Healing People and the Planet

Restoration Finance: Funding a New Agricultural Paradigm
CO-FOUNDERS

- David Miller
  Co-Founder and CEO
  Loyola University
  Chicago ’75
  Co-Chair, Advisory Board for the Institute for Environmental Sustainability

- Dr. Stephen Rivard
  Co-Founder and Board Chair
  Loyola University Chicago ’75
  Stritch School of Medicine ‘79
Iroquois Valley is a farmland finance company connecting investors and organic farmers to farmland.
**BUSINESS STRATEGY**

We built our business to support the business of our farmers.

- The farmer sources the farmland opportunity
- Company buys the land - leases to the farmer
- Long-term leases, mortgages, and purchase options create land security
- Each farmer manages their own business and shares some of their upside revenues.

www.iroquoisvalleyfarms.com
IMPACTING ORGANIC AGRICULTURE SINCE 2007

ImpactAsset 50 Manager
2012 - 2016

Certified B Corporation
Since 2012
Selected Best for Community 2014 and
Best for the World in 2016

Over 2,800 acres
Over $18 million in farmland

www.iroquoisvalleyfarms.com
Roughly 1% of US farmland is certified organic
PREVALENCE OF Glyphosate IN US Agriculture – DEAD SOIL Zone
Areas at Risk of Nitrate Contamination – Dead Water Zone

Areas at risk of nitrate contamination to shallow ground water

DEAD SOILS LEAD TO DEAD WATERS

Hypoxic Zone in Gulf of Mexico reached 6,600 square miles in 2006
SCALING THE SOLUTION WITH LIVING SOILS
A NATIONAL SOLUTION THROUGH ORGANIC FAMILY FARMERS

States where Iroquois Valley currently owns and finances land

States where purchases/mortgages are pending
IROQUOIS VALLEY FARMS - RESTORED ACRES

2007: 142 Organic, 302 Transitional
2008: 302 Organic, 302 Transitional
2009: 302 Organic, 302 Transitional
2010: 302 Organic, 302 Transitional
2011: 606 Organic, 225 Transitional, 381 Organic, 381 Transitional
2012: 887 Organic, 506 Transitional, 381 Organic, 381 Transitional
2013: 1,790 Organic, 1,249 Transitional, 541 Organic, 541 Transitional
2014: 1,790 Organic, 1,125 Transitional, 1,125 Organic, 1,125 Transitional
2015: 2,790 Organic, 1,665 Transitional, 2,239 Organic, 2,239 Transitional

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NEXT GENERATION FOCUS

72% 19% 9%

Baby Boomer
Generation X
Millennial
GROWING INVESTOR PARTICIPATION
CAPITALIZING SOLUTIONS

• Investing your short-term funds for long-term impact (current offering – Soil Restoration Notes)

• Enabling all investors to buy our securities (4th Quarter – 2017)

• Scaling the change as *Iroquois Valley Farmland REIT* (new Equity Offering – 2nd Quarter 2017)
SOIL RESTORATION NOTES

IROQUOIS VALLEY FARMS LLC
PRIVATE PLACEMENT MEMORANDUM
Offering of Soil Restoration Notes, 1.5% Yield
Offering Date: February 7, 2017
Maturity Date: July 15, 2020

COMPANY MAILING ADDRESS
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Evaston, IL 60204
www.iroquoisvalleyfarms.com
info@iroquoisvalleyfarms.com

OFFERING CONTACT INFORMATION
Kevin Egolf
Chief Financial Officer
kegolf@iroquoisvalleyfarms.com
860-918-3563

Corporate Office
706 Church Street, Suite 227
Evaston, IL 60204

TOTAL OFFERING AMOUNT: $5,000,000
Minimum Subscription: $25,000
Maximum Subscription: $1,000,000

This Private Placement Memorandum is dated as of February 7, 2017.

INVESTMENT IN SMALL BUSINESSES INVOLVES A HIGH DEGREE OF RISK, AND INVESTORS SHOULD NOT INVEST ANY FUNDS IN THIS OFFERING UNLESS THEY CAN AFFORD TO loose THEIR ENTIRE INVESTMENT. SEE SECTION 2 FOR THE RISK FACTORS THAT MANAGEMENT BELIEVES PRESENT THE MOST SUBSTANTIAL RISKS TO AN INVESTOR IN THIS OFFERING.

IN MAKING AN INVESTMENT DECISION INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE ISSUER AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THESE SECURITIES HAVE NOT BEEN RECOMMENDED OR APPROVED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THESE AUTHORITIES HAVE NOT PASSED UPON THE ACCURACY OR ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

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www.iroquoisvalleyfarms.com
INVEST IN RESTORATION AGRICULTURE
IROQUOIS VALLEY FARMLAND REIT, FORMED JANUARY 2017

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