

FACT SHEET

Asset Class: Sustainable Agriculture

Structure: A benefit corporation Real Estate Investment Trust with Certified B Corp status

Business: Farmland finance company that provides leasing and mortgage funding with a focus on the next generation of organic farmers

Ownership: Established in 2007, Iroquois Valley Farms is the first private company to connect farmers and investors with organic farmland (over 250 investors)

Governance: Nine-member elected Board of Directors

Financials: Assets – \$33 million; Equity – \$22 million

Farms: 32 farms in eight states / 25 counties (70% of our tenants are millennials)

Financing: Started mortgage loan financing in 2016. Nine loans made providing land security to family farmers

Production: Specialty and organic grains, legumes and grasses, maple syrup; pastured dairy, livestock production; diverse forages and cover crops

Impact Statement: "In every deliberation one must consider the impact on the seventh generation" - Great Law of Peace of the Iroquois Nation

Social Impact: Young Farmer Land Access Program, generational tenured leases, Certified B Corporation – Best for the World 2016, ImpactAsset 50 Selection (five years in a row), democratic Board governance with farmer representation

Environmental Impact: Certified Organic fields and production, soil restoration, carbon sequestration, pasture and perennial grasses, renewable energy projects, pollinator and wildlife habitats, agroforestry practices, cover crops

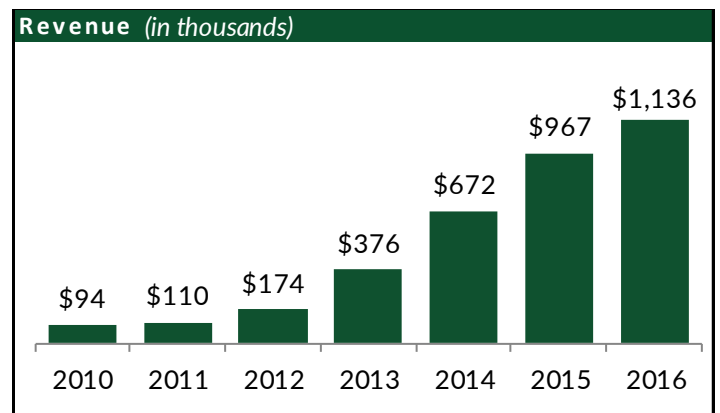
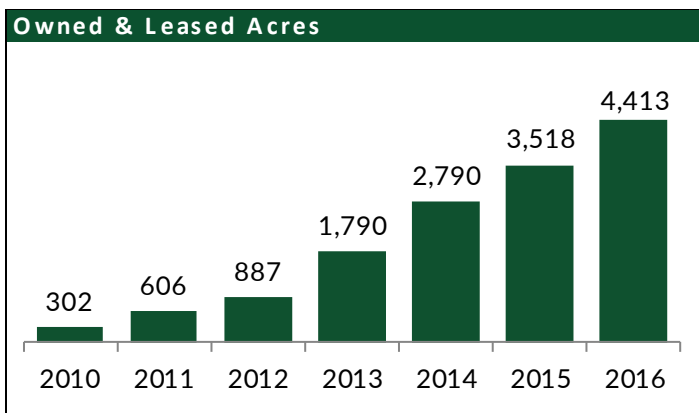
Financial Impact: Initial investors have achieved a valuation at 2.7x money and 12% IRR

Impact Assessment: Annual Impact Report measuring social/environmental impacts alongside vision statement principles

Select History of Farmland Acquisitions					
Farm	State	Acres	Year	Phase	
Creambrook	VA	215	2017	Transitional	YF
Flat Rock	OH	396	2017	Transitional	
Susquehanna	NY	280	2016	Organic	
Tippecanoe	IN	116	2016	Transitional	YF
Bahasaba	MT	320	2016	Transitional	
Tower Road	IL	80	2016	Transitional	YF
Earlville	NY	175	2015	Organic	YF
Saginaw Bay	MI	230	2015	Transitional	YF
Lakeville	IN	259	2014	Transitional	YF
Mystic River	WV	175	2014	Organic	
Healing Ground	KY	110	2014	Transitional	
Union Fair	ME	180	2014	Organic	YF
Taconic Ridge	NY	163	2013	Organic	YF
Old Oak	IN	121	2012	Organic	YF
Denker	IL	225	2011	Organic	
Iroquois West	IL	160	2008	Organic	
Iroquois East	IL	142	2007	Organic	

Signifies farms participating in the Young Farmers Land Access Program

Select History of Mortgage Funding					
Farm	State	\$ Amt.	Year	Phase	
Beyercrest	MN	1.40m	2017	Organic	
Fair Acres	IA	1.50m	2016	Transitional	
Strafford	VT	350k	2016	Transitional	
Yker Acres	MN	350k	2016	Transitional	
HoneyMade	NY	175k	2016	NOFA Pledge	
Mint Creek	IL	1.25m	2016	Organic	



Note: Data reflects pending investments



For more information contact Iroquois Valley Farms

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