
AMBER
FARMLAND®
INVESTMENTS

ORGANIC IS GOOD BUSINESS.

Amber Farmland Investments is the original farmland REIT dedicated to advancing the goals of investors and farmers committed to building the organic future.

Since 2007, Amber has partnered with farmers across the United States to transition conventional farmland to USDA-certified organic production. Our farmer-forward capital structure is designed to reduce the pressure of land debt and give farmers the stability, resources and time they need to steward the land profitably.

Our ability to deliver reliable returns while driving long-term impact gives investors at all levels a way to participate in shaping the future of American farmland.



FOUNDING STORY



Hear more from our founders about the beginning of Amber in a video HERE.

Our founders, investment banker David Miller and ER Doctor Stephen Rivard, shared a concern about the environmental and public health risks of industrial agriculture.

One guiding principle shaped their vision:
“Healthy Land = Healthy Food = Healthy People”

The former college roommates grew up together in Kankakee, Illinois and reconnected in 2007 with determination to create a sustainable alternative to the ecological and economic degradation of conventional farming. Iroquois Valley Farmland REIT, now Amber Farmland Investments, was founded to give all investors access to transformative agricultural investing. Nearly two decades later, what started as one farm and one farmer has grown to include farms and ranches across the country.

Working with farmers seeking land access, financing or support for organic transition, Amber has grown alongside the increased demand for organic farmland. In 2012, the company became a Certified B Corporation in recognition of its commitment to social responsibility, environmental soundness and economic viability. In 2016, it transitioned to a Real Estate Investment Trust (REIT) to better serve farmers and mission-driven investors.

In September 2026, Iroquois Valley rebranded to Amber Farmland Investments, with a portfolio of farms and ranches across 18 states. Amber continues to grow, building the organic future, eliminating pesticide use, improving farmer economics and bringing healthier food to people’s tables.



WHAT WE DO

Amber is a REIT dedicated to financing the future of an organic food system that makes the soil healthier and more resilient, and farms more profitable.

HOW WE DO IT

Investors provide the financial runway farmers need to make a successful organic transition. Farmers capture the growing organic market demand, and investors benefit from long-term land appreciation.

WHY WE DO IT

We see land stewardship as a means to drive long-term environmental, social and economic impact—while improving people's access to food that is essential to their family's health and well-being.











OUR APPROACH

Catalyst for Building the Organic Future

With the historic generational transfer of farmland, we have the opportunity to transition to organic agricultural practices

Removing Barriers for Farmers

Providing farmer-friendly leases that provide the runway for success

Diversify with Dirt

Access to an impact investment vehicle that delivers non-concessionary returns



OUR IMPACT

$210

more per acre earned by farmers for their crops

29M

pounds of synthetic chemicals eliminated from our food system since 2014

95K

tons of topsoil erosion prevented since 2014

100K

metric tons of CO2 sequestered since 2014

700M

gallons of water retained since 2014

8%

annualized returns since inception



CHRIS ZUEHLSDORFF

Chief Executive Officer

Chris serves as Chief Executive Officer at Amber Farmland Investments, where he leads the strategic vision of the organization. Chris brings nearly two decades of investment management experience, where his last role was Senior Managing Director and Co-Head of Global Investments at EnTrust Global, an alternative investment firm. Chris grew up on a family dairy farm in Minnesota and maintained an interest in food and agriculture throughout his career. Since 2016, Chris has been a board member at The Glynwood Center for Regional Food and Farming, a non-profit organization supporting regional food and farming in New York's Hudson Valley. Chris graduated with an MBA in Finance and Accounting from Carnegie Mellon University in 2003 and a BA in Economics and Mathematics from Saint Olaf College in 1998.



DREW BLANKENBAKER

VP, Farmer Relations

As the VP of Farmer Relations at Amber Farmland Investments, Drew works directly with farmers focused on organic crop systems and ensures that they have the means to invest in their soil and business operations for the long-term. He has spent the last two decades actively engaged in agriculture and rural community development, from running a diversified vegetable and livestock operation to leading coalitions and collaboratives focused on restoring access to farmland, rebuilding agriculture's missing middle, and revitalizing regional food economies. Drew serves his community as a school board trustee and holds leadership roles for various land use boards and commissions. Drew received his Master's in Public Administration from the University of Idaho and a Bachelor of Arts in Environmental Studies from the University of Montana.



DONNA HOLMES

Managing Director, Investment Relations

Donna serves as Managing Director of Investment Relations at Amber Farmland Investments, where she shares the Company's vision and investment strategy with investors and prospects. Donna is passionate about creating an opportunity for all people to reap the health benefits of nutritional food grown in a sustainable and socially just society. She believes Amber's triple bottom line principles, actively securing social, environmental and financial returns for our investors. Donna has previous experience in business development and investor relations roles at three alternative asset management firms. Donna earned a Bachelor of Science in accounting from Syracuse University, a Juris Doctorate from Syracuse University, College of Law, and a Master of Law in Taxation from New York University.



NORA CHOVANEC

VP, Marketing and Communications

Nora serves as VP of Marketing and Communications at Amber Farmland Investments, showcasing the transformative efforts of our farmers in cultivating organic practices that enrich our natural world. As an award-winning creative director, marketing specialist and multidisciplinary designer, she brings expertise across sectors, including environmental conservation, LGBTQ+ advocacy, health equity and food systems. Nora completed a five-year combined-degree program at Tufts University and the School of the Museum of Fine Arts, Boston, earning a BFA in Fine Art and BA in International Women's Studies with Honos Civicus distinction.



ANNA JONES-CRABTREE

Chair, Board of Directors

Anna serves as Chair of the Amber Farmland Investments Board of Directors. Anna and her husband own and manage Vilicus Farms, a first-generation, organic, 13,000-acre dryland crop farm in Montana. Vilicus Farms has grown to be a nationally recognized farm using the USDA's beginning farmer programs, conservation practices and risk-sharing relationships with food companies and land investment firms. Anna is a Donella Meadows Leadership Fellow and a recipient of the White House Greening Government Sustainability Hero Award. She holds a Ph. D. in Civil and Environmental Engineering with a minor in Sustainable Systems from Georgia Institute of Technology.

FACTS & FIGURES

Soil Erosion

- Leads to **less nutrient rich farms** and creates pollution and runoff in waterways.
- U.S. soil erosion and land degradation **economic losses** are estimated at over **$37.6 billion annually**.
- More than **57 billion tons** of soil have eroded in the U.S. Midwest.

Organic Farming

- Increases soil health and organic matter, which **produces higher yields**.
- Organic soil with cover crops can **2x the water absorbed** building **drought resiliency**.
- Organic farms have **30% less** soil erosion resulting in **less pollution**.





FACTS & FIGURES

Market Opportunity

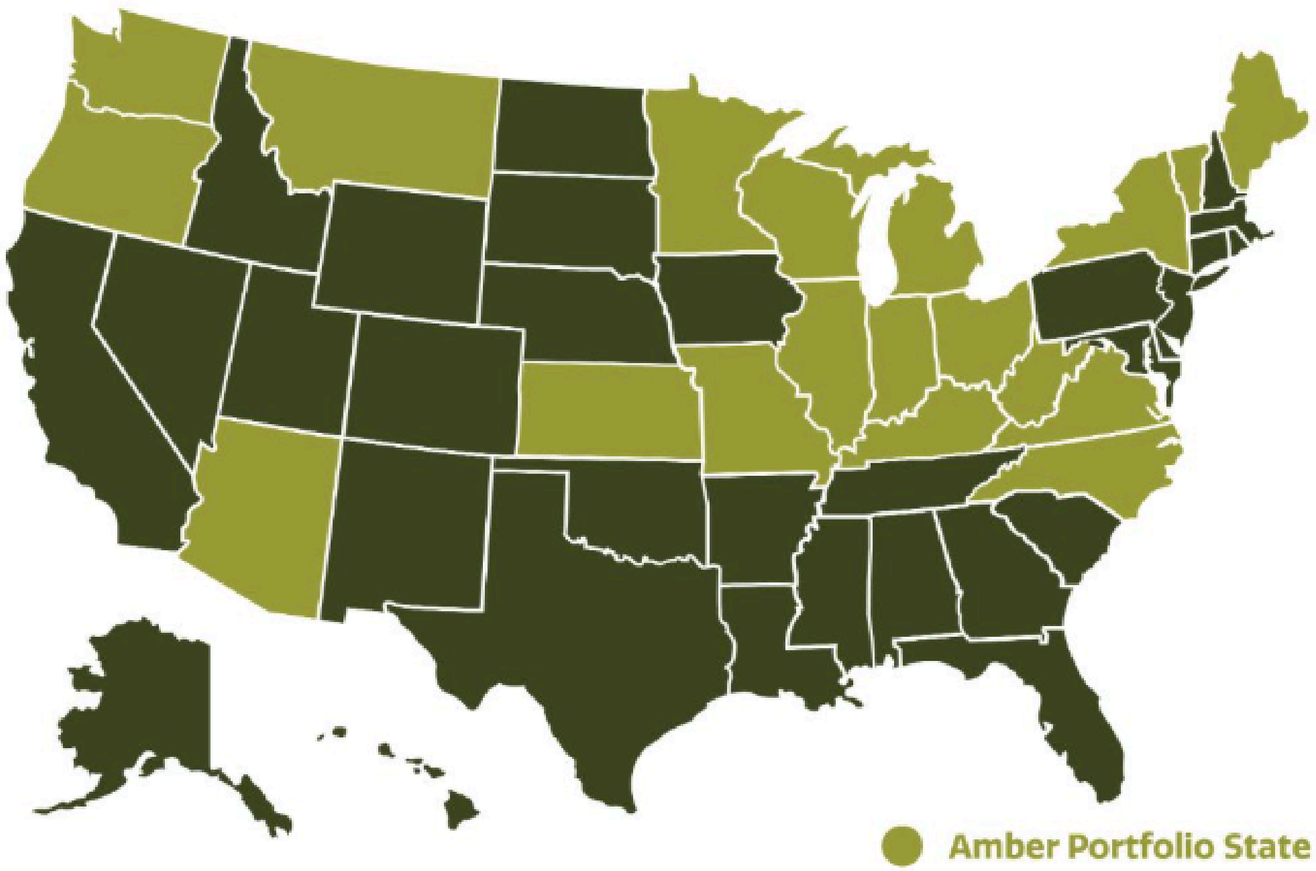
- U.S. certified organic product sales reached **$76.6 billion** in 2025, growing at an annual rate of **6.8%.**
- According to the USDA, U.S. farmland is a **$3.3 trillion** asset class, yet **less than 2%** of U.S. farmland is certified organic under USDA regulations.

Why Now

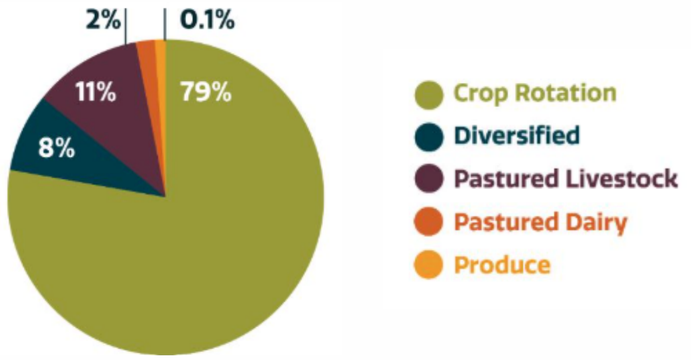
- **40%** of farmland will change hands due to a generational transfer in the next 15 years.
- Currently, **less than 5%** of farmland is held in institutional investment portfolios.
- According to the National Young Farmers Coalition, **secure access to land** is one of the **biggest barriers** to entry for young farmers.

FACTS & FIGURES

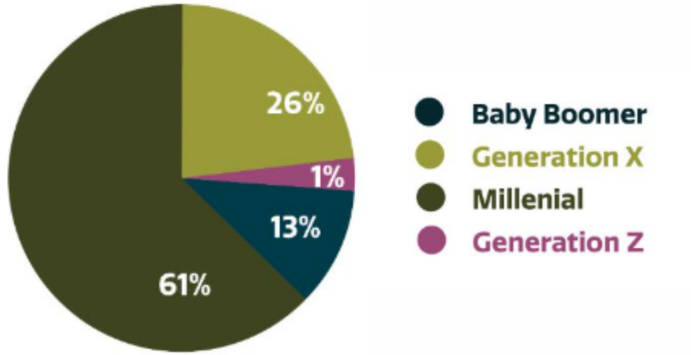
Diverse Portfolio of Farms



PRODUCTION MAKEUP

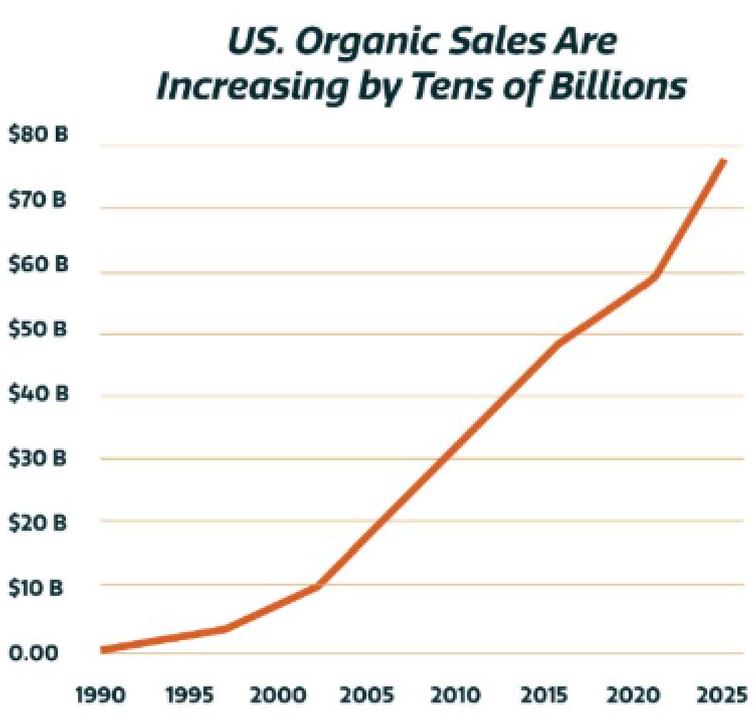


FARMER DEMOGRAPHIC

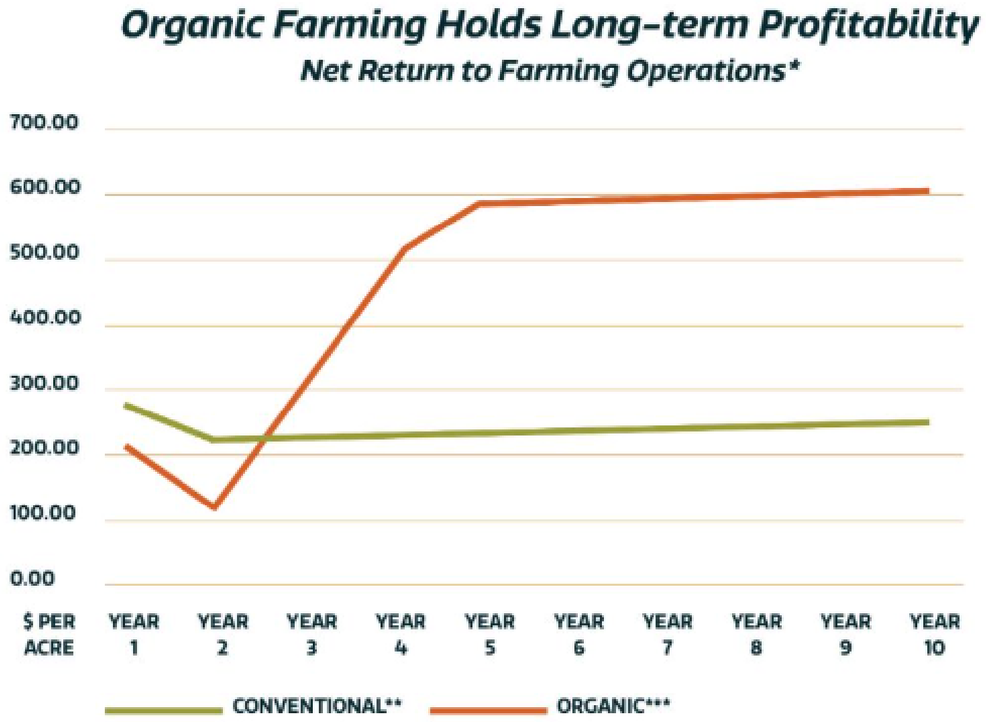


FACTS & FIGURES

Market Demand Is Strong







PARTNERSHIPS

REGENERATIVE FOOD SYSTEMS INVESTMENT FORUM

EARTH ECONOMICS

FUNDERS FOR REGENERATIVE AGRICULTURE

Food Finance Institute

USDA NRCS

HEALING SOILS FOUNDATION

ORGANIC FARMING RESEARCH FOUNDATION

NATIONAL SUSTAINABLE AGRICULTURE COALITION

ORGANIC TRADE ASSOCIATION

delta institute

BRANDS THAT HAVE INGREDIENTS GROWN BY OUR FARMERS

General Mills

WHOLE FOODS MARKET

patagonia PROVISIONS

ORGANIC VALLEY

EST. 2007 Vital FARMS

Silk

Annie's

Vitasoy

DAVE'S KILLER BREAD

DANONE

KIRKLAND Signature

NATIONAL PARK SERVICE

Campbell's

CLIF BAR

hodo

Anheuser-Busch

AFC FINEST QUALITY FOODS AFC 優質食品信譽超卓 SINCE 1975

MONTANA FLOUR & GRAINS

TIMELESS Natural Food

purely elizabeth

HERSHEY THE HERSHEY COMPANY

Pulmuone

NATURAL GROCERS

DESCHUTES BREWERY

FAQS

WHY ORGANIC?

Organic farming nurtures soil as a living system, which is essential for growing healthy plants, animals and humans. Using practices like crop rotations, cover cropping and integrated livestock management, organic farming emulates natural processes and eliminates the need for synthetic inputs. These organic systems improve soil health, increase biodiversity and reduce harmful erosion. Organic soil captures 44% more carbon than conventional soil, a key component in mitigating climate change. Additionally, organic farming decreases soil erosion by 30% compared to conventional farming methods. Because organic farming eliminates the use of pesticides, it improves the health of the soil, farmers, watersheds and communities, and improves our food system's ability to contribute to the health and well-being of everyone.

WHY CONSIDER AMBER AS PART OF A BALANCED PORTFOLIO?

Farmland is a tangible, real asset tied to the long-term need for food production. Organic farmland offers investors exposure to a growing agricultural sector while supporting farmers and practices that can strengthen farm resilience and long-term land value. Amber provides investors with the chance to own a stake in a diversified portfolio of organic farmland, achieving an **8% annualized return since inception**. The portfolio spans 18 states, supporting organic and transitioning farmers through long-term leases, flexible mortgages and post-investment support.

Amber's farmer-forward model is designed to support both farmer success and long-term portfolio performance. Farmers bring Amber opportunities that fit their vision, and the company provides secure land access, reducing the pressure of land debt and providing the runway to build profitable, resilient operations. Operational risk is reduced with Amber's hub strategy, concentrating capital in regions where organic agriculture has strong potential, helping build farmer networks, shared resources and the infrastructure needed for long-term growth.

This investment offers returns based on the land value and annual profitability of the farms, creating opportunities for real asset diversification. As an SEC-regulared REIT and Certified B Corporation, Amber invites investors to join a movement to make organic agriculture the norm, benefiting the health of soil and future generations.

FAQS

HOW DOES AMBER WORK WITH ORGANIC FARMERS?

Amber partners with independent farmers and ranchers at all levels of the food system who are committed to long-term stewardship, improving soil health and growing healthy food. The portfolio is primarily made up of Midwest organic row-crop farmers and conservation ranchers building resilient, profitable businesses while caring for the land. Because secure land access is one of agriculture's biggest challenges, Amber offers long-term leases that reduce the pressure of land debt and provide the runway needed to grow and steward an operation. Each partnership is shaped around the operation's needs through holistic underwriting and ongoing support, while farmers maintain control of their operations and business decisions.

CAN YOU POINT ME TO ANY ORGANIC FARMER SUCCESS STORIES?

It's hard to pick just one, so you can find a few below:

- Johnson Family Farm
- Vilicus Farms
- Black Wind Farm





FAQS

HOW DOES AMBER BENEFIT THE COMMUNITIES IT OPERATES IN?

Amber's approach to USDA organic farming extends beyond the farm gate, fostering positive impacts for the communities where it operates. By supporting farmers' transition to organic agriculture, Amber helps bring economic vitality to rural areas. Organic farmers earn $210 more per acre than conventional farmers. Moreover, organic farming practices enhance the surrounding environment by improving soil health and water infiltration and reducing harmful pesticide runoff, which protects local water supplies and aquatic ecosystems.

Organic practices such as crop rotation and cover cropping improve water quality and reduce soil erosion, which can mitigate flooding risks and support local recreational activities. By improving soil organic matter, these practices can also reduce water contamination, safeguarding local drinking water. Through these efforts, Amber creates lasting economic, environmental, and social value for the communities it serves.

WHERE TO FIND US

ONLINE:

www.amberfarmland.com

FOLLOW US ON SOCIALS:

Instagram
LinkedIn
YouTube

PRESS INQUIRIES:

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See.Spark.Go
amber@seesparkgo.com

Imagery + B-roll available upon request.







