

Redwood County, MN

## Brookville Farm



### STATUS

Open

#### ROW CROP

Corn

Soybean

Capital Being Raised \$2,738,000

Total Acres 260

Price/Unit \$1,000

Est. Ownership Duration 3-5 Years

Investment Type Core

Min. Investment \$20,000

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Colson Tester


Investment Associate



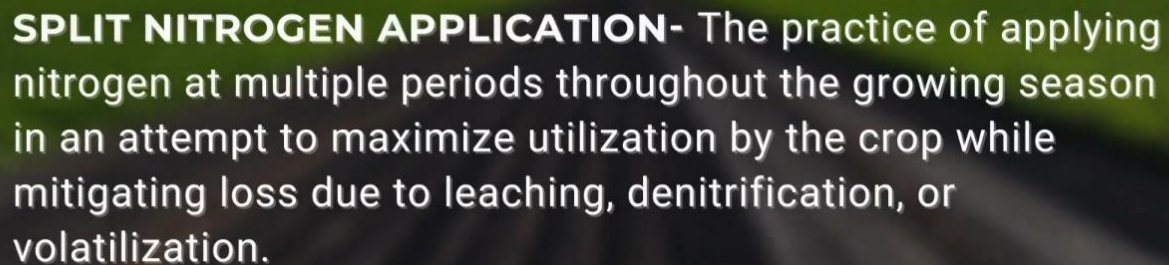








**COVER CROPPING** - The practice of growing a secondary non-cash crop, such as ryegrass, for the purpose of mitigating erosion, improving soil organic matter, or other conservation goals.



**SPLIT NITROGEN APPLICATION**- The practice of applying nitrogen at multiple periods throughout the growing season in an attempt to maximize utilization by the crop while mitigating loss due to leaching, denitrification, or volatilization.

Alternative investments are considered speculative, involve a high degree of risk, including complete loss of principal and are not suitable for all investors. Past performance does not guarantee future results. Investment decisions should be made based on an investor's objectives and circumstances and in consultation with your financial or tax professional.

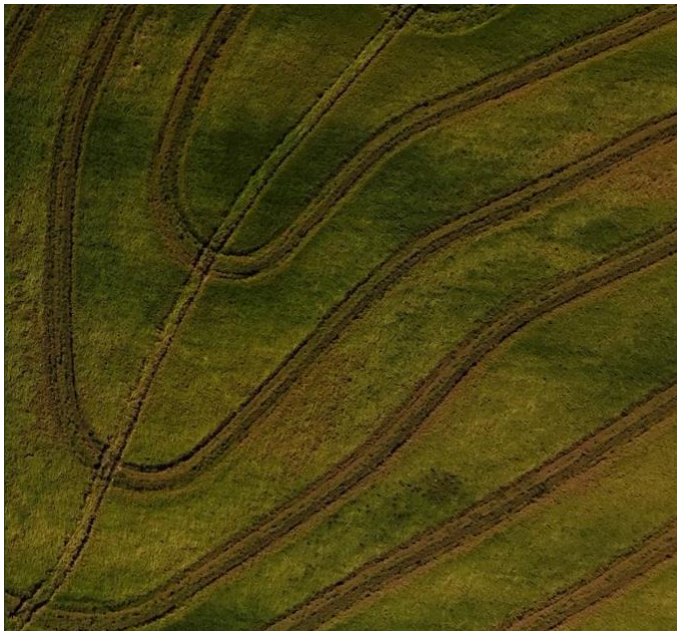
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*This video should be read in conjunction with the Private Placement Memorandum (PPM) available on the AcreTrader current offerings webpage. The PPM must be read carefully to fully understand all the implications and risks, and expenses of an investment.*

**There is no assurance any fund will meet its objectives.** Investments are illiquid, not listed on an exchange, and not a short-term investment. Distributions are not guaranteed. Offering represents interest in a newly formed entity. Changes in tax law may adversely affect offerings.







Redwood County, MN

Brookville Farm

at Brookville Farm Webinar Recording

at

### Brookville Farm

REDWOOD COUNTY, MINNESOTA

SUMMER 2023

A locally-sourced property in a core agricultural region farmed by an experienced operator.

23:33



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Description

Brookville Farm is a 260 acre corn and soybean farm in Redwood County, Minnesota with highly rated soils, strong existing drainage with further planned improvements, and an experienced local operator.

Region

Redwood County is the fourth highest producing county in Minnesota and ranks in the top 75 counties nationally in dollar value of production of grains, oilseeds, dry beans, and dry peas. With nearly 1,800 registered producers, this region's agriculture is supported by a strong tenant base.

Property

Brookville Farm comprises a variety of loam and clay loam soils with a combined Crop Productivity Index score of 88.6 (on a scale of 0-100).

Redwood County receives an average annual rainfall of 26 inches, which has historically been an ample supply for crop production. The farm has some existing drainage tile which helps remove excess water along with a county-maintained drainage ditch in the southeast corner of the property.

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## Property

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## Planned Improvements

An improvements budget of \$60,000 will be used to expand upon the existing drainage system with additional tile to help improve subsurface drainage, intended to combat excess moisture. The farm will also undergo general cleanup, which is aimed at building long-term value and appeal.

## Operator & Lease

This investment opportunity was brought to AcreTrader's attention by **Remus Brothers Farms**, a local farming company consisting of brothers Justin and Kyle Remus and their families. In addition to managing their own operated acreage, the company has offered custom farming services and agricultural product sales in the region since 2017. Their operation focuses on crop and soil health, employing sustainable practices like cover crops and split nitrogen applications.

A lease is in place with Remus Brothers Farms starting in 2024. The lease contains a **flex component**, which provides investors with a base rent with an opportunity for bonus rent in cases of higher yields and/or commodity prices.

## Why We Chose This Investment

### Flex Lease

A lease is in place containing a flex component, which provides investors with a base rent with an opportunity for bonus rent in cases of higher yields and/or commodity prices.

### Seasoned Local Operator

The farm will be operated by Remus Brothers Farms, a partnership of two brothers that have managed their own acreage as well as offered custom farming services and agricultural product sales in the region since 2017.

### Strong Drainage System

Brookville Farm has existing drainage tile in place as well as access to a public drainage ditch. This offering includes an improvements budget for additional tile to support soil and crop health.

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## Additional Details

- Minimum Subscription Requirement: \$2,464,200
- Maximum Subscription Amount: \$2,738,000
- Termination Date: 11/16/2023
- Hold Period: 3-5 year target hold period is anticipated
- The property will be managed by Acretrader Management, LLC, an affiliate of AcreTrader, Inc.
- Standard AcreTrader management fee of 0.75% applies annually.
- Please note that the form of entity is an LLP rather than an LLC
- Please note that due to Minnesota's farming laws, **you may only invest in this farm as an individual (including SDIRAs and other individual retirement accounts) or a trust.** Entities such as LLCs are not allowed to invest in this offering.

Please see the Financials tab and the Investment and LLP Agreement for additional information. The Private Placement Memorandum (PPM) is available in the Documents tab to be viewed or downloaded. The PPM and offering descriptions should be read carefully to fully understand the objectives, risk factors, charges, and expenses of an investment.

### Risk Factors

Please refer to the PPM for the full list of risk factors.

#### *Geographic Concentration*

The Project is in one agricultural region of Minnesota. This exposes the Company to greater economic risks than if it owned a more geographically diverse asset base. As a result of the geographic concentration of farmland, the Company is particularly susceptible to developments or conditions in this geographic area, including adverse weather conditions, earthquakes, transportation conditions, crop disease, pests and other adverse growing conditions, and unfavorable or uncertain political, economic, business or regulatory conditions.

#### *Third-party property managers may not be effective*

The Manager, on behalf of the Company, may retain third-party property managers who will, under the supervision of the Manager, oversee the day-to-day operations of the Property by the tenants. The success of the Company will, accordingly, depend on the performance of such third-party property managers, and their failure to successfully perform their management duties could adversely impact the Property's results of operations and could reduce cash available for distributions to Members of the Company.

#### *Execution Risk Associated with Planned Improvements*

The Company may not effectively implement the planned improvements for the Property which could cause it to not be able to collect higher rent and thereby decrease cash available for distribution. The budget for improvements may be insufficient to complete the planned improvements which would have a materially adverse effect on returns to investors.

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# Disclosures

There is no assurance any investment will achieve its objective. Alternative asset investing is speculative and involves a high degree of risk, including complete loss of principal and are not suitable for all investors. The PPM contains a complete list of all Risk Factors and should be read carefully before investing.

Investments are illiquid, not listed on an exchange, and not a short-term investment. Distributions are not guaranteed. Offering represents interest in a newly formed entity. Changes in tax law may adversely affect offerings. This offering is a private offering and is not registered under the Securities Act or under any state securities laws or the securities laws of any other jurisdiction.

These images depict the farm and the commodities grown there. Note that Investors are purchasing shares in an entity that will purchase this farm but are not purchasing actual acreage of the farm directly.

Securities offered by AcreTrader Financial, LLC member FINRA/SIPC.

Please see [additional risk factors](#) and in the Issuer Document Package for a discussion of additional risks. The above presentation is based upon information supplied by the seller and others, and some images shown may be used for representative purposes and may not have been taken on location at the subject property. While AcreTrader performs extensive due diligence on the offerings on our

Please see [additional risk factors](#) and in the Issuer Document Package for a discussion of additional risks. The above presentation is based upon information supplied by the seller and others, and some images shown may be used for representative purposes and may not have been taken on location at the subject property. While AcreTrader performs extensive due diligence on the offerings on our Site, certain of the information presented in each offering may have been provided by third party sources. Therefore, AcreTrader and its respective affiliates, officers, directors or representatives (the "AT Parties") hereby advise you that while all such third party information contained herein has been provided by to us from sources deemed reliable, we cannot guarantee its accuracy. The AT Parties further make no representations as to the accuracy or completeness of any such information and undertake no obligation now or in the future to update or correct this presentation or any information contained herein.

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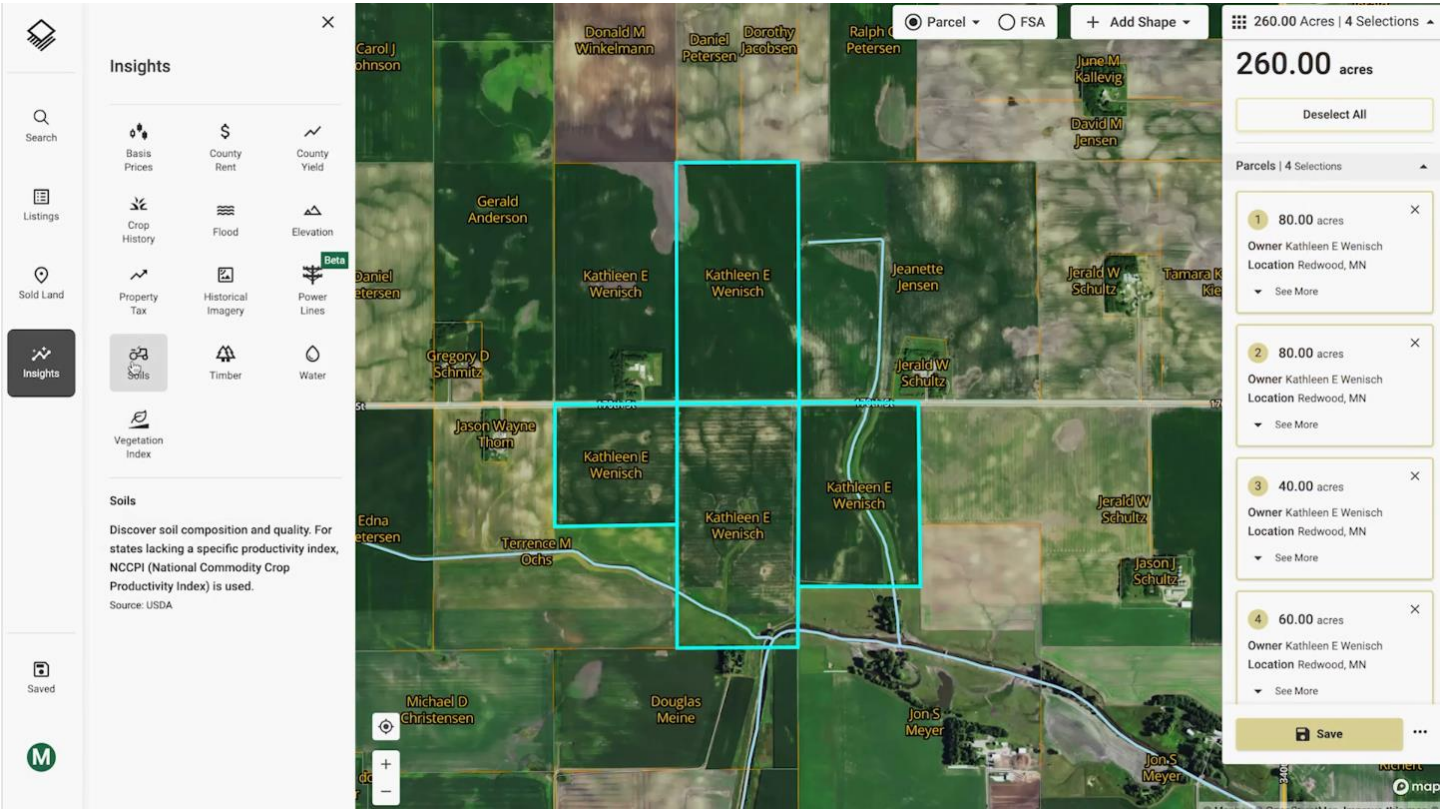
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Past performance is no guarantee of future results. Alternative investments involve a high degree of risk and are speculative, and you should not invest unless you are able to sustain the risk of loss of your entire investment. Private placements are considered illiquid investments, subject to certain limitations and restrictions and for accredited investors. Not suitable for all investors. For more information read our **General Disclosures** and **Securities Matters** and for a more complete description of these investment risks click **AcreTrader General Risk Document**. Content provided is not intended to be a recommendation or investment advice and is not an offer to buy or sell any specific security. Information provided does not take into account an investor's specific objectives or risk profile. Investment decisions should be made based on your objectives and circumstances and in consultation with your own advisors. AcreTrader Financial does not provide tax, legal or accounting advice. Please consult with and rely on a qualified professional.

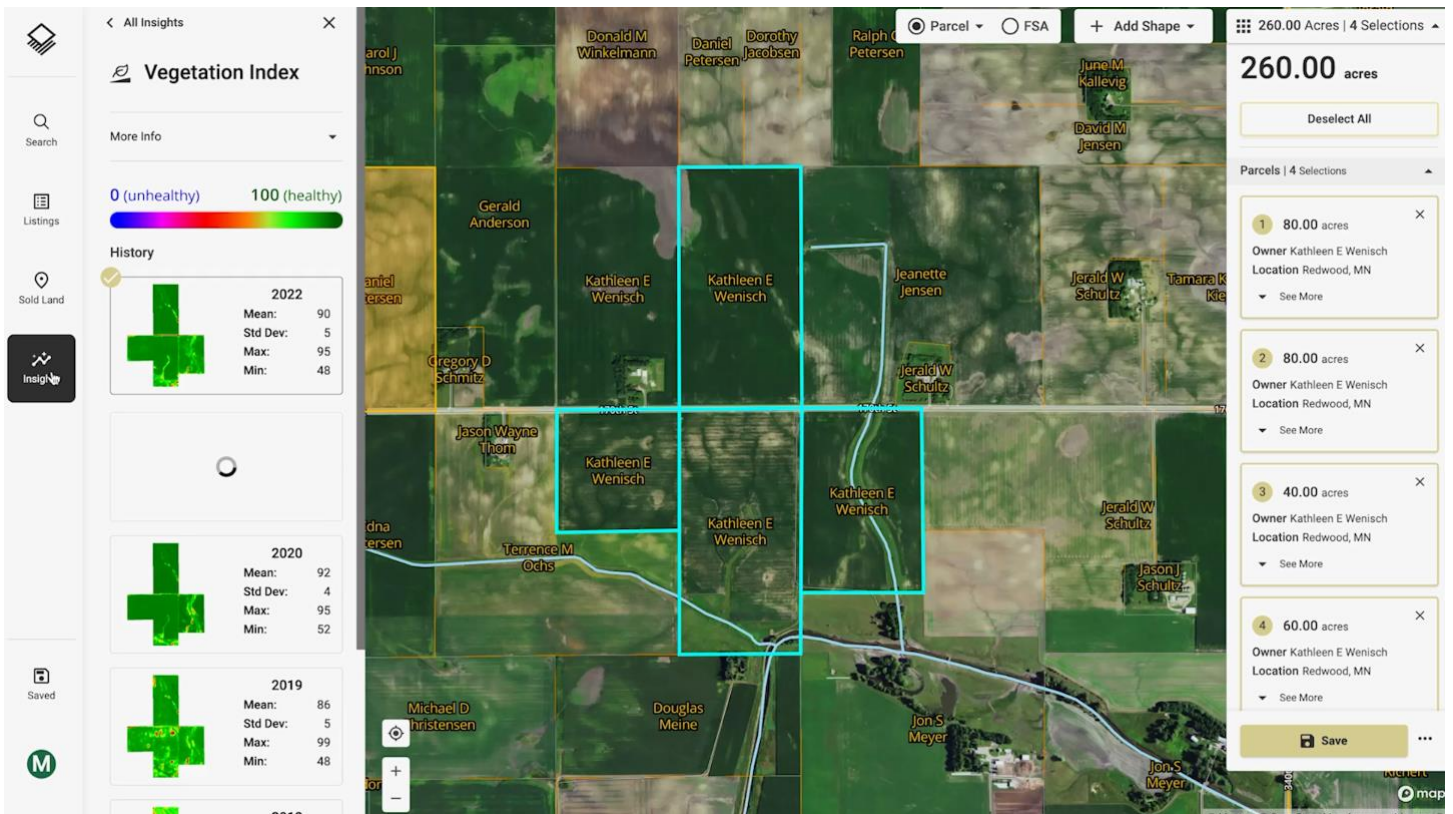
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