [Sustainable Southwest Beef Project](#) based out of [New Mexico State University](#).

Diamond E. Ranch is a native grassland and rangeland ecosystem at the foothills of the Swisshelm mountains and part of the Central Flyway adjacent to the [Leslie Canyon Fish & Wildlife Refuge corridor](#) to the east and [Whitewater Draw Wildlife Refuge](#) to the west. Dozens of rare species, including the Chiricahua Leopard Frog, Yaqui Chub, Yaqui Top Minnow, and Mexican Long Nosed Bat, as well as over 270 species of birds (including the Elegant Trogon) depend on the ecologically critical



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habitat. Cindy's team focuses on riparian and grassland habitat restoration through conservation water management tactics such as seasonal rain capture using rock detention structures and earthen berms. Under Cindy's stewardship, the ranch will become certified organic and an [Audubon Conservation Ranch](#).

The permanent conservation of land like Diamond E. Ranch is central to the vision of financing collaborators Iroquois Valley Farmland REIT and Dirt Capital Partners. Founded in 2007, Iroquois Valley is a longstanding, certified B Corp with a vision to transform agriculture through organic land stewardship within a generation. With a portfolio of over \$115 million invested with more than 70 certified organic and transitioning farmers across 20 states, Iroquois Valley provides impact-driven individuals and institutions the opportunity to invest in making organic agriculture the norm, not the exception. According to Iroquois Valley CEO, Chris Zuehlsdorff, *"This partnership in Southeastern Arizona provides our company the opportunity to further invest with Cindy, a longstanding successful rancher in our portfolio, and collaborate with an impact-aligned partner in Dirt Capital. It is an exciting and ecologically important project."*

Dirt Capital Partners invests in farmland in partnership with best-in-class regenerative farmers and ranchers throughout the United States – to help grow their land under management and increase profitability. Their 10+ year track record includes 42 farmland investments across 20,000+ acres of land; 19 agricultural conservation easements sold or in process; and 10 project exits to farmers. According to Amanda Zakharov, Director of Investment at Dirt Capital, *"We are thrilled to be deepening our collaboration with Iroquois Valley and The Conservation Fund while empowering an incredible regenerative ranch to conserve ecologically critical land."*

Securing permanent ecological stewardship and protection of the ranch from development through easements is only made possible through Cindy's partnerships with numerous conservation groups. The lead collaborator is The Conservation Fund, with additional partners including NRCS, [The Nature Conservancy](#), [US Fish & Wildlife](#), [Arizona Game and Fish](#), and the Department of Defense at Fort Huachuca. The ranch is considered a Grassland of Special Significance by NRCS and is within US Fort Huachuca's priority easement acquisition area.

For more information about Iroquois Valley Farmland REIT please visit [www.iroquoisvalley.com](http://www.iroquoisvalley.com). For more information on Dirt Capital Partners please visit [www.dirtpartners.com](http://www.dirtpartners.com). For more information on Evergreen Ranching visit [www.evergreenspecialtyfoods.com](http://www.evergreenspecialtyfoods.com)



### **ABOUT IROQUOIS VALLEY FARMLAND REIT**

Founded in 2007, Iroquois Valley® envisions an agricultural system transformed through land stewardship, rooted in organic farmland, for the health of people, communities, and our planet. Structured as a real estate investment trust (REIT), a public benefit corp, and a B Corp that is registered with the SEC, Iroquois Valley offers long-term leases, flexible mortgages, and post-investment support to organic and transitioning farmers across America. With a portfolio of nearly 130 farmland investments, 32,000 acres of farmland, and over \$115 million in assets, Iroquois Valley provides more than 900 impact-driven individuals and institutions the opportunity to invest in farmers and farm families across the U.S.

### **ABOUT DIRT CAPITAL PARTNERS**

Dirt Capital Partners invests in farmland in partnership with best-in-class regenerative farmers and ranchers – to help grow their land under management and increase profitability. Their 10+ year track record includes 42 farmland investments across 20,000+ acres of land; 19 agricultural conservation easements sold or in process; and 10 project exits to farmers. All Dirt Capital funds are “Impact-First” and with a focus on four core themes: (1) Ecological Stewardship; (2) Farmer Equity; (3) Community Benefits; (4) Field-Building.

### **ABOUT CINDY TOLLE**

A biologist and environmental chemist, Cindy restores grassland and ecosystem health by finding the right animal for the landscape. Her major focus is producing high-quality meat products while protecting large landscapes.

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