

FARMLAND OFFERING SPONSORED BY mAgma:

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# SPV Larsen Farm, LLLP

*Gain access to the superior investment qualities of farmland*



## Madison County, IA 80 Acres M/L

CROPS / Organic Soybeans + Corn

SYNDICATED \$/ACRE / \$6,166

SYNDICATED VALUE / \$493,283

OFFERING SIZE / \$318,283

MINIMUM INVESTMENT / \$5,000

LEVERAGED TARGET IRR / 8.65%

TARGET HOLD PERIOD / 10 Years

### ASSET SUMMARY

SPV Larsen Farm, LLLP acquired an 80-acre property located in the heart of the Corn Belt and just outside of the Des Moines Metro area. The asset includes 70 acres of organic tillable farmland and a five-acre building site. The Larsen Farm was enrolled in a Conservation Reserve Program ("CRP") through the Farm Service Agency in 2009. Due to there being no application of synthetic chemicals or fertilizers on the property throughout the ten-year duration of enrollment, the Farm became eligible for organic production immediately after exiting the program in October 2019. The Farm received USDA organic certification in the spring of 2020 and is now growing organic feed grain products. Peoples Company has been engaged to professionally manage the Farm.

### INVESTMENT OPPORTUNITY

Limited Partners in SPV Larsen Farm will receive annual rental income, based on \$250 per acre for 70 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 Larsen 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, annual rental income and/or building site sale proceeds, will be distributed to investors in an amount proportional to their interest in the SPV Larsen Farm. When the SPV Larsen 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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