

Founded in 2007, Iroquois Valley's vision is to transform agriculture through organic land stewardship within a generation.

TERMS & DETAILS

MINIMUM: \$10,103 (89 shares at \$113.52/share)

LIQUIDITY: 5 year commitment, shares eligible for redemption thereafter through Company Redemption Program four times per year. Private Shares – not listed on an exchange.

ACCESSIBILITY: Available as a direct investment or as an alternative asset at some traditional brokerage firms with restrictions. *Instructions available upon request.*

TAX-DEFERRED ACCOUNTS: Investments can be made through self-directed IRA and other retirement accounts. *List of third-party custodians available upon request.*

INVESTMENT PROCESS: Shares issued twice a month on the 15th and last day of the month. Investments are considered complete when a signed subscription agreement and funds via wire or check have been received.

SEC REGULATION: Securities offered through Regulation A+, Tier 2

DIVIDENDS

| YEAR | SHARE PRICE | DIVIDEND AMOUNT | AS A % OF SHARE PRICE |
|-------------|-------------|-----------------|-----------------------|
| 2021 | \$86 | \$0.74 | 0.86% |
| Fall 2022 | \$91 | \$0.25 | 0.27% |
| Spring 2023 | \$100 | \$0.09 | 0.09% |
| Fall 2023 | \$107 | \$0.31 | 0.29% |
| Spring 2024 | \$110 | \$0.20 | 0.18% |
| Fall 2024 | \$117 | \$0.00 | 0.00% |
| Spring 2025 | \$113 | \$0.00 | 0.00% |

Iroquois Valley Farmland REIT, PBC is offering its common stock for sale pursuant to Tier 2 of Regulation A+, and as such intends to be exempted from state qualification pursuant to federal law. Offerings are only made through our Offering Circular. No offer to sell securities or solicitation of an offer to buy securities is being made herein or in any state where such offer or sale is not permitted under the blue sky or state securities laws thereof.

EST. 2007 | WWW.IROQUOISVALLEY.COM
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WHAT WE DO

As a certified B Corp, Iroquois Valley works with impact-driven investors to provide capital to organic, regenerative and transitioning farmers across the United States through long-term leases, flexible mortgages, and post-investment support. We raise capital through a combination of issuing debt and equity securities to finance land security for farmers.

BROAD BASE OF INVESTORS

Iroquois Valley has raised over \$88 million from more than 775 equity investors. This broad base of support includes mission-aligned endowments, foundations, family offices, non-profits, financial advisors, and accredited and non-accredited individual shareholders. This variety of accounts ranges from \$5,000 to over \$9 million with an average just over \$100,000, ensuring each investor owns a small percentage of the Company. Broad ownership means that investors own a piece of each of our farms, reducing investors' risk.

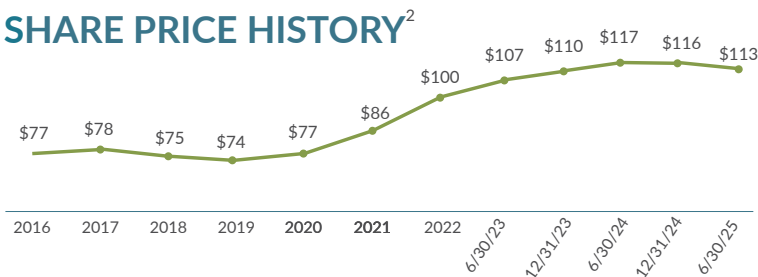
THE CASE FOR INVESTING IN FARMLAND

Organic, regenerative farmland is a real asset that serves as a hedge against inflation. Farmland isn't correlated to the equity/debt markets and is a diversifier for most portfolios. The price of the REIT shares is primarily based on the steady appreciation of land value over time.

DIVIDENDS BASED ON SHARED RISK

As a Real Estate Investment Trust (REIT) Iroquois Valley is required to distribute 90% of our annual taxable income as a dividend to investors. Dividends to investors are based on our net taxable income (*as required by REIT rules*) and as a result, dividends are higher in years when farmers do better.¹

SHARE PRICE HISTORY²



1. Prior to 2016, the Company was organized as an LLC and had no cash distributions.

2. The share price is based on appraisals of the farmland in our portfolio and is revalued semi-annually.