



LEGACY
— FARMLAND TRUST —

Your Legacy. Our Mission.

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Today's Purpose

- The Legacy Farmland Trust
- How it works
- The contributing process
- Benefits to your family
- The Legacy team
- Next steps



Glossary

Legacy Farmland Trust, or "The Fund" = the legal investment vehicle for the farmland asset

Farmland Asset = The farm

Contributor = The Owner of the farm

"Contribution" or **"Contributing"** = The process whereby the farm is placed into the investment vehicle, the Fund

Farmland LP Units - The asset that the Contributor receives when the farm is placed into the Trust



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Legacy Farmland Trust was formed for the purpose of delivering generational value to owners of farmland assets.

The Fund receives contributions of farmland assets at fair market value in exchange for Farmland LP Units in the Legacy Farmland Trust Fund.



The Fund then manages this diversified portfolio of pooled farmland assets throughout the United States.



The Contributor to the Fund retains Fund Units that are now insulated and amplified through the diversity of the Fund assets.



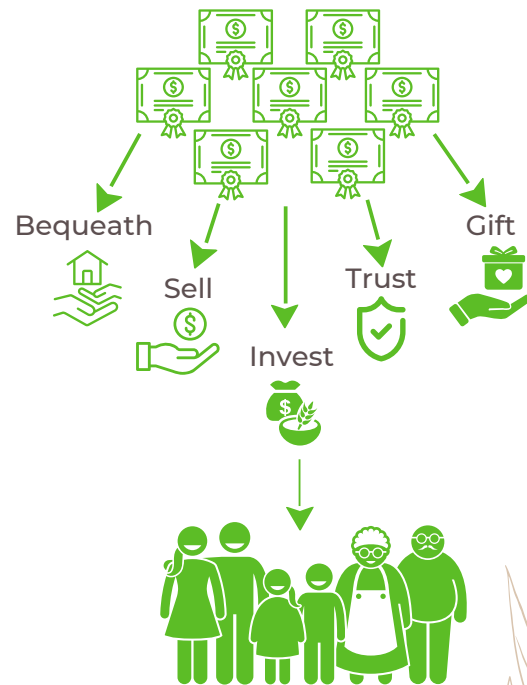
The Contributor enjoys passive returns with flexible liquidity and transferability rights for estate planning purposes.



Farmland is a "hard" asset - difficult to divide or receive monetary value without selling or borrowing against it.

When a farm is contributed into Legacy Farmland Trust, the hard asset is converted into flexible Fund Units.

With individual Fund Units in hand, owners have increased flexibility to accomplish estate planning goals.



A Better Option

Legacy Farmland Trust is a solution for farmland owners seeking a better way to protect their legacy.

It helps to:

- Reduce stress and financial toll when attempting to monetize your farmland asset
- Keep farm families together - even when there are differing opinions on how to divest
- Ease the transition from one generation to the next
- Diversify & maximize a farmland owner's earning potential
- Serve as an investment option for your farmland asset



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Contribution Process

1

Prequalification Interview

Information gathering to determine transaction viability.



2

Application Process

Application completed with land description, ownership and current production arrangements.



3

Proposal

Underwriting and proposal assembly that includes contribution value and draft summary of terms.



4

Offer Acceptance & Due Diligence

Offer accepted; contribution agreement executed. Due diligence commences.



5

Closing

Due diligence finalized. Closing scheduled. The new asset and owners are admitted to the Fund within 30-45 days of quarter end.



Key Benefits

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Superior Estate Planning

Unit ownership won't trigger capital gains & leaves the estate intact, with the flexibility to gift, bequest, or liquidate in flexible increments.

Revenue Diversity

Retaining unit ownership in a broad portfolio of farmland results in the ability to take advantage of future revenue sources derived from the entire portfolio - like wind, solar, wetlands, easements, mineral rights, etc.

Liquidity

Unit holders have access to liquidity after the 1-year contribution period has expired; access that doesn't require the sale of the asset.

Investment Security

Unit holders immediately diversify their holdings, insulating against indirect factors & expenses that are often outside of an individual landowner's control.

Retain Control

Contributors can retain control over tenant decisions to continue farming the land, and/or repurchase the farm in the future.

Management

Professional farm managers maximize returns with proper lease structures and oversight, discounts, capital improvements & progressive partnerships.

Our Role

Legacy provides valuable services to Fund Unit owners including:



- “Best in Class” farm tenants & lease structure
- Tenant management and oversight
- Strong partnerships with producers



- Increased net revenue, investment quality & diversity
- Greater insulation
- Maximum secondary income sources



- Portfolio management
- Liquidity to investors
- Growth in distributions.

Cost & Investment Return

Legacy's commitment to fund owners and future contributors is to ensure the safety and security of their investments.

- The expense of a rigorous due diligence effort is covered through the contribution of the asset and netted against the gross contribution value agreed upon for the farmland asset.
- Legacy anticipates average due diligence and contribution fees to be similar to those expected in a traditional sale.
- Legacy's goal is to maximize returns & distributions by keeping costs low within the fund. Legacy works in tandem with our farm managers, ensuring that budgeted and forecasted revenue targets for a particular farm are achieved.

The Legacy Team

Legacy Farmland Trust is backed by a team
of agricultural professionals – deeply
rooted on the farm.



Next Steps

Legacy understands the importance of this decision.

Contact Eric for a complimentary farmland review as a commitment-free means of learning more.

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Frequently Asked Questions



If you are a broker, farm manager, estate planner, bank or trust department associate, CPA, attorney, foundation or association member or are similarly affiliated with farmland owners, this serves as a guide to frequently asked questions about the Legacy Farmland Trust Fund and its benefits.

What is the purpose of the fund? Legacy Farmland Trust was formed for the purpose of delivering generational value, flexibility and diversification to farmland owners by converting the land from a “hard asset” into Limited Partnership Units – which can be retained as an investment in a larger portfolio of farmland assets, and/or gifted, bequeathed, or sold.

How does it work? Farmland owners contribute their land at fair market value in exchange for Limited Partnership Units in the Legacy Farmland Trust. The fund then manages this portfolio of pooled, diversified farmland assets, providing economies of scale to drive investment returns.

What are the benefits of this conversion process to landowners? Contributing farmland into the Legacy Farmland Trust provides farmland owners with a divestiture option to pass on or monetize the farmland asset without selling. This permits an equitable solution for dividing the asset in a multiple owner scenario as well as maximum flexibility when planning an estate. Additional benefits include a passive return from a larger and more diversified pool of farmland assets, liquidity, tenancy and buy-back rights if desired and deferment of capital gains taxes, among many other advantages!

Who are the ideal participants in the Legacy Farmland Trust? Any row crop farmland owner who is seeking a simple yet flexible divestiture solution for estate planning purposes and/or an equitable means to divide an asset's value without selling.

When would this be useful for a landowner? The myriad of benefits makes Legacy Farmland Trust a useful tool for consideration at any stage of the farmland lifecycle, but specifically, having this option available to consider before or during an estate planning process or at the time when the farmland owner is considering selling or passing on assets to their heirs, is critical.

In what geographic area does Legacy Farmland Trust focus? We continually seek quality farmland contributions throughout the continental United States, with an exclusive focus on row crop farmland.





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Thank You