

FARMLAND OFFERING SPONSORED BY mAgma:



SPV Lindmark Farm, LLLP

Gain access to the superior investment qualities of farmland



Boone County, IA
74.39 Acres M/L

CROP / Organic Soybeans + Corn

SYNDICATED \$/ACRE / \$9,822

OFFERING SIZE / \$446,354

MINIMUM INVESTMENT / \$5,000

LEVERAGED TARGET IRR / 6.95%

TARGET HOLD PERIOD / 7 Years

ASSET SUMMARY

SPV Lindmark Farm, LLLP acquired a 74.39-acre property located in the heart of the Corn Belt in Boone County, Iowa. The asset includes 73.95 acres of land suitable for transition to organic tillable farmland. The Lindmark Farm was enrolled in a Conservation Reserve Program ("CRP") through the Farm Service Agency in 2006. Due to there being no application of synthetic chemicals or fertilizers on the property throughout the 14-year duration of enrollment, the Farm became eligible for organic production immediately after exiting the program in 2020. The Lindmark Farm will undergo the following improvements to prepare the ground for production: controlled burning, clearing brush, and seedbed preparation. The Farm will receive USDA organic certification in the spring of 2021 after application approval from International Certification Services. Peoples Company has been engaged to professionally manage the Farm.

INVESTMENT OPPORTUNITY

SPV Lindmark Farm will receive rental income based on \$315 per acre for 74 tillable acres in the first year of operation. Pending a successful USDA wetland determination in Year 1, drainage tile will be installed, and annual rental income will increase to \$350 per acre for 74 tillable acres. Annual rental income will be used to satisfy the Farm's annual operating expenses. Any income not used to pay annual operating expenses will be held in SPV Lindmark Farm's cash reserves. Upon the end of the target hold period, or otherwise at the general partner's discretion, total cash reserves, including any cash remaining from initial cash reserve contribution and/or annual rental income will be distributed to investors in an amount proportional to their interest in the SPV Lindmark Farm. When the SPV Lindmark Farm asset is sold, net proceeds from the sale of the asset will also be distributed to investors on a pro rata basis.

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