

Risk Factors and Disclosures

Market Conditions

The value and performance of the Fund's farmland investments are subject to various market conditions, including but not limited to economic recessions, changes in interest rates, inflation, and fluctuations in commodity prices. These factors can adversely affect the demand for and value of farmland assets, potentially leading to reduced income and capital appreciation for the Fund.

Risks Involved with Purchasing Real Estate

Investing in real estate, including farmland, involves several risks that can adversely affect the Fund's performance:

Liquidity: Real estate investments are relatively illiquid compared to other asset classes. It may be difficult for the Fund to sell farmland properties quickly or at favorable prices, which could impact the Fund's ability to generate returns or meet liquidity needs.

Valuation: The value of real estate properties can be influenced by various factors, including local market conditions, property-specific factors, and broader economic trends. Changes in property values can affect the Fund's net asset value and the returns generated for investors.

Legal and Regulatory Risks: Real estate investments are subject to numerous laws and regulations, including zoning laws, environmental regulations, and land use restrictions. Compliance with these regulations can be costly and time-consuming, and changes in laws and regulations can adversely affect the Fund's investments.

Risks Affecting Farmland Investments

Investing in farmland carries specific risks that can impact the performance of the Fund:

Agricultural Risks: Farmland investments are subject to risks associated with agricultural production, including adverse weather conditions, crop diseases, pest infestations, and water availability. These factors can affect crop yields and, consequently, the income generated from farmland properties.

Commodity Price Volatility: The value of farmland and the income derived from agricultural activities are influenced by the prices of agricultural commodities. Fluctuations in commodity prices, driven by global supply and demand dynamics, trade policies, and other factors, can impact the profitability of farmland investments.

Operational Risks: Farmland investments require effective management of farming operations, including planting, harvesting, and distribution of crops. Inefficiencies or failures in these operations can reduce the income generated from farmland properties and affect the Fund's performance.

Environmental Risks: Farmland properties may be subject to environmental liabilities, including soil contamination, water pollution, and other environmental hazards. Remediation of environmental issues can be costly and may impact the value and usability of the farmland.

Lack of Operating History

The Fund is newly formed and has no operating history upon which prospective investors can evaluate its likely performance. As a result, investors have limited historical information to assess the Fund's potential for success. The lack of operating history increases the risk of an investment in the Fund, as there is no track record to guide investor expectations.

Dependency on Key Personnel

The success of the Fund depends significantly on the expertise, skill, and efforts of the Fund's management team and other key personnel. The loss of one or more key members of the management team could have a material adverse effect on the Fund's performance. There can be no assurance that the Fund will be able to retain its key personnel or attract additional qualified professionals necessary for the Fund's success.

Potential Loss of Entire Investment

Investing in the Fund involves a high degree of risk, including the potential loss of the entire investment. Prospective investors should carefully consider their ability to sustain such a loss before making an investment in the Fund. The Fund's investments are inherently speculative, and there can be no assurance that the Fund's investment strategies will be successful.

Historical Returns Are Not Indicative of Future Returns

Past performance is not necessarily indicative of future results. The Fund's investments in farmland assets involve a high degree of risk, and there can be no assurance that the Fund will achieve results comparable to historical farmland returns in the future. Market conditions, economic factors, and other variables can significantly impact the performance of the Fund's investments. Investors should be aware that the value of their investment can fluctuate, and they may lose all or part of their investment regardless of the Fund's historical performance.

Conclusion

Investors are encouraged to perform their own due diligence and consider all risk factors and disclosures provided in this offering memorandum before making an investment decision, before making an investment in the Fund. The Fund's investment objectives and strategies involve a high degree of risk, and there can be no assurance that the Fund will achieve its objectives or avoid substantial losses.