



Innovest
Forward thinking financial technology

Farm and Ranch Outsourcing

Innovest Systems is proud to offer **Farm and Ranch Full Asset Management Services**. This service functions as a full-service "plug-and-play" unique and hard-to-value asset management and consultancy.

Fully Managed Service:

As a fully managed service we handle all management functions and day-to-day portfolio management in compliance with state, federal, and fiduciary rules and regulations.

- Preparation of pre-acceptance/initial review;
- Preparation of an annual investment review;
- Periodic valuations, appraisals and inspections;
- Administration of the payment of real estate tax, including due dates and special assessment notices;
- Determination of insurable risks, recommendation, and maintenance of appropriate coverage for building, liability and crop;
- Review and selection of 3rd Party Managers, and oversight of functions of 3rd Party Managers, including collection and review of operating statements, rent rolls and other standard property management accounting;
- Negotiate lease agreements (hunting, farming, grazing, crop, etc.);
- Oversee all lease types including crop share, cash and custom hire.

Enterprise Management

Innovest also offers full functionality in operational accounting designed to define and service **Agricultural Enterprises** as a full focal point for gathering all information about specific activity, e.g. 1994 wheat crop, 1993 corn crop, etc. thus allowing a full range of management activities and reporting.

Enterprise Agricultural Managed Service includes...

- Enterprise identification, description, and location;
- Link an enterprise back to a particular property and identify the tenant;
- Track the life span of an enterprise with beginning, ending, and closing dates (marking the termination of the enterprise);
- Track Cash leases and crop shares;
- Maintain detailed comments on the enterprise;
- Track inventories including the total amount, date of last transaction, current inventory balance on hand;
- Record and report contract type, market or buyer of contract, associated inventory location code, due date, price and volume;
- Maintain and report transaction detail such as type, identifying information, date, amount, and inventory balance on hand after a transaction has been applied;
- Inventory reports for one or more crops by state, county, management office, trust, or any combination of these.



ACQUIRE



INVEST



MANAGE



REPORT

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