

# Carbon Capital

WINTER  
2022-2023

BROKERED BY



## Carbon Offsetting Investment Vehicle

### CONCEPT

Taking average to below average land under investment ownership and transforming into a productive & sustainable carbon sink. Combining up to 25 stakeholders to invest into a farm to generate 2-3% annual returns as well as the appreciation in the farm's value over time.

Through no-till and cover crops we can sequester an additional metric ton of carbon per acre per year compared to a conventionally farmed acre. These same practices reduce soil erosion, improve soil health, decrease nutrient and pesticide runoff, and improve water quality.

Land is a stable and historically safe investment over time. For the first time is now also a means to offset carbon emissions while earning a return on investment and improving the natural resources on the land.

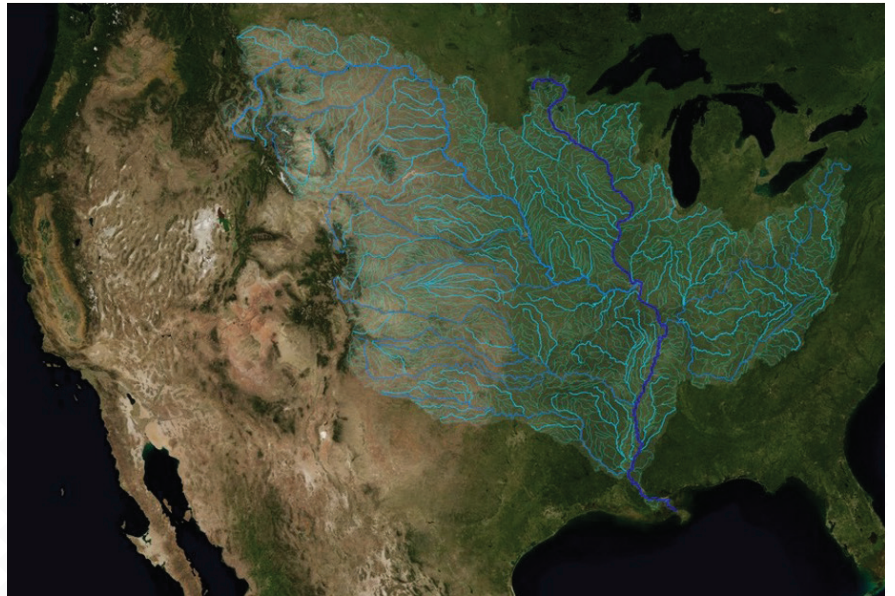
*Land degradation is creating an opportunity to restore the heartland's soils & resources while offsetting personal or corporate carbon emissions and simultaneously providing passive income.*





# Watershed Scale Potential

Not only are we sequestering carbon,  
through our Conservation Farm  
Lease we are improving soil health,  
water quality, and mitigating the  
hypoxia crisis in the Gulf of Mexico.



Land Investing Made Simple ♦ Sustainable ♦ Successful



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