

INVESTING IN TRANSFORMING AGRICULTURE

THROUGH ORGANIC, REGENERATIVE
LAND STEWARDSHIP

SPRING 2025





WHO WE ARE

Iroquois Valley® provides capital to organic, regenerative farmers

and farmers committed to transitioning their land from conventional to organic across the U.S.

Structured as a real estate investment trust (REIT), a public benefit corp and a B Corp that is registered with the SEC, we provide long-term mortgages, leases, and operating capital.

PUBLIC BENEFIT
CORPORATION

Certified



Corporation

IA 50®
2025
EMERITUS
MANAGER

U.S. FARMLAND IS A \$3.2 TRILLION DOLLAR ASSET IN FLUX

40% OF FARMLAND WILL CHANGE HANDS IN THE NEXT 15 YEARS

CURRENTLY, ONLY 2% IS ORGANIC.

ENVISION THE OPPORTUNITIES...



EXECUTIVE SUMMARY

MARKET OPPORTUNITY

Organic food is a \$65 billion consumer market, with an annual growth rate of 5.2%, more than double the overall marketplace. But less than 2% of farmland in the US is certified organic under USDA regulations

IMPACT

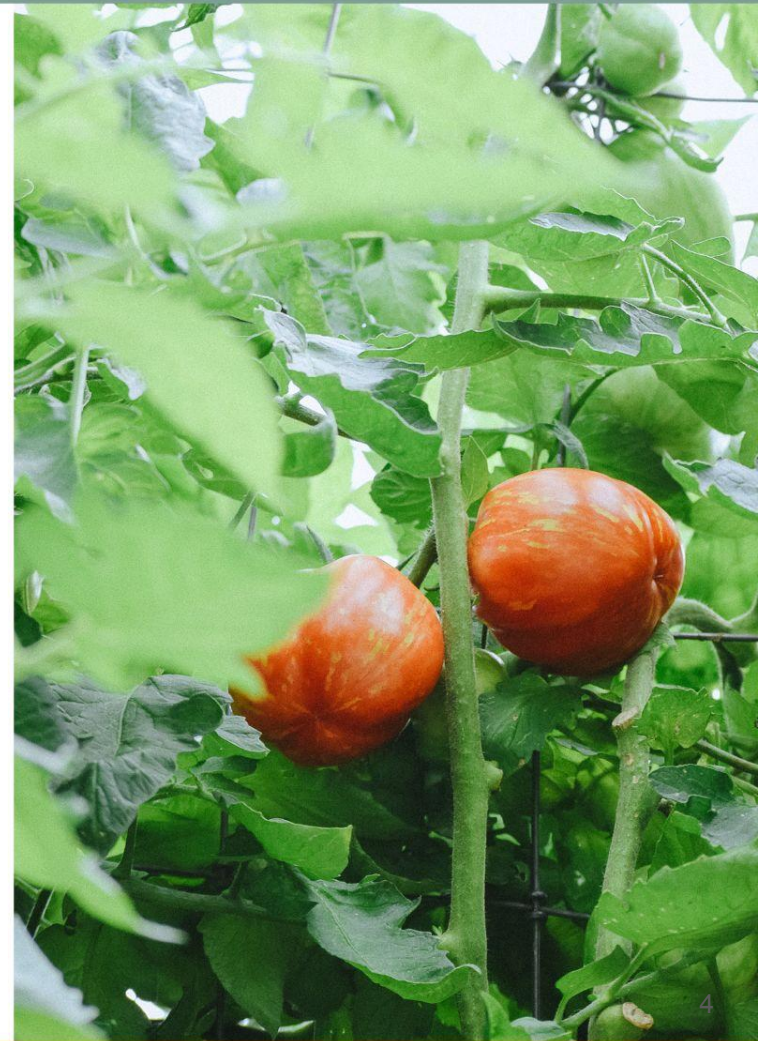
Certified organic farmland has a major positive environmental impact through improved carbon sequestration, elimination of pesticides, enhanced soil fertility, increased biodiversity; and it leads to better farm economics

SUCCESSFUL TRACK RECORD

Structured as a REIT, Iroquois Valley owns or finances 36,900 certified organic, regenerative or transitioning acres, has achieved long-term annualized returns of 9.2%, and has a network of 70+ farmers

WHY NOW

Iroquois Valley has the unique opportunity to deploy significant amounts of capital transitioning farmland from conventional to organic, regenerative by leveraging its proprietary and growing pipeline



THE PROBLEM WITH CONVENTIONAL AGRICULTURE



PHOTO: NEBRASKA CORN FARM

IGNORES ENVIRONMENTAL COSTS AND BIODIVERSITY LOSS

- Agriculture, forestry & land use account for 18% of GHG emissions
- More than 57 billion tons of soil have eroded in the U.S. Midwest, with continuing land degradation economic losses estimated at over \$37.6 billion annually
- Monocrop production, glyphosate (aka Roundup), and pesticide use leads to biodiversity loss

LEADS TO AN UNHEALTHY FOOD SYSTEM

- The U.S. sprays 2-3x more chemicals today than in 1960, 75% of which is used on corn soy, potatoes, and wheat
- Positive association between prolonged pesticide exposure and various forms of cancer

DOESN'T WORK FOR FARMERS

- Median conventional farm income is net negative
- Conventional farmers are forced to rely on government subsidies and off-farm jobs to continue farming

THE POSITIVE IMPACT OF CERTIFIED ORGANIC FARMLAND



BETTER FOR THE ENVIRONMENT

- Captures 44% more carbon
- Organic farms have 30% less soil erosion
- Increases overall biodiversity by 30% and pollinator diversity by up to 50%
- Uses 50% less nitrogen

BETTER FOR HUMAN HEALTH

- Does not use synthetic chemicals
- Dramatic reduction in the risk of cancer is correlated with eating organic food

BETTER FOR FARMERS

- In areas with high concentrations of organic farms, median incomes are \$2,000 higher
- Consistent organic price premiums lead to profitable farms

A GROWING MARKET

- Organic food is a \$65B consumer market
- 5.2% annual growth rate.



IROQUOIS VALLEY ONLY WORKS WITH TRANSITIONING & ORGANIC FARMERS

INVESTING \$100,000

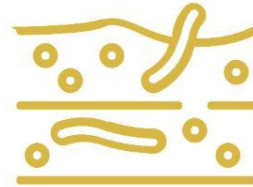
WE HAVE THE POTENTIAL TO



SEQUESTER
260 MT
OF CO₂
ANNUALLY



REMOVE
10,350 LBS
OF SYNTHETIC
CHEMICALS
FROM OUR FOOD SYSTEM



AVOID
24 TONS
OF SOIL EROSION
ANNUALLY



CONVERT
OVER 10 CONVENTIONAL
ACRES OF CORN/SOY
INTO A PROFITABLE
ORGANIC FARM

IROQUOIS VALLEY HAS A UNIQUE OPERATING MODEL VS. COMPETITION



18+ YEAR TRACK RECORD

WITH 9.2% ANNUALIZED RETURN
SINCE INCEPTION



PROPRIETARY NETWORK OF 70+ FARMERS

CREATES EMBEDDED
GROWTH OPPORTUNITIES



LONG-TERM COMMITMENTS

FROM 925+ INVESTORS



PLATFORM OFFERS FLEXIBILITY

TO PROVIDE ACCESS TO
INSTITUTIONS AND FAMILY OFFICES



PORTFOLIO FOCUSED ON ORGANIC ROW CROPS

WITH EXPOSURE TO PASTURED LIVESTOCK

OUR PRIORITIES SHOW

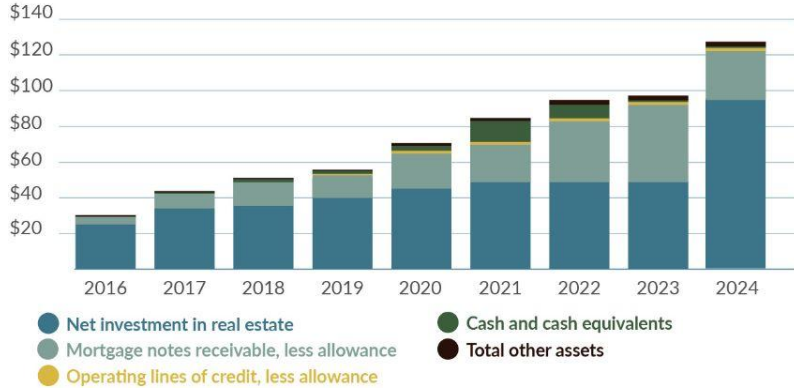
IROQUOIS VALLEY IS UNIQUE

AT IROQUOIS VALLEY WE PRIDE OURSELVES IN

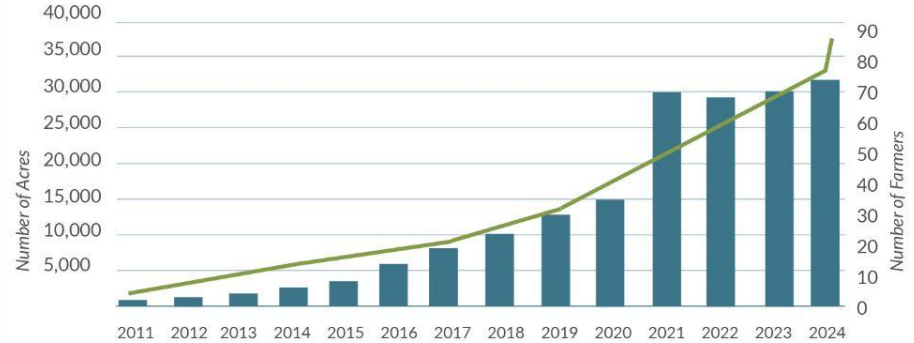
- SMART INVESTMENT STRATEGY OF DIVERSIFICATION & RESILIENCE
 - FARMER FIRST MENTALITY
- 18 YEAR TRACK RECORD WITH REAL FARMERS
 - STRONG PIPELINE
- SOPHISTICATED SYSTEMS & PROCESSES
 - ATTENTIVE CUSTOMER SERVICE

OUR FINANCIAL RESULTS SHOW CONSISTENT GROWTH

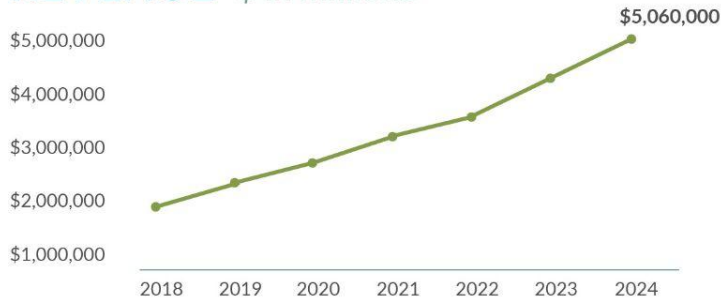
TOTAL ASSETS \$ in millions



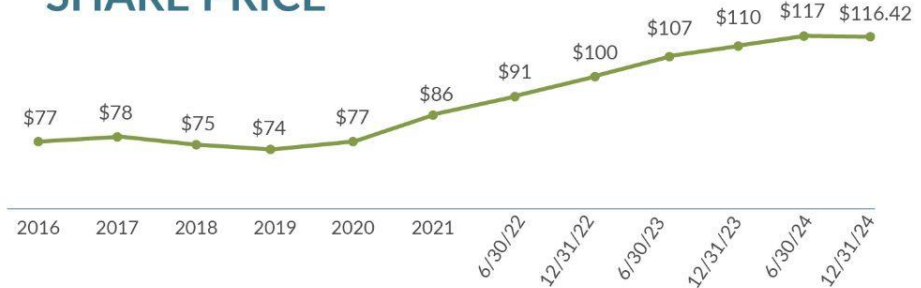
NUMBER OF ACRES & FARMERS



REVENUE \$ in millions

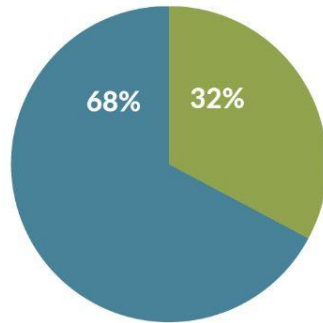


SHARE PRICE



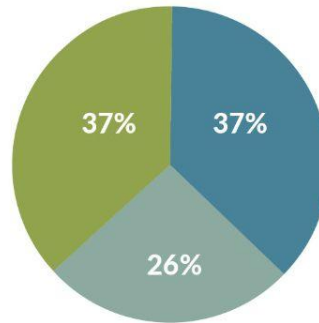
OUR INVOLVEMENT ENSURES SUCCESSFUL TRANSITION AND HIGHER INVESTMENT RATE

TRANSITIONING VS. ORGANIC



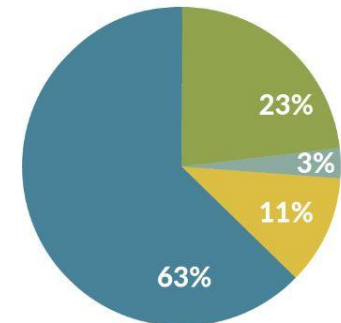
- Organic Acres
- Transitional Acres

FARMER REINVESTMENT



- One Investment
- Two & Three Investments
- Four or More Investments

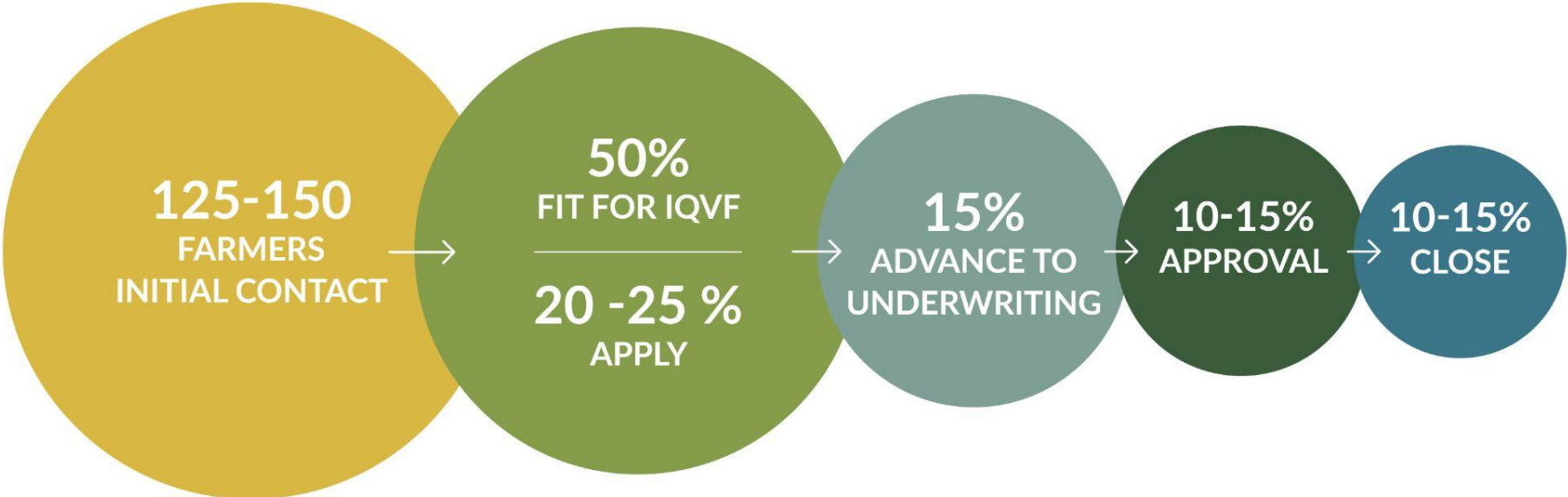
FARMER DEMOGRAPHICS



- Baby Boomer
- Generation X
- Millennial
- Generation Z

FARMER PIPELINE

FUELING IROQUOIS VALLEY GROWTH



PARTNERSHIPS & AWARDS

AGRICULTURAL PARTNERS & COLLABORATORS



FARMER CERTIFICATIONS



COMPANY AWARDS



AWARD WINNING FARMERS & BOARD



WHY NOW? WHY US?

CONSUMER DEMAND is strong and growing

DESIRE FOR CHANGE — the next generation of farmers are interested in organic, regenerative farming practices

LARGE OPPORTUNITY to deploy capital to generate positive impact and earn strong financial returns

PROPRIETARY NETWORK, market presence and awareness has led to an investment pipeline of \$50M+

INSTITUTIONAL PLATFORM and team to deliver results



MEET OUR FARMS



JOHNSON FAMILY FARM

3RD AND 4TH GENERATION FARMERS

LEASE 500 ACRES IN WILL COUNTY, IL

TRANSITIONED TO ORGANIC BECAUSE
OF OUR INVESTMENT

The Johnson's were interested in organic but were unable to transition acreage because of their agreements with other landowners. By taking over management of an 80-acre IQVF property in 2018, the Johnson's have been successful with organic production.



DIAMOND E. RANCH

CONSERVATION RANCHERS

22,000 ACRES IN COCHISE COUNTY, AZ

Cindy Tolle is a biologist, an environmental chemist, and a mother with decades of ranching experience across the West. The cattle raised on the ranch are Criollo, a desert-adapted species, and are a part of their Audubon-certified heritage beef supply chain.

The ranch is considered a *Grassland of Special Significance* by NRCs and is a part of the Central Bird Flyway. Supporting ranchers like Cindy in undertaking projects of this scale which enable permanent land conservation is central to our vision of impact-driven financing at Iroquois Valley.



BLACK WIND FARM

1ST GENERATION FARMER

100 ACRES IN ALBANY COUNTY, NY

Justin Butts, a Black and Native American Navy veteran, farmer, and chef, has a vision to provide his community with quality food and opportunities to engage with diversified agriculture and culinary arts.

Black Wind is a highly diversified farm of pastured sheep, heritage breed pigs, broiler and layer chickens, and turkey, along with some acreage of vegetable and perennial fruit production. To protect the farm from soil erosion from wind, Justin is constructing a windbreak and will restore four acres of wetland and riparian habitat.



INVESTMENT OPPORTUNITIES



REIT EQUITY SHARES

- **OWN STOCK** in a diversified portfolio of **ORGANIC, REGENERATIVE FARMLAND** supporting independent farmers
- “Growth and income” return: **DIVIDEND PLUS APPRECIATION** of shares over time
- **ACCESSIBLE MINIMUM** investment:
\$10,062 (86 shares) Over Age of 35
\$5,031 (43 shares) Under Age of 35
- **REDEMPTION** rights accrue after **5 YEARS**
- **AVAILABLE** to most **INVESTORS***

*For non-accredited investors, the investment amount must not exceed the greater of 10% of your annual net income or net worth.



ROOTED IN REGENERATION NOTES

- Investors **FUND FARMLAND OWNERSHIP** while building special opportunities for Black, indigenous, and people of color (**BIPOC**) **FARMERS**
- Receive a **FIXED RATE OF RETURN**:
0.5-3.0% interest paid to investor;
1.0-1.5% interest paid into RNR pool
- **3, 5, OR 7 YEAR** terms
- **\$25,000 MINIMUM** investment
- Available to **ACCREDITED** investors **ONLY**



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**PUBLIC BENEFIT
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Certified



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SOURCES

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ESTIMATES

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