

## Land Endowment Overview

- As a general rule the type of land desired under this program shall be generally considered as un-improved agricultural land for the purposes of producing agricultural commodities, pasture land, or land in the following programs: CRP conservation reserve program or other environment programs.
- All land gifts shall be received into an LLC owned by Kingdom Capital Fund assigned by the program committee and shall never be titled under Kingdom Capital Fund.

- Kingdom Capital Fund Agriculture program shall be under the direction of our Investment and Projects Committee.

- This committee will review all proposed land endowment gifts and make recommendations to the executive board prior to moving on to the full board for approval.
- Only land which has a clean title and marketable shall be considered in this program. Land which is not marketable must include a plan to eliminate all encumbrances and mitigate anything which would keep the property from becoming marketable. Cost estimates for such remedies shall be included in the recommendation provided to the executive committee.
- This committee will gather the following information as part of its recommendation:

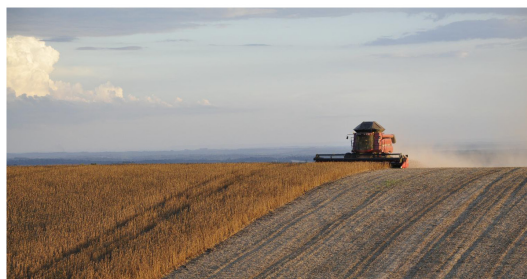
- Donor name
- Family farm name
- Legal description
- Site inspection by committee member or authorized agent
- Phase 1 environmental site assessment
- Property tax history
- Copy of the deed, survey, tilling maps, other documents provided by the donor or local government agency.
- Title search establishing ownership, liens against the property, or any other encumbrances.
- Land which has encumbrances or does not pass a phase one study or any other liability which comes with the land shall not be received by KCF until such issues have been resolved.
- All long term contracts such as government programs or easements shall be identified

- This committee will work with the donor considering a gift of agricultural land to insure any gift of land will qualify as a charitable contribution for the donor.
- The committee may offer legal services to the donor to assist in the gifting of the land



- This committee, with direction from the board, has the authority to refuse the gift of land based on but not limited to the following: liability risk, insurability, soil contamination, flooding, zoning, or any other condition.
- It is the intent of the Kingdom Capital Fund to own and manage all agricultural land to maximize the return of the asset and use the profits of the asset to fund proven Christian ministry. This at times may mean the farm is cash rented but most likely Kingdom Capital Fund may custom farm the land. Kingdom Capital Fund will always first seek donated goods and services to maximize the return.
- Cash Rent – Kingdom Capital Fund will collect an annual rent check from an individual in return for allowing an individual to use the land for one or more years. See land Rental Agreement.
- Custom Farm – Kingdom Capital Fund will seek to find a farm manager to donate his or her services to perform the following task:

- Work with local FSA Farm Service Agency, USDA United States Department of Agriculture, SWCD Soil Water Conservation District, DNR Department of Natural Resources, as well as local county and state authorities.
- Negotiate donated or paid purchases of all inputs for agricultural activities this may include but not limited to: fertilizer, seed, insecticide, herbicide, fungicide.
- Negotiate donated or paid farming practices such as but not limited to: cultivation, planting, spraying, harvesting, fall tillage, rock picking, fencing, hay cutting, bailing, grain delivery, irrigation.
- Negotiate donated or paid services as needed but not limited to the following: grain drying, storage, and crop insurance.
- Manage inventories of all inputs.
- Manage inventories of all commodities.
- Manage cash sales and new crop targets.



A gift of land to Kingdom Capital Fund to be used to fund ministry for decades to come is a remarkable opportunity for farm families to leave a lasting legacy. Thank you for considering this as you look at all your estate planning options.

To learn more about this opportunity contact Kingdom Capital Fund at 605-937-8845.